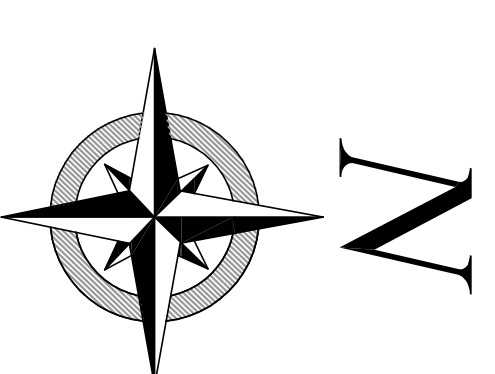


# Plat of Lot Split & Consolidation

of P.P.N.'s 27-A-004-0-00-019-0 & 27-A-004-A-00-026-0

Situated in the City of Willoughby, County of Lake, and State of Ohio,  
Further known as being part of Lot 10, Tract 10, Original Willoughby Township, Being  
Township No. 9 in the 10th Range of Townships in the Connecticut Western Reserve.  
March, 2021 Scale 1"=50'



#### Monument Legend:

- MON. BOX ASSEMBLY FOUND - REFER TO SURVEY
- EMPTY MON. BOX ASSEMBLY FOUND
- STONE FOUND - REFER TO SURVEY
- IRON PIPE FOUND - REFER TO SURVEY
- IRON PIN FOUND - REFER TO SURVEY
- DRILL HOLE SET - REFER TO SURVEY
- 5/8" x 30" IRON PIN SET WITH I.D. CAP POLARIS "7388"

#### Survey References:

- COUNTY TAX MAPS - REFER TO SURVEY
- COUNTY RECORD DEEDS - REFER TO SURVEY
- COUNTY RECORD PLATS - REFER TO SURVEY
- COUNTY ROAD RECORDS - REFER TO SURVEY
- SURVEY PERFORMED BY:

#### P.P.N.'s Creating Parcel "A"

0.7602 Acres from 27-A-004-0-00-019-0 &  
0.1103 Acres from 27-A-004-A-00-026-0  
= 0.7602 Acres

### Boundary 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. 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 DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30 INCH LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON (●).

*Richard A. Thompson Jr.*  
RICHARD A. THOMPSON, JR.  
OHIO PROFESSIONAL SURVEYOR #7388  
DATE: 03/19/21



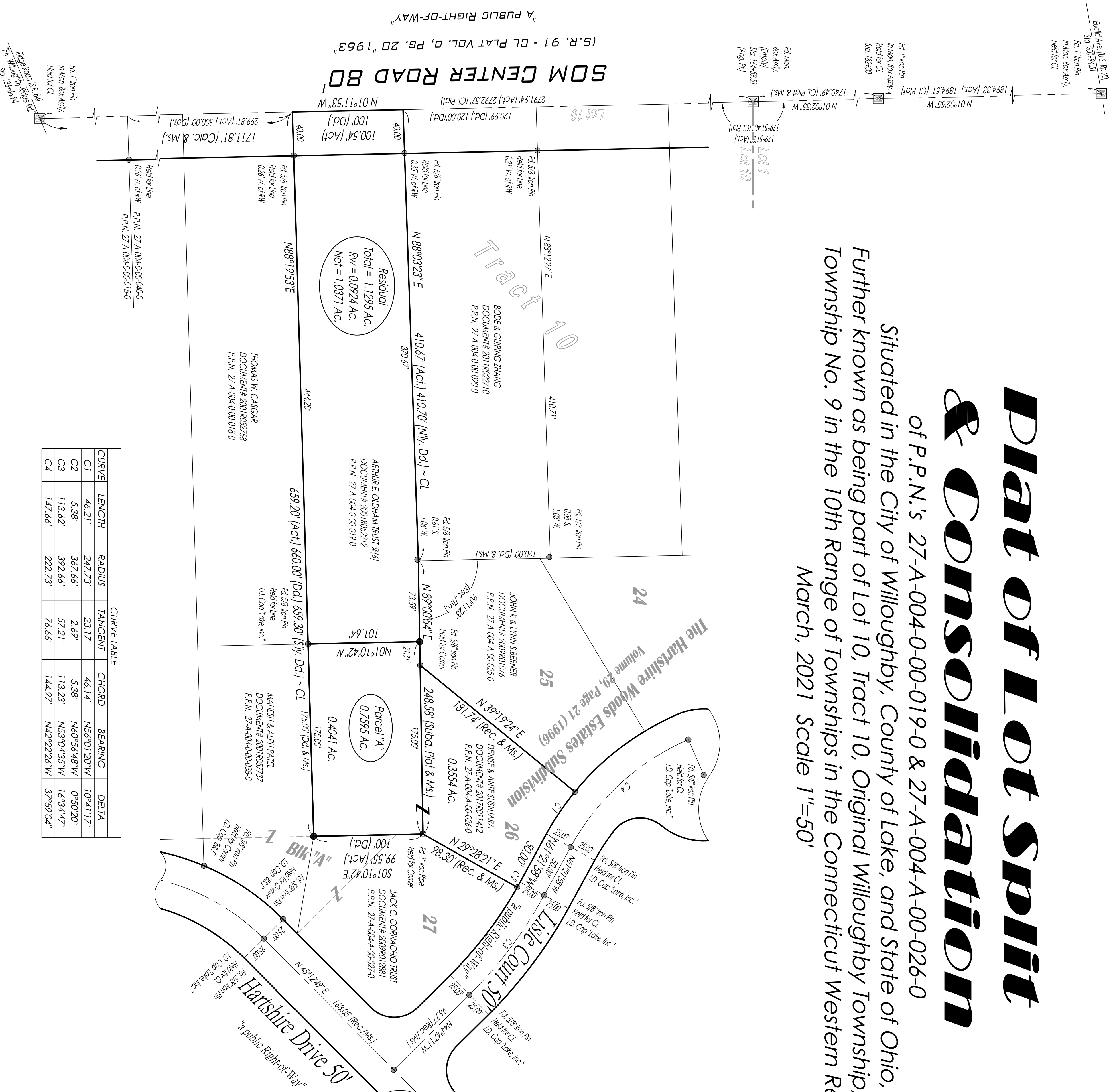
**POLARIS ENGINEERING  
and SURVEYING, INC.**

34600 CHARBON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 [fax]  
www.polaris-es.com



CURVE TABLE		CURVE TABLE		CURVE TABLE		
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	46.21'	247.73'	23.17'	46.14'	N56°01'20"W	109°41'17"
C2	5.38'	367.66'	2.69'	5.38'	N60°56'48"W	0°50'20"
C3	113.62'	392.66'	57.21'	113.23'	N53°04'35"W	16°34'47"
C4	147.66'	222.73'	76.66'	144.97'	N42°22'26"W	37°59'04"

DATE: 03/19/21  
SCALE: HOR. 1"=50'  
VERT. 1"=20'  
FOLDER: Survey Base  
FILENAME: Boundary (LDD)  
TAB: 01 - Boundary Survey



CONTRACT NO.	21036
SHEET	01
OF	01