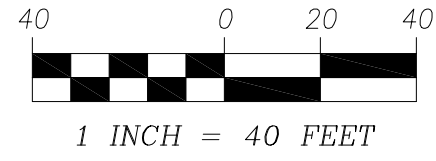


GRAPHIC SCALE



BASIS OF BEARING

BEARING ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

OWNERSHIP TABLE

01-A	PPN 29-B-005-D-00-020-0 DAVID R. SHOCKEY, JR. & SHANAY L. SHOCKEY DOC. NO. 2021R011437 L.C.D.R. (DEED PARCEL 1)
01-B	PPN 29-B-005-D-00-020-0 DAVID R. SHOCKEY, JR. & SHANAY L. SHOCKEY DOC. NO. 2021R011437 L.C.D.R. (DEED PARCEL 2)
02	PPN 29-B-005-D-00-066-0 TYLER L. NELSON & MEGAN J. NELSON DOC. NO. 2014R011647 L.C.D.R. 0.161 ACRES CALC. (0.161 ACRES REC.)
03	PPN 29-B-005-D-00-067-0 THE ROBERT X. BRUENING TRUST DATED 9-3-15 DOC. NO. 2015R028721 L.C.D.R. 0.161 ACRES (REC.)
04	PPN 29-B-005-D-00-065-0 EREMIE KLEIN DOC. NO. 2012R025955 L.C.D.R. 0.161 ACRES (REC.)
05	PPN 29-B-005-D-00-070-0 DARLA M. DACKIEWICZ DOC. NO. 2016R000420 L.C.D.R. 0.229 ACRES (REC.)
06	PPN 29-B-005-D-00-019-0 EUGENE JAMES FLAURAUD JR DOC. NO. 2021R015714 0.196 ACRES (REC.)
07	PPN 29-B-005-D-00-021-0 SVETLANA M. MCCrackEN DOC. NO. 2010R004406 L.C.D.R. (DEED PARCEL 1) 0.192 ACRES (REC.)
08	PPN 29-B-005-D-00-024-0 SVETLANA M. MCCrackEN DOC. NO. 2010R004406 L.C.D.R. (DEED PARCEL 2) APPROX 0.38 ACRES (REC.)

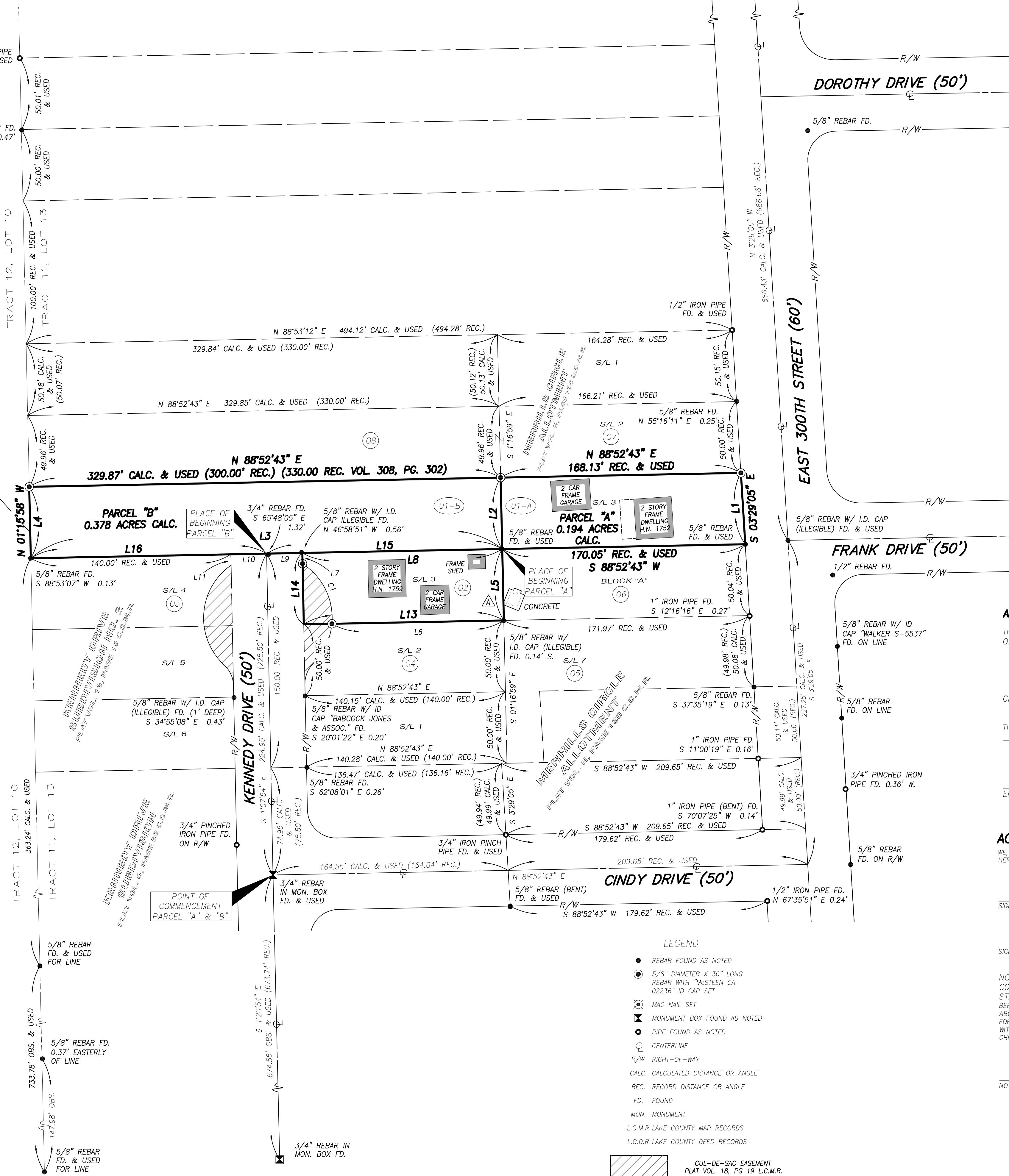
C1 Δ = 62°38'14" CALC. & USED
(62°50'34" REC.)
R = 45.00' REC. & USED
A = 49.20' CALC. & USED
(49.36' REC.)
T = 27.38' CALC. & USED
CH = 46.78' CALC. & USED
(46.32' REC.)
BRG = N 26°03'05" W CALC. & USED
(N 24°14'41" W REC.)

LINE DATA

LINE	BEARING	DISTANCE
L1	S 03°29'05" E	50.00' REC. & USED
L2	N 01°16'59" W	49.96' REC. & USED
L3	S 88°52'43" W	329.88' CALC. & USED (TO THE WESTERLY LINE OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 13 REC. & USED) (300.00' REC.) (330.00' REC. (VOL 308, PG 302 & PLAT VOL 18, PG 19))
L4	N 01°15'58" W	49.96' REC. & USED
L5	S 01°16'59" E	50.00' REC. & USED
L6	S 88°52'43" W	120.30' CALC. & USED (120.22' REC.)
L7	N 01°07'54" W	7.58' CALC. & USED (7.49' REC.)
L8	N 88°52'43" E	139.88' CALC. & USED (140.00' REC.)
L9	S 88°52'43" W	25.00' REC. & USED
L10	S 88°52'43" W	25.00' REC. & USED
L11	S 01°07'54" E	7.59' CALC. & USED (7.68' REC.)
L12	N 71°11'34" E	31.10' REC. & USED
L13	S 88°52'43" W	140.02' CALC. & USED (140.00' REC.)
L14	N 01°07'54" W	50.00' REC. & USED
L15	S 88°52'43" W	164.88' CALC. & USED
L16	S 88°52'43" W	165.00' CALC. & USED

SURVEY REFERENCES

- "MERRILLS CIRCLE ALLOTMENT" RECORDED IN PLAT VOL. H, PAGE 130 L.C.M.R.
- "KENNEDY DRIVE SUBDIVISION NO. 2" RECORDED IN PLAT VOL. 18, PAGE 19 L.C.M.R.
- "FRANK BERZIN'S EAST 300TH STREET SUBDIVISION" RECORDED IN PLAT VOL. J, PAGE 41 L.C.M.R.
- LAKE COUNTY TAX MAP DEPARTMENT SURVEYS
-29-B-005-F-00-057
-29-B-005-E-00-022
-29-B-005-E-00-006
-29-B-005-E-00-020
-29-B-005-E-00-021



LOT SPLIT & BOUNDARY SURVEY
FOR
1752 E 300 STREET
& 1759 KENNEDY DRIVE

KNOWN AS BEING SUBLT NO. 3 IN MERRILLS CIRCLE ALLOTMENT AS SHOWN BY THE RECORDED PLAT VOLUME H OF MAPS, PAGE 130, AND BEING SUBLT NO. 3 IN THE KENNEDY DRIVE SUBDIVISION #2 BY THE RECORDED PLAT VOLUME 18, PAGE 19, AND BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 13, TRACT NO. 11, NOW SITUATED IN THE

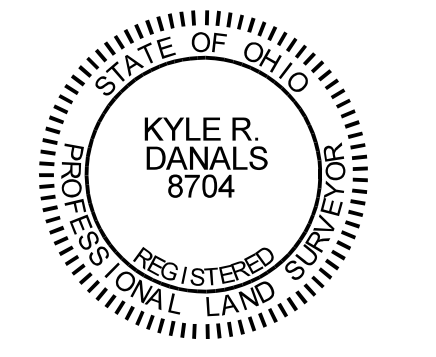
CITY OF WICKLIFFE
COUNTY OF LAKE - STATE OF OHIO

McSteen
LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

Kyle R. Danals 5-19-2021
KYLE R. DANALS REG. PROF. SURV. NO. 8704
Job No.: 21-091
Field Date: APRIL 23, 2021
Survey Date: MAY 19, 2021
Drawn By: TEE



SIGNIFICANT OBSERVATIONS

- ▲ A CONCRETE PAD EXTENDS OVER THE EASTERLY LINE OF S/L 3 IN KENNEDY DRIVE SUBDIVISION NO. 2 BY APPROX 0.5 FEET.

APPROVALS

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WICKLIFFE, OHIO THIS _____ DAY OF _____, 2021.

CHAIRMAN _____ DATE _____

THIS PLAT IS HEREBY APPROVED BY THE ENGINEER FOR THE CITY OF WICKLIFFE, OHIO THIS _____ DAY OF _____, 2021.

ENGINEER _____ DATE _____

ACCEPTANCE

WE, DAVID R. SHOCKEY, JR AND SHANAY L. SHOCKEY, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

NOTARY PUBLIC

COUNTY OF LAKE
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DAVID R. SHOCKEY, JR AND SHANAY L. SHOCKEY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF _____ FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

- LEGEND
- REBAR FOUND AS NOTED
 - 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
 - ⊙ MAG NAIL SET
 - ⊠ MONUMENT BOX FOUND AS NOTED
 - PIPE FOUND AS NOTED
 - CENTERLINE
 - R/W RIGHT-OF-WAY
 - CALC. CALCULATED DISTANCE OR ANGLE
 - REC. RECORD DISTANCE OR ANGLE
 - FD. FOUND
 - MON. MONUMENT
 - L.C.M.R. LAKE COUNTY MAP RECORDS
 - L.C.D.R. LAKE COUNTY DEED RECORDS

CUL-DE-SAC EASEMENT
PLAT VOL. 18, PG 19 L.C.M.R.