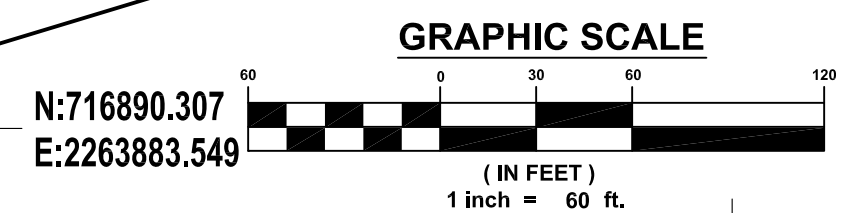


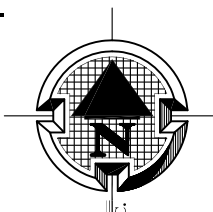
1" CRIMPED PIPE FD.  
 0.07' N, 0.20' W  
 FROM INTERSECTION  
 WEST PROPERTY LINE  
 AND SOUTH LINE OF  
 EUCLID AVENUE

N:716763.211  
 E:2263464.458

EUCLID AVENUE 60'  
 N 73°07'45" E 437.94'



N:716890.307  
 E:2263883.549



SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 1, TRACT 14, TOWNSHIP NO. 9, RANGE X OF THE CONNECTICUT WESTERN RESERVE. BEARINGS USED HEREIN ARE BASED ON OHIO COORDINATE SYSTEM, NAD83 (2011) AND ARE TO DENOTE ANGULAR RELATIONSHIP ONLY AND DO NOT REPRESENT TRUE NORTH

**CERTIFICATION :**

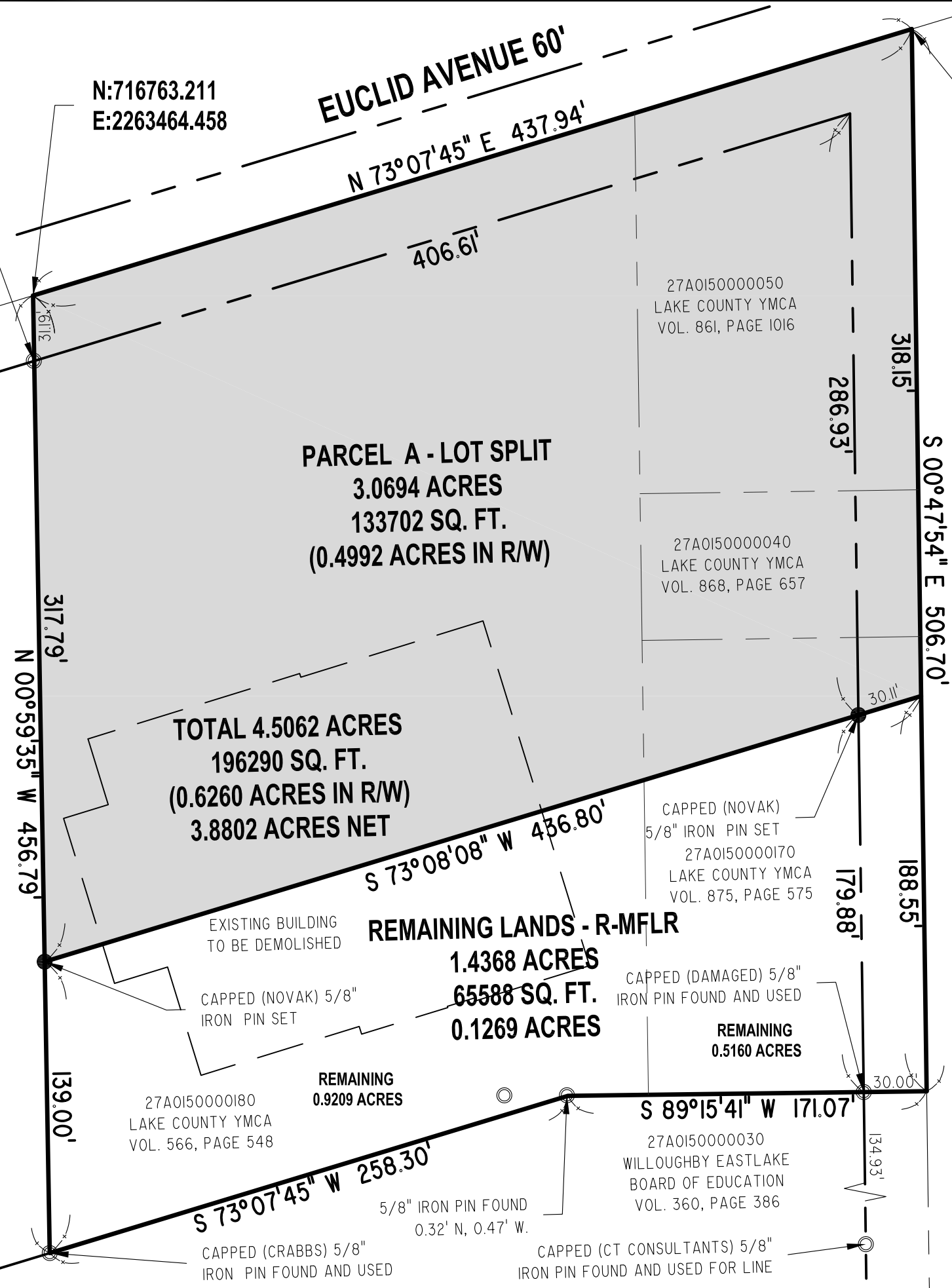
I HERBY CERTIFY THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 16th DAY OF JUNE, 2020. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AND THE DIMENSION ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS 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 EXPRESS OR IMPLIED. THIS PLAT AND SURVEY 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. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

*David W. Novak*

DAVID W. NOVAK  
 OHIO PROFESSIONAL SURVEYOR No. 7507

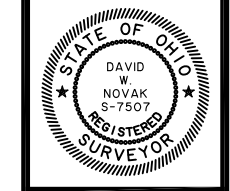
SHANKLAND ROAD 60'

- REFERENCE DOCUMENTS
- ALTA/ACSM SURVEY, A PORTION OF LANDS OWNED BY LAKE COUNTY YOUNG MEN'S CHRTIAN ASSOCIATION, CRABBS' SURVEYING SERVICE (JUNE 97)
  - SITE PLAN, HEADQUATERS FIRE STATION, R.C.U.ARCHITECT, INC. (7-23-99)
  - ALTA/ACSM SURVEY OF WILLO PLAZA SHOPPING CENTER, RIVERSTONE (DECEMBER 4, 2002 (REV 12-11-02, 12-19-02).
  - SURVEY AND LAOT SPLIT FOR STUART J. GRAINES, T-K ENGINEERING AND DESIGN GROUP INC. (JUNE 2002)
  - MINOR LOT SPLIT LANDS OF OHIO PRESBY RETIREMENT SERVICES, ADVANCED LAND MEASUREMENT, INC. (9-30-10)
  - LOT SPLIT AND CONSOLIDATION PLAT, R & F REALTY, LTD. (6/17/2005)
  - PALT OF LOT SPLIT AND CONSOLIDATION FOR 37223 EUCLID AVENUE, MCSTEEN & ASSOCIATES, INC. (7/23/08)
  - WILLOUGHBY COMMONS SUBDIVISION, RECORD PLAT, VOL. 29, PG. 11, LCRP.
  - WILLOUGHBY HIGHLANS SUB., VOL. H, PG 15, LCRP.
  - WILLOUGHB COMMONS CONDOMINIUM, VOL. X, PG. 40, LCRP
  - WILLOUGHB COMMONS CONDOMINIUM, VOL. Y, PG. 22, LCRP
  - WILLOUGHB COMMONS CONDOMINIUM, VOL. Y, PG. 55, LCRP
  - ROAD RECORD B-61 AND D-63
  - MISC. DEEDS



REVISIONS	BY

**Barrington** CONSULTING GROUP, INC.  
 9114 TYLER BLVD., MENTOR, OHIO 44060  
 PHONE 440.205.1260 FAX 440.205.1262  
 www.BarringtonCGI.com



**LOT SPLIT**  
 37100 EUCLID AVENUE  
 WILLOUGHBY, OH 44094  
 SOMMER REAL ESTATE GROUP

DRAWN	DWN
CHECKED	DWN
DATE	NOV. 23, 2021
SCALE	1" = 60'
JOB NO.	20054
SHEET	1/1