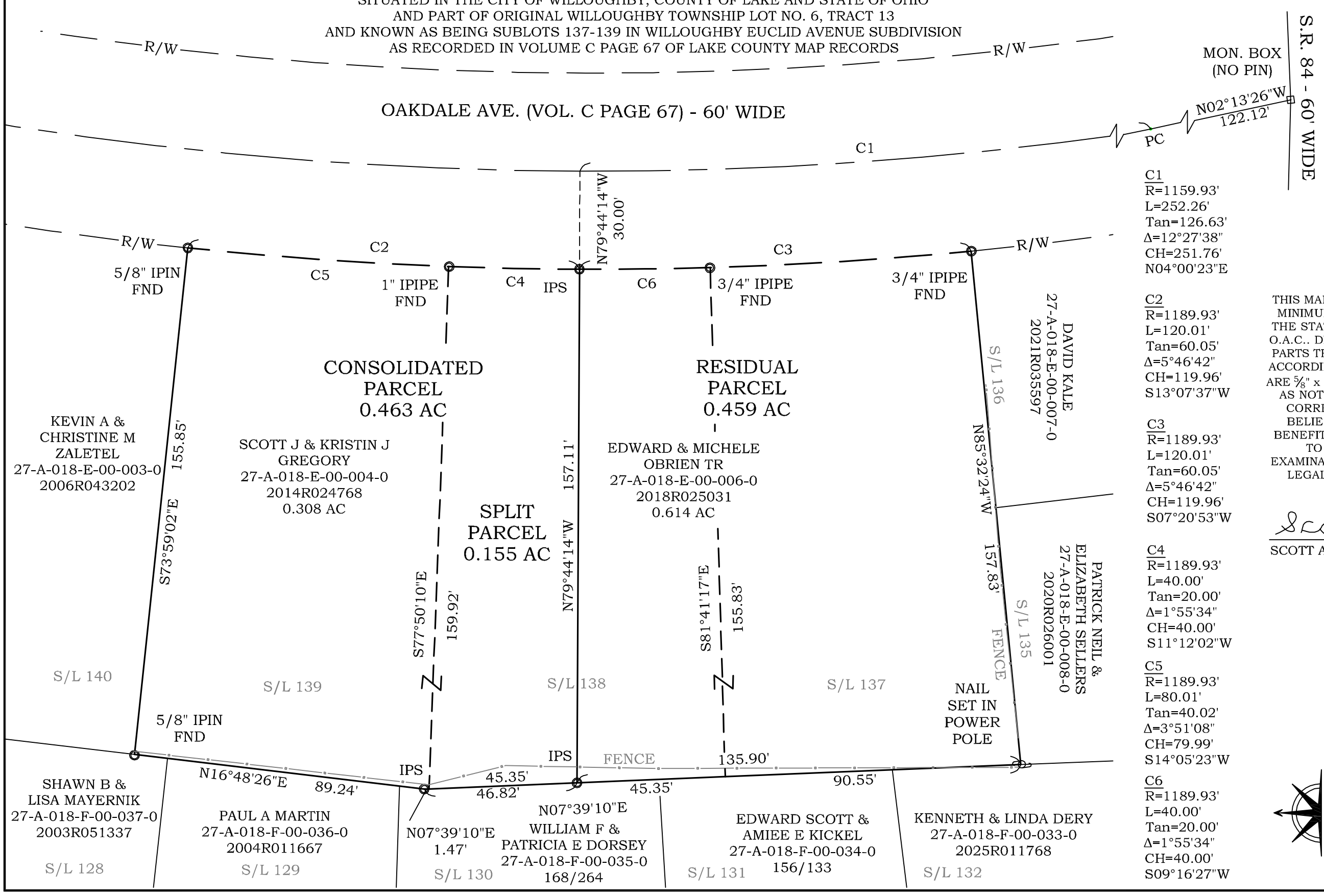
MAP OF SURVEY LOT SPLIT AND CONSOLIDATION

4894 & 4916 OAKDALE AVENUE

SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO
AND PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 6, TRACT 13
AND KNOWN AS BEING SUBLOTS 137-139 IN WILLOUGHBY EUCLID AVENUE SUBDIVISION
AS RECORDED IN VOLUME C PAGE 67 OF LAKE COUNTY MAP RECORDS



C1
R=1159.93'
L=252.26'
Tan=126.63'
Δ=12°27'38"
CH=251.76'
N04°00'23"E

C2
R=1189.93'
L=120.01'
Tan=60.05'
Δ=5°46'42"
CH=119.96'
S13°07'37"W

C3
R=1189.93'
L=120.01'
Tan=60.05'
Δ=5°46'42"
CH=119.96'
S07°20'53"W

C4
R=1189.93'
L=40.00'
Tan=20.00'
Δ=1°55'34"
CH=40.00'
S11°12'02"W

C5
R=1189.93'
L=80.01'
Tan=40.02'
Δ=3°51'08"
CH=79.99'
S14°05'23"W

C6
R=1189.93'
L=40.00'
Tan=20.00'
Δ=1°55'34"
CH=40.00'
S09°16'27"W

GRAPHIC SCALE

0 15 30

(IN FEET)
1 inch = 30 ft.

DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

COORDINATES BASED ON
OSPC SYSTEM 3401
NORTH ZONE NAD83 2011.

THIS MAP REPRESENTS A SURVEY WHICH MEETS THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF OHIO AS SPECIFIED IN 4733-37 OF THE O.A.C.. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS FOUND ARE LABELED ACCORDINGLY. SURVEYED IN JUNE 2026 PINS SET (IPS) ARE ⅝" x 30" REBAR CAPPED S. LANDGRAF P.S. 8085 OR AS NOTED ON MAP, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF SAME AND IS ALSO SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

Scott A Landgraf 6-25-26

SCOTT A. LANDGRAF P.E., P.S. DATE

STATE OF OHIO
SCOTT A. LANDGRAF
S-8085
REGISTERED
PROFESSIONAL SURVEYOR

26-044

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