PLAT OF LOT SPLIT CURVE TABLE OF 603 BIRCHWOOD DRIVE Curve # Length Bearing Tan Delta Chord Radius PARCEL No. 27-B-057-Q-00-039-0 76.76' D.-M. 40.00 57.07 109° 57′ 00″ *65.51* [′] N 54° 55′ 30″ W 14.63' C.-M. CREATING 30.00' 7.46' 027° 55′ 59″ 14.48' N 86° 50′ 56″ E 14.62' Deed PARCEL "A" AND PARCEL "B" 70.35° D.-M. 40.00' 48.32 100° 45′ 55″ 61.63' N 50° 25' 58" E CITY OF WILLOUGHBY, OHIO 044° 24' 55" 23.26° D.-M. 30.00 12.25 22.68' N 34° 11′ 32" E 058° 06' 55" S 41° 02' 32" W 40.57' D.-M. 40.00 22.22 38.86 Situated in the City of Willoughby, County of Lake and State of Ohio and known as 8.64' D.-M. 4.35 016° 28' 56" 8.60° N 64° 38' 28" E 30.00 being part of Lot 4 in the Original Douglas Tract. LINE TABLE S/LŹ9 **OWNERS ACCEPTANCE** Line # Length Bearing I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of 13.44' D.-M. N 89° 57' 00" W Lot Split of the same. DEED OF RECORD Timothy J. Pasbria Rita M. Pasbrig 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 5/8" X 30" Iron Pin Set Records. NOTARY Please note that when Parcel No. 27-B-057-Q-00-038-0 was State of _____ } consolidated with Parcel No. 27-B-057-Q-00-039-0 no new deed was County of _____ recorded. 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. REFERENCE SURVEYS In witness whereof, I have hereunto set my hand and official seal at _____, _ this _____, 2021. 1.) Plat of Survey for Alison Masters performed by Jones Surveying, LLC in June of 2017 Notary Public 2.) Arrowhead Beach Allotment Volume E, Page 13 of Lake County My commission expires LAND AREA APPROVALS Parcel "B" 0.2813 Acres 12,253 Sq.Ft. 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 ______, 5/8" X 30" Ilron Pin Set at Top of Bank Chairman of the Planning Commission S/L 30 BASIS OF BEARINGS Parcel "A" The centerline of Birchwood Drive as North 56°24'00" East as shown in the Parcel No. 27-B-057-Q-00-039-0 recorded Plat of Survey for Alison Timothy J. Pasbrig Masters performed by Jones Surveying, LLC in June of 2017 and by the deed Rita M. Pasbrig dated July 12, 2017 and recorded in Document No. 2017R018009 of Lake July 12, 2017 Document No. 2017R018009 S/L County Records. 31 (Formerly Parcel No. 27-B-057-Q-00-038-0) Parcel No. 27-B-057-Q-00-037-0 Jacqueline M. Roberts September 29, 2017 Document No. 2017R026264 (Formerly Parcel No. 27-B-057-Q-00-033-0 and -034) S/L Formerly Allison Masters Document No. 2002R058436 Document No. 2003R067244 Document No. 2007R039644 ZONING DISTRICT 5/8" Iron Pin Found R - 50One Family 50 (0.22' S, 0.19' W) S/L33 5/8" Iron Pin 5/8" Iron Pin Found Found & Used (0.05' S, 0.08' E) 5/8" Iron Pin **Principal Place** Found Bent of Beginning (0.23' S, 0.42' W) GRAPHIC SCALE Parcel "A" L1 40.00' 5/8" Iron Pin Found S 89°57'00" E (0.02' N, 0.15' W) (IN FEET) 1 INCH = 20 FT. **Principal** Place of 5/8" Iron Pin Found **Beginning** (0.60' S, 0.14' E) Parcel "B" P.K.Nail Set 5/8" Iron Pin Parcel "B" Found & Used (0.12' S, 0.00' E) S/L Parcel No. 27-B-057-Q-00-039-0 35 Timothy J. Pasbrig 1-1/2" Iron Rita M. Pasbrig Pipe Found (0.08' S, 0.05' W) November 02, 2015 (0.440 Acres) 47' 190.67 Drive S/L CERTIFICATION 1/2" Iron Pin Two Story 36 Found & Used Fame Residence 0 5 5 B H.N. 603 **Place of Beginning** This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, Birchwood Drive Parcel "A" and Parcel "B" 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. 00,00,00 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. Parcel No. 27-B-057-Q-00-035-0 Joseph Francis Zavodnik Ella May Zavodnik, Co-Trustees S/L NO.3/01 of the Zavodnik Family Trust Dated 03/30/2000 April 3, 2000 37 Document No. 200011330 November 29, 2021 DRIANCE PASSED OF PUBLIC R ,00,91,00 Edward B. Dudley, III P.S. No. 6747 Date INTENT STATEMENT The purpose of this Lot Split is to split (Parcel No. 27-B-057-Q-00-039-0) for the future developmen _{-4.5}, S/L of Parcel "A" 0.4403 Acres and the remainder being 603 Birchwood Drive Parcel "B" 0.2813 Acres. 3/4" Iron Pipe Found NOTE Shéd , 0.37' S, 0.09' W) 5/8" X 30" N 89°57'00" W Iron Pin Set 1/2" Iron Pin Found Note: ● Denotes 5/8"x30" iron pins set and capped · N 89°57'00" W 88.00' Deed-Meas, **75.51' D. – M.** 4.8' (0.10' N, 0.14' E) "Riverstone Company-PS6747-PS8646" LEGEND Parcel No. 27-B-057-Q-00-036-0 DRAWN BY John W. and Kathleen A. Kuhn Parcel No. 27-B-057-Q-00-042-0 Riya Arya LLC M = Monument Box Found December 6, 2017 S/L BDK, BS Parcel / Sublot line Document No. 2017R033226 **O** = Iron Pin Found 39 (3 foot wide strip of land) Original Parcel / Sublot Line — — Iron Pipe Found LAND SURVEYING - ENGINEERING - DESIGN Original Lot / Section Line APPROVED 3800 LAKESIDE AVENUE - SUITE 100 = 5/8"x30" Iron Pin Set Centerline CLEVELAND - OHIO - 44114 PHONE: (216) 491-2000 FAX: (216) 491-9640 Subject Property Line = Drill Hole Set / Found WWW.RIVERSTONESURVEY.COM EBD PS NO. 6747 Right-of-way Line = P.K. Nail Set / Found 2021-449, PAGE 1 C.= Calculated D.=Deed M.=Measured OF 1 ©2021 by The Riverstone Company. This product style and format is protected by copyright laws and all rights are reserved. The use of this style and format is strictly prohibited without written consent/permission of The Riverstone Company