

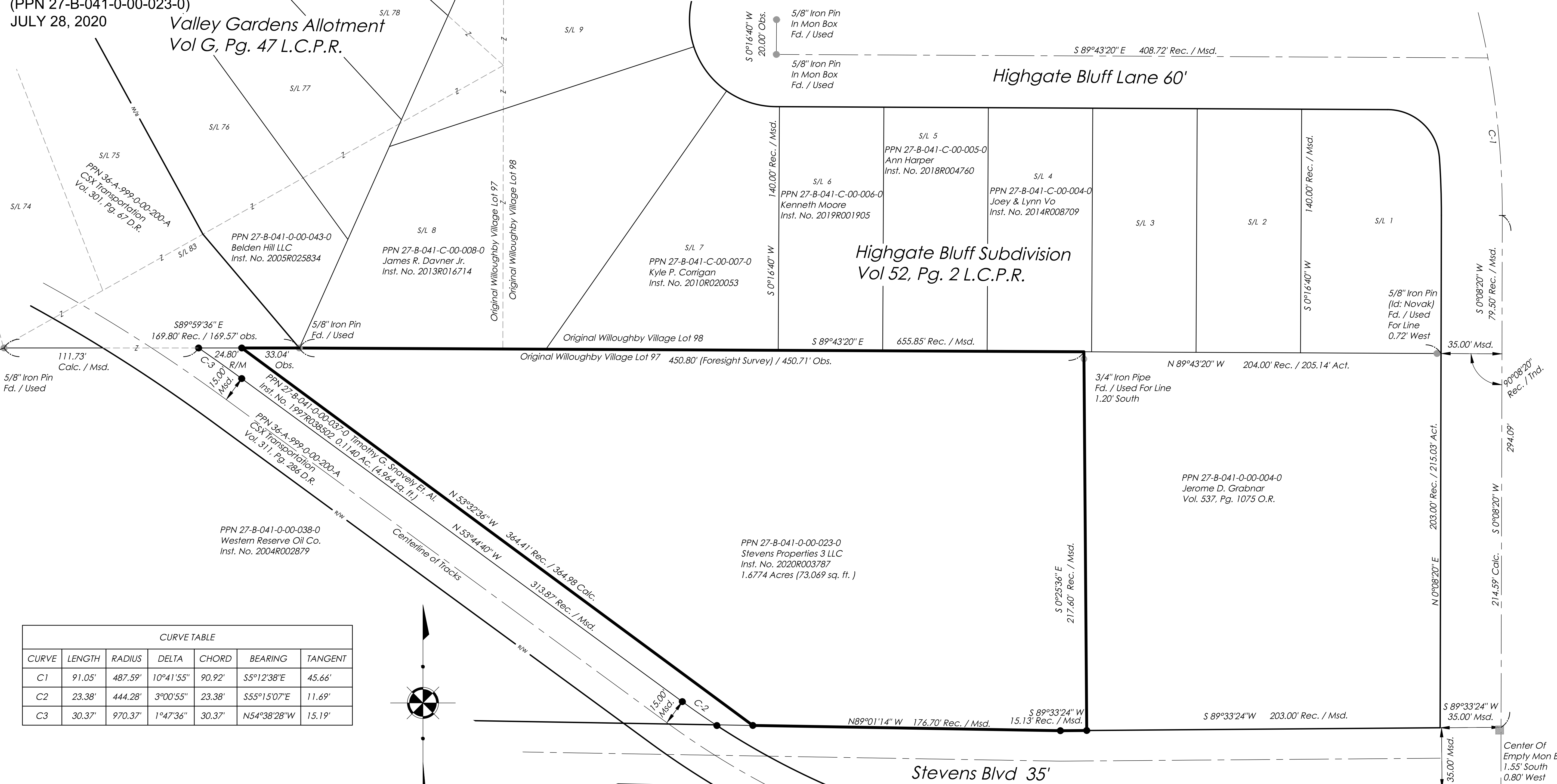
**PLAT OF SURVEY**

Situated in the City of Willoughby, County of Lake, and State of Ohio, known as being part of the Gore Tract in Original Willoughby Township and being part of Lot 97 of the Merchant's Survey of Willoughby Village, and being all of land conveyed to Stevens Properties 3 LLC, by instrument number 2020R003787 of Lake County Records (PPN 27-B-041-0-00-023-0) JULY 28, 2020

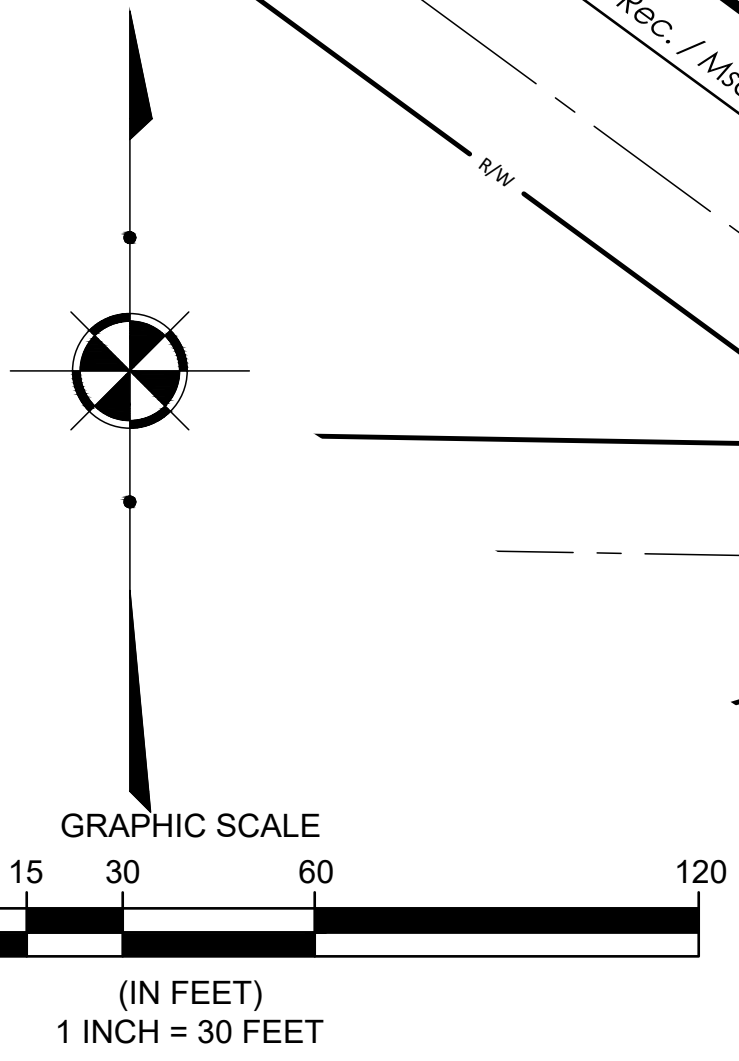
Valley Gardens Allotment  
Vol G, Pg. 47 L.C.P.R.

Highgate Bluff Lane 60'

Highgate Bluff Subdivision  
Vol 52, Pg. 2 L.C.P.R.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	91.05'	487.59'	10°41'55"	90.92'	S5°12'38"E	45.66'
C2	23.38'	444.28'	3°00'55"	23.38'	S55°15'07"E	11.69'
C3	30.37'	970.37'	1°47'36"	30.37'	N54°38'28"W	15.19'



**Boundary Survey Legend**

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND (EMPTY)

**BASIS OF BEARINGS**  
BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT

**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 AND 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 IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

*Michael P. Spellacy* 07/28/2020  
MICHAEL P. SPELLACY P.S. #8169 DATE



**SURVEY REFERENCES:**

- New York Central Railroad Right of Way Plans For the Erie Division Eastlake Spur Dated December, 1951
- Deed to Jerome D. Grabnar 4/30/1990 Vol. 537, Pg. 1075 O.R.
- Deed to Stevens Properties 3 LLC 2/12/2020 Inst. No. 2020R003787
- Deed to imothy G. Snaveley Et. Al. 10/24/1997 Inst. No. 1997R038502

**SURVEY REFERENCES:**

- Deed to Western Reserve Oil Co. 1/22/2004 Inst. No. 2004R002879
- Deed To new York Central Railroad 12/11/1951 Vol. 311, Pg. 286 D.R.
- Subdivision Plat: Valley Gardens Allotment Vol G, Pg. 47 L.C.P.R.
- Subdivision Plat: Highgate Bluff Subdivision Vol 52, Pg. 2 L.C.P.R.

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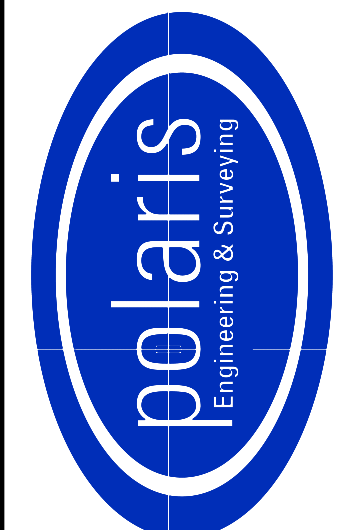
- Original Willoughby Village Lots Per Incorporation Plat Vol. A, Pg. 6
- Lot Split Consolidation For Beldon Hill LLC By Foresight Engineering Group Dated 5/9/2005

REV. No.	DATE	BY	DESCRIPTION

DATE: 07/28/2020 DRAWN: XXX  
SCALE: HOR. 1"=30' VERT. 1"=60'  
FOLDER: DWG/Proj\_Surveying  
FILENAME: Survey Base  
TAB: 01-consolidation  
BNDY. CHK: XXX-xx/xx/20xx  
BASE. CHK: XXX-xx/xx/20xx

**PPN 27-B-041-0-00-023-0**  
**38119 STEVENS BOULEVARD**  
CITY OF WILLOUGHBY - LAKE COUNTY - OHIO

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



**BOUNDARY SURVEY**

CONTRACT No.	
20099	
SHEET	OF
1	1