

# PLAT OF SURVEY AND LOT SPLIT

FOR  
**FORMICA ENTERPRISES LLC.**

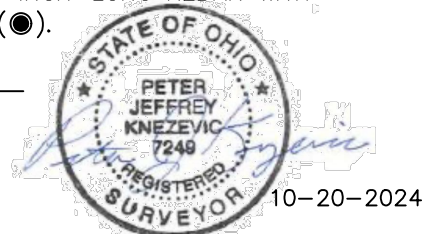
SITUATED IN THE CITY OF WICKLIFFE, COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL LOT 4, TRACT 8, IN ORIGINAL WILLOUGHBY TOWNSHIP, LOCATED ON THE EASTERLY SIDE OF EAST 290 STREET, FORMERLY KNOWN AS TAYLOR AVENUE.

## BOUNDARY CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. ALL DIMENSION ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "PJK 7249" AS SHOW HEREON (●).

BY: \_\_\_\_\_

PETER J. KNEZEVIC  
OHIO PROFESSIONAL SURVEYOR #7249  
DATE: OCTOBER 20, 2024



## ACCEPTANCE

FORMICA ENTERPRISES LLC., the owner of the lands embraced within this lot split, hereby acknowledges this plat to be his free act and deed, and does hereby approve and accept this lot split as shown hereon.

By: \_\_\_\_\_

PRINT NAME

SIGN NAME

County of Lake } S.S.  
State of Ohio }

Before me, Notary Public in and for said county and state, personally appeared FORMICA ENTERPRISES LLC., who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed. In witness I have set my hand and official at Wickliffe, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public \_\_\_\_\_

Commission Expires \_\_\_\_\_

## APPROVALS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WICKLIFFE, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE ENGINEER FOR THE CITY OF WICKLIFFE, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

<b>SPLIT "A"</b>	
PPN 29-B-008-A-00-065-0	0.3306 AC. (R/W)
SPLIT +0.0302 AC. (R/W)	
<b>TOTAL</b>	<b>0.3608 AC. (R/W)</b>
<b>SPLIT "B"</b>	
PPN 29-B-008-A-00-064-0	0.2529 AC. (R/W)

①  
PPN 29-B-008-A-00-045-0  
HOWARD TAYLOR III  
1722 E. 291 ST.  
DOC. #2022R030790

②  
PPN 29-B-008-A-00-044-0  
TRANLA LLC.  
1726 E. 291 ST.  
DOC. #2017R023680

③  
PPN 29-B-008-A-00-043-0  
KATELYNN GURBACH  
1732 E. 291 ST.  
DOC. #2019R000940

④  
PPN 29-B-008-A-00-042-0  
CRAIG & JANICE BRISBIN  
1738 E. 291 ST.  
V.787 P.86

PPN 29-B-008-A-00-063-0  
ROBERT A. & FRANCIS A.  
OLDENBURGH  
1717 E. 290 ST.  
DOC. #1998R886719

EUCLID AVE. 60'  
R/W  
DRILL HOLE AND CROSS  
FD. & USED

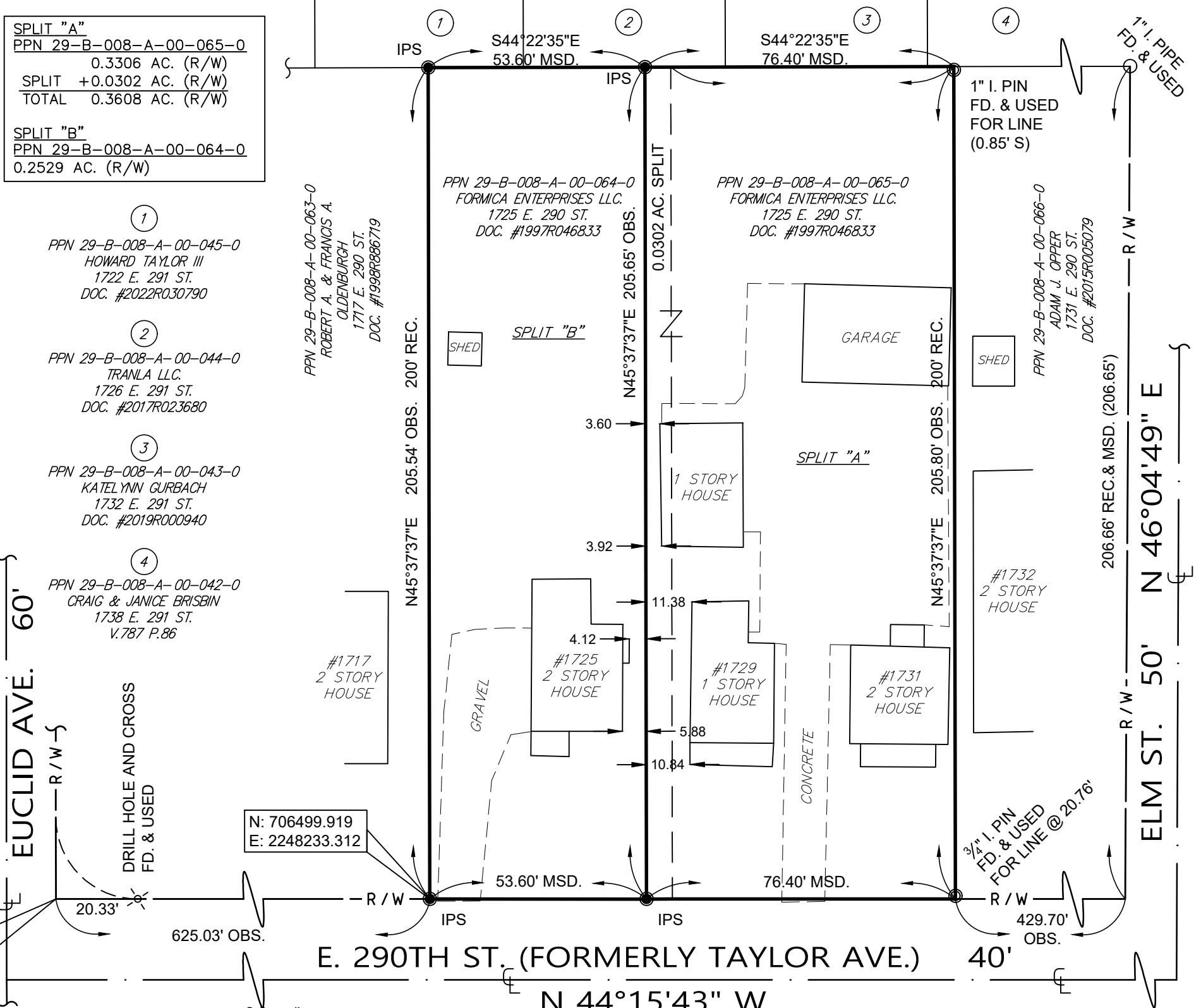
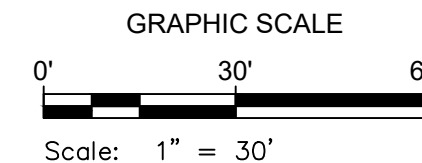
N: 706947.519  
E: 2247797.092

## LEGEND

- IPS - IRON PIN SET, ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "P.J.K. 7249"
- ⊗ DRILL HOLE AND CROSS SET
- ⊗ DRILL HOLE AND CROSS FOUND
- ⊙ I.PIN - IRON PIN
- I.PIPE - IRON PIPE
- Ⓜ MONUMENT BOX
- △ TEMPORARY HUB SET
- OBS. - OBSERVED
- MSD. - MEASURED
- CALC. - CALCULATED
- REC. - RECORD
- FD. - FOUND
- DIST. - DISTANCE

## BASIS OF BEARINGS

BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM AND ARE USED TO INDICATE ANGLES ONLY.



N: 706499.919  
E: 2248233.312

3/4" I. PIN  
FD. & USED  
FOR LINE @ 20.76'

ELM ST. 50' N 46°04'49" E