

LOT SPLIT AND CONSOLIDATION

FOR
RABBINICAL COLLEGE OF TELSHE, INC.
 SITUATED IN THE CITY OF WICKLIFFE, COUNTY OF LAKE AND THE STATE OF OHIO,
 AND KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOTS 2 AND 3 OF TRACT 8

ACCEPTANCE

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, DO HEREBY CONSENT TO AND ACCEPT THE CONSOLIDATION OF SAME AS SHOWN

OWNER

STATE OF OHIO
 COUNTY OF LAKE

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED _____ OWNER
 WHO ACKNOWLEDGED THE SIGNING OF THE FORGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED IN WITNESS
 THEREOF I HAVE HERUNTO SET MY HAND AND OFFICIAL SEAT AT _____ OHIO THIS _____ DAY
 OF _____

NOTARY

MY COMMISSION EXPIRES _____

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WICKLIFFE, THIS _____ DAY OF _____ 20__

PLANNING COMMISSIONER

THIS PLAT APPROVED BY THE ENGINEER OF THE CITY OF WICKLIFFE THIS _____ DAY OF _____ 20__

CITY ENGINEER

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NAD83, NORTH ZONE.

COORDINATES SHOWN HAVE BEEN SCALED FROM STATE PLANE GRID TO GROUND.
 COMBINED SCALE FACTOR:
 1.0000499839 (GRID TO GROUND)
 BASE POINT:
 N=703674.732, E=2246438.594

LEGEND

- S SET IRON PIN WITH "ATWELL" CAP
- △ S MAG NAIL SET
- ⊙ FOUND MONUMENT AS NOTED
- × MAG NAIL FOUND
- (OBS.) OBSERVED
- (D.) DEED
- (R.) RECORD
- (U.) USED
- (C.) CALCULATED
- VOL. VOLUME
- P.G. PAGE
- R/W RIGHT OF WAY
- C/L CENTER LINE
- L/A LIMITED ACCESS RIGHT OF WAY
- SUBJECT PROPERTY BOUNDARY
- - - EX. ADJACENT BOUNDARY
- - - EX. EASEMENT
- - - EX. LOT LINE/SECTION LINE

SURVEY REFERENCES:

DEEDS AS SHOWN.

- PLATS
 VOL. 34-1
 VOL. 48-24
 VOL. 6-54
 VOL. M-16
 VOL. M-50
 VOL. N-35
 VOL. R-18

ODOT PLANS

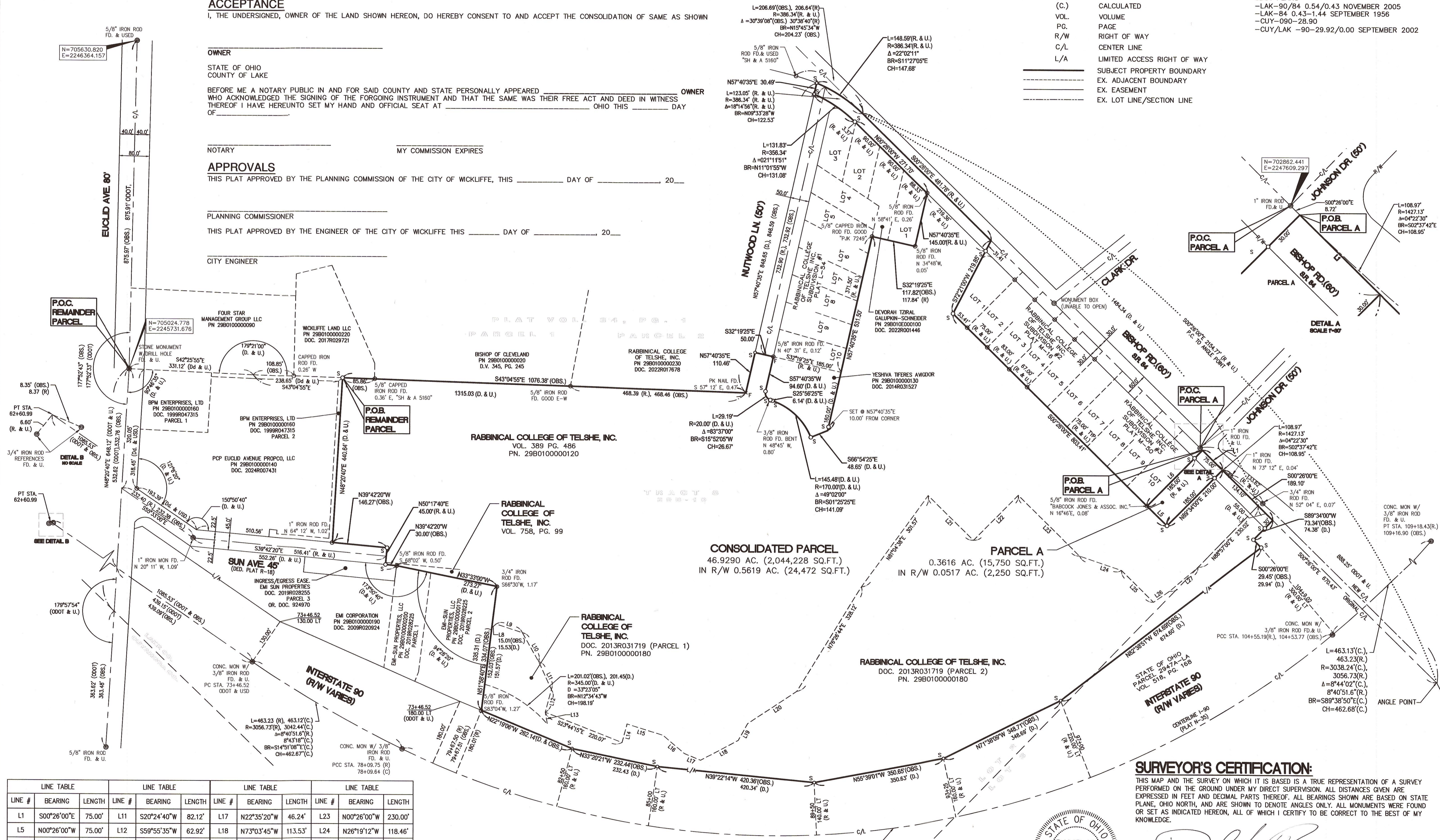
- LAK-90/84 0.54/0.43 NOVEMBER 2005
- LAK-84 0.43-1.44 SEPTEMBER 1956
- CUY-090-28.90
- CUY/LAK -90-29.92/0.00 SEPTEMBER 2002

811
 Call before you dig.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ACCEPTS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
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 INDEPENDENCE, OH 44131



LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S00°26'00"E	75.00'	L11	S20°24'40"W	82.12'	L17	N22°35'20"W	46.24'	L23	N00°26'00"W	230.00'
L5	N00°26'00"W	75.00'	L12	S59°55'35"W	62.92'	L18	N73°03'45"W	113.53'	L24	N26°19'12"W	118.46'
L6	N89°34'00"W	210.00'	L13	S34°33'35"W	32.42'	L19	S74°24'30"W	51.66'	L25	N00°26'00"W	119.92'
L8	S86°52'50"E	15.01'	L14	S59°55'35"W	51.48'	L20	N78°26'25"W	156.78'	L26	N79°39'17"W	51.53'
L9	S26°57'30"E	73.64'	L15	N27°34'55"W	100.62'	L21	S00°26'00"E	170.00'	L27	N85°20'14"W	99.77'
L10	S15°22'15"W	88.60'	L16	N04°49'55"W	75.17'	L22	S89°34'00"W	170.00'			

CONSOLIDATED PARCEL
 46.9290 AC. (2,044,228 SQ.FT.)
 IN R/W 0.5619 AC. (24,472 SQ.FT.)

PARCEL A
 0.3616 AC. (15,750 SQ.FT.)
 IN R/W 0.0517 AC. (2,250 SQ.FT.)

SURVEYOR'S CERTIFICATION:
 THIS MAP AND THE SURVEY ON WHICH IT IS BASED IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION. ALL DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS SHOWN ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.



DAVID M. HARMATH
 PROFESSIONAL LAND SURVEYOR NO. 7886
 ATWELL, LLC
 7100 E. PLEASANT VALLEY RD. STE 220
 INDEPENDENCE, OH 44131
 (440) 349-2000

SEPTEMBER 11, 2024

28400 EUCLID AVE.
 CITY OF WICKLIFFE
 COUNTY OF LAKE, STATE OF OHIO

RABBINICAL COLLEGE OF TELSHE, INC.
 LOT SPLIT AND CONSOLIDATION PLAT

CLIENT: RABBINICAL COLLEGE OF TELSHE, INC.
 DATE: 07-29-24

REVISIONS

SCALE 0 60 120
 1" = 120 FEET

DR. JWH CH. DH
 P.M. M.TROTTER
 BOOK: -
 JOB: 24004458
 SHEET NO. 1 OF 1

CAD FILE: 24004458.BLDWG