

PLAT OF LOT SPLIT & CONSOLIDATION

AT
28920 EUCLID - CHARDON ROAD (S.R. 6)
WILLOUGHBY HILLS, OHIO
KNOWN AS PN 31-A-006-Q-00-003-0

SITUATED IN THE CITY OF WILLOUGHBY HILLS,
COUNTY OF LAKE AND STATE OF OHIO, KNOWN AS
BEING SUBLT 3 IN THE HUNTING TRAIL
SUBDIVISION OF PART OF ORIGINAL WILLOUGHBY
TOWNSHIP LOT NO. 2, TRACT 3, RECORDED IN
PLAT VOLUME 46, PAGE 23 OF LAKE COUNTY
RECORDS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS FROM
A PLAT OF SURVEY FOR RONALD L. VICTOR AND LINDA
J. WILLIAMS, PREPARED BY SCHWARTZ LAND
SURVEYING INC. ON MARCH 11, 2021.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS
THEREOF.

DOCUMENTS USED:

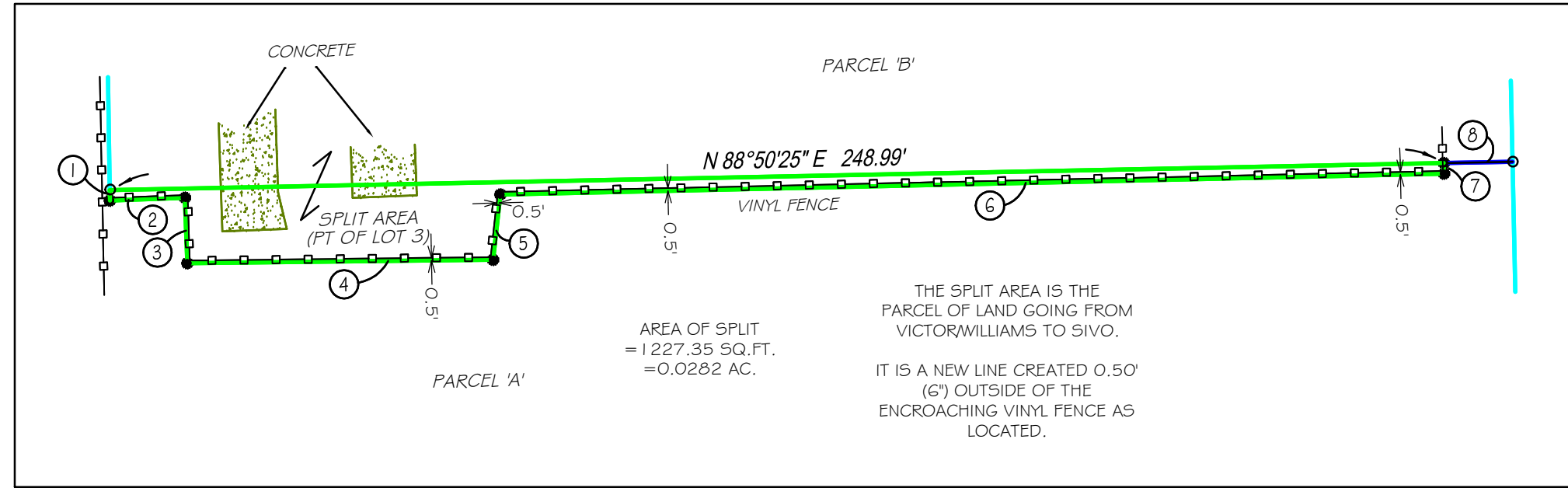
- PLAT VOLUME 46, PAGE 23 OF LAKE COUNTY RECORDS.
- PLAT OF SURVEY FOR RONALD L. VICTOR AND LINDA J. WILLIAMS AS SHOWN ABOVE.
- DEEDS AS SHOWN HEREON.
- LAKE COUNTY G.1.5 / TAX MAPS.

LINE TABLE:

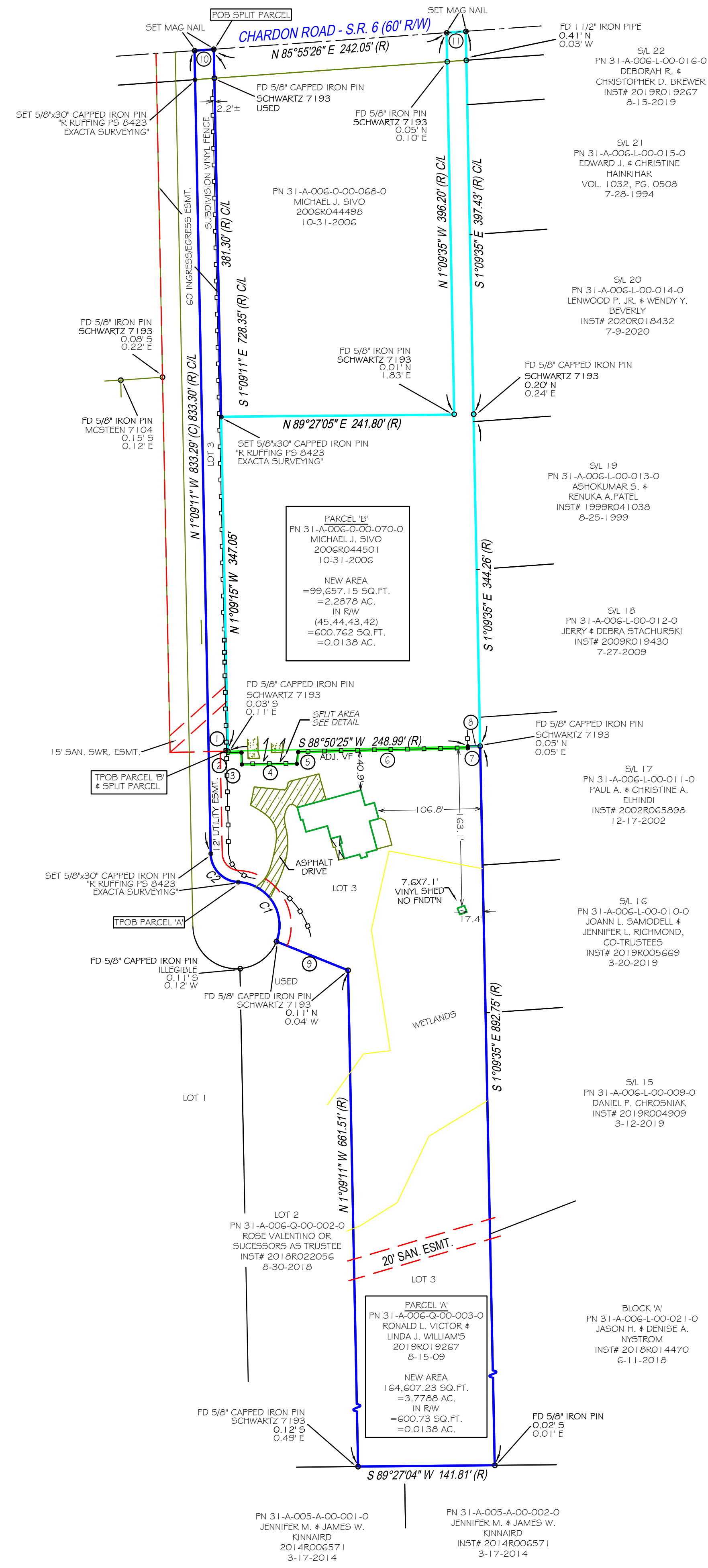
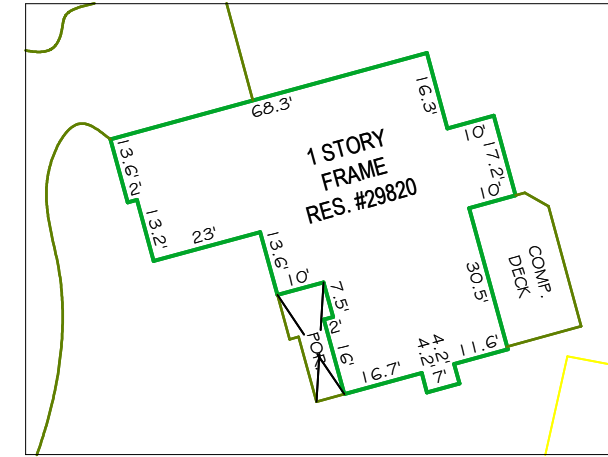
1. N 1°09'11" W 1.95'		
2. S 87°52'28" W 14.00'		
3. N 2°05'28" W 12.23'		
4. S 89°21'33" W 57.06'		
5. S 62°43'33" W 12.26'		
6. S 88°43'45" W 176.13'		
7. S 1°16'15" E 1.97'		
8. N 88°50'25" E 12.83'		
9. N 68°07'52" W 80.08'		
10. N 85°55'26" E 20.02'		
11. N 85°55'26" E 20.02'		

	C1	C2
	R = 45.00'	R = 30.00'
	L = 85.76'	L = 45.12'
	D = 109°11'57"	D = 26°10'39"
	C1 = 73.36'	C1 = 40.39'
	N 32°43'51" W	N 44°14'30" W

DETAIL OF SPLIT AREA
(NOT TO SCALE)



HOUSE DETAIL
(NOT TO SCALE)



OAKWOOD ESTIMATES
VOL. 11, PG. 17

OWNERS ACCEPTANCE:

I THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION PLAT OF THE SAME.

RONALD L. VICTOR

NOTARY
STATE OF OHIO
COUNTY OF LAKE

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) AND ACKNOWLEDGE THAT HE/SHE/THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS/HER/THEIR OWN FREE ACT AND DEED IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES

OWNERS ACCEPTANCE:

I THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION PLAT OF THE SAME.

LINDA J. WILLIAMS

NOTARY
STATE OF OHIO
COUNTY OF LAKE

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) AND ACKNOWLEDGE THAT HE/SHE/THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS/HER/THEIR OWN FREE ACT AND DEED IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES

OWNERS ACCEPTANCE:

I THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION PLAT OF THE SAME.

MICHAEL J. SIVO

NOTARY
STATE OF OHIO
COUNTY OF LAKE

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) AND ACKNOWLEDGE THAT HE/SHE/THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS/HER/THEIR OWN FREE ACT AND DEED IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS:

THIS LOT CONSOLIDATION IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION CHAIRMAN OF THE CITY OF WILLOUGHBY HILLS, STATE OF OHIO THIS _____ DAY OF _____, 2021.

PLANNING COMMISSION CHAIRMAN

THIS LOT CONSOLIDATION IS ACCEPTED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF WILLOUGHBY HILLS, STATE OF OHIO THIS _____ DAY OF _____, 2021.

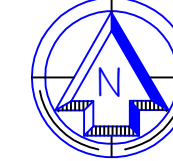
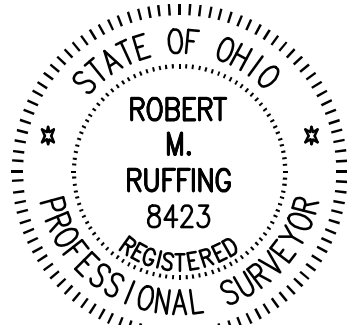
CITY ENGINEER

SCALE: 1"=40'

CERTIFICATION:

THIS MAP REPRESENTS A LOT SPLIT AND CONSOLIDATION SURVEY DONE UNDER MY DIRECTION ON MAY 12, 2021 WHICH CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

Robert M. Ruffing 5-20-2021
ROBERT M. RUFFING, P.S. 8423 DATE



GRAPHIC SCALE (In Feet)
1 inch = 80' ft.

5/8" x 30" IRON ROD PIN SET AND CAPPED	ADJ	ADJACENT	S	SOUTH	W.F.	WOOD FRAME
MONUMENT BOX FOUND	CL	CENTERLINE	P.O.B.	POINT OF BEGINNING	⊗	GAS LINE MARKER
IRON PIN PIPE FOUND (P/P/PIPP)	CLF	CHAIN LINK FENCE	P.O.C.	POINT OF COMMENCEMENT	U	UTILITY POLE
DRILL HOLE SET	E	EAST	P.O.T.	POINT OF TANGENCY		
MAG NAIL SET	ENCRS	ENCROACHES	P.O.L	POINT ON LINE		
RECORD	N	NORTH	S.F.	SQUARE FEET		
CALCULATED	INST NO.	INSTRUMENT NUMBER	S.F.	VOLUME		
MEASURED	R/W	RIGHT-OF-WAY	W	WEST		



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www.exactaohio.com

Job Number: 2103.6381
Field Work Date: 5/5/2021
Date: 05/06/21
Drawn By: N.R.