

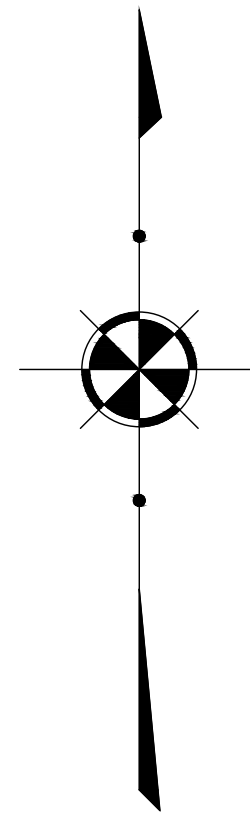
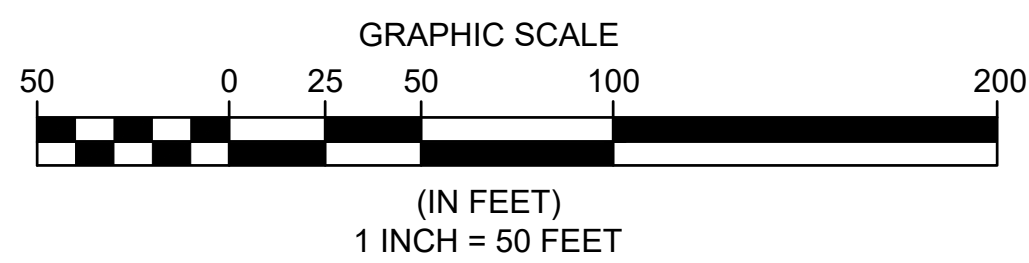
PLAT OF LOT SPLIT

SITUATED IN THE CITY OF KIRTLAND, COUNTY OF LAKE AND STATE OF OHIO PART OF ORIGINAL KIRTLAND TOWNSHIP LOT 79 IN TRACT 3 AND BEING A LOT SPLIT OF LAND CONVEYED TO PHILLIP O. URBANSKI SR. BY DOCUMENT NUMBER 2016R033294 OF LAKE COUNTY RECORDS (PPN 20-A-020-0-00-013-0); MARCH 3, 2026 SCALE 1" = 50'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS".

Michael P. Spellacy 3/3/2026
MICHAEL P. SPELLACY P.S. #8169 DATE



BASIS OF BEARINGS
BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388".

BOUNDARY SURVEY LEGEND

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED

N=703905.0540
E=2289556.2170

Christina
Dr. 60'
No. 23 - Pg 9 LCR

BILLINGS HOLDINGS LLC
DOCUMENT #2011R026814
P.P.N. 20-A-020-0-00-015-0
8887 BILLINGS RD

BILLINGS HOLDINGS LLC
DOCUMENT #2011R026813
P.P.N. 20-A-020-0-00-014-0
#8905 BILLINGS RD

BETTY J LINKOUS TR ROBERT LINKOUS
DOCUMENT #2007R000637 (PCL 1)
P.P.N. 20-A-020-0-00-011-0
BILLINGS RD

593.18' Rec / 593.24' Obs
236.77' Rec / 236.62' Act

3/4" Iron Pipe
Fd / Used

3/4" Iron Pipe
Fd / Used

N 89°08'07" E
5/8" Iron Pin Fd
1.20' S / 0.46' E

236.76' Rec / Msd

118.31'

118.31'

119.65' Rec / 119.84' Obs

O.L. 80 - Tract 3
O.L. 79 - Tract 3

713.80' Rec / 713.40' Act

707.07' ~ C/L

700.86' Rec / 700.74' Act

694.47' Rec / 694.37' Act

PHIL URBANSKI SR
DOCUMENT #2016R033294
P.P.N. 20-A-020-0-00-013-0
#8925 BILLINGS RD

THOMAS HUMMEL III &
ALLYSON OTIS HUMMEL
DOCUMENT #2025R014999
P.P.N. 20-A-020-0-00-012-0
#8941 BILLINGS RD

BETTY J LINKOUS TR ROBERT LINKOUS
DOCUMENT #2007R000637 (PCL 3)
P.P.N. 20-A-020-0-00-010-0
8955 BILLINGS RD

PARCEL 'B'
1.9301 TOTAL AC.
(84,075 S.F.)
1.8482 NET AC.
(80,508 S.F.)

PARCEL 'A'
1.9129 TOTAL AC.
(83,328 S.F.)
1.8310 NET AC.
(79,761 S.F.)

Ex House
#8925
Ex Garage

3/4" Iron Pipe
Fd / Used For Line
30.05' From C.L.

3/4" Iron Pipe
Fd / Used

3/4" Iron Pipe
Fd / Used For Line
29.63' From C.L.

5/8" Iron
Pin Fd
0.09' S /
1.16' E

0.0819 Ac. ~ R/W
3.567 S.F. 118.92'

0.0819 Ac. ~ R/W
3.567 S.F. 118.92'

120.00' Rec / 119.92' Act

30.11' Msd

N 86°05'17" E 863.28' Calc

237.50' Rec / Msd

N=703963.9488
E=2290417.4899

Billings Road 60'

DATE: 3/3/2026 DRAWN: RMK
SCALE: HOR. 1" = 50' VERT. N/A
FOLDER: DWG/Proj_Surveying
FILENAME: 24104 Lot Split
TAB: 01-Lot Split
BNDY. BY: MPS
BASE. BY: XXX

PPN 20-A-020-0-00-013-0

Billings Road

CITY of Kirtland - Lake County - Ohio

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
www.polaris-es.com



Plat of Lot Split

PREPARED FOR:
Owner
8925 Billings Rd
Kirtland, Ohio
44094

CONTRACT No.

24104

SHEET	OF
1	1