

5/8" REBAR W/ ID CAP  
"NEFF" FD. & USED

S 78°26'55" W 1,401.16' REC. 1,401.26' CALC.

5/8" REBAR  
FD. & USED

# LOT SPLIT FOR 28151 CHARDON ROAD

KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP  
LOT NO. 4, TRACT NO. 4, NOW SITUATED IN THE  
CITY OF WILLOUGHBY HILLS  
COUNTY OF LAKE - STATE OF OHIO

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER  
4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND  
DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8"  
REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

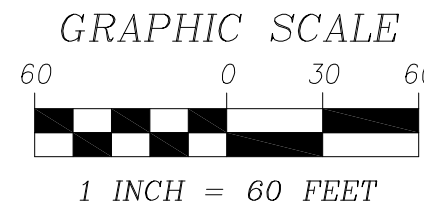
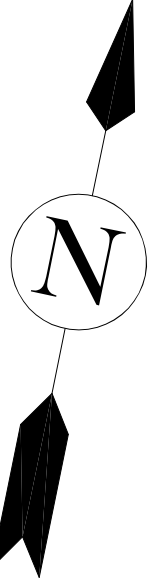
*Matthew Hilbrandt*  
MATTHEW A. HILDBRANDT REG. PROF. SURV. No. 8817  
Job No.: 21-133  
Field Date: January 16, 2019  
Survey Date: August 13, 2021  
Drawn By: TEE  
Previous Reference Job No.: 19-007



3/4" REBAR IN MON. BOX  
FD. (S. EDGE) & USED @  
ANGLE POINT  
STA 44+94.69

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	76°19'20" REC. & USED	50.00' REC. & USED	66.60' REC. & USED	39.29' REC. & USED	61.79' REC. & USED	N 40°16'39" E
C2	76°19'20" REC. & USED	50.00' REC. & USED	66.60' REC. & USED	39.29' REC. & USED	61.79' REC. & USED	S 40°16'46" W
C3	2°52'46" REC. & USED	2,379.08' REC. & USED	119.49' CALC. & USED	59.76' CALC. & USED	119.48' CALC. & USED	S 00°40'46" W

LINE	BEARING	DISTANCE
L1	S 78°26'26" W	91.25' CALC. & USED
L2	S 02°07'06" W	73.07' REC. & USED
L3	S 87°52'54" E	15.00' REC. & USED
L4	N 87°52'14" W	15.00' REC. & USED
L5	N 87°52'14" W	30.00' REC. & USED
L6	N 02°07'06" E	50.00' REC. & USED
L7	N 02°07'06" E	50.00' REC. & USED
L8	N 02°14'35" E	41.19' CALC. & USED (41.17' REC.)



### BASIS OF BEARING

BEARING ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM,  
NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM  
GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

### APPROVALS

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION AND ARCHITECTURAL BOARD  
OF REVIEW OF THE CITY OF WILLOUGHBY HILLS, OHIO THIS \_\_\_\_ DAY OF \_\_\_\_ 2021.

CHAIRMAN

THIS PLAT IS HEREBY APPROVED BY THE ENGINEER OF THE CITY OF WILLOUGHBY HILLS, OHIO  
THIS \_\_\_\_ DAY OF \_\_\_\_ 2021.

PIETRO A. DIFRANCO, P.E., CITY ENGINEER

### OWNERS ACCEPTANCE

I, THE UNDERSIGNED REPRESENTATIVE OF BISHOP QUEEN LLC, OWNER OF THE LAND SHOWN  
HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

BISHOP QUEEN LLC  
BY:

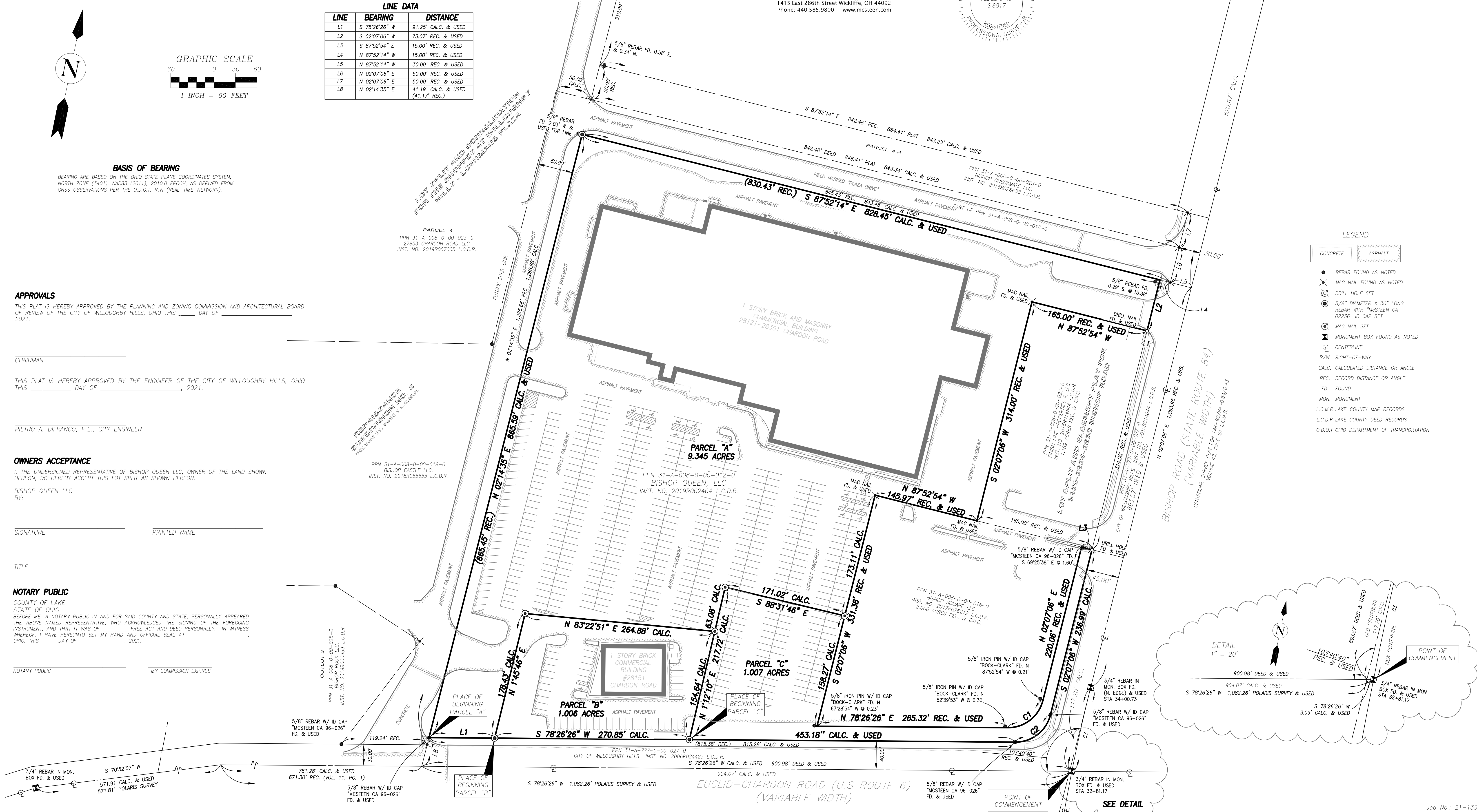
SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

TITLE \_\_\_\_\_

### NOTARY PUBLIC

COUNTY OF LAKE  
STATE OF OHIO  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
THE ABOVE NAMED REPRESENTATIVE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING  
INSTRUMENT, AND THAT IT WAS OF HIS/HER OWN FREE ACT AND DEED PERSONALLY. IN WITNESS  
WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_  
OHIO, THIS \_\_\_\_ DAY OF \_\_\_\_ 2021.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



### LEGEND

- CONCRETE
- ASPHALT
- REBAR FOUND AS NOTED
- MAG NAIL FOUND AS NOTED
- DRILL HOLE SET
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MAG NAIL SET
- MONUMENT BOX FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R LAKE COUNTY MAP RECORDS
- L.C.D.R LAKE COUNTY DEED RECORDS
- O.D.O.T OHIO DEPARTMENT OF TRANSPORTATION

