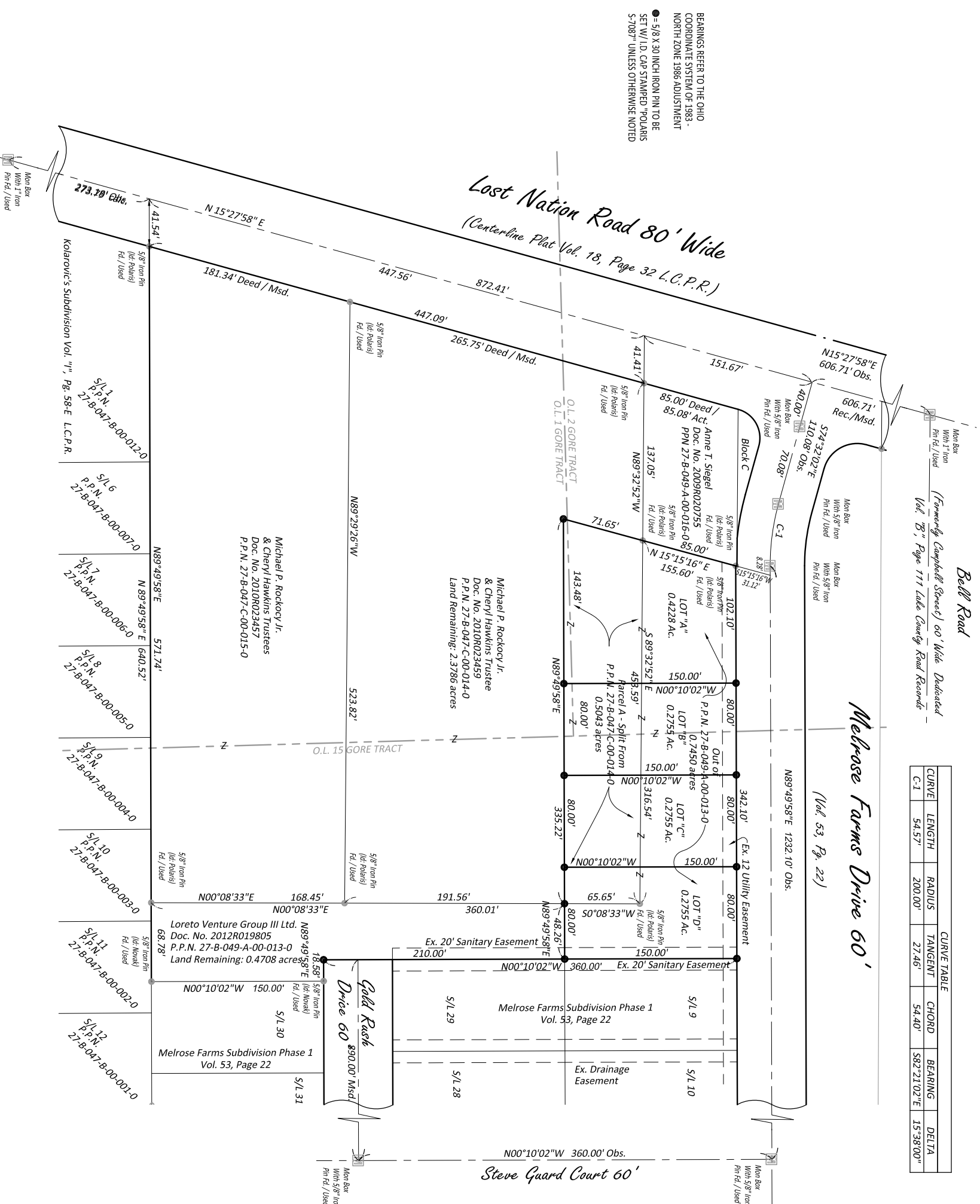


# Plat of Lot Split

Being a Lot Split & Consolidation of Lands Conveyed to  
 Rockocly/Hawkins Trust (P.P.N. 27-B-047-C-00-014-0)  
 & Loreto Venture Group III Ltd. (P.P.N. 27-B-049-A-00-013-0)  
 Being part of Lots 1, 2 & 15, Gore Tract  
 City of Willoughby - County of Lake - State of Ohio  
 Feb. 2019 Scale 1"=50'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	54.57'	200.00'	27.46'	54.40'	S82°22'02"E	15°38'00"



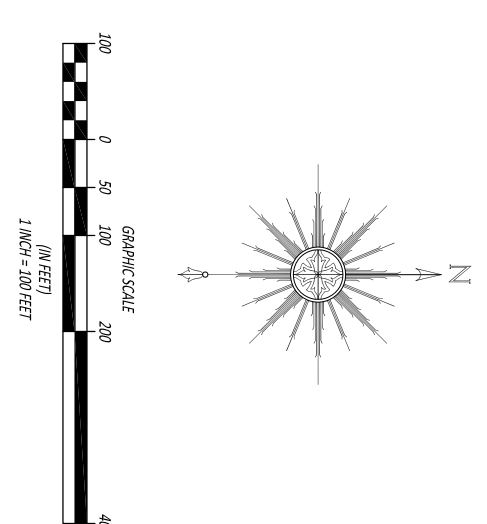
BEARINGS REFER TO THE OHIO  
 COORDINATE SYSTEM OF 1983 -  
 NORTH ZONE 1986 ADJUSTMENT  
 ● = 5/8" X 30" INCH IRON PIN TO BE  
 SET W/ I.D. CAP STAMPED "POLARS"  
 S-7087" UNLESS OTHERWISE NOTED

*Last Nation Road 80' Wide*  
 (Centerline Plat Vol. 18, Page 32 L.C.P.R.)

*Melrose Farms Drive 60'*  
 (Vol. 53, Pg. 22)

*Steve Guard Court 60'*

*Gold Rush Drive 60'*  
 890.00' Msd.



**Subject Property is Zoned R-80 "Residential"**  
 Willoughby Code# Minimum  
 1131.05 (d) Min. Lot Area = 12,000 S.F.  
 1131.05 (b) Min. Lot Width = 80'  
 1131.06(2) Min. Setback = 50'  
 1131.06(b1 & 2) Min. Side/Rear yard = 7' (15' Total)  
 1131.06 (c) Min. Side/Rear yard = 40'

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

*Richard A. Thompson, Jr.*  
 RICHARD A. THOMPSON, JR.  
 OHIO PROFESSIONAL SURVEYOR #7388



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 www.polaris-es.com

CONTRACT NO.	13002
SHEET	OF
01	01

DATE:	2/25/19
SCALE: HOR.	1"=100'
VERT.	1"=60'
FOLDER:	Survey
FILENAME:	Lot Split (RA1)
TAB:	01 - Lot Split

REV. NO.	COMMENTS	DATE	BY
1	Address Tax Map Review Comments	2/25/19	RAT