Rear & Sideyard = 15'
Setback = 75' From R/W

Lynn Drive 50' (Vol. N Pg. 105)

White Road 60'

123.07'Plat \Act.

314.40'Plat \Meas. 152.64'

N77°46'40"E

3/4" I Pin Fd 0.96' North

3/4" I Pin Fd. 0.78'North(Bent)

1" I.Pipe Fd. & Used

1/2" I Pin Fd. 1.40'W

1/2" I.Pin Fd & Used

1/2" I.Pin Fd & Used

1/2" I.Pin Fd. Bent 0.26'E

1/2" I Pin Fd. & Used

5/8" I Pin Fd. & Used

Cricket Lane 50'

279.30' Rec./Act.

S/L 1 John Walsh Vol 1061 Pg 617 1-6-84

S/L 2

S/L 3 Norma Fatula Vol 767 Pg 1231 8-1-72

S/L 4 W & P Weber Vol 804 Pg 156 7-17-75

S/L 5 V & N Archangel Vol 130 Pg 827 4-2-85

S/L 6 H & M Lanner Vol 60 Pg 417 2-2-84

J & D Quandt Vol 765 PG 1214 6-19-72

Claudia Benko Vol 288 Pg 442 3-6-87

Anton & Barbara Peso Vol 877 Pg 742 5-2-77

S/L 7

S/L 8

S/L 9

S/L 10 John & Mary Semen Vol 432 Pg 237 3-22-57

S/L 11 Albert & Milderd Vriz Vol 362 Pg 222 7-9-54

S/L 12 Richard Butera Vol 832 Pg 994 8-11-77

S/L 13 Richard Butera Vol 52 Pg 1394 12-12-83

LYNN DRIVE SUBDIVISION VOL J PAGE 26 1953

CRICKET LANE SUBDIVISION VOL J PG 90 1954

Lot 2

S/L 15 Chad Hudock Vol 1066 Pg 1164 11-14-94 O R

3/4" I Pin Fd & Used 1.3' High

5/8" I.Pin Fd 0.24'W.

5/8" I Pin Fd On Line

N00°26'11"E (Dd & Basis of Bearings)

2149.50'Act 2149.84'Dd.

5/8" I.Pin Set

5/8" I.Pin Set

5/8" I.Pin Set

30.75'

457 44'

430.70'

953.70'

307 86'

15 S.Y./R.Y.

Parcel A 65,340.00 sq ft 1 5000 acres

NEW B 62,875 sq ft 1 4434 acres

NEW C 135,217 sq ft 3 1042 acres

P.P.N 31A-007F-001 Andrea & Ruth Russo Vol 873 Pg 473 4-21-80D R

NEW D 40,575 sq ft 0 9315 acres

N83°12'27"E 137.94'

N89°27'31"W 134.62'Act \Dd.

134.63'

1" I Pipe Fd & Used 0 12'North

Lot 8

Exist House

Exist Shed

Exist Gar

3/4" I.Pin Fd. 0.34' West

1" I Pipe Fd & Used 15.50' West

5/8" I Pin Fd & Used

5/8" I Pin Set

424.54'

378.68'

962.98'

290.06'

Lot 8

Lot 9

N00°13'20"E 477.12'Act 477.61'Dd.

5/8" I Pin Set

1-1/4" I Pipe Fd. 3.16' N

1" I Pipe Fd & Used

N00°00'05"W

1638 73'Act 1639 37'Dd.

PPn 31A-005F-019 Lynn Krouse Vol 438 Pg 805 1-6-89 O R

S/L 28 Kyle & Earlene Vol 742 Pg 311 10-8-70 D R

PPN 31A-007-001 Norman & Kathleen Sula Vol 876 Pg 787 8-15-80 D R

Michael & Jacqueline Conner Vol 331 Pg 772 8-6-87

3/4" I Pin Fd & Used 1.9' High

S/L 15

Lot 2

1-1/2" I Pipe Fd. & Used

Lot 10

Lot 9

ERICH SUBDIVISION VOL L PG 61 1957

CAMELOT ESTATES SUBDIVISION NO. 2 VOL 8 PG. 4 1986

CAMELOT ESTATES SUBDIVISION NO 1 VOL 8 PAGE 3

Lot 1

Tract 4

Willow Lane 51' (Dedicated Vol P Pg. 93, 1967)

S/L 11 Michael Distransky Vol 352 Pg 923 8-6-87

S/L 12

S/L 13 Jeff & Mary Melvin V 715 Pg 305 4-29-92

S/L 14 Nicholas Iarussi V 333 PG 928 8-14-87

S/L 15 Bruce & Ann Ianetta V 378 Pg 290 4-7-88

S/L 16 Brian & Mary LeQuyer V 397 Pg 783 6-30-88

S/L 17 Carmela Schaffer V 852 Pg 1227 5-17-93

S/L 18

S/L 19

NEW D 40,575 sq ft 0.9315 acres

Canterbury Court 60'

5/8" I Pin Fd. & Used

Lot 9

Lot 1

LEGEND

Iron Pin Found	Drill Hole Found
Iron Pipe Found	Drill Hole Set
Iron Pin Set	Horizontal Control Point
Monument Box Found	Vertical Control Point
Monument Box Empty	Hub Found
PK Set	Hub Set
PK Found	Railroad Spike Found
Stone Found	Railroad Spike Set
Meas = Measured	Dd = Deed
Plat = Subdivision Plat	Rec = Record
D /M = Deed & Measured	Act = Actual

PLAT OF LOT SPLIT OF LAND CONVEYED TO A & R RUSSO

PART OF LOT 8, TRACT 4, ORIGINAL WILLOUGHBY TOWNSHIP
NOW SITUATED IN WILLOUGHBY HILLS, LAKE COUNTY, OHIO

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 DEED VOLUME 873, PAGE 473, DATED 4-21-80 (RUSSO). 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 IF THE OHIO ADMINISTRATIVE CODE.

STATE OF OHIO · RICHARD A THOMPSON JR S-7388 · REGISTERED PROFESSIONAL SURVEYOR

Richard A Thompson 8702

RICHARD A THOMPSON, JR, P S # 7388

APPROVALS:

Morton O'Ryan 8/08/02

MAYOR MORTON O'RYAN DATE

Richard J. LaFelice 8/21/02

CITY ENGINEER RICHARD LAFELICE DATE

Thomas Woodman 8/26/02

CHAIRMAN OF PLANNING COMMISSION AND ARCHITECTURAL BOARD OF REVIEW THOMAS WOODMAN DATE

Madge Ciofani 8/26/02

SECRETARY OF PLANNING COMMISSION AND ARCHITECTURAL BOARD OF REVIEW MADGE CIOFANI DATE

Thomas J. Lobe 8/26/02

LAW DIRECTOR THOMAS LOBE DATE

W S E N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LDC Inc. d/b/a LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE · MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6838 951-LAND

RUSST1-9801