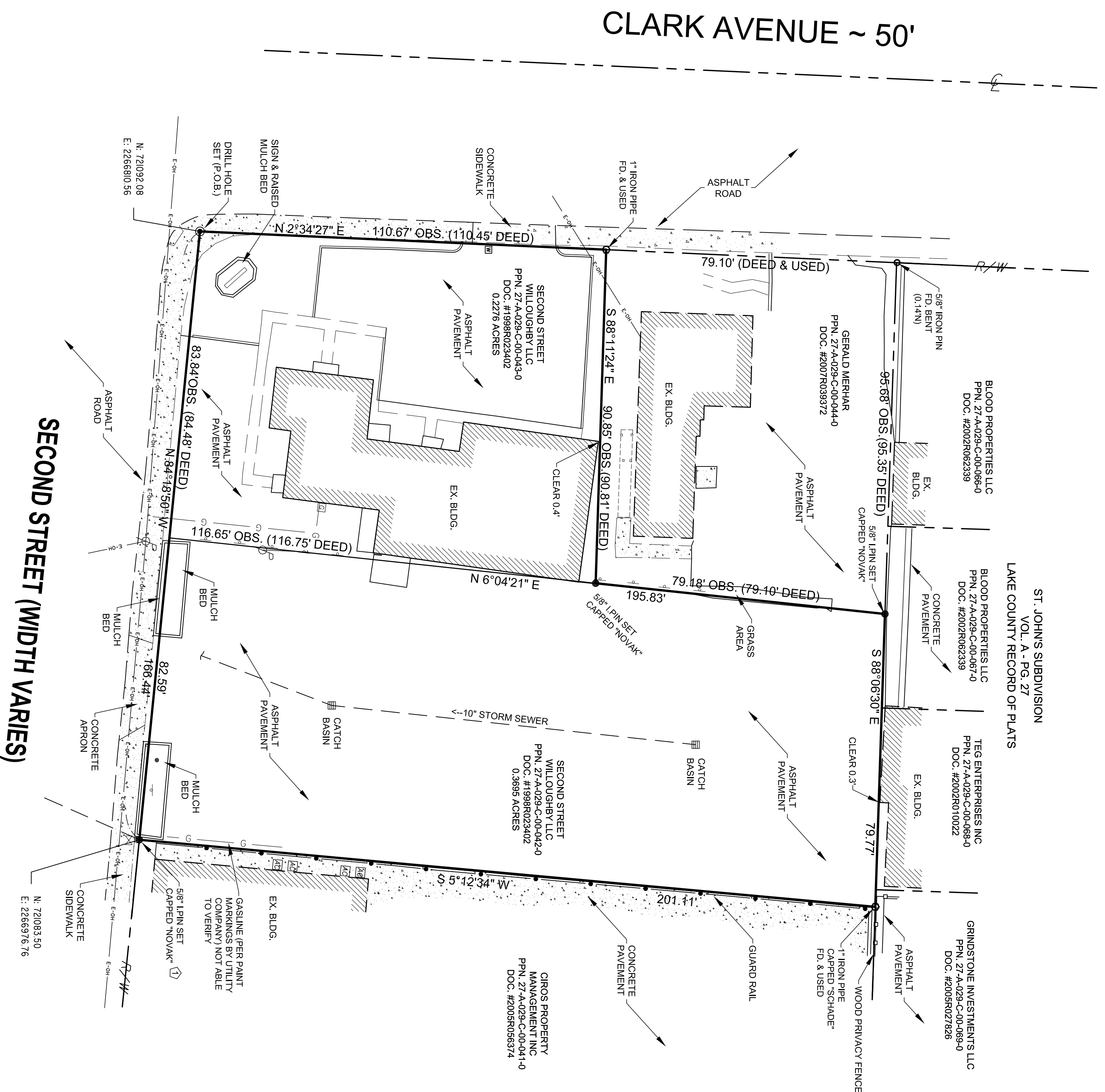


CONSOLIDATION PLAT

CONSOLIDATION OF PPN 27A029C000420 AND PPN 27A029C000430

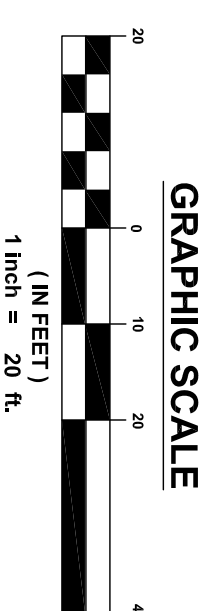
SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 101 AND LOT 102, IN THE MERCHANTS SURVEY
BEARINGS USED HEREIN ARE TO DENOTE ANGULAR RELATIONSHIP ONLY AND DO NOT REPRESENT TRUE NORTH.



SECOND STREET (WIDTH VARIES)

- SURVEY REFERENCES**
1. DEED DOC. #19988023402 #2007R039372
 2. SURVEY PLAT PREPARED BY SCHADE SURVEYING COMPANY, DATED 4/8/2004, FOR 38103 SECOND ST.

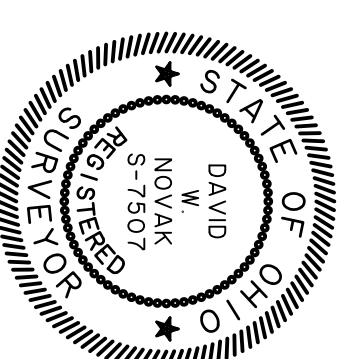
- LEGEND**
- ☐ GAS METER
 - ⊕ GAS VALVE
 - ⊖ POWER POLE
 - ⊙ SIGN
 - ⊙ (P.O.B.) PLACE OF BEGINNING
 - OBS. OBSERVED
 - R/W RIGHT OF WAY
 - ⊖ CENTERLINE RIGHT OF WAY
 - ⊖ OVERHEAD WIRES
 - ⊖ LOCATION BASED UPON AN IRON PIPE FOUND USED BY POLARIS (SITE PLAN FOR 38103 SECOND ST., DATED 1/31/12)



SURVEY NOTE:
ANGULAR RELATIONSHIP BETWEEN SURVEY POINTS AND STATE PLANE COORDINATES IS 02° 43' 52" COUNTER-CLOCKWISE.

CERTIFICATION:

HEREBY CERTIFY THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 22nd DAY OF OCTOBER, 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 DIMENSIONS 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 ALL ASSUMED MERIDIANS 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
OHIO PROFESSIONAL SURVEYOR NO. 7507

REVISIONS	BY

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LOT CONSOLIDATION
38025 2ND STREET & 38041 2ND. STREET
WILLOUGHBY, OHIO 44094
MAROUS DEVELOPMENT GROUP

DATE: 1/21/2021
DRAWN BY: DWN
CHECKED BY: DWN
DATE: 1/21/2021
SCALE: 1" = 20'
SHEET: 20095
OF 11 SHEETS