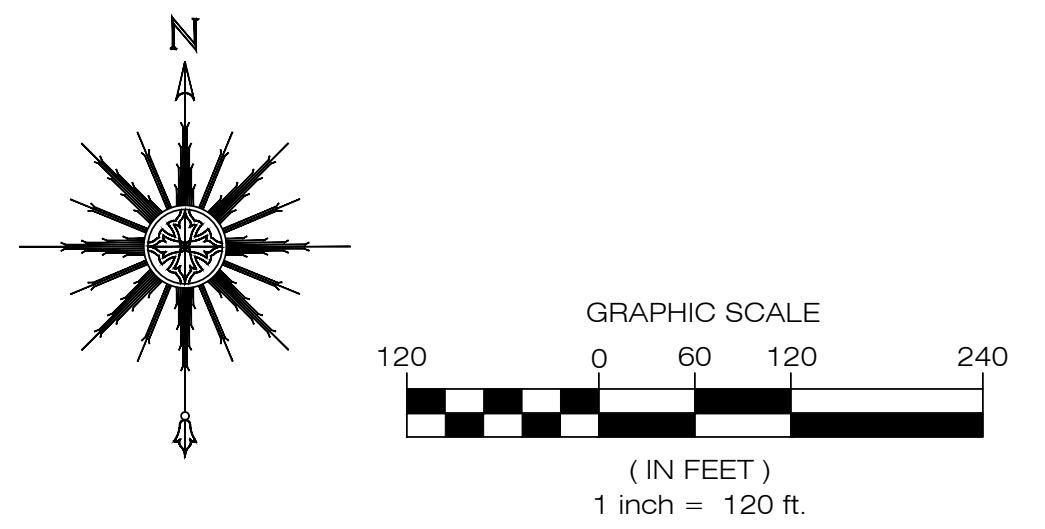


Curve Table:

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	NOTE
C-1	158.51	173.56	52°19'34"	S 64°10'00" E	153.05	RECORD
C-2	313.48	337.00	53°17'51"	S 50°56'01" W	302.30	CALC
C-3	382.95	1020.00	21°30'40"	S 88°20'17" W	380.70	CALC
C-4	353.32	2027.76	09°59'00"	S 84°10'52" E	352.87	CALC



Consolidation of Lands in the name of Bryan B. & Dorothy A. Thomas for: Western Reserve Land Conservancy

Situated in the City of Willoughby Hills, County of Lake and State of Ohio, Known as being part of Original Willoughby Township Lots 2, 3 & 12, Tract 1.

August 2023 - 1"=120'

The Following Parcels are to be Consolidated:

- PPN: 31A-002-0-00-024-0
- PPN: 31A-002-0-00-053-0
- PPN: 31A-002-0-00-054-0
- PPN: 31A-002-0-00-055-0

Pertinent Documents Used
 Timberlands Lot Split Lake Inc. Vol. 19, Pg. 15 (1992)
 Boundary Line Relocation Plat, Vol. 36, Pg. 24 (1999)
 Hunters Woods Subd., Vol. 14, Pg. 15 (1989)
 Deerhaven Estates, Vol. 10, Pg. 50 (1988)
 Covert Estates, Vol. H, Page 7 (1940)
 Mill Gate Estates Vol. V, Page 21 (1976)
 Survey for "Lee" by McSteen & Assoc. (2004)
 Survey for "Sivazilian" by B & J. (2011)
 Deeds of subject & adjoining parcels

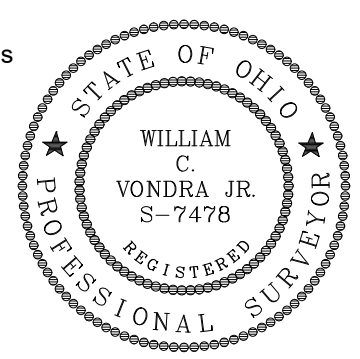
Legend:

- I. Pin Found
- I. Pipe Found
- 5/8" x 30" I. Pin Set (LDC, Inc.)
- M Monument Box Found
- Monument Box Empty
- ▲ PK Set
- ▲ PK Found
- Stone Found
- ⊕ Drill Hole Found
- ⊕ Drill Hole Set
- △ Horizontal Control Point
- Vertical Control Point
- ⊕ Hub Found
- ⊕ Hub Set
- ⊕ Railroad Spike Found
- ⊕ Railroad Spike Set
- Meas. = Measured
- Plat = Subdivision Plat
- D./M. = Deed & Measured
- Dd. = Deed
- Rec. = Record
- Act. = Actual
- Property corner unable to pin due to Extreme steep cliff or in the center of Deep ravine.

Survey Certification:

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83 (2011) Geoid 12B ODOT VRS Network. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. 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.

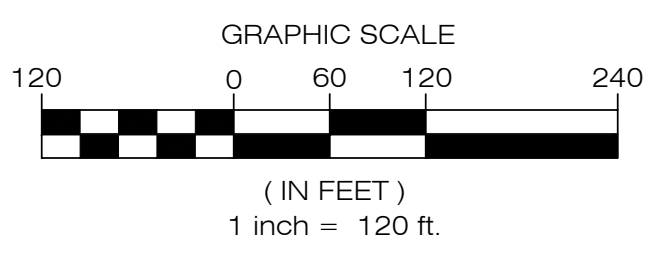
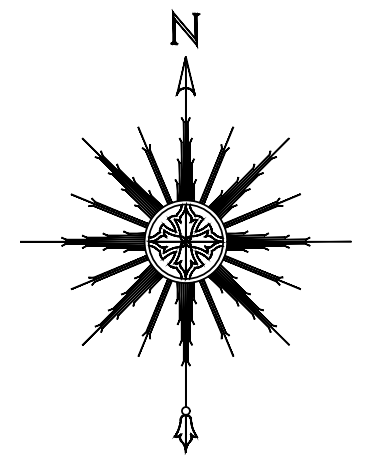
William C. Vondra Jr.



WILLIAM C. VONDRA JR., P.E. / P.S. August 17 2023

REV. No.	DATE	BY	CHKD	 LAND DESIGN consultants www.LDCinc.net ENGINEERS PLANNERS SURVEYORS 9025 Osborne Drive Mentor, Ohio 44060 TEL: (440) 255-8463 (440) 951-LAND (440) 354-6938 FAX: (440) 255-9575	Western Reserve Land Conservancy Lot Consolidation City of Willoughby Hills - Lake County - Ohio	DATE	Aug. 17, 2023	SHEET 1 OF 2 CONTRACT No. WESTL1-2302
						SCALE: HOR. 1"=120'		
						VERT. _____		
						FILENAME Sur-Thomas		
						COMPUTERS: _____ TAB NAME Plt Tho-1		

Survey - Thomas Property

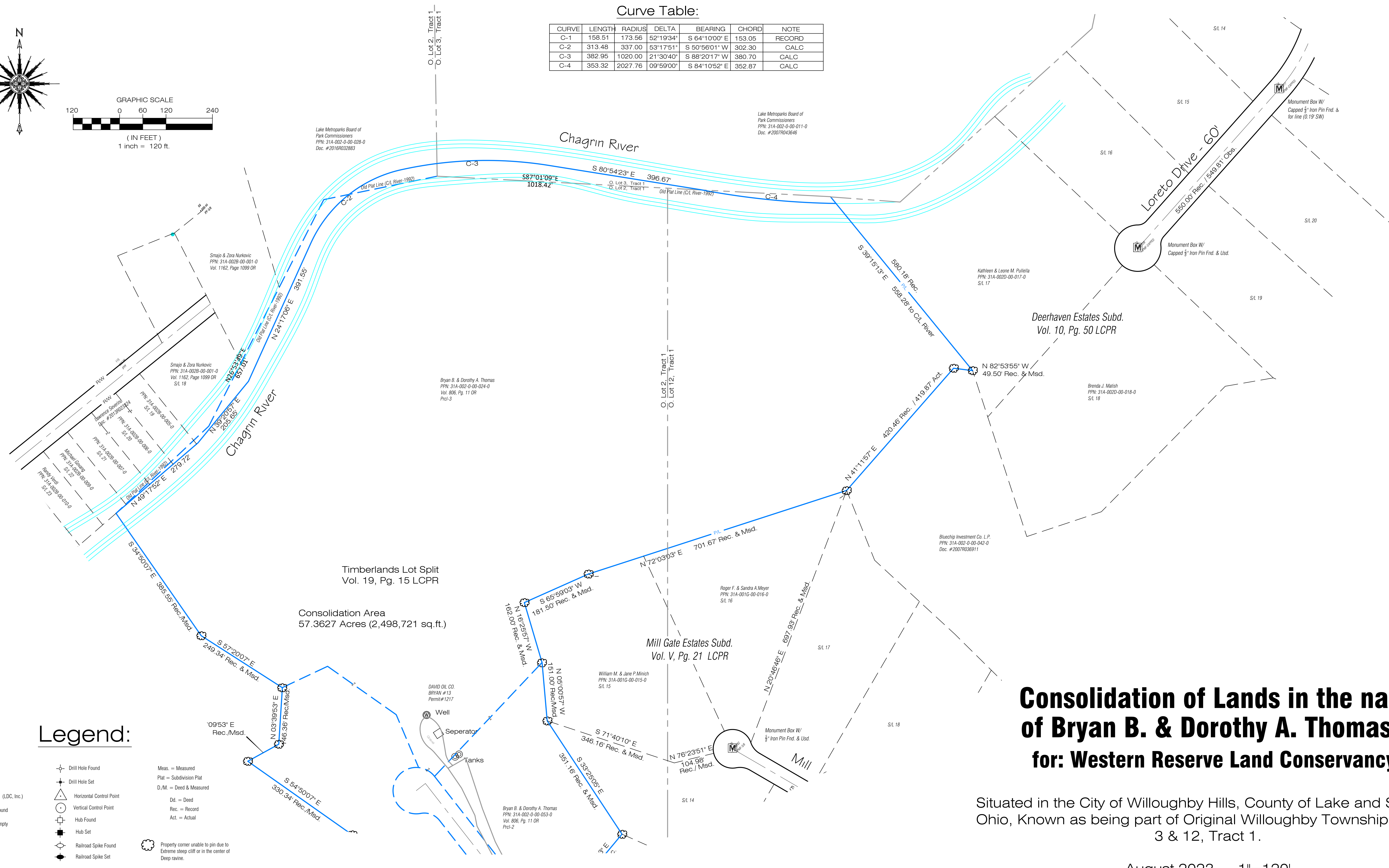


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Lake Metroparks Board of Park Commissioners
PPN: 31A-0028-00-001-0
Vol. 1162, Page 1099 OR
Doc. #2016R032863

Lake Metroparks Board of Park Commissioners
PPN: 31A-002-0-00-011-0
Doc. #2007R042646



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Western Reserve Land Conservancy
Lot Consolidation
City of Willoughby Hills - Lake County - Ohio

DATE: Aug. 14, 2023
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SHEET 2 OF 2
CONTRACT No. WESTL1-2302

Survey - Thomas Property