

LOT SPLIT
FOR
1811 E. 298TH STREET

KNOWN AS BEING PART OF TOWN 9, RANGE 10 OF THE CONNECTICUT WESTERN RESERVE SURVEY, PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 10, TRACT 12, AND ALL OF SUBLOTS NOS. 27, 28, AND 29 IN THE PAULINE H. ROTH SUBDIVISION AS RECORDED IN VOLUME D, PAGE 15 OF LAKE COUNTY MAP RECORDS, NOW SITUATED IN THE

CITY OF WICKLIFFE
COUNTY OF LAKE - STATE OF OHIO

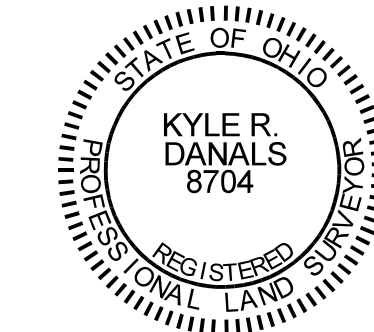
McSteen
LAND SURVEYORS

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
KYLE R. DANALS 02-01-2022
REG. PROF. SURV. NO. 8704

Job No.: 21-329
Field Date: January 19, 2022
Survey Date: February 1, 2022
Drawn By: HWJ



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 47°10'01" E	50.00' CALC. & USED
L2	S 47°10'01" E	70.00' CALC. & USED
L3	N 47°11'00" W	70.00' CALC. & USED
L4	N 47°11'00" W	50.00' CALC. & USED
L5	S 47°10'01" E	40.00' REC. & USED
L6	S 47°10'01" E	20.97' CALC. & USED (20.57' REC.)
L7	S 01°15'32" E	27.92' REC. & USED
L8	S 47°11'00" E	40.00' REC. & USED
L9	S 47°11'00" E	31.15' CALC. & USED (30.88' REC.)
L10	S 47°11'00" E	14.28' REC. & USED
L11	S 47°11'00" E	14.28' REC. & USED
L12	S 47°11'00" E	495.64' CALC. & USED (495.77' REC.)
L13	S 47°11'00" E	525.97' CALC. & USED
L14	S 47°11'00" E	496.31' CALC. & USED (496.28' REC.)
L15	S 47°11'00" E	29.81' CALC. & USED (30.00' REC.)

- LEGEND**
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
 - REBAR FOUND AS NOTED
 - MAG NAIL SET
 - MONUMENT BOX FOUND AS NOTED
 - EMPTY MONUMENT BOX FOUND
 - PIPE FOUND AS NOTED
 - RAILROAD SPIKE 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
 - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

SIGNIFICANT ANTI-COLLISION
A WOOD FENCE CROSSES OVER SOUTHEASTERLY LINE OF SURVEYED PROPERTY AS NOTED

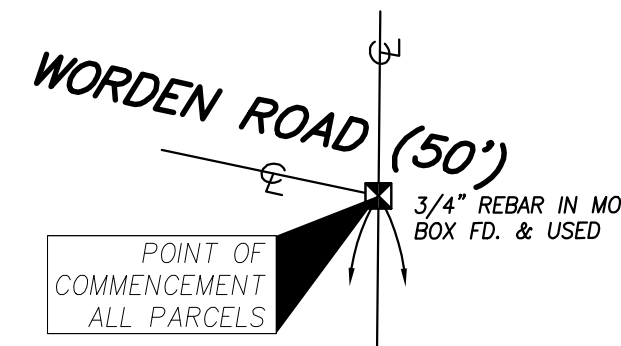
OWNER'S TABLE

1	PART OF PPN 29-B-007-B-00-026-D VIRGINIA M. HARRISON INST. 2014R016892 L.C.D.R. (SUBLLOT 27) 0.191 ACRES (CALC.)
2	PART OF PPN 29-B-007-B-00-026-D VIRGINIA M. HARRISON INST. 2014R020009 L.C.D.R. (SUBLOTS 28 & 29) 0.383 ACRES (CALC.)
3	PPN 29-B-007-B-00-027-D GIB OH, AN OHIO LIMITED LIABILITY COMPANY INST. 2016R002709 L.C.D.R. DEED PARCEL II

- SURVEY REFERENCES**
- LAKE COUNTY SURVEYS FOR PARCELS:
 - 29-B-003-D-00-014
 - 29-B-005-E-00-006
 - 29-B-005-E-00-020
 - 29-B-005-E-00-021
 - 29-B-005-R-00-022
 - 29-B-005-F-00-057
 - "MERRILLS CIRCLE ALLOTMENT" VOL. H, PAGE 130 L.C.M.R.
 - "FRANK BERZIN'S EAST 300TH STREET SUBDIVISION" VOL. J, PAGE 41 L.C.M.R.
 - "BEL ACRE CONDOMINIUMS" VOL. Q, PAGE 17 L.C.M.R.
 - "KENNEDY DRIVE SUBDIVISION #2" VOL. 18, PAGE 19 L.C.M.R.

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	40°26'08" CALC. & USED (40°09'15" REC.)	148.76' CALC. & USED (150.00' REC.)	104.99' CALC. & USED (150.00' REC.)	54.79' CALC. & USED	102.82' CALC. & USED	S 26°57'56" E
C2	40°26'08" CALC. & USED (40°09'15" REC.)	173.76' CALC. & USED (175.00' REC.)	122.63' CALC. & USED	63.99' CALC. & USED	120.10' CALC. & USED	S 26°57'56" E
C3	40°26'08" CALC. & USED (40°09'15" REC.)	198.76' CALC. & USED (200.00' REC.)	140.27' CALC. & USED (140.17' REC.)	73.20' CALC. & USED	137.38' CALC. & USED	S 26°57'56" E
C4	40°26'08" CALC. & USED (40°09'15" REC.)	198.76' CALC. & USED (200.00' REC.)	140.27' CALC. & USED (140.17' REC.)	73.20' CALC. & USED	137.38' CALC. & USED	S 26°57'56" E
C5	40°26'08" CALC. & USED (40°09'15" REC.)	173.76' CALC. & USED (175.00' REC.)	122.63' CALC. & USED	63.99' CALC. & USED	120.10' CALC. & USED	S 26°57'56" E
C6	40°26'08" CALC. & USED (40°09'15" REC.)	148.76' CALC. & USED (150.00' REC.)	104.99' CALC. & USED (150.00' REC.)	54.79' CALC. & USED	102.82' CALC. & USED	S 26°57'56" E



EUCLID AVENUE, S.H. 2, US 20 (60')
(FORMERLY CLEVELAND-BUFFALO ROAD)

EAST 299TH ST. SUBDIVISION
VOLUME J, PAGE 88 L.C.D.R.

PAULINE H. ROTH, SUBDIVISION
VOLUME D, PAGE 15 L.C.M.R.

PPN 29-B-003-L-00-008-0
BISHOP OF CLEVELAND
VOL. 613, PAGE 599 L.C.D.R.

PPN 29-B-007-B-00-027-0
GIB OH, AN OHIO
LIMITED LIABILITY COMPANY
INST. 2016R002709 L.C.D.R.
DEED PARCEL II

PPN 29-B-003-D-00-023-0
TOWNSHIP TRACT 12, LOT 10

PPN 29-B-007-B-00-027-0
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AREA OF SURVEYED PREMISES

PARCEL 1	SUBLLOT 27	(0.191 ACRES)
	PT. OF SUBLLOT 28	(4.048 ACRES)
	TOTAL PARCEL 1	(0.239 ACRES)
PARCEL 2	PT. OF SUBLLOT 28	(0.144 ACRES)
	SUBLLOT 29	(0.191 ACRES)
	TOTAL PARCEL 2	(0.335 ACRES)
	TOTAL AREA	(0.574 ACRES)

OWNERS ACCEPTANCE
I, VIRGINIA M. HARRISON, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

SIGNATURE _____ PRINT NAME _____

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 VIRGINIA M. HARRISON, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS HER FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2022.

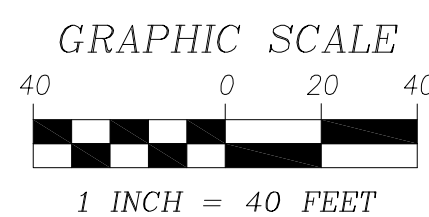
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS
THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WICKLIFFE, OHIO THIS _____ DAY OF _____, 2022.

CHAIRMAN _____ DATE _____

THIS PLAT IS HEREBY APPROVED BY THE ENGINEER FOR THE CITY OF WICKLIFFE, OHIO THIS _____ DAY OF _____, 2022.

ENGINEER _____ DATE _____



BASIS OF BEARING

BEARINGS 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).