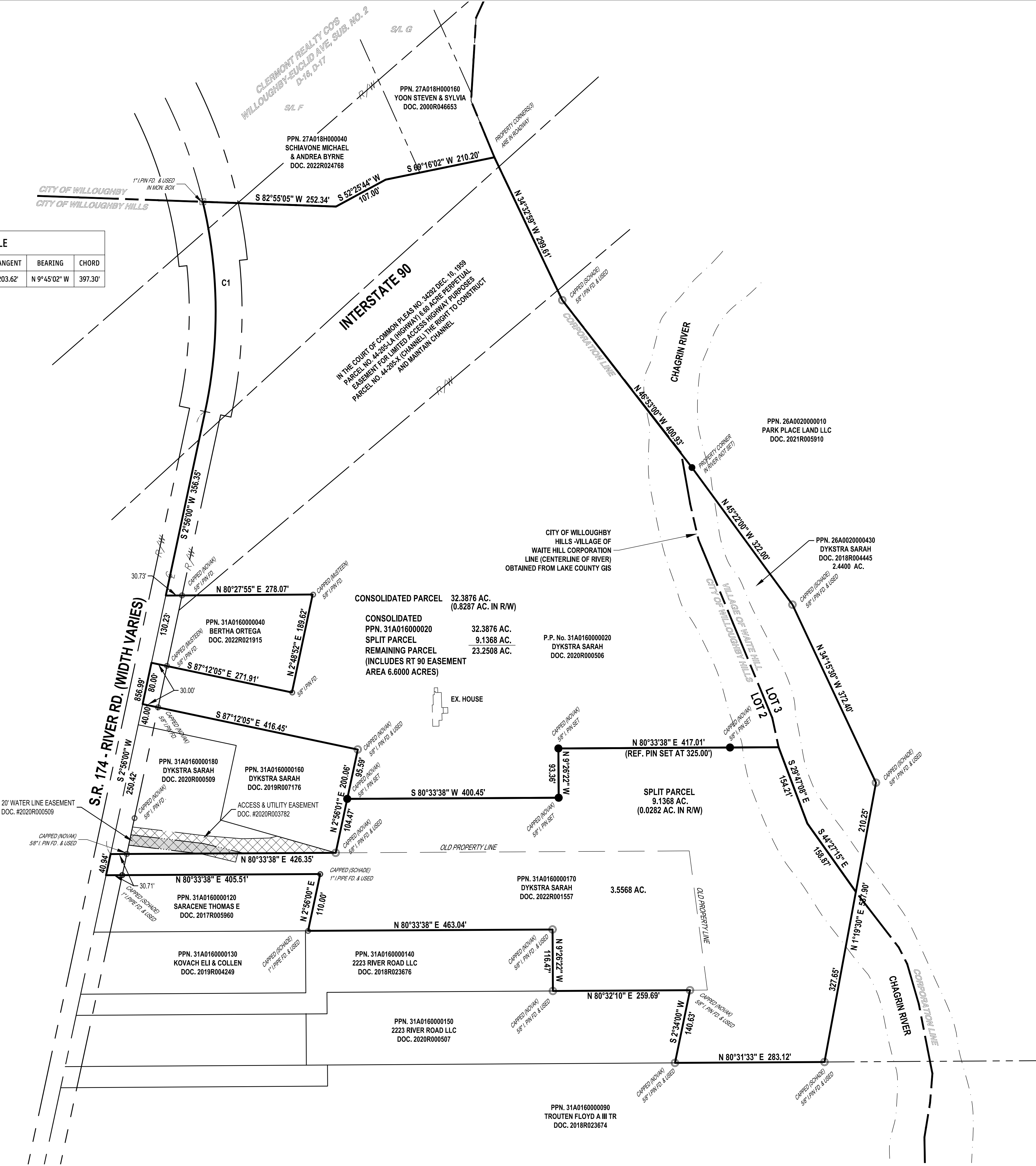


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	400.56'	904.72'	25°22'03"	203.62'	N 9°45'02" W	397.30'



APPROVED AND ACCEPTED BY:

SARAH DYKSTRA
 STATE OF OHIO
 COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED SARAH DYKSTRA, WHO REPRESENTED THAT SHE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC

CERTIFICATION :
 I HEREBY CERTIFY THAT AN ACTUAL BOUNDARY SURVEY WAS PREPARED BY ME ON THE 10th DAY OF JUNE 2023, AND THAT THE SURVEY IS IN ACCORDANCE WITH THE OHIO REVISED CODE CHAPTER 4733-37, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. PERMANENT MONUMENTS WERE FOUND, OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET OR DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

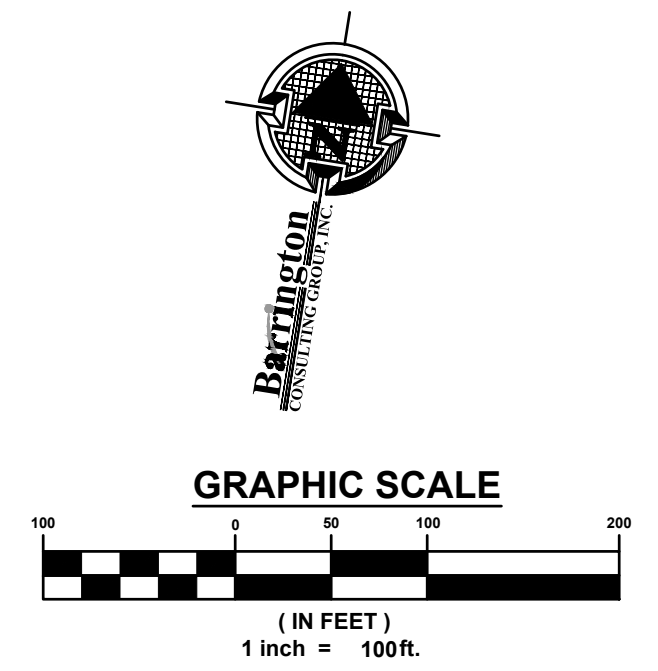
I HEREBY CERTIFY THAT, THIS PLAT WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF."

DAVID W. NOVAK, P.S. No. 7507



SITUATED IN THE CITY OF WILLOUGHBY HILLS AND THE VILLAGE OF WAITE HILL, COUNTY OF LAKE AND STATE OF OHIO; AND KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 2 AND 3, TRACT 9

BEARINGS USED HEREIN ARE BASED ON THE CENTERLINE OF RIVER ROAD BEING N 02° 56' 00" E PER SURVEY BY SCHADE SURVEYING COMPANY DATED JUNE 27, 2008, AND ARE TO DENOTE ANGULAR RELATIONSHIP ONLY AND DO NOT REPRESENT TRUE NORTH.



DATE	REVISIONS	BY
8/28/23	PER COUNTY TAX MAP REVIEW	TDR

Barrington Consulting Group, Inc.
 CONSULTING GROUP, INC.
 9114 TYLER BLVD., MENTOR, OHIO 44060
 PHONE 440.205.1200
 www.BarringtonCGI.com

DYKSTRA
 SARAH DYKSTRA
 2203 RIVER ROAD
 WILLOUGHBY HILLS, OHIO, 44094
 PH: 561-441-6316

LOT SPLIT/CONSOLIDATION
 2203 RIVER ROAD
 WILLOUGHBY HILLS, OHIO 44094
 DYKSTRA RESIDENCE

DRAWN	TDR
CHECKED	DWN
DATE	8/8/2023
SCALE	1"=100'
JOB NO.	23056
SHEET	

