

# LOT SPLIT AND CONSOLIDATION SURVEY

## OF WILLO-GROVE APARTMENTS

37411 GROVE AVENUE  
 PARCEL NO. 27A0170000120  
 PARCEL NO. 27A0170000130  
 PARCEL NO. 27A0170000140  
 PARCEL NO. 27A0170000160

CITY OF WILLOUGHBY  
 COUNTY OF LAKE  
 STATE OF OHIO

### DEED OF RECORD

Sams Investment, Inc., an Ohio corporation having taken title as Sam's Investment, Inc., an Ohio corporation, acquired title by Warranty Deed from John R. Guroy and Florence T. Guroy, dated March 30, 1961 and received for record on April 26, 1961 in Volume 521, Page 625 of Lake County, Ohio records.

acquired title by Warranty Deed from Rudolph C. Borbis and Agnes P. Borbis, dated October 10, 1961 and received for record December 8, 1961 in Volume 538, Page 486 of Lake County, Ohio records.

acquired title by Warranty Deed from R. O. Hibsichman, dated June 8, 1962 and received for record December 12, 1962 in Volume 564, Page 52 of Lake County, Ohio records.

Parcel No. 27A0170000120, Parcel No. 27A0170000130, Parcel No. 27A0170000140 and Parcel No. 27A0170000160

### REFERENCE SURVEYS


- Boundary Survey & Lot Split for Willogrove Apts., LLC performed by James R. Pegararo, Jr., P.S. No. 8150 in August of 2017 (Survey)
- Grove Avenue Dedication Plat as recorded in Volume N, Page 102 of Lake County Records. (Plat)
- Lot Split & Combination of Lands performed by Timothy E. Stocker, P.S. No. 7245 in March of 2012
- Hamann Industrial Park Subdivision as recorded in Volume O, Page 91 of Lake County Records.
- J.H. McCall's Orchard Park Allotment as recorded in Volume E, Page 58 of Lake County Records.
- Jordan Drive Subdivision as recorded in Volume H, Page 32 of Lake County Records.

### SURVEYORS NOTES

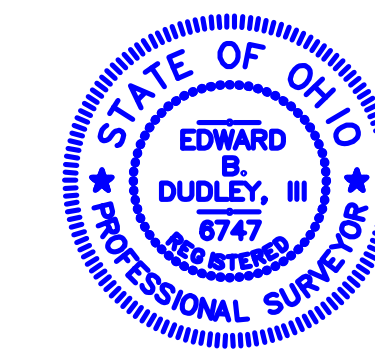
- Walks are concrete unless noted.
- Ownership of fences are unknown unless otherwise noted.
- Ownership of walls are unknown unless otherwise noted.
- Subject property has direct access to Grove Avenue a public right of way.
- Overhead Utility Lines cross subject property at various locations.
- ALTA/NSPS Survey is based on the Boundary Survey & Lot Split for Willogrove Apts., LLC performed by James R. Pegararo, Jr., P.S. No. 8150 in August of 2017. (Survey)

### CERTIFICATION

This plot 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.

  
 Edward B. Dudley, III  
 P.S. No. 6747  
 Date: November 16, 2018

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"



**RIVERSTONE**  
 LAND SURVEYING - ENGINEERING - DESIGN  
 3800 LAKESIDE AVENUE - SUITE 100  
 CLEVELAND - OHIO - 44114  
 PHONE: (216) 491-2000 FAX: (216) 491-9640  
 WWW.RIVERSTONESURVEY.COM

### APPROVALS

This Plat of Lot Split is accepted and approved by the Chairman of the Planning Commission of the City of Willoughby, Ohio this \_\_\_\_ day of \_\_\_\_\_, 2018.

Gerald Merhar  
 Chairman of the Planning Commission

This Plat of Lot Split is accepted and approved by the Secretary of the Planning Commission of the City of Willoughby, Ohio this \_\_\_\_ day of \_\_\_\_\_, 2018.

Vicki Grinstead  
 Secretary of the Planning Commission

This Plat of Lot Split is accepted and approved by the Clerk of Council of the City of Willoughby, Ohio this \_\_\_\_ day of \_\_\_\_\_, 2018.

Alisa Novak  
 Clerk of Council

This Plat of Lot Split is accepted and approved by the Engineer of the City of Willoughby, Ohio this \_\_\_\_ day of \_\_\_\_\_, 2018.

Jim Sayles  
 City Engineer

This Plat of Lot Split is accepted and approved by the Law Director of the City of Willoughby, Ohio this \_\_\_\_ day of \_\_\_\_\_, 2018.

John Wiles  
 Law Director

### BASIS OF BEARINGS

The centerline of Grove Avenue as North 70°59'11" West as shown in the Boundary Survey & Lot Split for Willogrove Apts., LLC performed by James R. Pegararo, Jr., P.S. No. 8150 in August of 2017. (Survey)

### BUILDING ADDRESS

Building	Address	F.F.
1	37627 Grove Avenue	986.97'
2	37621 Grove Avenue	986.86'
3	37601 Grove Avenue	982.08'
4	37549 Grove Avenue	974.99'
5	37541 Grove Avenue	975.13'
6	37505 Grove Avenue	972.45'
7	37455 Grove Avenue	N/A
8	37433 Grove Avenue	968.84'
9	37519 Grove Avenue	972.42'
10	37441 Grove Avenue	969.35'
11	37409 Grove Avenue	965.77'
12	37411 Grove Avenue	967.18'
13	37405 Grove Avenue	967.19'
14	37343 Grove Avenue	964.09'
15	37339 Grove Avenue	963.78'
16	37321 Grove Avenue	962.68'
17	37315 Grove Avenue	962.60'
18	37225 Grove Avenue	961.96'
19	37221 Grove Avenue	961.00'
20	37224 Grove Avenue	961.48'
21	37226 Grove Avenue	961.45'
22	37228 Grove Avenue	962.69'
23	37232 Grove Avenue	963.00'
24	37238 Grove Avenue	962.73'
25	37314 Grove Avenue	964.54'
26	37326 Grove Avenue	964.31'
27	37348 Grove Avenue	966.48'
28	37414 Grove Avenue	N/A
29	37446 Grove Avenue	970.96'
30	37508 Grove Avenue	974.41'
31	37546 Grove Avenue	979.58'
32	37606 Grove Avenue	988.95'

### ABBREVIATIONS

A	Arc Length
Adj.	Adjacent
Asph.	Asphalt Pavement
BSMT.F.	Basement Floor
B.N.	Building Number
Bldg.	Building
B/W	Bottom of Wall
C.L.F.	Chain Link Fence
Calc./C.	Calculated
CB	Catch Basin
Cl.	Class
Ch	Chord
Clears	Clears
CMP	Corrugated Metal Pipe
Conc.	Concrete
Conn.	Connection
CPP	Corrugated Plastic Pipe
D.H.	Drill Hole
D.I.W.M.	Ductile Iron Water Main
D.V.	Deed Volume
Doc.	Document
E.	East
Elec.	Electric
Elev.	Elevation
Encr.	Encroachment
Ex.	Existing
F.F.	Finished Floor
G.F.	Garage Floor
Gar.	Garage
Gut	Gutter
H.N.	House Number
Inst.	Instrument
Inv.	Invert Elevation
L.C.A.	Limited Common Area
L.F.	Linear Feet
L/S	Landscape
Meas./M.	Measured
MH	Manhole
N.	North
N/A	Not Available
O.D.O.T	Ohio Department of Transportation
O.U.P.S.	Ohio Utility Protection Service
O.L.	Original Lot
O.R.	Official Record
Obs.	Observed
Ord.	Ordinance
P.C.	Point of Curvature
P.O.B.	Place of Beginning
Parcel	Permanent Parcel Number
P.P.O.B.	Principal Place of Beginning
Pcl.	Parcel
P/L	Property Line
Prop.	Proposed
PVC	Polyvinyl Chloride Pipe
R/W	Right-of-Way
RCP	Reinforced Concrete Pipe
Rec./R.	Record
Res.	Residence
S.	South
S/L	Sublot
San.	Sanitary
Sp.	Parking Spaces
Sq.Ft.	Square Feet
Sta.	Station
Strm.	Stream
Sty.	Story
T/Tele	Telephone
T.F.	Top of Footer
T/C	Top of Curb
TBM	Temporary Benchmark
TBR	To Be Removed
T/W	Top of Wall
Typ.	Typical
VCP	Vitrified Clay Pipe
V/Vol.	Volume
W.	West

### APPARENT ENCROACHMENTS

No Apparent Encroachments

### LINE TABLE

Line	Length	Bearing
L1	60.30' Survey-Meas.	N58°11'42"W
L2	38.39' Survey-Meas.	S70°59'11"E
L3	28.16' Survey-Meas.	N45°29'20"W
L4	12.30' Survey-Meas. 12.40' Deed	N16°04'47"E
L5	88.72' Calc.-Meas. 88.41' Rec.	N45°29'20"W
L6	29.27' Calc.-Meas. 29.00' Deed	S45°29'20"E
L7	30.00' Rec.-Meas.	N46°53'26"W
L8	30.69' Calc.-Meas.	N58°11'42"W
L9	25.00' Rec.-Meas.	N44°30'40"E
L10	25.00' Rec.-Meas.	N44°30'40"E
L11	25.00' Rec.-Meas.	S19°00'49"W
L12	25.00' Rec.-Meas.	N19°00'49"E
L13	25.00' Rec.-Meas.	S19°00'49"W
L14	25.00' Rec.-Meas.	S19°00'49"W
L15	25.00' Rec.-Meas.	N88°57'24"E
L16	25.00' Rec.-Meas.	N88°57'24"E
L17	50.00' Rec.-Meas.	S89°10'14"W
L18	26.07' Calc.-Meas.	S35°29'25"W

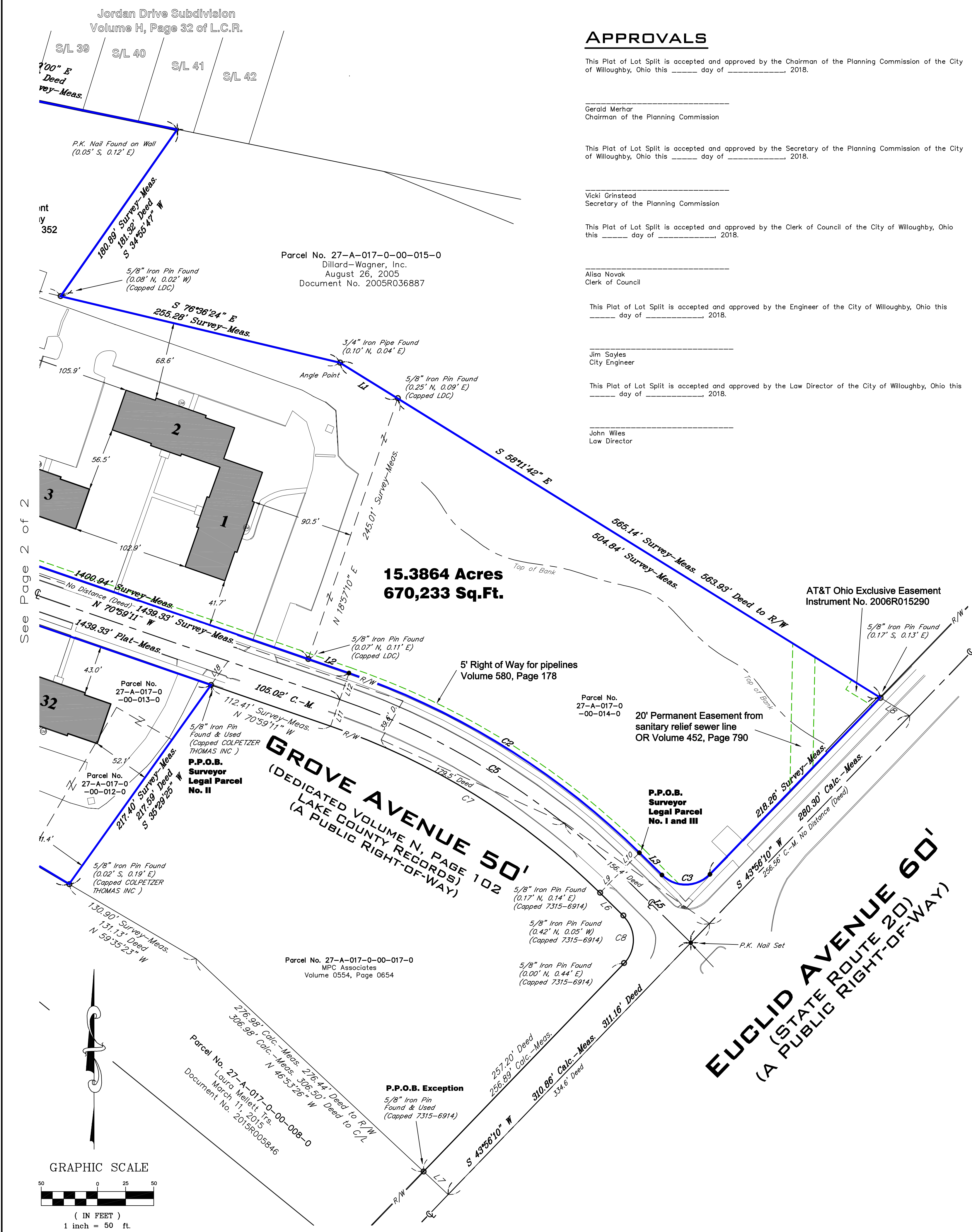
### CURVE TABLE

Curve	Radius	Arc	Delta	Tangent	Chord	Bearing
C1	175.00'	213.63' Calc.-Meas.	69°56'35"	122.41'	200.81'	N36°00'54"W
C2	687.96'	306.15' Calc.-Meas.	25°29'51"	155.65'	303.63'	N58°14'15"W
C3	30.00'	47.42' Calc.-Meas.	90°34'30"	30.30'	42.64'	S89°13'25"W
C4	225.00'	274.67' Calc.-Meas.	69°56'35"	157.38'	257.93'	S36°00'54"E
C5	682.96'	295.03' Plat.-Meas.	25°29'51"	150.00'	292.60'	N58°14'15"W
C6	200.00'	244.15' Plat.-Meas.	69°56'35"	139.89'	229.27'	S36°00'54"E
C7	637.96'	283.90' Deed-Meas.	25°29'51"	144.34'	281.57'	S58°14'16"E
C8	30.00'	46.82' Calc.-Meas.	89°25'30"	29.70'	42.21'	N00°46'35"W

The above described property is the same property as described as Parcel I, II and III as insured in the Stewart Title Guaranty Company, Commitment No. 18000080265, Effective July 05, 2018 and that the boundary lines of the parcels collectively constituting the Premises are based on the Boundary Survey & Lot Split for Willogrove Apts., LLC performed by James R. Pegararo, Jr., P.S. No. 8150 in August of 2017. The legal descriptions of record for Parcel I and II fail to form a mathematically closed figure.

The intent of this legal description is to describe and combine all of the Parcel No. 27-A-0-017-00-012-0, all of the Parcel No. 27-A-0-017-00-013-0 and the southerly and westerly part of the Parcel No. 27-A-0-017-00-016-0 (67,710 Sq.Ft. 1.5544 Acres) because of the lack of distances and vagueness of current deed.

The intent of this legal description is to describe and combine all of the Parcel No. 27-A-0-017-00-014-0 and the northerly and easterly part of the Parcel No. 27-A-0-017-00-016-0 (352,288 Sq.Ft. 8.0874 Acres) because of the lack of distances and the vagueness of the current deed.





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OF  
**WILLO-GROVE APARTMENTS**  
 37411 GROVE AVENUE  
 PARCEL NO. 27A0170000120  
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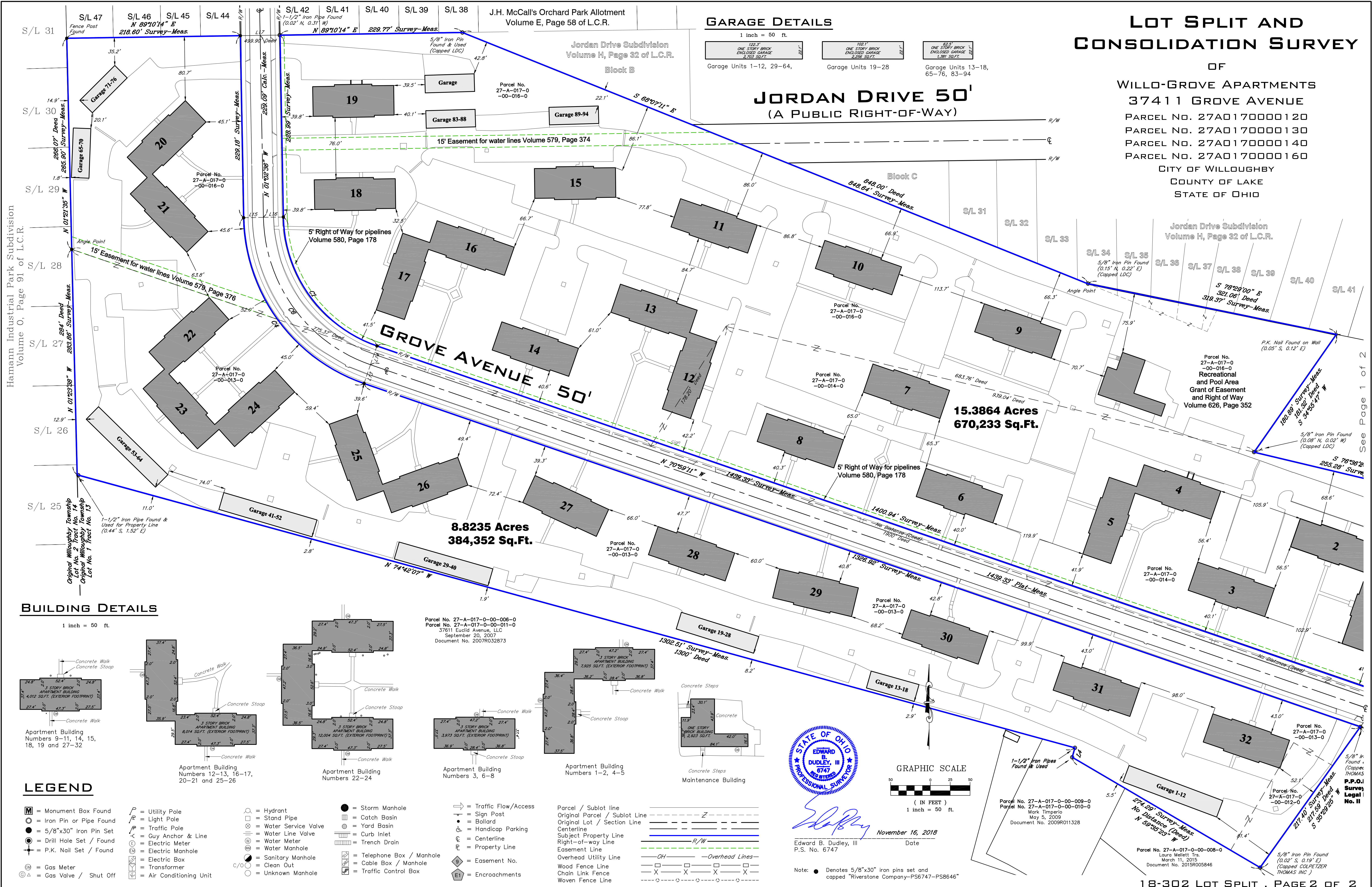
## GARAGE DETAILS

1 inch = 50 ft.

122.3' ONE STORY BRICK ENCLOSED GARAGE 2,703 SQ.FT.	102.1' ONE STORY BRICK ENCLOSED GARAGE 2,256 SQ.FT.	62.5' ONE STORY BRICK ENCLOSED GARAGE 1,391 SQ.FT.
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Garage Units 1-12, 29-64, Garage Units 19-28, Garage Units 13-18, 65-76, 83-94

## JORDAN DRIVE 50' (A PUBLIC RIGHT-OF-WAY)

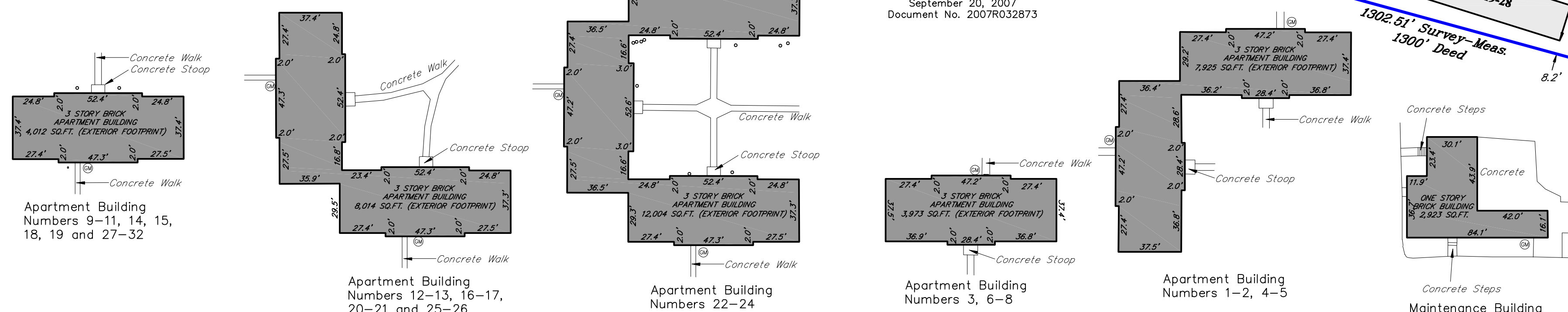


**15.3864 Acres  
 670,233 Sq.Ft.**

**8.8235 Acres  
 384,352 Sq.Ft.**

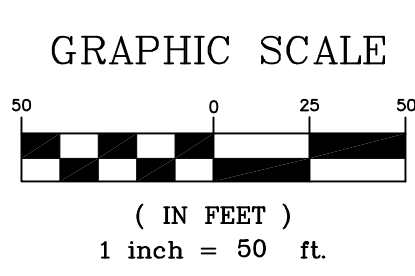
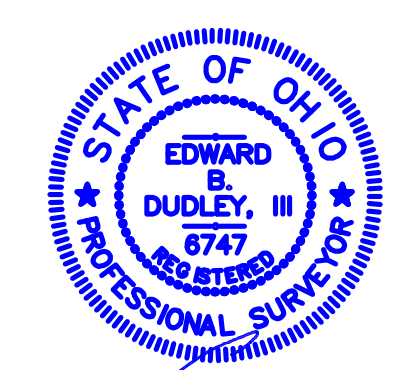
## BUILDING DETAILS

1 inch = 50 ft.



## LEGEND

- |                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li> = Monument Box Found</li> <li> = Iron Pin or Pipe Found</li> <li> = 5/8" x 30" Iron Pin Set</li> <li> = Drill Hole Set / Found</li> <li> = P.K. Nail Set / Found</li> <li> = Gas Meter</li> <li> = Gas Valve / Shut Off</li> </ul> | <ul style="list-style-type: none"> <li> = Utility Pole</li> <li> = Light Pole</li> <li> = Traffic Pole</li> <li> = Guy Anchor &amp; Line</li> <li> = Electric Meter</li> <li> = Electric Manhole</li> <li> = Electric Box</li> <li> = Transformer</li> <li> = Air Conditioning Unit</li> </ul> | <ul style="list-style-type: none"> <li> = Hydrant</li> <li> = Stand Pipe</li> <li> = Water Service Valve</li> <li> = Water Line Valve</li> <li> = Water Meter</li> <li> = Water Manhole</li> <li> = Sanitary Manhole</li> <li> = Clean Out</li> <li> = Unknown Manhole</li> </ul> | <ul style="list-style-type: none"> <li> = Storm Manhole</li> <li> = Catch Basin</li> <li> = Yard Basin</li> <li> = Curb Inlet</li> <li> = Trench Drain</li> <li> = Telephone Box / Manhole</li> <li> = Cable Box / Manhole</li> <li> = Traffic Control Box</li> </ul> | <ul style="list-style-type: none"> <li> = Traffic Flow/Access</li> <li> = Sign Post</li> <li> = Ballard</li> <li> = Handicap Parking</li> <li> = Centerline</li> <li> = Property Line</li> <li> = Easement No.</li> <li> = Encroachments</li> </ul> | <ul style="list-style-type: none"> <li> = Parcel / Sublot line</li> <li> = Original Parcel / Sublot Line</li> <li> = Centerline</li> <li> = Subject Property Line</li> <li> = Right-of-way Line</li> <li> = Easement Line</li> <li> = Overhead Utility Line</li> <li> = Wood Fence Line</li> <li> = Chain Link Fence</li> <li> = Woven Fence Line</li> </ul> |
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Edward B. Dudley, III  
 P.S. No. 6747  
 November 16, 2018  
 Date

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"