CHARDON ROAD (U.S. Route 6)
(WIDTH VARIES)

BISHOP ROAD 60'

EMERALD LAKE BLVD 60'

BENCHMARK
TOP/HYD 856 51

POB –Legal Description

PPOB –Legal Description

16"Watermain

6"Gasline

12"San Sewer

789 64 (Obs)

179 99'(Calc/Obs)
S 81°33'11" W

179 19 (Calc From Deed & Used)

N 81 33'11" E

S 00°32'28" E
202 84'(Deed/Obs)
202 58'(Deed/Used)

N 00°26'14" E
167 89'(Obs)

30 41'(Deed/Used)

Rim 856 10
Inv 849 35

Mag Box w/Pin
Found/Used
CL/CL

PK Nail
Found/Used

45 00'(Deed/Used)

Rim 852 07
Inv 851 27

Rim 853 73
Inv 849 90

Rim 852 35
Inv (Flooded)

Rim 852 92
Inv 849 92
(Flooded)

Rim 851 68
Inv 849 68
(Flooded)

Rim 852 70
Inv 850 00

Rim 852 70
Inv 850 00

5/8"I Pin

3/4"I Pipe

1 Pipe Found

1/2" I Pin
Found/Used

Drive Apron

Drive Encroachment

3 Std Parking Spaces

4 Std Parking Spaces

Landscaped Planter

Asph Apron

ASPHALT PAVEMENT
10 Std Parking Spaces

5' Conc Walk w/Overhang Above

5 Ramp

Exist '76 STATION
Fin Flr 857 13

Exist DAIRY MART Bldg
Fin Flr 855 11 #28550

Exist GREAT LAKES BANK
#28550

Conc Walk And Loading Ramp

5 Std Parking Spaces

Ex Guardrail

Asphalt Drive w/Conc Curb & Gutter

Exist MAZDA
Dealership Bldg
Fin Flr 853 64

0 07'Curb
Encrch

Planter

5' Conc Walk

8" Conc Wall

ASPHALT PAVEMENT

0 9361 Acres

3 Std Parking Spaces

PPN 31A-8C-54

0 12'Sidewalk
Encrch

172°15'15"
(Deed/Used)

Exist HOLLIS Bldg
Fin Flr 854 65

Exist Bank
Teller Bldg
Fin Flr 853 80

3'Conc Walk

TREE ROW

Deed Restrictions
PPN 31A-8C-55

Approx 182 4'(Deed)
100 29'(Calc/Obs)

S 81°33'24" W

ERNEST H & MILDRED HALL
Vol 843, Pg 1194
P.P.N. 31A-8C-04

Possible Fence Encroachment

Ex 6' Wood Fence
426 91'(Deeds)
426 66'(Obs)

1/2" I Pin

Ex Garage
w/1'Overhang

TRUE NORTH ENERGY, LLC
DOC # 200002850
P.P.N. 31A-8C-01

ELLIOTT WEISENBERG
Vol 42, Pg 1091 & 1092
Vol 44, Pg 600
PPN 31A-8C-02

WILLOUGHBY HILLS VILLAGE
Vol 726 Pg 510 dr
PARCEL No 1

JOHN P HOLLIS
Vol 890, Pg 759
P.P.N. 31A-8C-58

PERPETUAL EASEMENT
ELLACOTT SHAKER MOTORS, Inc To
CENTRAL NATIONAL BANK OF
CLEVELAND TRUSTEE
Vol 858 Pg 266
(10)

PERPETUAL EASEMENT
CENTRAL NATIONAL BANK OF CLEVELAND TRUSTEE
And THE MOBILE OIL CORPORATION To
ELLACOTT SHAKER MOTORS, Inc
Vol 858, Pg 262
(Easement Parcel 3)
(9)

INGRESS/EGRESS EASEMENT
Per Vol 890, Pg 759
(Easement Parcel 1)

INGRESS/EGRESS EASEMENT
Per Vol 890, Pg 759
(Easement Parcel 2)

RR SPIKE w/X
FOUND/USED
CL ANGLE Pt
(0 5'Deep)

12 50'
(Calc/Used)

4 00'(Deed)
4 06'(Calc/Obs)

176 68'(Calc From Deed & Used)
180 74'(Deeds/Used)

134 41'(Deed/Calc)

133 22 (Deed/Calc)
N 81 33'11" E

128 69 (Deed/Calc)
N 81 33'24" E

127 50'(Deed/Calc)
N 81 33'24" E

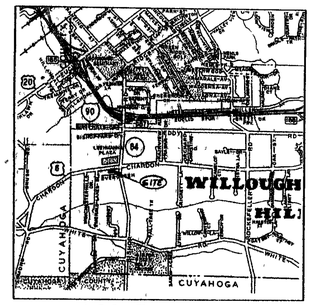
171 47'(Deeds/Used)

126 73
(Deeds/Used)

3/4"I Pipe
Found/Used
CL Angle Pt

GRAPHIC SCALE
0 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LOCATION MAP
(NTS)



LEGEND

Iron Pin/Pipe Found	Water Valve	Power Pole
Iron Pin Set	Water Meter	Light Power Pole
Monument Box Found	Fire Hydrant	Light Pole
PK Set	Well	Traffic Signal Pole
PK Found	Gas Shut Off Valve	Traffic Signal Box
Clean Out	Gas Valve	Electrical Box
Catch Basin	Gas Test	Telphone (SAC) Box
Curb Inlet	Gas Meter	Tree
House Drain	Mailbox	Pine Tree
Yard Drain	Guard Post	Bush
Manhole	Guide Wire	
Water Shut Off Valve	Sign	
	Monitoring Well	

EXISTING UNDERGROUND UTILITIES NOTE
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL HOWEVER, LDC INC DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF

LEGAL DESCRIPTION

Situated in the City of Willoughby Hills, County of Lake and State of Ohio, being known as part of Original Willoughby Township Lot 4, Tract 4, bounded and described as follows:

Beginning at a monument box with a 1 inch iron pin at the Southerly intersection of Bishop Road, 60 feet wide, and Chardon Road (aka U.S. Route 6), width varies;

Thence South 81°33'11" West, along said centerline of Chardon Road, a distance of 179.99 feet to a point;

Thence South 00°32'28" East, passing through a 3/8 inch iron pin found at 30.29 feet, said point being the Northeasterly corner of land conveyed to True North Energy, LLC by deed recorded in Document No. 200002850 of Lake County Official Records (PPN: 31A-8C-01), a total distance of 45.42 feet to a 5/8 inch iron pin set and the Principal Place of Beginning;

COURSE I: Thence South 00°32'28" East, along the westerly line of land so conveyed to True North Energy, LLC, a distance of 202.84 feet to a 3/8 inch iron pin found on the northerly line of land conveyed to John P. Hollis by deed recorded in Volume 890, Page 759 of Lake County Official Records (PPN: 31A-8C-58);

COURSE II: Thence South 81°33'11" West, along said Hollis northerly line, a distance of 4.00 feet to a 3/8 inch iron pin found at the northwesterly corner thereof;

COURSE III: Thence South 08°19'12" East, along said Hollis westerly line, a distance of 202.72 feet to a 3/8 inch iron pin found at the northeasterly corner of land conveyed to Ernest H. and Mildred Hall by deed recorded in Volume 843, Page 1194 of Lake County Records (PPN: 31A-8C-04);

COURSE IV: Thence South 81°33'24" West, along said northerly line, a distance of 100.29 feet to a 5/8 inch iron pin found at the southeasterly corner of land conveyed to Elliott Weisenberg by deed recorded in Volume 42, Page 1091 and Volume 44, Page 600 of Lake County Records (PPN: 31A-8C-02);

COURSE V: Thence North 16°08'19" West, along an easterly line of said Weisenberg, a distance of 148.13 feet to an iron pin found at an angle point therein;

COURSE VI: Thence North 08°24'34" West, along an easterly line of said Weisenberg, a distance of 189.15 feet to a 5/8 inch iron pin set on a southerly sideline of said Chardon Road;

COURSE VII: Thence North 81°33'11" East, along said sideline, a distance of 143.03 feet to the Principal Place of Beginning and containing 0.9361 acres, as calculated and surveyed by Richard A. Thompson, Jr., P.S. No. 7389 of LDC, Inc. in March, 1998, and by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. in September, 1998. The same, more or less, subject to all legal highways and easements of record. - Bearings used in this description are based on the Ohio State Plane Coordinate System, North Zone. Iron pins set are 5/8 inch X 30 inch long rebar with yellow plastic cap inscribed "LDC,INC."

Schedule 'B' Items

7 Pole Line Agreement
Vol 71, Pg 427 l.c.r
-Blanket Easement, With Note " On & Along The Bishop Road, Running South From Eddy Road, Thence Westerly On Chardon Road, From Bishop Road "
-Not Plotted

8 Deed Restrictions
Vol 716, Pg.349 l.c.r
-Plotted

9 Perpetual Easement
Vol 858, Pg 262 l.c.r
-Plotted

10 Perpetual Easement
Vol 858, Pg.266 l.c.r
-Plotted

11 Non-Exclusive Ingress/Egress Easement
Doc #9600042353 l.c.r
-Plotted
-Deed From Ellacott Shaker Motors, Inc To Willoughby Hills Village
-Vol 726, Pg 510
-Plotted

15 Sanitary Sewer Easement
Vol 1028, Pg 930 l.c.r
-See Perpetual Easement, Prcl 3

16 Restrictions
-Vol 521, Pg 999 l.c.r
-See Perpetual Easements

SURVEYOR'S CERTIFICATION
TO: -DWORKEN & BERNSTEIN Co., L.P.A.
-COLLINWOOD PROPERTIES Co.,LLC.
-FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER# 15-31421
-FIRSTMERIT MORTGAGE CORPORATION
-GREAT LAKES BANK
-MIDLAND TITLE SECURITY, Inc

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1,2,3,4, OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS CERTIFICATION) OF AN "URBAN" SURVEY

DATE [redacted]

SIGNATURE [redacted] RICHARD A. THOMPSON, JR., P.S. #7389 [SEAL]

DATE OF FIELD SURVEY = AUGUST 18th, 1998.

STATE OF OHIO
RICHARD A. THOMPSON JR.
S-7389
REGISTERED
PROFESSIONAL SURVEYOR

Prepared By:
LDC Inc. d/b/a LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE · MENTOR, OHIO 44060
TELEPHONE 255-8463 · 354-6938 · 991-LAND

REV. No.		DATE	BY	CH'K'D
	Revised Survey Per Title Commitment	9-8-98	G.S.V	R.A.T
	Revised	9-10-98	G.S.V	R.A.T
	NEW LEGAL DESC.	4-11-03	G.S.V.	R.A.T

DATE Sept 9th, 1998
SCALE. HOR 1"=20'-0"
VERT
FILENAME \gsv\topo.dwg
CH'K'D BY R.A.T.
F.B No

Alta/Acsm Land Title Survey

0.9361 ACRE PARCEL ON EUCLID-CHARDON ROAD
LANDS SHOWN ARE KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TWP. LOT 4, IN TRACT 4, SITUATED NOW IN WILLOUGHBY HILLS, COUNTY OF LAKE, STATE OF OHIO.

SHEET 1 OF 1
CONTRACT No. DWORB1-9801