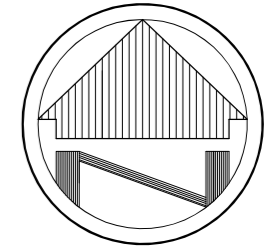


SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 115 OF THE ORIGINAL VILLAGE PLAT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(2011).



SCALE: 1"=100'

LEGEND

- REC. - RECORD DISTANCE OR ANGLE
- CAL. - CALCULATED DISTANCE OR ANGLE
- OBS. - OBSERVED DISTANCE OR ANGLE
- T.P.O.B. - TRUE PLACE OF BEGINNING
- P.O.B. - PLACE OF BEGINNING
- - MONUMENT BOX
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP W.R.W. 8288 SET
- △ - MAG NAIL SET OR FOUND
- (xx'xx'xx" - RECORD BEARING & DISTANCE
xx.xx')

COORDINATES

- A) N 724713.78 E 2265712.58
- B) N 724607.68 E 2265939.11

5/8" IRON REBAR
FND. & HELD
FOR CENTERLINE

PARCEL B
CHAGRIN COMMONS CO INC.
VOL. 222, PG. 94
PPN 27-B-043-0-00-022-0
14380.0 Sq. Feet
0.3301 Acres

PARCEL A
CHAGRIN COMMONS CO INC.
VOL. 222, PG. 94
PPN 27-B-043-0-00-018-0
117816.2 Sq. Feet
2.7047 Acres
0.0378 Acres in R/W
2.6669 Acres Net

PARCEL B

117816.2 Sq. Feet
2.7047 Acres
0.0378 Acres in R/W
2.6669 Acres Net

MARK FURST
2007R013474
PPN 27-B-043-0-00-013-0

LINE	BEARING	DISTANCE
L1	N 00°35'58" E	32.86'
L2	N 64°54'12" W	33.45'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.55'	26.86'	112°06'09"	N 05°20'17" W	44.56'
C2	120.17'	1869.86'	3°40'56"	N 56°04'06" E	120.15'

NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF THE PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT.

William R. Wallace

WILLIAM R. WALLACE REG. NO. 8288 DATE 8/1/23
W. R. WALLACE LLC LAND SURVEYING SERVICES



HILLWARD SATREET 50'

ERIE ROAD 60'

FOOTHILL BLVD. 50'

VALLEY GARDENS ALLOTMENT
PLAT VOLUME G, PAGE 47

REVISED: 8/11/23

BOUNDARY SURVEY
CHAGRIN COMMONS CO INC.
ERIE ROAD
WILLOUGHBY, OHIO

	W.R. WALLACE LLC	Date: 8/1/23
	Land Surveying Services	By: WRW
	1077 Middlefield Trail	Scale: 1"=100'
	Brunswick, Ohio 44212	Job: 2023031
www.wrwallacesurveying.com (216) 789-4135		Sheet 1 of 1