

CURVE TABLE

| Curve # | Length | Radius | Tan | Delta | Chord | Bearing |
|---------|-----------------------------|--------|--------|--------------|--------|-----------------|
| C1 | 76.76' D.-M. | 40.00' | 57.07' | 109° 57' 00" | 65.51' | N 54° 55' 30" W |
| C2 | 14.63' C.-M. 14.62' Deed | 30.00' | 7.46' | 027° 55' 59" | 14.48' | N 86° 50' 56" E |
| C3 | 70.35' D.-M. | 40.00' | 48.32' | 100° 45' 55" | 61.63' | N 50° 25' 59" E |
| C4 | 23.26' D.-M. | 30.00' | 12.25' | 044° 24' 55" | 22.68' | N 34° 11' 32" E |
| C5 | 40.57' D.-M. | 40.00' | 22.22' | 058° 06' 55" | 38.86' | S 41° 02' 32" W |
| C6 | 8.64' D.-M. | 30.00' | 4.35' | 016° 28' 56" | 8.60' | N 64° 38' 29" E |

LINE TABLE

| Line # | Length | Bearing |
|--------|--------------|-----------------|
| L1 | 13.44' D.-M. | N 89° 57' 00" W |

DEED OF RECORD

Land described to Timothy J. Pasbrig and Rita M. Pasbrig by deed dated November 02, 2015 and recorded in Document No. 2015R029208 of Lake County Records.

Land described to Timothy J. Pasbrig and Rita M. Pasbrig by deed dated July 12, 2017 and recorded in Document No. 2017R018009 of Lake County Records.

Please note that when Parcel No. 27-B-057-Q-00-038-0 was consolidated with Parcel No. 27-B-057-Q-00-039-0 no new deed was recorded.

REFERENCE SURVEYS

- 1.) Plat of Survey for Alison Masters performed by Jones Surveying, LLC in June of 2017
- 2.) Arrowhead Beach Allotment Volume E, Page 13 of Lake County Records

LAND AREA

| | | |
|------------|--------------|---------------|
| Parcel "A" | 0.4403 Acres | 19,179 Sq.Ft. |
| Parcel "B" | 0.2813 Acres | 12,253 Sq.Ft. |

BASIS OF BEARINGS

The centerline of Birchwood Drive as North 56°24'00" East as shown in the recorded Plat of Survey for Alison Masters performed by Jones Surveying, LLC in June of 2017 and by the deed dated July 12, 2017 and recorded in Document No. 2017R018009 of Lake County Records.

ZONING DISTRICT

R-50 One Family 50

BIRCHWOOD DRIVE 40'
(A PUBLIC RIGHT-OF-WAY)

BIRCHWOOD DRIVE 40'
(ORDINANCE NO. 1966-26,
PASSED 03/01/1966)
(A PUBLIC RIGHT-OF-WAY)

LEGEND

- ☐ = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- ⊙ = Drill Hole Set / Found
- ⊙ = P.K. Nail Set / Found

- = Parcel / Sublot line
- = Original Parcel / Sublot Line
- = Original Lot / Section Line
- = Centerline
- = Subject Property Line
- = Right-of-way Line
- C.= Calculated D.=Deed M.=Measured

PLAT OF LOT SPLIT
OF
603 BIRCHWOOD DRIVE
PARCEL NO. 27-B-057-Q-00-039-0
CREATING
PARCEL "A" AND PARCEL "B"
CITY OF WILLOUGHBY, OHIO

Situated in the City of Willoughby, County of Lake and State of Ohio and known as being part of Lot 4 in the Original Douglas Tract.

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split of the same.

Timothy J. Pasbrig Rita M. Pasbrig

NOTARY

State of _____
County of _____

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____, this ____ day of _____, 2021.

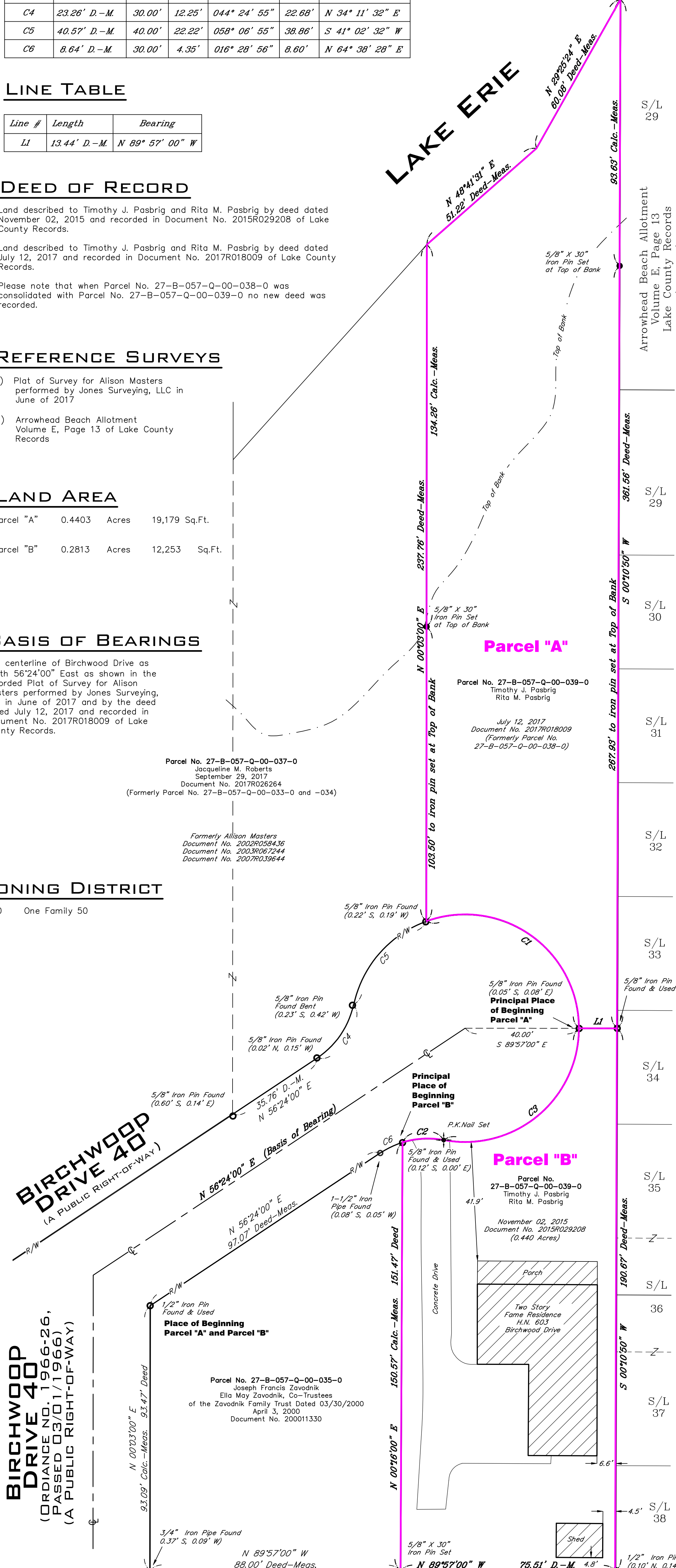
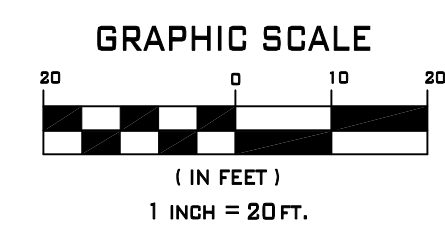
Notary Public

My commission expires _____

APPROVALS

This Plat of Lot Split is accepted and approved by the Chairman of the Planning Commission of the City of Willoughby, Ohio this ____ day of _____, 2021.

Chairman of the Planning Commission

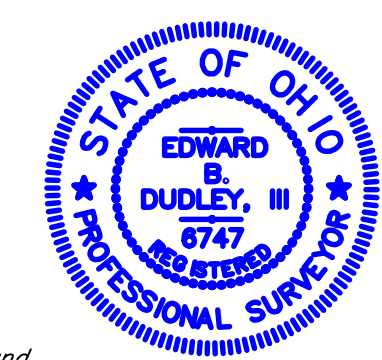


CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley, III
P.S. No. 6747

November 29, 2021
Date



INTENT STATEMENT

The purpose of this Lot Split is to split (Parcel No. 27-B-057-Q-00-039-0) for the future development of Parcel "A" 0.4403 Acres and the remainder being 603 Birchwood Drive Parcel "B" 0.2813 Acres.

NOTE

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

DRAWN BY

BDK, BS

APPROVED

EBD PS No. 6747



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