

**PLAT OF LOT CONSOLIDATION - LOT SPLIT  
FOR  
JOHN L. & MARGARET G. FORKER  
(PPN 27A030A000020)  
ERIE STREET  
CITY OF WILLOUGHBY, OHIO**

SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOTS NO. 59 AND 61 AND ALL OF LOT NO. 60 OF THE MERCHANT'S SURVEY OF SAID CITY

PARCEL "A"  
1.7201 ACRES

FILE NO. 13-1986

SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO; AND KNOWN AS BEING A PART OF LOTS 60 AND 61 OF THE MERCHANTS SURVEY OF SAID CITY AND IS BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A P. K. NAIL SET AT THE CENTERLINE INTERSECTION OF ERIE STREET (70 FEET WIDE) AND GLENN AVENUE (60 FEET WIDE);  
THENCE NORTH 00° 24' 59" EAST ALONG THE CENTERLINE OF ERIE STREET A DISTANCE OF 135.40 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO DAVID SCOTT & CYNTHIA ANN FORKER IN DOCUMENT NO. 2010R006498 OF LAKE COUNTY RECORD OF DEEDS (PPN 27A030A000030);  
THENCE NORTH 87° 28' 19" EAST ALONG THE NORTH LINE OF SAID FORKER LAND A DISTANCE OF 35.03 FEET TO A P. K. NAIL SET ON THE EAST MARGIN OF SAID ERIE STREET AT A SOUTHWEST CORNER OF A BRICK BUILDING AND THE SOUTHWEST CORNER OF LAND CONVEYED TO JOHN L. & MARGARET G. FORKER IN VOLUME 107, PAGE 928 PARCEL NO. 1 OF LAKE COUNTY RECORD OF DEEDS (PPN 27A030A000020);  
THENCE NORTH 00° 24' 59" EAST ALONG SAID EAST MARGIN OF ERIE STREET AND THE WEST LINE OF BRICK BUILDINGS A DISTANCE OF 124.70 FEET TO A P. K. NAIL SET AT A SOUTHWEST CORNER OF A BRICK BUILDING AND THE PRINCIPAL PLACE OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUING NORTH 00° 24' 59" EAST ALONG THE EAST MARGIN OF ERIE STREET AND THE WEST LINE OF BRICK BUILDINGS A DISTANCE OF 84.18 FEET TO A P. K. NAIL SET AT A SOUTHWEST CORNER OF A BRICK BUILDING AND THE SOUTHWEST CORNER OF LAND CONVEYED TO PG MANAGEMENT LLC AS RECORDED IN DOCUMENT NO. 2008R027085 OF LAKE COUNTY RECORD OF DEEDS (PPN 27A030B000050);  
THENCE NORTH 88° 59' 21" EAST ALONG THE SOUTH LINE OF SAID PG MANAGEMENT LLC LAND AND THE SOUTH LINE OF A BRICK BUILDING A DISTANCE OF 112.29 FEET TO A P. K. NAIL SET AT AN ANGLE IN SAID LAND;  
THENCE NORTH 65° 37' 30" EAST ALONG A SOUTHEAST LINE OF SAID LAND A DISTANCE OF 51.09 FEET TO A P. K. NAIL SET AT A SOUTHEAST CORNER OF SAID LAND;  
THENCE NORTH 00° 00' 00" EAST ALONG THE EAST LINE OF SAID LAND AND THE EAST LINE OF LAND CONVEYED TO CARMEN & GRACE PROPERTIES LLC AS RECORDED IN DOCUMENT NO. 2009R033598 OF LAKE COUNTY RECORD OF DEEDS (PPN 27A030B000040) A DISTANCE OF 69.00 FEET TO A 9/16 INCH IRON PIN SET ON THE SOUTH LINE OF LAND CONVEYED TO CARMEN & GRACE PROPERTIES LLC AS RECORDED IN DOCUMENT NO. 2009R033598 OF LAKE COUNTY RECORD OF DEEDS (PPN 27A030B000030);  
THENCE NORTH 88° 31' 40" EAST ALONG THE SOUTH LINE OF PPN 27A030B000030 AND THE SOUTH LINE OF LAND CONVEYED TO 38250 MENTOR AVE. INC. AS RECORDED IN DOCUMENT NO. 003R058117 OF LAKE COUNTY RECORD OF DEEDS (PPN 27A030000030) A DISTANCE OF 128.33 FEET TO A 9/16 INCH IRON PIN SET AT AN ANGLE IN SAID 38250 MENTOR AVE. INC. LAND;  
THENCE NORTH 85° 59' 34" EAST ALONG THE SOUTH LINE OF PPN 27A030000030 LAND A DISTANCE OF 143.21 FEET TO A 9/16 INCH IRON PIN SET ON THE WEST LINE OF LAND CONVEYED TO THE CITY OF WILLOUGHBY AS RECORDED IN VOLUME 227, PAGE 17 OF LAKE COUNTY RECORD OF DEEDS (PPN 27A030000010);  
THENCE SOUTH 89° 28' 49" WEST ALONG SAID NORTH LINE A DISTANCE OF 62.91 FEET TO A P. K. NAIL SET AT THE NORTHWEST CORNER OF SAID PARCEL NO. 4;  
THENCE SOUTH 13° 46' 46" EAST ALONG THE WEST LINE OF SAID CITY OF WILLOUGHBY LAND A DISTANCE OF 193.58 FEET TO A 9/16 INCH IRON PIN SET AT THE NORTHEAST CORNER OF LAND CONVEYED TO JOHN L. & MARGARET G. FORKER IN VOLUME 107, PAGE 928 PARCEL NO. 4 OF LAKE COUNTY RECORD OF DEEDS (PPN 27A030A000010);  
THENCE SOUTH 81° 28' 57" WEST ALONG A NORTH LINE OF SAID PARCEL NO. 4 A DISTANCE OF 115.28 FEET TO A P. K. NAIL SET AT AN ANGLE IN SAID NORTH LINE;  
THENCE SOUTH 89° 28' 49" WEST ALONG SAID NORTH LINE A DISTANCE OF 217.94 FEET TO A P. K. NAIL SET;  
THENCE NORTH 02° 22' 19" WEST A DISTANCE OF 11.49 FEET TO A P. K. NAIL SET AT THE SOUTH LINE OF A BRICK BUILDING;  
THENCE NORTH 89° 45' 16" WEST ALONG THE SOUTH LINE OF SAID BRICK BUILDING A DISTANCE OF 81.68 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS DESCRIPTION AND CONTAINS 1.7201 ACRES OF LAND ACCORDING TO A SURVEY BY SCHADE SURVEYING COMPANY, WILLARD F. SCHADE JR. PROFESSIONAL SURVEYOR 6008 IN OCTOBER, 2013 TOGETHER WITH A 10 FOOT EASEMENT OF RIGHT OF WAY ACROSS PPN 27A030B000050 BUT SUBJECT TO ALL LEGAL HIGHWAYS. BEARINGS ARE BASED ON THE WEST MARGIN OF ERIE STREET BEING NORTH 00° 24' 59" EAST AND ARE USED TO DESCRIBE ANGLES ONLY. THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE 1.7201 ACRES OF LAND REMAINING AFTER A 0.7598 ACRE SPLIT FROM PPN27A030A000020.

PARCEL "B"  
0.7598 ACRES

FILE NO. 13-1986

SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO; AND KNOWN AS BEING A PART OF LOTS 59 AND 60 OF THE MERCHANTS SURVEY OF SAID CITY AND IS BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A P. K. NAIL SET AT THE CENTERLINE INTERSECTION OF ERIE STREET (70 FEET WIDE) AND GLENN AVENUE (60 FEET WIDE);  
THENCE NORTH 00° 24' 59" EAST ALONG THE CENTERLINE OF ERIE STREET A DISTANCE OF 135.40 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO DAVID SCOTT & CYNTHIA ANN FORKER IN DOCUMENT NO. 2010R006498 OF LAKE COUNTY RECORD OF DEEDS (PPN 27A030A000030);  
THENCE NORTH 87° 28' 19" EAST ALONG THE NORTH LINE OF SAID FORKER LAND A DISTANCE OF 35.03 FEET TO A P. K. NAIL SET ON THE EAST MARGIN OF SAID ERIE STREET AT A SOUTHWEST CORNER OF A BRICK BUILDING AND THE SOUTHWEST CORNER OF LAND CONVEYED TO JOHN L. & MARGARET G. FORKER IN VOLUME 107, PAGE 928 PARCEL NO. 1 OF LAKE COUNTY RECORD OF DEEDS (PPN 27A030A000020) AND THE PRINCIPAL PLACE OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 00° 24' 59" EAST ALONG SAID EAST MARGIN OF ERIE STREET AND THE WEST LINE OF BRICK BUILDINGS A DISTANCE OF 124.70 FEET TO A P. K. NAIL SET AT A SOUTHWEST CORNER OF A BRICK BUILDING;  
THENCE SOUTH 89° 45' 16" EAST ALONG THE SOUTH LINE OF SAID BRICK BUILDING A DISTANCE OF 81.68 FEET TO A P. K. NAIL SET;  
THENCE NORTH 89° 28' 49" EAST A DISTANCE OF 217.94 FEET TO A P. K. NAIL SET AT THE NORTHWEST CORNER OF LAND CONVEYED TO JOHN L. & MARGARET G. FORKER IN VOLUME 107, PAGE 928 PARCEL NO. 4 OF LAKE COUNTY RECORD OF DEEDS (PPN 27A030A000010);  
THENCE SOUTH 00° 11' 57" EAST ALONG THE WEST LINE OF SAID PARCEL NO. 4 A DISTANCE OF 101.55 FEET TO A 9/16 INCH IRON PIN SET ON THE NORTH LINE OF LAND CONVEYED TO WILLO REMANAGEMENT LLC AS RECORDED IN DOCUMENT NO. 2013R006007 OF LAKE COUNTY RECORD OF DEEDS (PPN 27A030A000040);  
THENCE SOUTH 87° 28' 19" WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID PPN 27A030A000030 LAND A DISTANCE OF 301.35 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS DESCRIPTION AND CONTAINS 0.7598 ACRES OF LAND ACCORDING TO A SURVEY BY SCHADE SURVEYING COMPANY, WILLARD F. SCHADE JR. PROFESSIONAL SURVEYOR 6008 IN OCTOBER, 2013 BUT SUBJECT TO ALL LEGAL HIGHWAYS. BEARINGS ARE BASED ON THE WEST MARGIN OF ERIE STREET BEING NORTH 00° 24' 59" EAST AND ARE USED TO DESCRIBE ANGLES ONLY. THE INTENT OF THIS DESCRIPTION IS TO SPLIT PART OF PPN 27A030A000020 TO CREATE A 0.7598 ACRE PARCEL "B".

**OWNERS ACCEPTANCE**

WE THE OWNERS, JOHN L. FORKER AND MARGARET G. FORKER, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT AND LOT CONSOLIDATION - LOT SPLIT AS SHOWN.

*John L. Forker*  
JOHN L. FORKER  
*Margaret G. Forker*  
MARGARET G. FORKER

**NOTARY**

COUNTY OF LAKE  
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT IT WAS THEIR OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO THIS 25th DAY OF OCTOBER, 2013.

NOTARY PUBLIC: *Brittany Henderson*  
MY COMMISSION EXPIRES: August 21, 2016  
BRITTANY HENDERSON  
Notary Public, State of Ohio  
My Commission Expires August 21, 2016

**APPROVALS**

THIS PLAT OF LOT CONSOLIDATION - LOT SPLIT IS ACCEPTED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF WILLOUGHBY, OHIO  
THIS 24th DAY OF October, 2013.

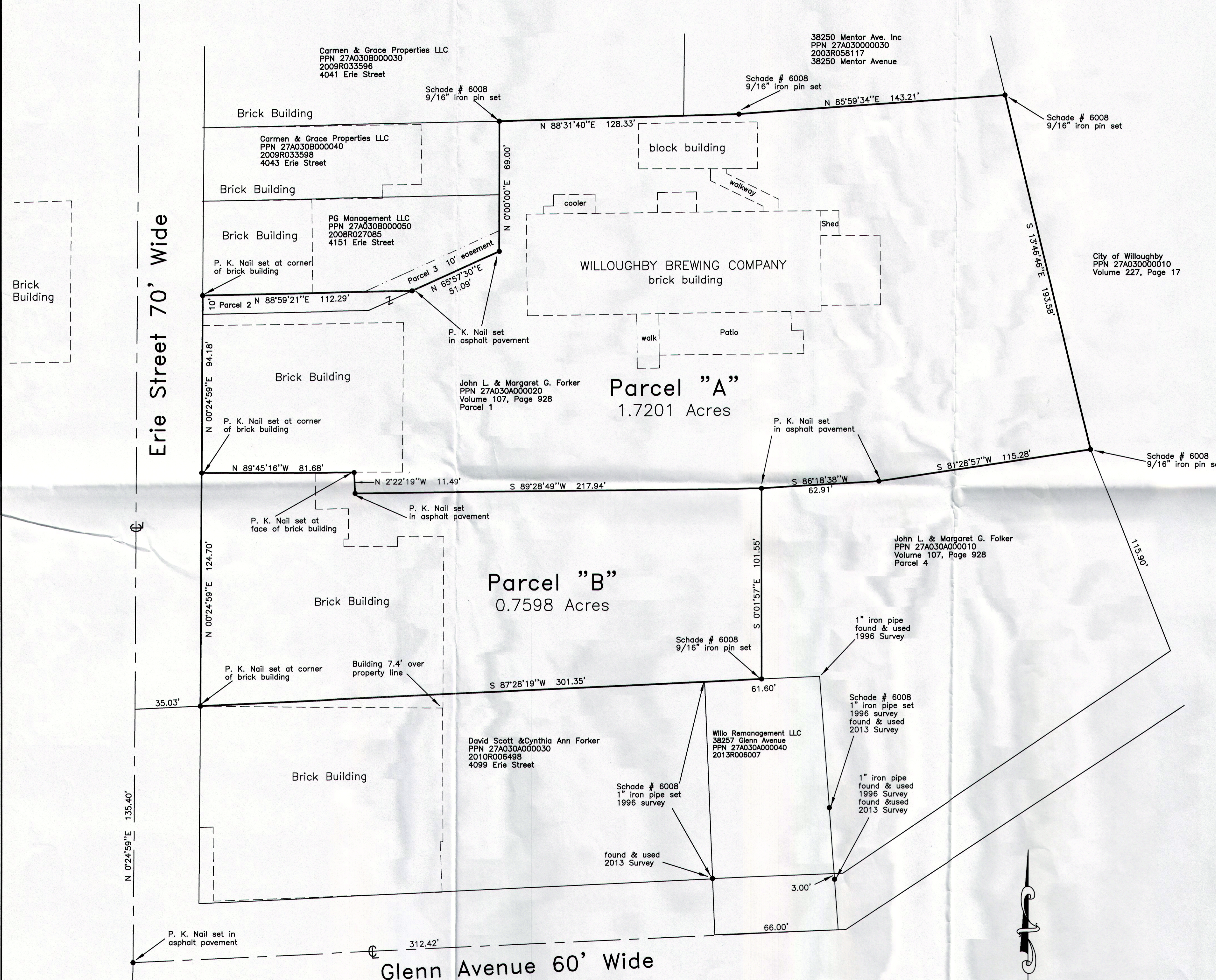
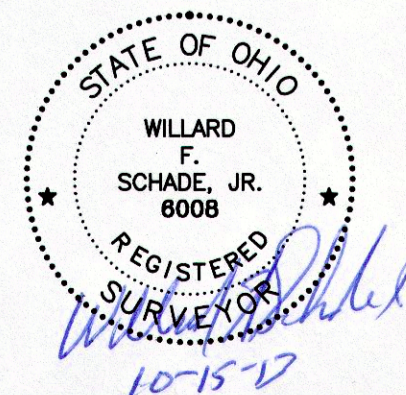
*James T. Sayles*  
JAMES T. SAYLES, P.E. CITY ENGINEER

THIS PLAT OF LOT CONSOLIDATION - LOT SPLIT IS ACCEPTED AND APPROVED BY THE CHIEF BUILDING AND ZONING INSPECTOR OF THE CITY OF WILLOUGHBY, OHIO  
THIS 25th DAY OF October, 2013.

*Richard Smith*  
RICHARD SMITH, CHIEF BUILDING & ZONING INSPECTOR

**SCHADE SURVEYING COMPANY**

4043 Erie Street  
Willoughby, Ohio 44094  
(440) 951-6454



- REFERENCE DOCUMENTS:**
- LAKE COUNTY AUDITORS MAPS & GIS.
  - SURVEYS OF LAKE COUNTY:
    - PPN 27A030000010 Horner A. Cole # 1335
    - PPN 27A030A000040 George M. Garrett # 826 July 31, 1939
    - PPN 27A030A000040 Willard F. Schade # 6008 December 11, 1996
    - PPN 27A030A000010 Charles Clark # 798 March 29, 1935
    - PPN 27A030B000050 Timothy E. Stocker # 7245 September 8, 2008
    - PPN 27A030000030 William C. Babcock # 6528 June 1982
  - FIELD BOOK 136, PAGES 38-40, 42, 52 AND 55

