



NOTE: The Intent of this survey is to split PPN 31-A-008-0-00-019-0 into a 0.805 acre parcel and a 1.106 acre parcel.

LOT SPLIT for 27401 CHARDON ROAD

Known as being Outlot 1 in the Renaissance Resubdivision No. 3, of part of Original Willoughby Township Lot No. 5, Tract No. 4, as shown by the recorded Plat in Volume 11 of Maps, Page 1, now situated in the

CITY OF WILLOUGHBY HILLS
COUNTY OF LAKE- STATE OF OHIO

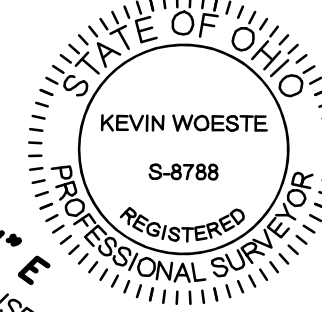
McSteen

LAND SURVEYORS

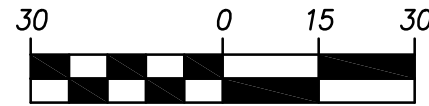
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. 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 96-026".

KEVIN WOESTE REG. PROF. SURV. No. 8788
Job No.: 20-039
Field Date: March 10, 2020
Survey Date: April 2, 2020
Drawn By: TEE
Previous Reference Job No.: 17-205



GRAPHIC SCALE



1 INCH = 30 FEET

LEGEND

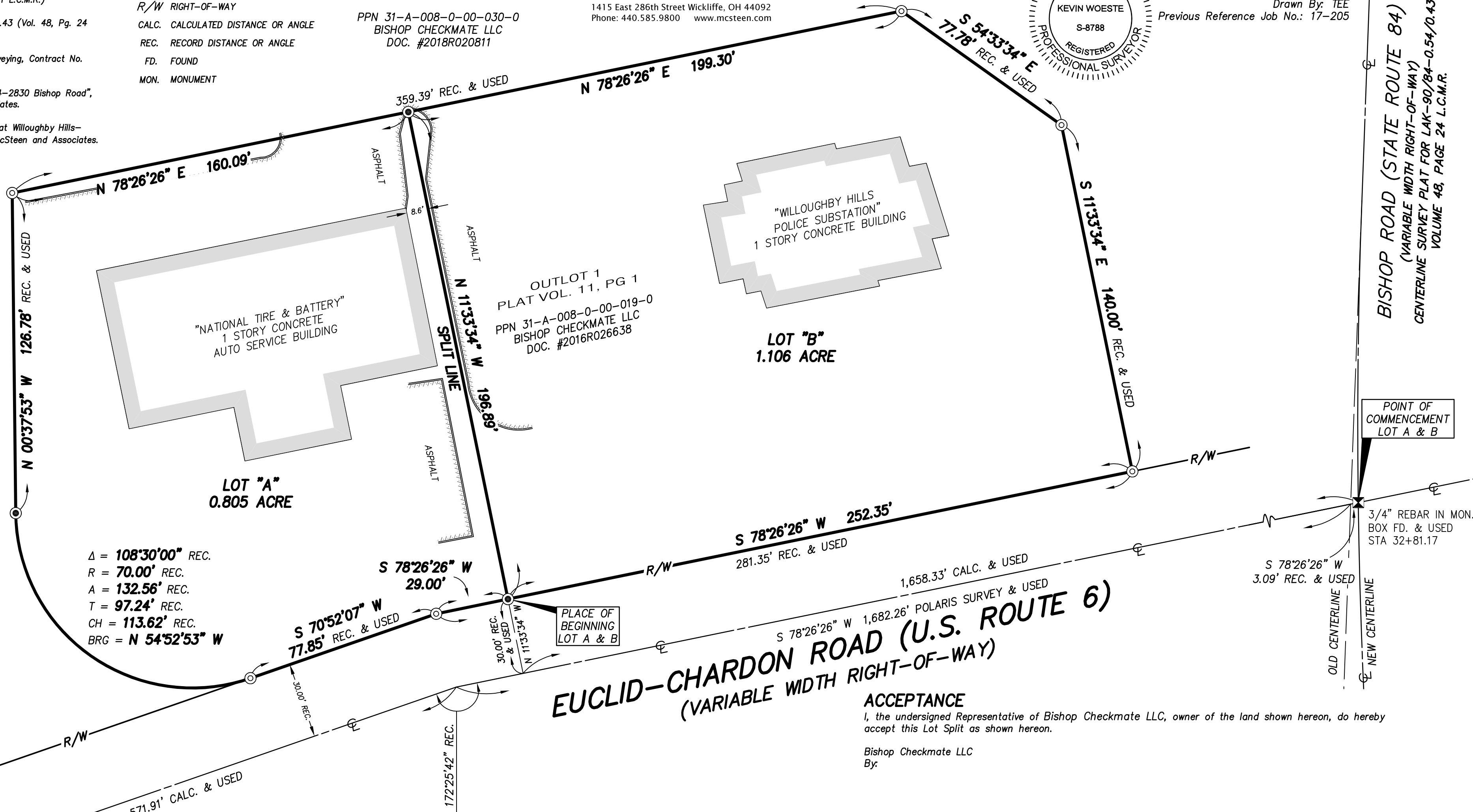
- ☒ REBAR IN MONUMENT BOX FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30' LONG REBAR WITH "McSTEEN CA 96-026" ID CAP SET
- ⊙ 5/8" DIAMETER X 30' LONG REBAR WITH "McSTEEN CA 96-026" ID CAP SET FROM PRIOR SURVEY
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT

SURVEY REFERENCES

- Renaissance Resubdivision No. 3 (Vol. 11, Pg. 1 L.C.M.R.)
- Centerline Survey Plat for LAK-90/B4-0.54/0.43 (Vol. 48, Pg. 24 L.C.M.R.)
- "Plat of Survey" by Polaris Engineering & Surveying, Contract No. 04611, dated October 27, 2004.
- "Lot Split and Easement Plat for 2820-2824-2830 Bishop Road", dated June 10, 2015 by McSteen and Associates.
- "Lot Split and Consolidation for The Shoppes at Willoughby Hills-Loehmans Plaza", dated April 17, 2018 by McSteen and Associates.

PPN 31-A-008-0-00-030-0
BISHOP CHECKMATE LLC
DOC. #2018R020811

CUYAHOGA COUNTY, CITY OF RICHMOND HEIGHTS
LAKE COUNTY, CITY OF WILLOUGHBY HILLS



Δ = 108°30'00" REC.
R = 70.00' REC.
A = 132.56' REC.
T = 97.24' REC.
CH = 113.62' REC.
BRG = N 54°52'53" W

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 _____, 2020.

Tom Elliott
Chairman

This plat is hereby approved by the Engineer of the City of Willoughby Hills, Ohio this _____ day of _____, 2020.

City Engineer Pietro A. DiFranco, P.E.

EUCLID-CHARDON ROAD (U.S. ROUTE 6) (VARIABLE WIDTH RIGHT-OF-WAY)

ACCEPTANCE

I, the undersigned Representative of Bishop Checkmate LLC, owner of the land shown hereon, do hereby accept this Lot Split as shown hereon.

Bishop Checkmate 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 of Bishop Checkmate LLC, who acknowledged the signing of the foregoing instrument, and that it was of _____ free act and deed personally. In witness whereof, I have hereunto set my hand and official seal at _____, Ohio, this _____ day of _____, 2020.

Notary Public

My Commission Expires _____

BISHOP ROAD (STATE ROUTE 84)
(VARIABLE WIDTH RIGHT-OF-WAY)
CENTERLINE SURVEY PLAT FOR LAK-90/B4-0.54/0.43
VOLUME 48, PAGE 24 L.C.M.R.

POINT OF COMMENCEMENT LOT A & B

3/4" REBAR IN MON. BOX FD. & USED STA 32+81.17

3/4" REBAR IN MON. BOX FD. & USED