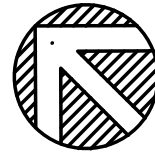


# CONSOLIDATION PLAT

FOR

# JEFFREY T. STEUBBE

SITUATED IN THE CITY OF WILLOWICK, COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING SUBLOT NO. 189 AND PART OF SUBLOT NO. 213 IN GILCHRIST'S BROOKWOOD BEACH ESTATES, OF PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NOS. 5 AND 8, TRACT NO. 15 AND PART OF ORIGINAL TOWNSHIP LOT NO. 1, TRACT NO. 16 AS SHOWN BY THE RECORDED PLAT IN VOLUME D OF MAPS, PAGE 73 OF LAKE COUNTY RECORDS.



Scale: 1" = 30'

**BASIS OF BEARINGS:**

ARE TO ASSUMED MERIDIAN ALONG THE CENTERLINE OF FOXBORO DRIVE, N49°17'00"E

ALL IRON PINS SET ARE 5/8"x30" REBAR WITH CAP "P.K. 7249"

E. 291st ST

E. 291st ST

R=785.59'  
Δ=48°01'44"  
A=658.53'  
C=639.41 (REC)  
639.29' (OBS)  
CB=N49°41'51"E

UXBRIDGE DR 50'

FOXBORO DR 50'

5/8" IPIN MON  
FD & USED

5/8" IPIN MON  
FD & USED

S/L 214  
PPN 28-A-042-F-00-047-0  
CHRIS & DRAZENKA TURKALJ  
28914 UXBRIDGE DR  
DOC #1997R040959

S/L 213  
PPN 28-A-042-F-00-048-0  
CHRISTOPHER R MOORE  
28908 UXBRIDGE DR  
DOC #2008R022218

S/L 212  
PPN 28-A-042-F-00-049-0  
ADELA VOKIC  
28902 UXBRIDGE DR  
DOC #2004R021633

S/L 188  
PPN 28-A-042-F-00-032-0  
ANTHONY & ANTOINETTE GABRIELE  
28901 FOXBORO DR

CONSOLIDATED PARCEL  
0.249 AC.

S/L 189  
(PARCEL 1)  
PPN 28-A-042-F-00-031-0  
JEFFREY T. STEUBBE  
28819 FOXBORO DR  
DOC #2017R007119

S/L 190  
PPN 28-A-042-F-00-030-0  
INGRID D AMROSIO  
28813 FOXBORO DR  
DOC #2016R001301

S32°00'00"E  
20.00' (REC & MSD)

S46°09'08"E 123.07' (REC) 123.68' (OBS)

S/L 185  
S/L 186

1/4" IPIPE FD

115.54' (REC & OBS)

A=34.46'  
C=34.44'  
CB=N45°41'36"E

3/4" IPIPE FD & USED

R=275.00'  
A=50.00'  
C=49.93'  
CB=S36°53'44"W

3/4" IPIPE FD  
0.18'S  
0.05'E

(REC & MSD)  
IPS

5/8" IPIN FD & USED

62.01' (REC & OBS)  
N47°27'57"E

76.00'  
76.00'  
65.00' (REC & OBS)  
N43°30'50"E  
(PARCEL 2)

5/8" IPIN FD & USED

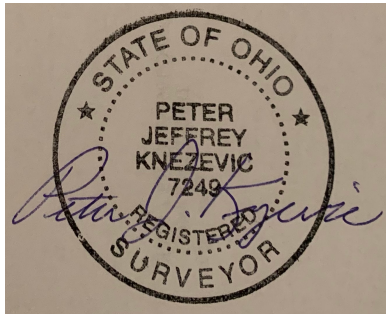
5/8" IPIN FD & USED

N27°29'10"W  
25.00' (REC & OBS)

S43°30'50"W  
10.57' (REC & MSD)

N57°42'31"W 131.31' (REC) 131.96' (OBS)

3/4" IPIPE FD & USED



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO ASSUMED MERIDIAN ALONG THE CENTERLINE OF FOXBORO DRIVE. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. FEBRUARY 8, 2021.

BY: \_\_\_\_\_  
PETER J. KNEZEVIC  
REGISTERED SURVEYOR #7249