## **PLAT OF SURVEY**

I. PIN MON.

5/8" I. PIN FD.

0.34 SOUTH

0.19 WEST

FD. & USED

17.07-

1" I. PIN

MON. FD.

OF PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 5, TRACT 14. SITUATED IN THE CITY OF EASTLAKE, **COUNTY OF LAKE AND STATE OF OHIO.** 

## PERMANENT PARCEL NO. 34A-003-0-00-041-0 PARCEL No. 2 PROPER INVESTMENT LLC VOL. 789, PG. 827 34000 LAKELAND BLVD.

1008.34 to C/L

959.97

S02°47'00"W

## **BASIS OF BEARINGS:**

THE VALUE OF NORTH 58° 34' 00" EAST ASSIGNED TO THE CENTERLINE OF LAKELAND BOULEVARD AS SHOWN IN DEED OF PROPERTY RECORDED IN VOLUME 717, PAGE 612 OF LAKE COUNTY DEED RECORDS RETRACED BETWEEN MONUMENTS AS ILLUSTRATED.

5/8" CAPPED

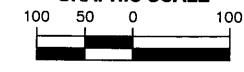
0.87 NORTH

0.08 EAST

I. PIN FD.



**NORTH GRAPHIC SCALE** 



1 INCH = 100 FT.

**AUGUST 15, 2012 REV. AUGUST 23, 2012** 

(ADDED P.P.Nos.)

1" PINCHED PIPE FD.

0.32 SOUTH

0.10 WEST

## P.P.N. 34-A-003-0-00-039-0

LOT AREA 8.4434 ACRES (367,793 S.F.) **R.O.W. AREA 0.4256 ACRES** (18,537 S.F.)

**TOTAL AREA 8.8690 ACRES** (386,330 S.F.)

959.76

TRACT 14, O.L. 5

N02'46'30"E

1008.15 to C/L

TRACT 15, O.L. 1

SHORELAND NO. 4 - VOL. D, PG. 69 LAKE CO. PLAT RECORDS.

EAST 337th STREET 60'

DIMENSIONS SHOWN ARE HEREON EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HOWARD BY SELEE, REG. SURVEYOR #5471

· 1" I. PIN MON. FD. & USED

1" I. PIPE FD.

0.16 WEST

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS 9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129 (216) 398-0280

FILE NO. 12077-PLAT