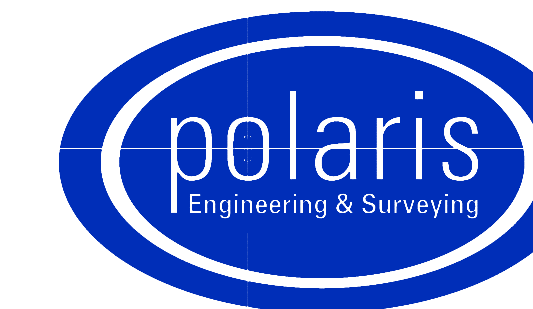


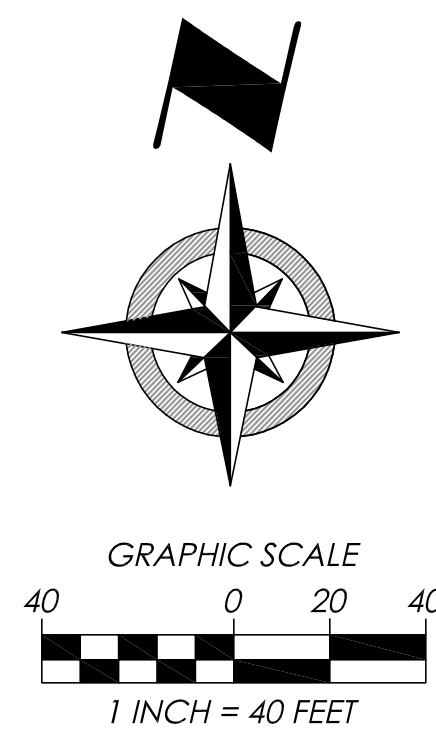
Lot Split Survey

Situated in the City Willoughby, County of Lake, and State of Ohio, and known as being Parcel 6 in the Tam-A-Rac Subdivision no. 4, as Recorded in Volume 14, Page 13 of Lake County Plat Records (P.p.n. 27-B-053-D-00-006-0) and further known as being part of Original Lot No. 7 of the Douglas Tract, Original Willoughby Township, Being Township No. 10 North in the 10th Range West of Townships in the Connecticut Western Reserve.

January 2026 Scale 1"=40'



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



Survey Abbreviations:

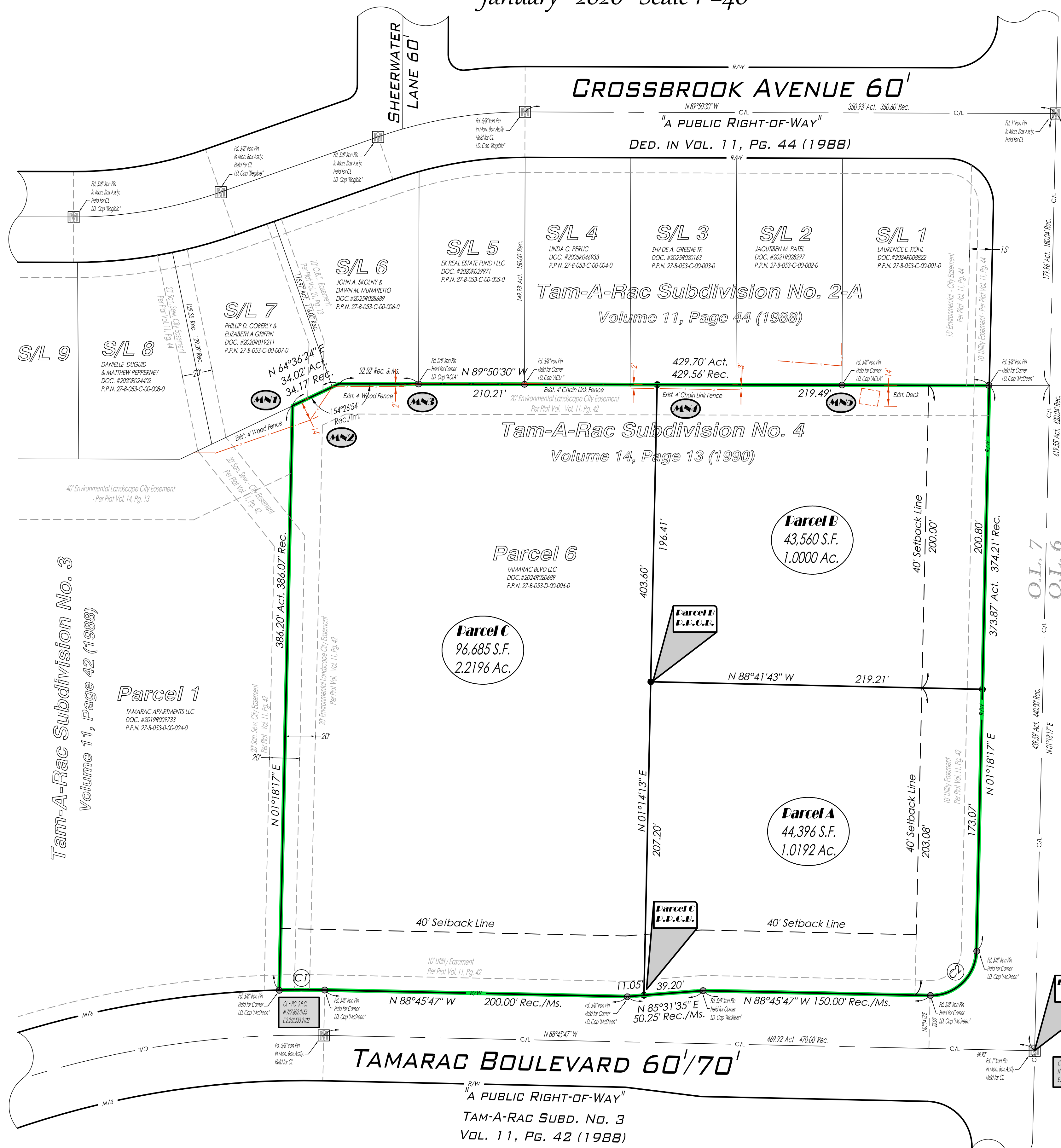
- (AFN.) = AUTOMATIC FILE NUMBER
- (ACT.) = ACTUAL DISTANCE
- (CALC.) = CALCULATED DISTANCE
- (CL) = CENTERLINE
- (C/M) = CALCULATED & MEASURED
- (C.S.R.) = CITY SURVEY RECORDS
- (Dd.) = DEED DISTANCE
- (D.R.) = DEED RECORD
- (D/M) = DEED & MEASURED
- (DOC.) = DOCUMENT NUMBER
- (ENCR.) = ENCROACHMENT
- (FD.) = FOUND
- (INST.) = INSTRUMENT NUMBER
- (MS.) = MEASURED DISTANCE
- (MON.BOX) = MONUMENT BOX ASSEMBLY
- (OBS.) = OBSERVED DISTANCE
- (O.L.) = ORIGINAL LOT LINE
- (O.R.) = OFFICIAL RECORD
- (PL) = PROPERTY LINE
- (P/M) = PLAT & MEASURED
- (P.P.N.) = PERMANENT PARCEL NUMBER
- (P.C.) = POINT OF CURVATURE
- (P.T.) = POINT OF TANGENCY
- (POB) = PLACE OF BEGINNING
- (PPOB) = PRINCIPAL PLACE OF BEGINNING
- (REC.) = RECORD DISTANCE
- (R/M) = RECORD & MEASURED
- (R.P.) = RECORDED PLAT
- (RW) = RIGHT-OF-WAY
- (TRN.) = TURNED ANGLE
- (S/L) = SUBLOT

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 MCSTEEN LAND SURVEYING, DATED 05/16/2022

Boundary Monument Legend:

- MON. BOX ASSEMBLY FOUND (AS NOTED)
- MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- 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 W/I.D. CAP POLARIS #7388 (IF NOT NOTED)
- 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	30.06'	645.65' R/M	15.03'	30.06'	N89°54'12"E	2°40'03"
C2	47.09'	30.00' R/M	29.96'	42.40'	N46°16'15"E	89°55'56"

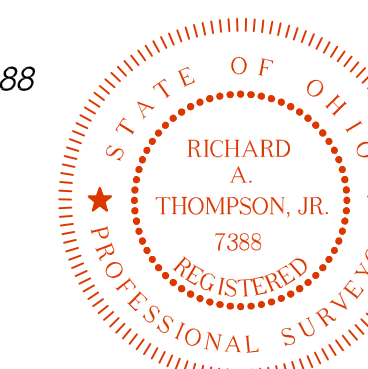
Miscellaneous Notes

- ON 01/14/26 POLARIS ENGINEERING & SURVEYING, INC. WAS DENIED ACCESS TO THE CORNERS SUBLOTS 6 & 7 BY THE OWNERS OF SAID PARCELS, THEREFORE WE WERE UNABLE TO VERIFY THE EXISTENCE OF THE SURVEY MONUMENTS IN THOSE AREAS.
- WOOD FENCE 14' INTO SURVEYED PROPERTY
- WOOD FENCE 2' INTO SURVEYED PROPERTY
- CHAIN LINK FENCE 3' INTO SURVEYED PROPERTY
- DECK 14' INTO SURVEYED PROPERTY

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 A EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORRS/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: 01/23/26



DATE: 01/23/26
DWG: Lot Split Survey (LDD)
TAB: 01 - Lot Split Survey
FOLDER: Survey Base

CONTRACT No.
25231
SHEET OF
01 01