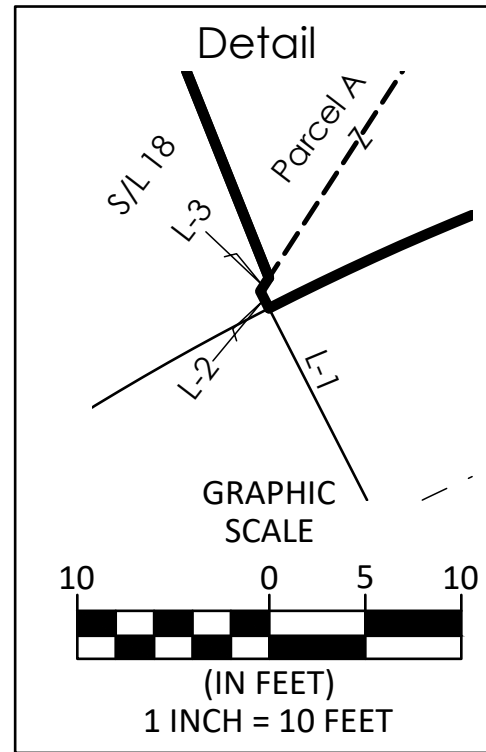


Match Line - See Page 3

PLAT OF LOT SPLIT AND CONSOLIDATION
SITUATED IN THE CITY OF WILLOUGHBY
COUNTY OF LAKE AND STATE OF OHIO:
PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOTS 2 AND 3 - TRACT 1
KNOWN AS BEING 0.1138 ACRES SPLIT FROM THE COMMON AREA OF
KIRTLAND TUDOR ESTATES CONDOMINIUM COMBINED WITH
PPN 21-A-022-0-00-029-0 AND A LOT SPLIT CREATING PARCELS A THROUGH D
MARCH 29, 2024 SCALE 1 INCH = 30 FEET

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	71.05'	86.00'	47°20'02"	69.04'	N84°20'36"E	37.69'
C2	14.89'	125.00'	6°49'35"	14.88'	N64°05'22"E	7.46'
C3	55.28'	137.50'	23°02'03"	54.91'	S79°01'12"W	28.02'
C4	81.33'	137.50'	33°53'26"	80.15'	N72°31'03"W	41.89'
C5	28.74'	62.50'	26°20'38"	28.48'	S68°44'39"E	14.63'
C6	43.41'	62.50'	39°47'53"	42.55'	N78°11'06"E	22.62'
C7	36.06'	25.00'	82°37'56"	33.01'	N16°58'11"E	21.98'
C8	32.43'	362.50'	5°07'31"	32.42'	N26°54'32"W	16.22'
C9	136.61'	137.50'	56°55'30"	131.06'	N84°02'05"W	74.54'
C10	72.15'	62.50'	66°08'31"	68.21'	S88°38'35"E	40.70'
C11	8.47'	25.00'	19°24'46"	8.43'	S7°00'23"E	4.28'
C12	54.93'	73.50'	42°49'11"	53.66'	S24°06'36"W	28.82'
C13	37.35'	137.50'	15°33'56"	37.24'	N37°44'14"E	18.79'
C14	34.06'	25.00'	78°03'21"	31.48'	S68°58'56"W	20.26'
C15	81.37'	98.50'	47°20'02"	79.08'	N84°20'36"E	43.17'
C16	13.40'	112.50'	6°49'35"	13.40'	S64°05'22"W	6.71'
C17	44.64'	162.50'	15°44'21"	44.50'	S49°54'35"W	22.46'
C18	80.56'	362.50'	12°44'01"	80.40'	N35°50'18"W	40.45'
C19	112.99'	362.50'	17°51'31"	112.53'	N33°16'32"W	56.96'

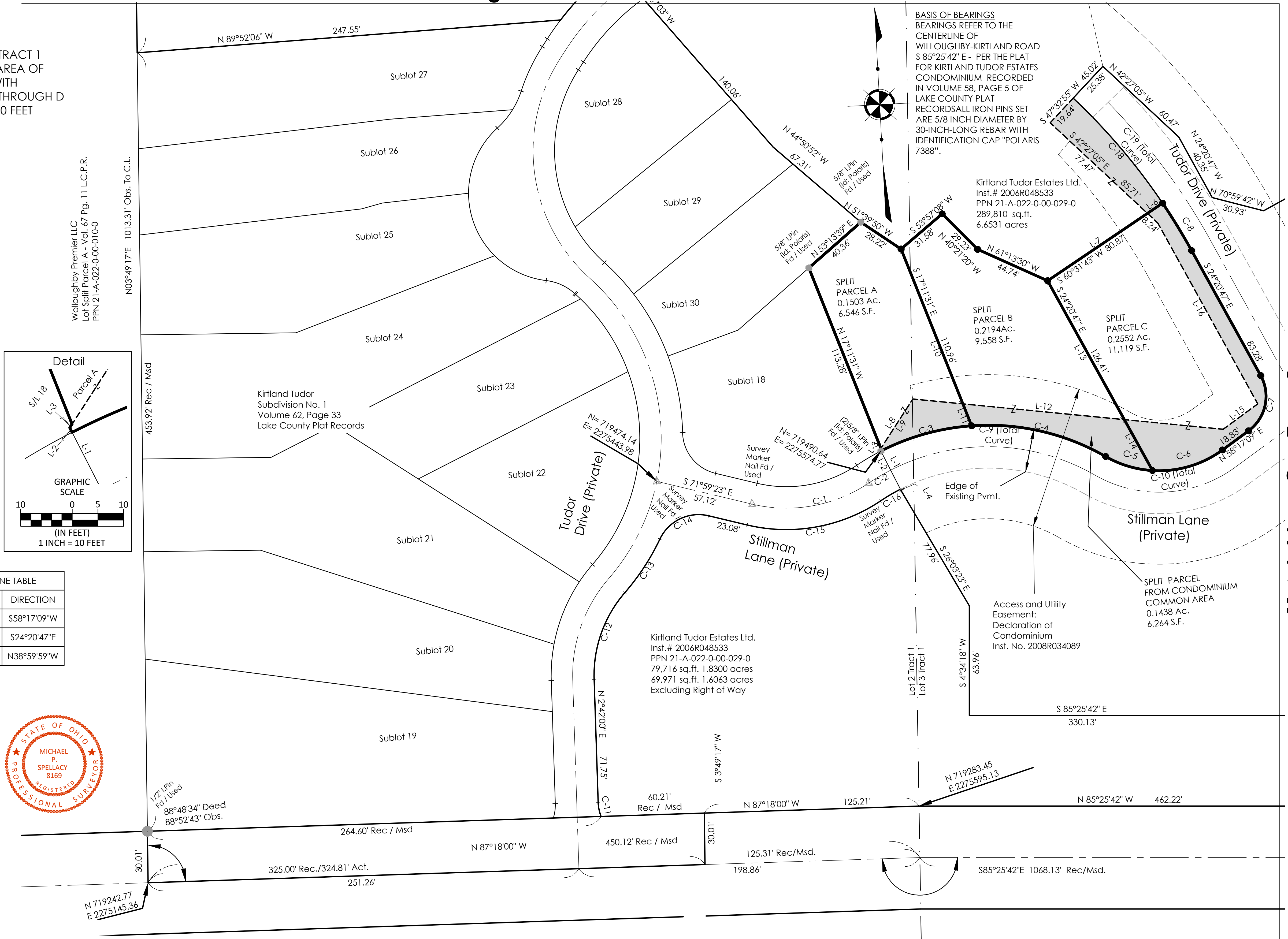


PARCEL LINE TABLE		PARCEL LINE TABLE		PARCEL LINE TABLE				
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	12.50'	N22°29'50"W	L8	34.26'	S37°28'09"W	L15	25.00'	S58°17'09"W
L2	1.00'	N22°29'50"W	L9	35.09'	S37°28'09"W	L16	120.49'	S24°20'47"E
L3	0.83'	N37°28'09"E	L10	97.19'	S17°11'31"E	L17	10.23'	N38°59'59"W
L4	1.00'	N22°29'50"W	L11	13.77'	S17°11'31"E			
L5	9.62'	S48°11'51"W	L12	181.77'	N79°51'29"W			
L6	10.66'	S60°31'43"W	L13	92.49'	S24°20'47"E			
L7	70.22'	S60°31'43"W	L14	33.92'	S24°20'47"E			

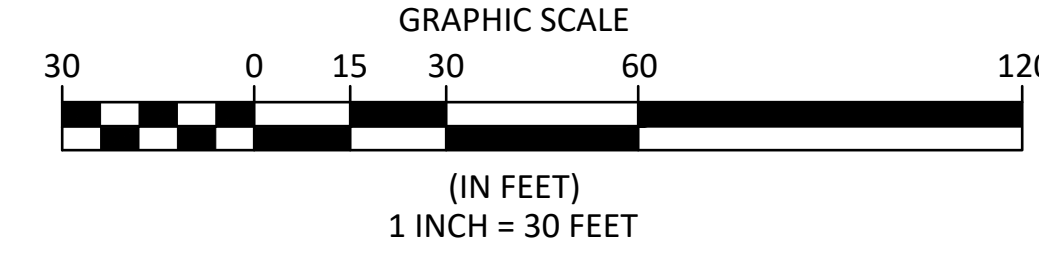
SURVEYOR'S CERTIFICATION:

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.

Michael P. Spellacy 3/29/2024
MICHAEL P. SPELLACY P.S. #8169 DATE

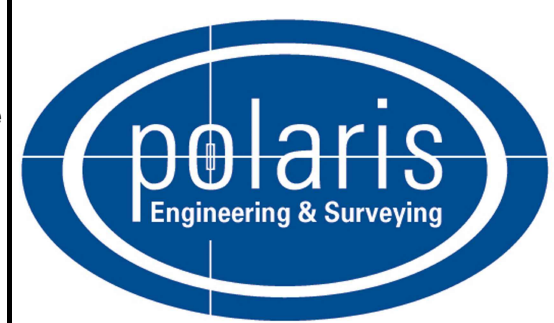


BASIS OF BEARINGS
BEARINGS REFER TO THE
CENTERLINE OF
WILLOUGHBY-KIRTLAND ROAD
S 85°25'42" E - PER THE PLAT
FOR KIRTLAND TUDOR ESTATES
CONDOMINIUM RECORDED
IN VOLUME 58, PAGE 5 OF
LAKE COUNTY PLAT
RECORDS ALL IRON PINS SET
ARE 5/8 INCH DIAMETER BY
30-INCH-LONG REBAR WITH
IDENTIFICATION CAP "POLARIS
7388".



REV. No.	DATE	BY	DATE: 3/29/24	DRAWN: MPS
1	Revisions Per Lake County Tax Map	3/29/24	mps	

SCALE: HOR. 1"=30', VERT. 1"=60'
FOLDER: DWG/Proj. Surveying/Base
FILENAME: Lot Split/Consol-MOD
TAB: 01-Split/Consol
BNDY. CHK: XXX-xx/xx/20xx
BASE. CHK: XXX-xx/xx/20xx



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

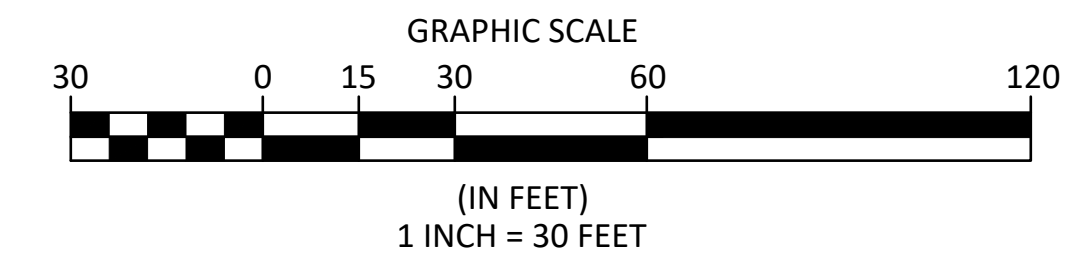
LOT SPLIT / CONSOLIDATION FOR:
KIRTLAND TUDOR ESTATES LTD.
CITY OF WILLOUGHBY - LAKE COUNTY - OHIO

CONTRACT No.	
17039	
SHEET	OF
1	3

Boundary Survey Legend
● 5/8" X 30" IRON PIN (ID: POLARIS) SET
● IRON PIN FOUND AS NOTED
▲ SURVEY MARKER NAIL FOUND

Match Line - See Page 2

Match Line - See Right



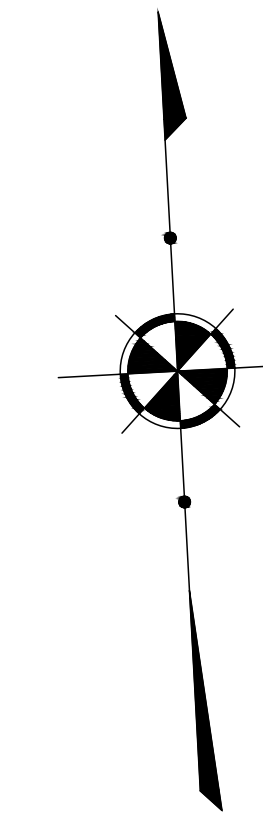
Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
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- ▲ SURVEY MARKER NAIL FOUND

Interstate Route 90 (S.R. 1)

C.E.I. CO.
Vol. 722 Pg. 554 D.R.
PPN 21-A-888-0-00-100-0

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



ACREAGE BREAKDOWN:

- PARCEL 21-A-022-0-00-029-0 (2 PROPERTIES TOTALING 9.4231 ACRES - 9.1994 ACRES LESS RIGHT OF WAY)
- KIRTLAND TUDOR ESTATES CONDOMINIUM PHASE 1-3 DECLARED LANDS - 3.2128 ACRES
- LAND TO BE SPLIT FROM KIRTLAND TUDOR ESTATES CONDOMINIUM DECLARED LANDS AND COMBINED WITH PARCEL 21-A-022-0-00-029-0 - 0.1438 ACRES
- LAND TO BE SPLIT FROM PARCEL 21-A-022-0-00-029-0 AND CONVEYED TO KIRTLAND TUDOR ESTATES CONDOMINIUM (SPLIT PARCEL D) - 0.2504 ACRES
- NEW AREA OF KIRTLAND TUDOR ESTATES CONDOMINIUM: 3.3194 ACRES
- PARCELS TO BE SPLIT FROM PARCEL 21-A-022-0-00-029-0 TO CREATE NEW LOTS (SPLIT PARCELS A, B, AND C) - 0.6249 ACRES
- LAND REMAINING IN PARCEL 21-A-022-0-00-029-0 (3 PROPERTIES TOTALING 8.6916 ACRES - 8.4679 ACRES LESS RIGHT OF WAY)

Kirtland Tudor Estates Ltd.
Inst.# 2006R048533
PPN 21-A-022-0-00-029-0
289,810 sq.ft.
6.6531 acres

Kirtland Tudor Estates Ltd.
Inst.# 2006R048533
PPN 21-A-022-0-00-029-0
289,810 sq.ft.
6.6531 acres

N03°49'17"E 1013.31' Obs. To C.L.

529.38'

955.27'
N50°14'56"W 314.96' Act. 314.94' Rec.

76.33'
N69°47'12"E
529.38'
Rec. 1 Msd

N50°14'56"W 314.96' Act. 314.94' Rec.

279.25' Act. 279.24' Dd.

298.55' Act. 298.53' Dd.

N 89°52'06" W 247.55'

C-17
N 36°53'08" W

Match Line - See Page 2

Match Line - See Page 2

REV. No.	DATE	BY	DATE: 3/29/24	DRAWN: MPS
				SCALE: HOR. 1"=30', VERT. 1"=60'
				FOLDER: DWG/Proj. Surveying/Base
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CONTRACT No.	
17039	
SHEET	OF
3	3