Barrington CONSULTING GROUP, INC.
9114 TYLER BLVD., MENTOR, OHIO 44060, 440.205.1260 FAX 440.205.1262 www.BarringtonCGI.com

BELL RD. 60' (FORMERLY CAMPBELL ST.)
DEDICATED VOL. B PG. 111 LAKE COUNTY ROAD RECORDS

1" I. PIN FD. & USED IN MONUMENT BOX

LOST NATION RD. 80'
VOL. 19 PG. 32 L.C.P.R.

S89°19'19"E 2925.94' (OBS.) 2926.60' (REC.)

2160.11'

96.21'

CAPPED 5/8" BABCOCK & JONES I. PIN FD. 1.84' N.

CAPPED 5/8" BABCOCK & JONES I. PIN FD. 2.15' N.

CAPPED 5/8" BABCOCK & JONES I. PIN FD. 0.43' E., 0.50' N.

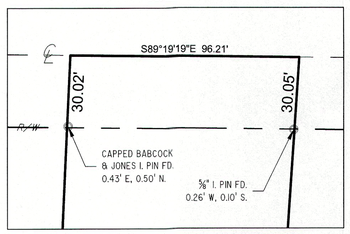
⅝" I. PIN FD. 0.26' W., 0.10' S.

SEE DETAIL

½" I. PIPE FD. 0.67' W.

CITY OF WILLOUGHBY
CITY OF MENTOR

DETAIL:
SCALE: 1" = 20'



P.P. No. 27-B-049-0-00-004-0
38720 BELL RD.
DOC.# 199905315?9
FARRONI JAMES F & SHIRLEY A

437.35'

552.69'

S02°35'40"W 728.01'

REMAINING LANDS
1.1433 ACRES
(0.0660 AC. IN R/W)

P.P. No. 27-B-049-0-00-023-0
38744 BELL RD
DOC.# 203R006458
CANTIA THOMAS R

553.58'

S03°51'10"W 729.05'

P.P. No. 27-B-049-0-00-024-0
38780 BELL RD
DOC.# 200OR024301
PETERS JAMES R & PATRICIA M

SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT No. 15, GORE TRACT.
BEARINGS USED HEREIN ARE BASED ON MELROSE FARMS SUBDIVISION PHASE 3, RECORDED PLAT VOLUME 63 PAGE 11, LAKE COUNTY RECORD OF PLATS AND ARE TO DENOTE ANGUALR RELATIONSHIP ONLY AND DO NOT REPRESENT TRUE NORTH.

CERTIFICATION :
I HEREBY CERTIFY THAT AN ACTUAL BOUNDARY SURVEY WAS PREPARED BY ME ON THE 19th DAY OF DECEMBER 2018, AND THAT THE SURVEY IS IN ACCORDANCE WITH THE OHIO REVISED CODE CHAPTER 4733-37, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. PERMANENT MONUMENTS WERE FOUND, OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET OR DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

I HEREBY CERTIFY THAT, THIS PLAT WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF."

STATE OF OHIO
DAVID W. NOVAK
S-7507
REGISTERED SURVEYOR

2/26/2019
DAVID W. NOVAK, P.S. No. 7507

⅝" I. PIN FD. & USED

CAPPED 5/8" POLARIS I. PIN FD. & USED

CAPPED 5/8" BABCOCK & JONES I. PIN FD. 0.34' W., 0.12' N.

S/L 59
P.P. No. 27-B-049-G-00-010-0
38685 MELROSE FARM DR
DOC.# 201 4R020323
CALO JAMES A & JILL S

CAPPED 5/8" NOVAK I. PIN SET "NOVAK"

CAPPED 5/8"NOVAK I. PIN FD. 0.37' W., 0.32' S.

20' DRAINAGE EASEMENT

S89° 05' 13"E
84.04'

⅝" CAPPED I. PIN SET "NOVAK"

115.34'

MELROSE FARMS SUBDIVISION PH. 3
VOL. 63 PG. 11

50' SETBACK

12' UTILITY EASEMENT

N65°55'53"E 167.50'

N89°49'58"E 371.01' (PLATTED & OBS.)
312.78'

MELROSE FARMS DR. 60'

L1

C1

S/L 60
P.P. No. 27-B-049-G-00-011-0
38700 MELROSE FARM DR
DOC.# 2016R002207
NICELY DANIEL & DEENA
0.3215 ACRES

SPLIT "A"
0.3303 ACRES

470.72' (PLATTED & OBS.)
150.15'
175.32'
175.47'

CAPPED 5/8" POLARIS I. PINS FD. & USED IN MONUMENT BOXES

CAPPED 5/8" POLARIS I. PINS FD. & USED IN MONUMENT BOXES

CAPPED 5/8" NOVAK I. PIN FD. 0.17' E., 0.15' S.

CAPPED 5/8" NOVAK I. PIN FD. USED 0.22' E., 0.17' S

N74°06'09"W 148.91'

N02°35'40"E 25.17'

80.18'

N89° 05' 13"W

I" I. PIPE FD. & USED FOR LINE

CAPPED BABCOCK & JONES I. PIN FD. 0.19' S.

S/L 61
P.P. No. 27-B-049-G-00-012-0
38690 MELROSE FARM DR
DOC.# 2014R024304
KLEKAR SCOTT A & LEIGH C

CAPPED 5/8" BABCOCK & JONES I. PIN FD. & USED

CAPPED 5/8" BABCOCK & JONES I. PIN FD. 0.17' E.

CAPPED 5/8" BABCOCK & JONES I. PIN FD. & USED FOR LINE

P.P. No. 27-B-047-A-00-057-0
38727 WOOD RD
DOC.# 201 5R003738
SEITZ ALLAN M & JANIS L

180.06'

MELROSE FARMS SUBDIVISION PH. 3
VOL. 63 PG. 11

MELROSE FARMS SUBDIVISION PH. 4
VOL. 64 PG. 27

FLOSSY CT. 60'

S00°10'02"E 360.99' (PLATTED & OBS.)

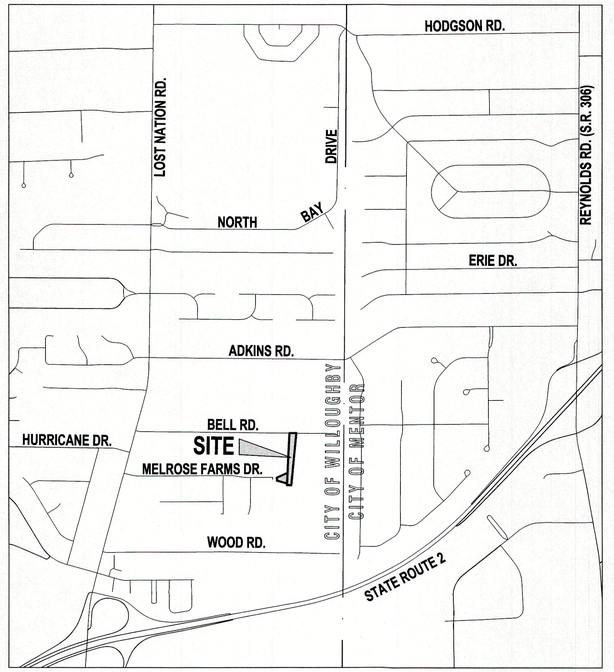
CAPPED POLARIS I. PIN FD. & USED

CAPPED POLARIS I. PIN FD. & USED IN MONUMENT BOX

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	41.84'	60.00'	39°57'18"	21.81'	N4°05'21"W	41.00'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00'	N0°10'02"W

VICINITY MAP
1" = 1000'



18107

REVISIONS	BY

Barrington CONSULTING GROUP, INC.
9114 TYLER BLVD., MENTOR, OHIO 44060
PHONE 440.205.1260 FAX 440.205.1262
www.BarringtonCGI.com

NICELY
DANIEL NICELY
38700 MELROSE FARMS DR.
WILLOUGHBY, OHIO 44094
440-840-9770

LOT SPLIT
38700 MELROSE FARMS DR. & 38744 BELL RD.
WILLOUGHBY, OHIO 44094

DRAWN: WSO
CHECKED: DWN
DATE: FEB. 26, 2019
SCALE: 1" = 50'
JOB NO.: 18107
SHEET: 1/1
OF SHEETS

W:\2018\18107\18107 20190226.dwg, 2/26/2019 12:53:26 PM, KIP 7100 Series

W:\BLOCKS\BORDERS\24X36BA3 2002.09.26