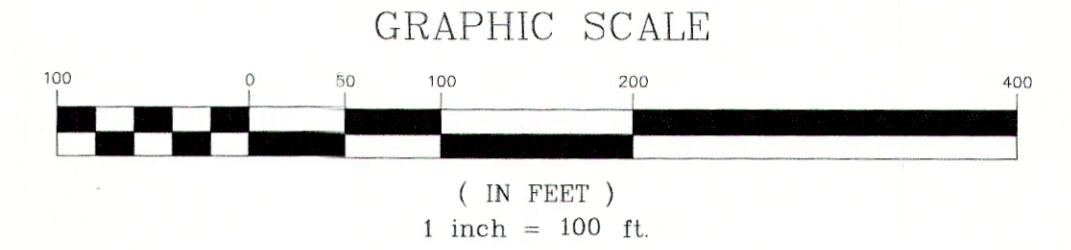


Boundary Survey & Lot Split For: Willowgrove Apts., LLC

Situated in the City of Willoughby, County of Lake and State of Ohio, Known as being part of Original Lot 2, Tract 13. Being a survey of PPNs: 27A-017-012, 013, 014 & 016 of land conveyed to Sam's Investment, Inc..

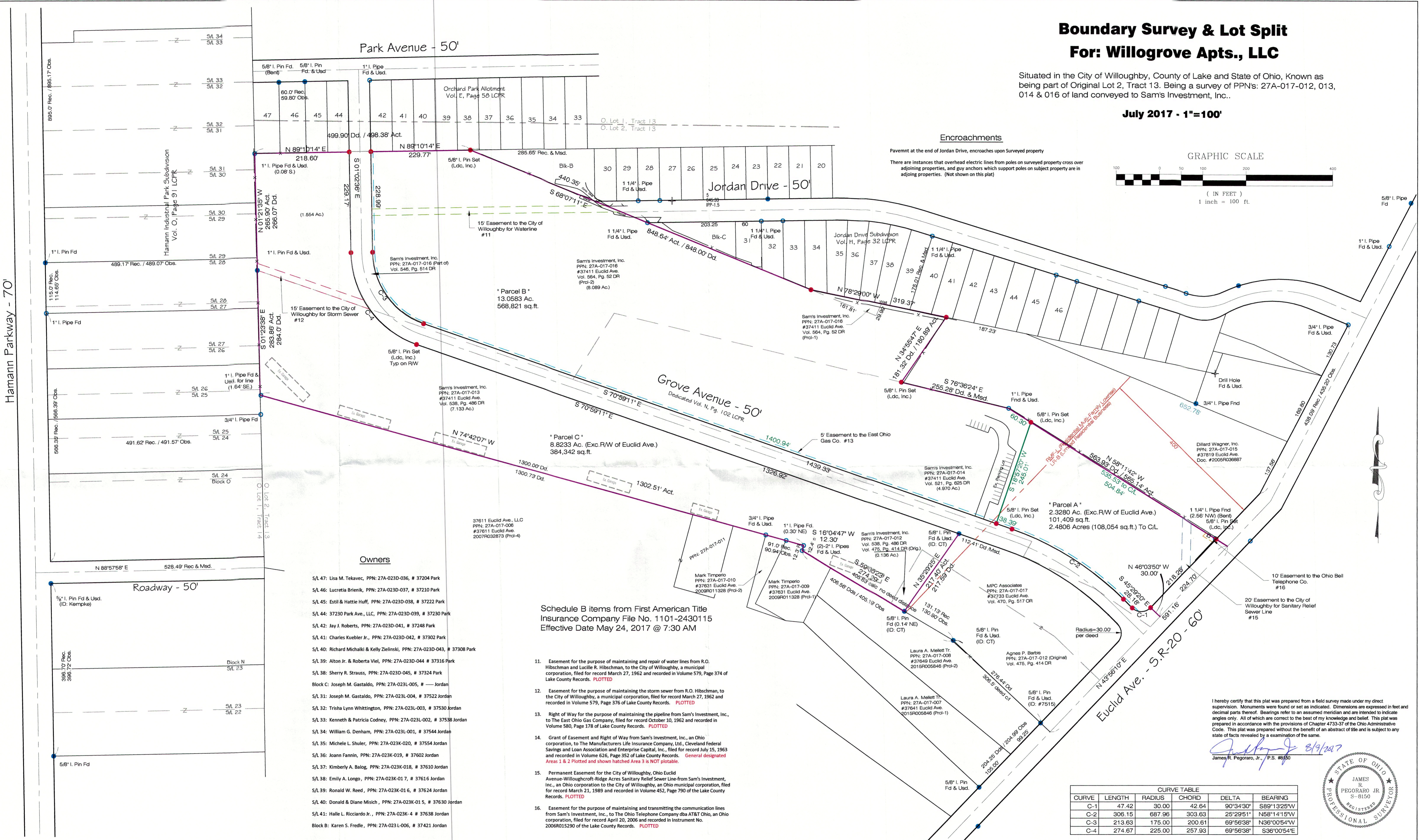
July 2017 - 1"=100'



Encroachments

Pavement at the end of Jordan Drive, encroaches upon Surveyed property
There are instances that overhead electric lines from poles on surveyed property cross over adjoining properties, and guy anchors which support poles on subject property are in adjoining properties. (Not shown on this plat)

Hamann Parkway - 70'



Owners

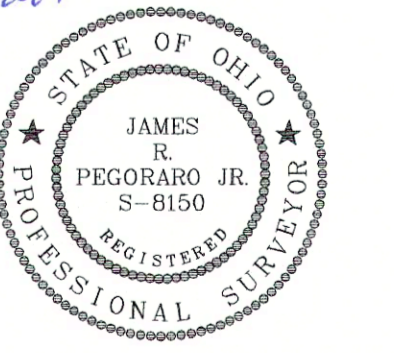
- S/L 47: Lisa M. Tekavec, PPN: 27A-023D-036, # 37204 Park
- S/L 46: Lucretia Brienk, PPN: 27A-023D-037, # 37210 Park
- S/L 45: Estil & Hattie Huff, PPN: 27A-023D-038, # 37222 Park
- S/L 44: 37230 Park Ave., LLC, PPN: 27A-023D-039, # 37230 Park
- S/L 42: Jay J. Roberts, PPN: 27A-023D-041, # 37248 Park
- S/L 41: Charles Kuebler Jr., PPN: 27A-023D-042, # 37302 Park
- S/L 40: Richard Michalki & Kelly Zielinski, PPN: 27A-023D-043, # 37308 Park
- S/L 39: Alton Jr. & Roberta Viel, PPN: 27A-023D-044, # 37316 Park
- S/L 38: Sherry R. Strauss, PPN: 27A-023D-045, # 37324 Park
- Block C: Joseph M. Gastaldo, PPN: 27A-023L-005, # — Jordan
- S/L 31: Joseph M. Gastaldo, PPN: 27A-023L-004, # 37522 Jordan
- S/L 32: Trisha Lynn Whittington, PPN: 27A-023L-003, # 37530 Jordan
- S/L 33: Kenneth & Patricia Codney, PPN: 27A-023L-002, # 37538 Jordan
- S/L 34: William G. Denham, PPN: 27A-023L-001, # 37544 Jordan
- S/L 35: Michele L. Shuler, PPN: 27A-023K-020, # 37554 Jordan
- S/L 36: Joann Fannin, PPN: 27A-023K-019, # 37602 Jordan
- S/L 37: Kimberly A. Balog, PPN: 27A-023K-018, # 37610 Jordan
- S/L 38: Emily A. Longo, PPN: 27A-023K-017, # 37616 Jordan
- S/L 39: Ronald W. Reed, PPN: 27A-023K-016, # 37624 Jordan
- S/L 40: Donald & Diane Misich, PPN: 27A-023K-015, # 37630 Jordan
- S/L 41: Halle L. Ricciarolo Jr., PPN: 27A-023K-4 # 37638 Jordan
- Block B: Karen S. Fredle, PPN: 27A-023L-006, # 37421 Jordan

Schedule B items from First American Title Insurance Company File No. 1101-2430115 Effective Date May 24, 2017 @ 7:30 AM

11. Easement for the purpose of maintaining and repair of water lines from R.O. Hilschman and Lucille R. Hilschman, to the City of Willoughby, a municipal corporation, filed for record March 27, 1962 and recorded in Volume 579, Page 374 of Lake County Records. **PLOTTED**
12. Easement for the purpose of maintaining the storm sewer from R.O. Hilschman, to the City of Willoughby, a municipal corporation, filed for record March 27, 1962 and recorded in Volume 579, Page 376 of Lake County Records. **PLOTTED**
13. Right of Way for the purpose of maintaining the pipeline from Sam's Investment, Inc., to The East Ohio Gas Company, filed for record October 10, 1962 and recorded in Volume 580, Page 178 of Lake County Records. **PLOTTED**
14. Grant of Easement and Right of Way from Sam's Investment, Inc., an Ohio corporation, to The Manufacturers Life Insurance Company, Ltd., Cleveland Federal Savings and Loan Association and Enterprise Capital, Inc., filed for record July 15, 1963 and recorded in Volume 626, Page 352 of Lake County Records. **General designated Areas 1 & 2 Plotted and shown hatched Area 3 is NOT plottable.**
15. Permanent Easement for the City of Willoughby, Ohio Euclid Avenue-Willoughcroft-Ridge Acres Sanitary Relief Sewer Line from Sam's Investment, Inc., an Ohio corporation to the City of Willoughby, an Ohio municipal corporation, filed for record March 21, 1969 and recorded in Volume 452, Page 790 of the Lake County Records. **PLOTTED**
16. Easement for the purpose of maintaining and transmitting the communication lines from Sam's Investment, Inc., to The Ohio Telephone Company dba AT&T Ohio, an Ohio corporation, filed for record April 20, 2006 and recorded in instrument No. 2006R015290 of the Lake County Records. **PLOTTED**

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. 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.

James R. Pegoraro, Jr. 8/9/2017
James R. Pegoraro, Jr., P.S. #8160



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	47.42	30.00	42.64	90°34'30"
C-2	306.15	687.96	303.63	25°29'51"
C-3	213.63	175.00	200.61	69°56'38"
C-4	274.67	225.00	257.93	69°56'38"

REV. No.	DATE	BY	CHKD

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
(440) 354-8938 FAX: (440) 255-9575

Willowgrove Apts., LLC
Willowgrove Apartments
City of Willoughby - Lake County - Ohio

DATE 08/08/2017
SCALE: HOR. 1"=30'
VERT.
FILENAME Base
COMPUTER S:
TAB NAME Plat

Boundary Survey

SHEET	OF
1	1

CONTRACT No.
WILLA1-1701