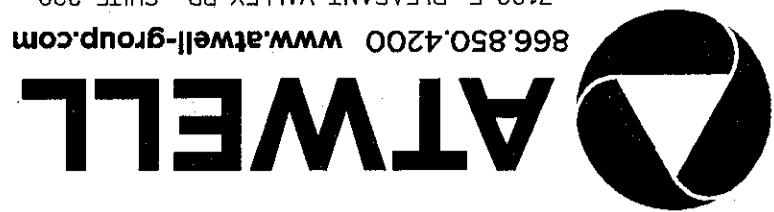


LOT CONSOLIDATION PLAT

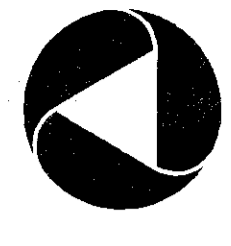


866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

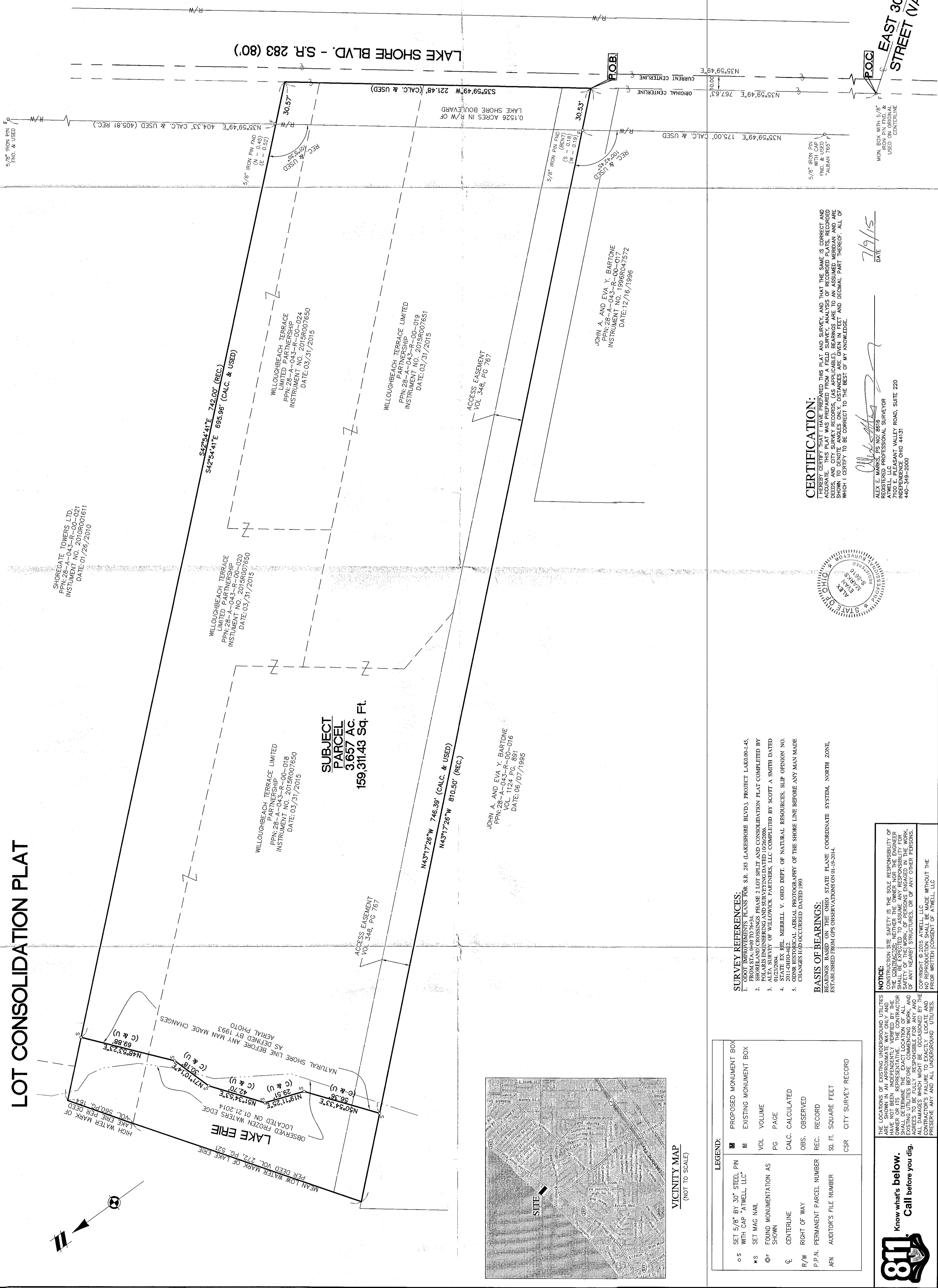
BEING PART OF ORIGINAL LOT 1, TRACT 16
ORIGINAL WILLOUGHBY TOWNSHIP
CITY OF WILLOWICK
LAKE COUNTY, OHIO

THE WODA GROUP
LOT CONSOLIDATION PLAT

CLIENT
DATE 21 JULY 2014
BY: JG/2014



REVISIONS
SCALE 0" = 30 FEET
1" = 30 FEET
DR. PE. CH. AM.
BOOK T-112
P.M. A. MARKS
CAD FILE: 14000084SU-02.DWG
JOB: 14000084
FILE CODE: SU-02
SHEET NO. 1



SHOREGATE TOWERS LTD.
PPN: 28-A-043-R-00-021
INSTRUMENT NO. 2010R001011
DATE: 01/26/2010

WILLOUGHBEACH TERRACE LIMITED PARTNERSHIP
PPN: 28-A-043-R-00-020
INSTRUMENT NO. 2015R007650
DATE: 03/31/2015

WILLOUGHBEACH TERRACE LIMITED PARTNERSHIP
PPN: 28-A-043-R-00-018
INSTRUMENT NO. 2015R007650
DATE: 03/31/2015

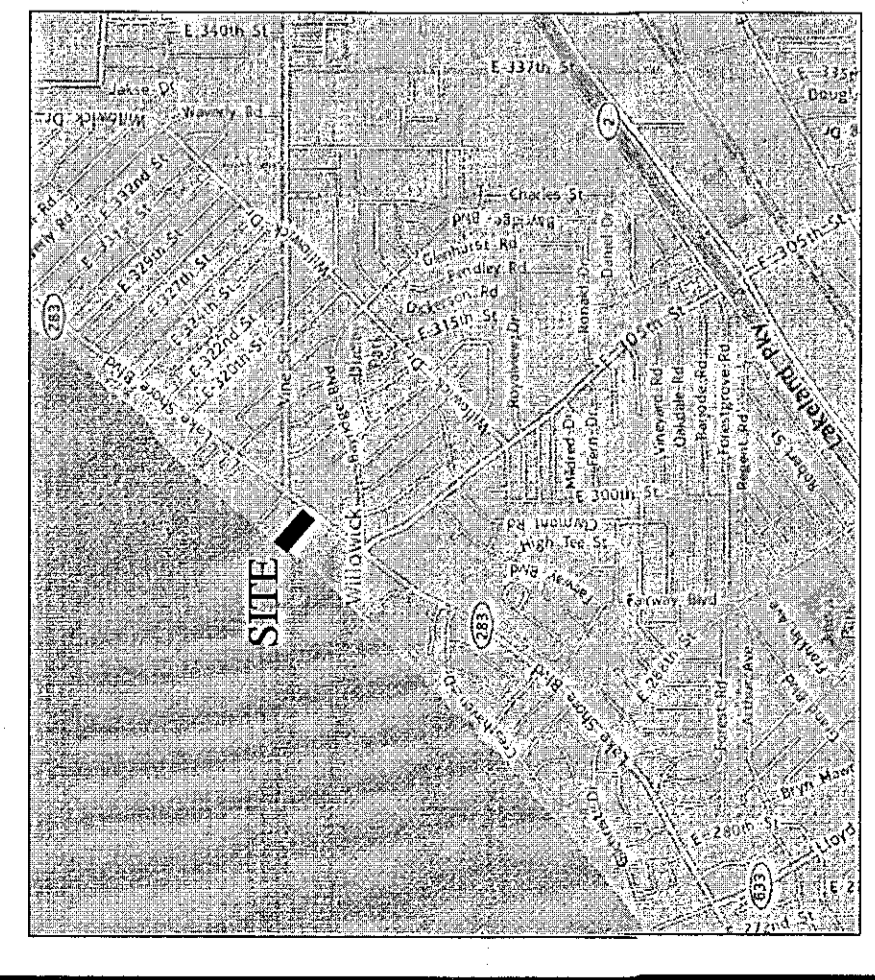
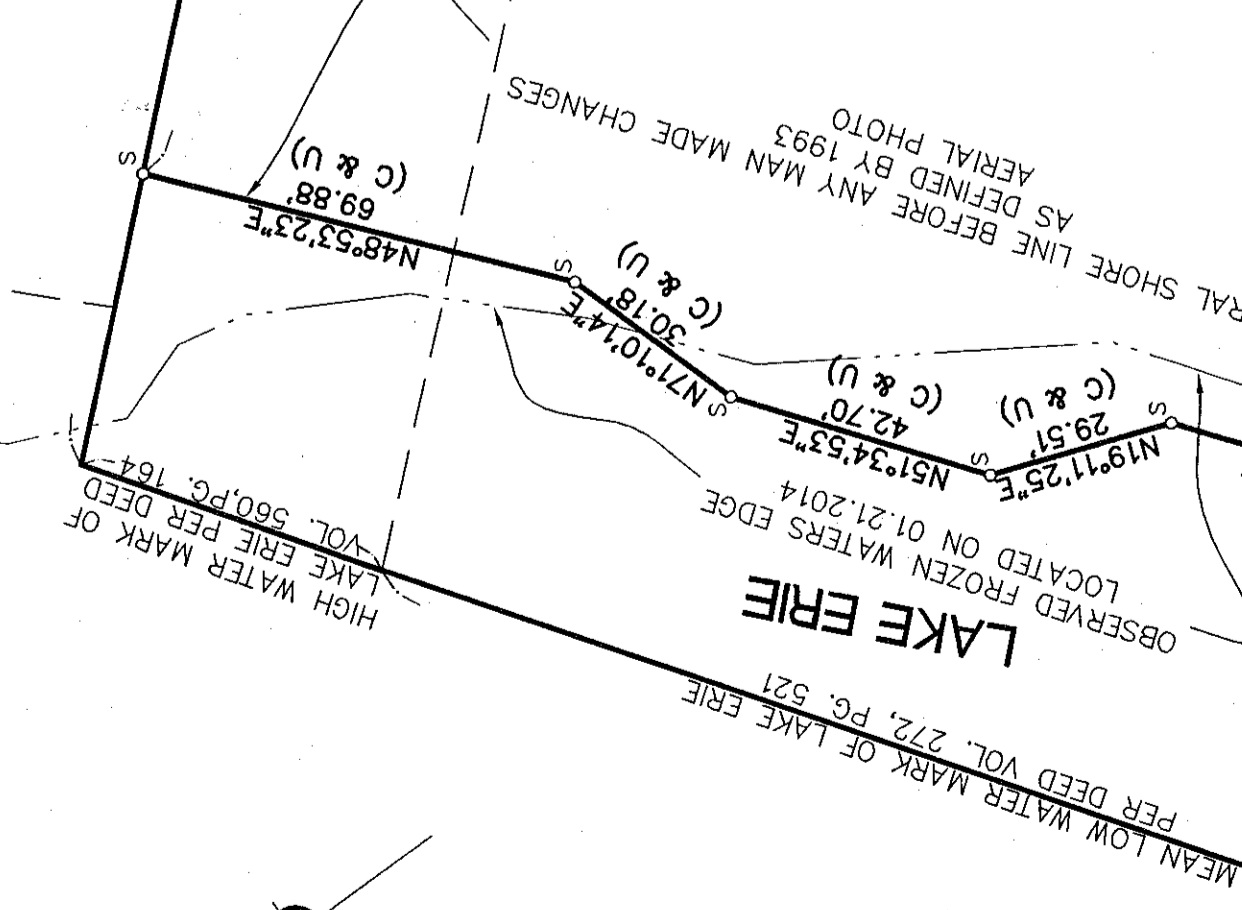
SUBJECT PARCEL
3.657 AC.
159,311.43 Sq. Ft.

WILLOUGHBEACH TERRACE LIMITED PARTNERSHIP
PPN: 28-A-043-R-00-019
INSTRUMENT NO. 2015R007651
DATE: 03/31/2015

ACCESS EASEMENT
VOL. 348, PG. 767

JOHN A. AND EVA Y. BARTONE
PPN: 28-A-043-R-00-016
VOL. 1124 P.C. 891
DATE: 06/07/1995

JOHN A. AND EVA Y. BARTONE
PPN: 28-A-043-R-00-017
INSTRUMENT NO. 1986R047572
DATE: 12/16/1986



VICINITY MAP
(NOT TO SCALE)

LEGEND:

o s	SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL, LLC"	PROPOSED MONUMENT BOX
* s	SET MAG NAIL	EXISTING MONUMENT BOX
o r	FOUND MONUMENTATION AS SHOWN	VOLUME
o	CENTERLINE	PAGE
R/W	RIGHT OF WAY	CALC. CALCULATED
P.P.N.	PERMANENT PARCEL NUMBER	OBS. OBSERVED
AFN	AUDITOR'S FILE NUMBER	REC. RECORD
		SQ. FT. SQUARE FEET
		CSR CITY SURVEY RECORD

SURVEY REFERENCES:

- ODOT IMPROVEMENTS PLANS FOR S.R. 283 (LAKESHORE BLVD.), PROJECT LAK0100445, FROM STA. 0+00 TO 7+54. PLEASE A LOT SPLIT AND CONSOLIDATION PLAT COMPLETED BY POLARIS ENGINEERING AND SURVEYING DATED 10/6/2008
- ALTA SURVEY OF WILLOWICK PARTNERS, LLC COMPLETED BY SCOTT A SMITH DATED 01/27/2004
- MERRILL V. OHIO DEPT. OF NATURAL RESOURCES, SLIP OPINION NO. 2011-0414-032
- ODNR HISTORICAL AERIAL PHOTOGRAPHY OF THE SHORE LINE BEFORE ANY MAN MADE CHANGES HAD OCCURRED DATED 1993

BASIS OF BEARINGS:
BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, ESTABLISHED FROM GPS OBSERVATIONS ON 01/9/2014.

NOTICE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. PRIOR WRITTEN CONSENT OF ATWELL, LLC

CERTIFICATION:
I, THE ENGINEER, HAVE PREPARED THIS PLAT AND SURVEY AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE), BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

John A. Marks
DATE: 7/9/15
DATE

JOHN A. MARKS, P.E., REGISTERED PROFESSIONAL SURVEYOR
ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OHIO 44131
440-349-2000



811
Know what's below.
Call before you dig.