

BOUNDARY SURVEY

OF
PARCEL No. 27-A-007-A-00-008-0
PARCEL No. 27-A-007-A-00-014-0
CITY OF WILLOUGHBY, OHIO

Situated in the City of Willoughby, County of Lake and State of Ohio and known as being part of the Original Willoughby Township Lot No. 1, Tract No. 10.

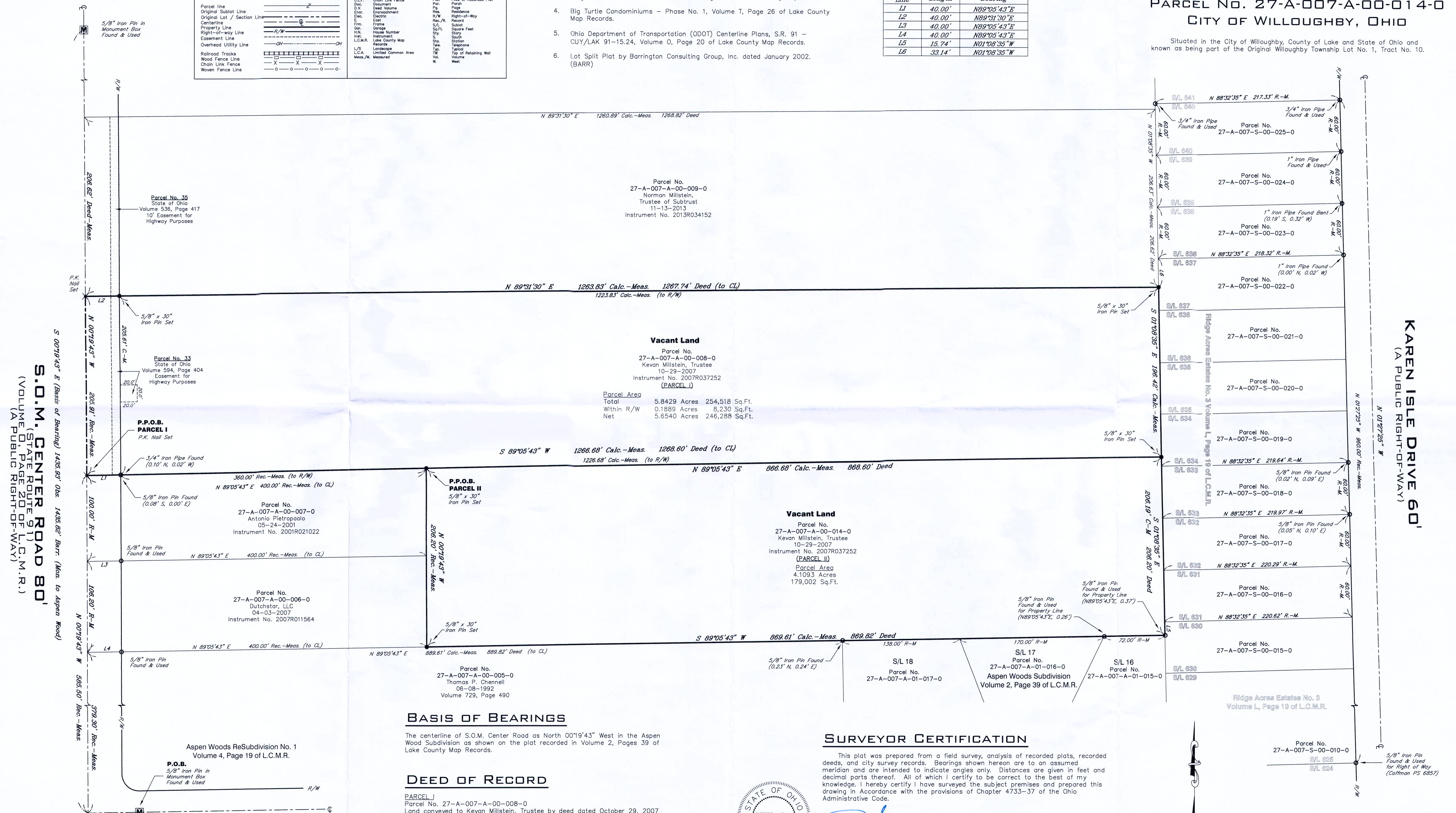
LEGEND

M	Monument Box Found	+	Sign Post	A	Arc Length	N	North
□	Empty Monument Box Found	⊕	Centerline	A.F.N.	Adjacent	N/A	Not Available
○	Iron Pin or Pipe Found	⊖	Property Line	Adj.	Area	Obs.	Observed
●	5/8" Iron Pin Set	⊗	Easement No.	Asph.	Asphalt Pavement	O.R.	Official Record
⊕	Drill Hole Set / Found	⊙	Encroachments	B.W.	Bottom of Retaining Wall	P.P.N.	Permanent Parcel Number
+	P.K. Nail Set / Found	⊕	Violations	Blgd.	Building	P.O.B.	Place of Beginning
				Calc.	Calculated	P.P.O.B.	Principal Place of Beginning
				Cr.	Concrete	Prop.	Proposed
				Cl.F.	Chain Link Fence	Plat	Filed of Recorded Plat
				D.V.	Deep Volume	Por.	Porch
				Enr.	Encroachment	Res.	Residence
				Elec.	Electric	R/W	Right-of-Way
				Frm.	Frame	Rec./R.	Record
				Gar.	Garage	Sq.Ft.	Square Feet
				H.N.	House Number	Sty.	Story
				Inst.	Instrument	Stn.	Station
				L.C.M.R.	Lake County Map Record	Topo.	Topographic
				L/S	Landscaping	Typ.	Telephone
				L.C.A.	Limited Common Area	Vol.	Volume
				Meas.	Measured	W.	West

REFERENCE SURVEYS

- Aspen Wood Subdivision, Volume 2, Page 39 of Lake County Map Records.
- Aspen Wood Resubdivision No. 1, Volume 4, Page 19 of Lake County Map Records.
- Ridge Acres Estates No. 3, Volume L, Page 19 of Lake County Map Records.
- Big Turtle Condominiums - Phase No. 1, Volume T, Page 26 of Lake County Map Records.
- Ohio Department of Transportation (ODOT) Centerline Plans, S.R. 91 - CUJ/LAK 91-15.24, Volume O, Page 20 of Lake County Map Records.
- Lot Split Plat by Barrington Consulting Group, Inc. dated January 2002. (BARR)

Line	Length	Bearing
L1	40.00'	N89°05'43"E
L2	40.00'	N89°31'30"E
L3	40.00'	N89°05'43"E
L4	40.00'	N89°05'43"E
L5	15.74'	N01°08'35"W
L6	33.14'	N01°08'35"W



Parcel No. 27-A-007-A-00-009-0
 Norman Millstein, Trustee of Subtrust
 11-13-2013
 Instrument No. 2013R034152

Vacant Land
 Parcel No. 27-A-007-A-00-008-0
 Kevan Millstein, Trustee
 10-29-2007
 Instrument No. 2007R037252
 (PARCEL I)
 Parcel Area
 Total 5.8429 Acres 254,518 Sq.Ft.
 Within R/W 0.1889 Acres 8,230 Sq.Ft.
 Net 5.6540 Acres 246,288 Sq.Ft.

Vacant Land
 Parcel No. 27-A-007-A-00-014-0
 Kevan Millstein, Trustee
 10-29-2007
 Instrument No. 2007R037252
 (PARCEL II)
 Parcel Area
 4.1093 Acres
 179,002 Sq.Ft.

BASIS OF BEARINGS

The centerline of S.O.M. Center Road as North 00°19'43" West in the Aspen Wood Subdivision as shown on the plat recorded in Volume 2, Pages 39 of Lake County Map Records.

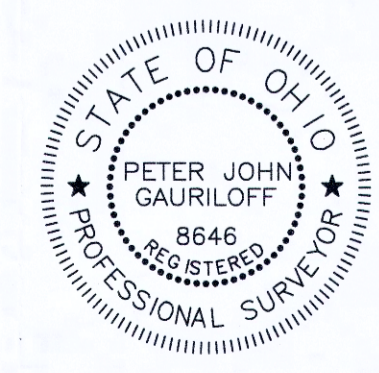
DEED OF RECORD

PARCEL I
 Parcel No. 27-A-007-A-00-008-0
 Land conveyed to Kevan Millstein, Trustee by deed dated October 29, 2007 and recorded in Instrument No. 2007R037252 of Lake County Deed Records.

PARCEL II
 Parcel No. 27-A-007-A-00-014-0
 Land conveyed to Kevan Millstein, Trustee by deed dated October 29, 2007 and recorded in Instrument No. 2007R037252 of Lake County Deed Records.

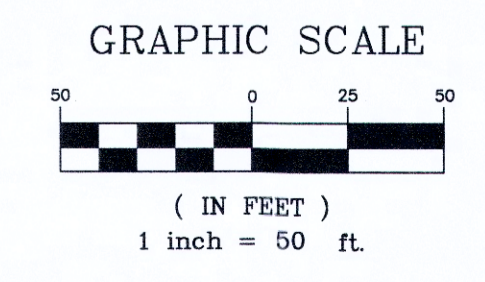
SURVEYOR CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.



Peter J. Gauriloff P.S. No. 8646 Date 12-23-2014

Note: All 5/8"x30" iron pins set and capped "Riverstone Company"



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