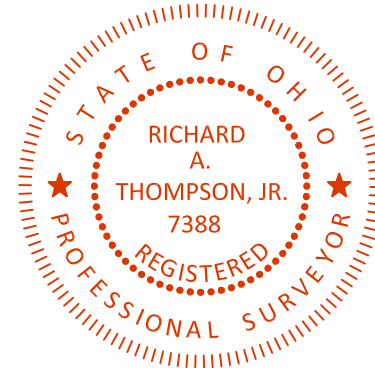


**Boundary Certification:**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET 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 EXPRESSED OR IMPLIED. 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. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS #7388" AS SHOWN HEREON (●).

*Richard A. Thompson, Jr.*  
 RICHARD A. THOMPSON, JR.  
 OHIO PROFESSIONAL SURVEYOR #7388  
 DATE: 09/13/22



# Plat of Lot Split

of the Andrews School for Girls, a.k.a The Andrews Osborne Academy  
 Part of Lots 1 & 4, Tract 13, of Original Willoughby Township 9 North, Range X West  
 & Lot 1, Tract 1 of Original Kirtland Township 9 North, Range IX West  
 within the Connecticut Western Reserve  
 City of Willoughby - County of Lake - State of Ohio

Sept. 13, 2022 Scale 1"=100'

**Survey Abbreviations:**

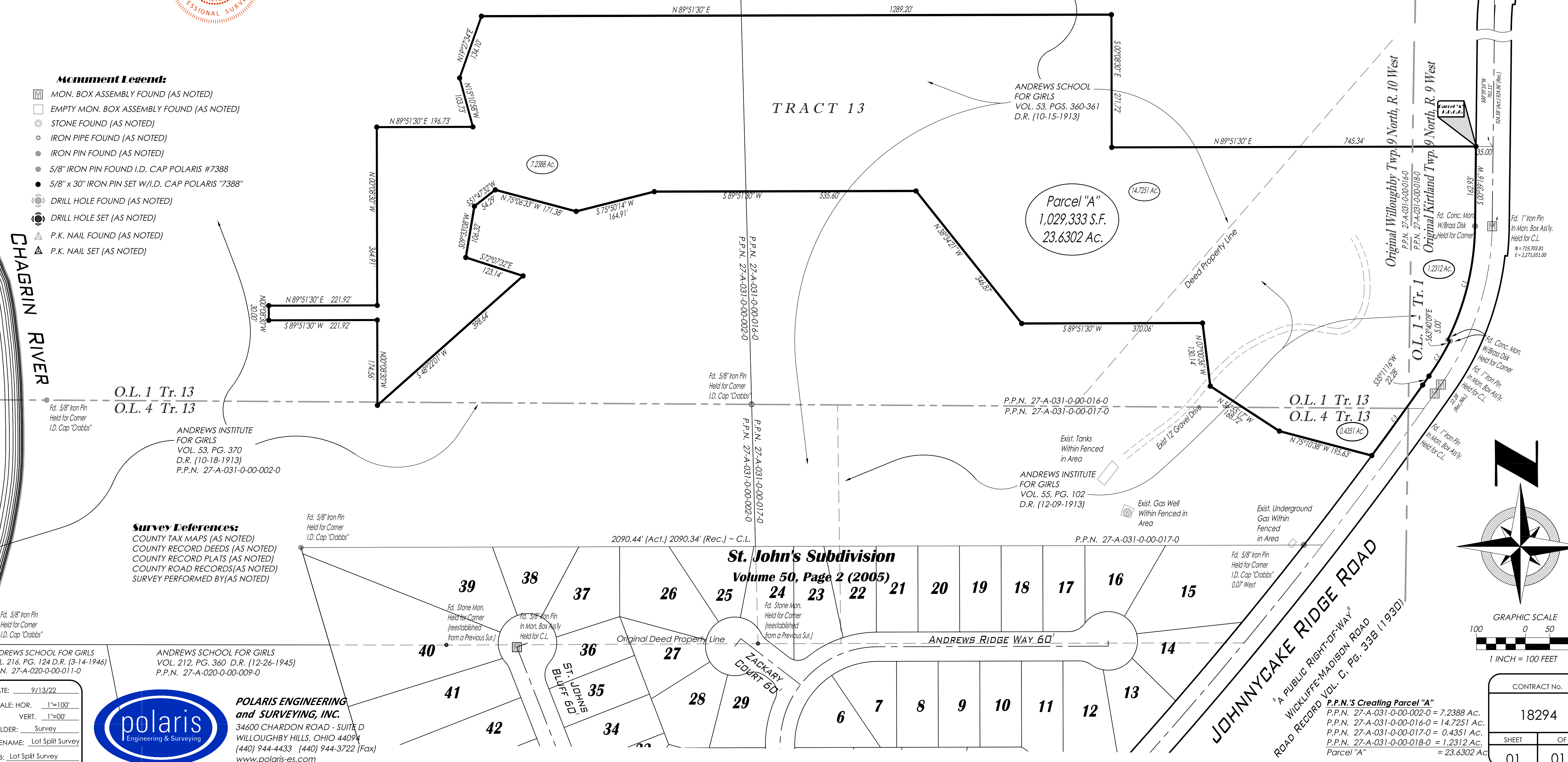
(A.F.N.) = AUTOMATIC FILE NUMBER	(Obs.) = OBSERVED DISTANCE
(ACT.) = ACTUAL DISTANCE	(O.L.) = ORIGINAL LOT LINE
(CALC.) = CALCULATED DISTANCE	(O.R.) = OFFICIAL RECORD
(CL) = CENTERLINE	(PL) = PROPERTY LINE
(C.S.R.) = CITY SURVEY RECORDS	(P.P.N.) = PERMANENT PARCEL NUMBER
(Dd.) = DEED DISTANCE	(P.C.) = POINT OF CURVATURE
(D.R.) = DEED RECORD	(P.T.) = POINT OF TANGENCY
(Doc.) = DOCUMENT NUMBER	(POB) = PLACE OF BEGINNING
(Encr.) = ENCROACHMENT	(PPOB) = PRINCIPAL PLACE OF BEGINNING
(Fd.) = FOUND	(Rec.) = RECORD DISTANCE
(Inst.) = INSTRUMENT NUMBER	(R.P.) = RECORDED PLAT
(Ms.) = MEASURED DISTANCE	(RW) = RIGHT-OF-WAY
(Mon.Box) = MONUMENT BOX ASSEMBLY	(Tm.) = TURNED ANGLE
	(S/L) = SUBLIST

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	241.41'	538.69'	122.76'	239.39'	S13°29'33"W	25°40'35"
C2	84.05'	543.69'	42.11'	83.96'	S30°45'33"W	8°51'25"
C3	178.04'	8354.80'	89.02'	178.04'	S35°47'54"W	1°13'16"

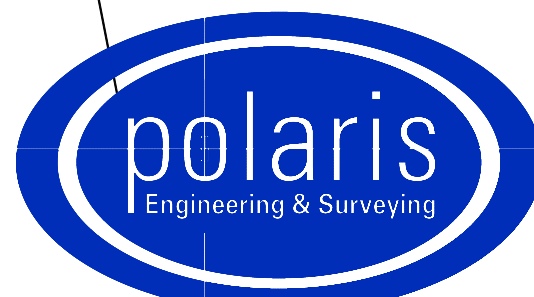
- Monument Legend:**
- ☐ MON. BOX ASSEMBLY FOUND (AS NOTED)
  - ☐ EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
  - ⊙ STONE FOUND (AS NOTED)
  - IRON PIPE FOUND (AS NOTED)
  - IRON PIN FOUND (AS NOTED)
  - 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
  - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
  - ⊙ DRILL HOLE FOUND (AS NOTED)
  - ⊙ DRILL HOLE SET (AS NOTED)
  - ▲ P.K. NAIL FOUND (AS NOTED)
  - ▲ P.K. NAIL SET (AS NOTED)

CHAGRIN RIVER

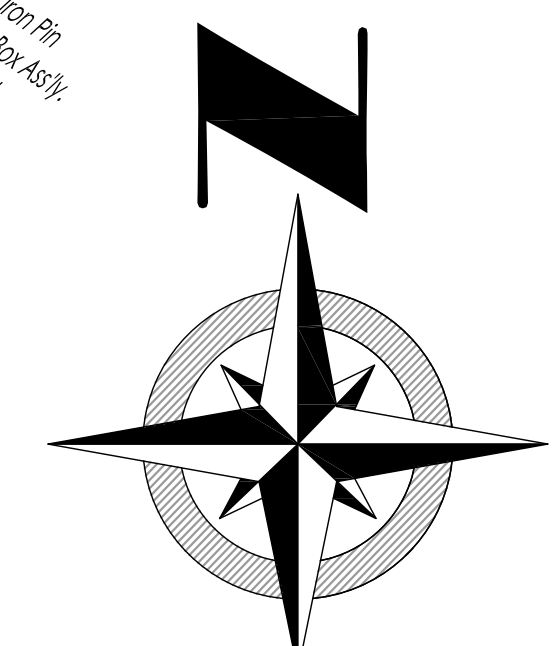


**Survey References:**  
 COUNTY TAX MAPS (AS NOTED)  
 COUNTY RECORD DEEDS (AS NOTED)  
 COUNTY RECORD PLATS (AS NOTED)  
 COUNTY ROAD RECORDS (AS NOTED)  
 SURVEY PERFORMED BY (AS NOTED)

DATE: 9/13/22  
 SCALE: HOR. 1"=100'  
 VERT. 1"=00'  
 FOLDER: Survey  
 FILENAME: Lot Split Survey  
 TAB: Lot Split Survey



**POLARIS ENGINEERING and SURVEYING, INC.**  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com



GRAPHIC SCALE  
 100 0 50 100  
 1 INCH = 100 FEET

CONTRACT No.	
18294	
SHEET	OF
01	01

**P.P.N.'S Creating Parcel "A"**  
 P.P.N. 27-A-031-0-00-002-0 = 7.2388 Ac.  
 P.P.N. 27-A-031-0-00-016-0 = 14.7251 Ac.  
 P.P.N. 27-A-031-0-00-017-0 = 0.4351 Ac.  
 P.P.N. 27-A-031-0-00-018-0 = 1.2312 Ac.  
 Parcel "A" = 23.6302 Ac.