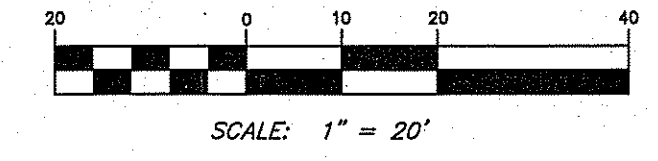


CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH	CHORD BEARING
1	96°57'20"	20.00'	22.59'	29.95'	33.84'	S47°19'49"W



BASIS OF BEARINGS:
OHIO STATE PLANE COORDINATE
SYSTEM, NAD 83 (2011), OHIO NORTH
ZONE (ODOT CORS)

LEGEND

- 5/8" CAPPED IRON PINS TO BE SET (WITH IDENTIFICATION CAPS "STOFFER LS 7604")
- IRON PIN FOUND AS NOTED
- UTILITY POLE
- CLEANOUT
- ★ LIGHT POLE
- ✱ TREE AND SIZE
- GUY WIRE
- ✕ VALVE
- HYDRANT
- SIGN
- CONCRETE
- GAS MAIN
- OVERHEAD UTILITY LINE
- RIGHT OF WAY
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- CURVE DATA

ORCHARD DRIVE SUBDIVISION
VOL. G PG. 22
26

Beckle L. & Steven Korn
Parcel No. 31-A-008-B-00-007-0
Doc. No. 2020R017081

224.00' REC.
N88°47'14"E 223.68' CALC.

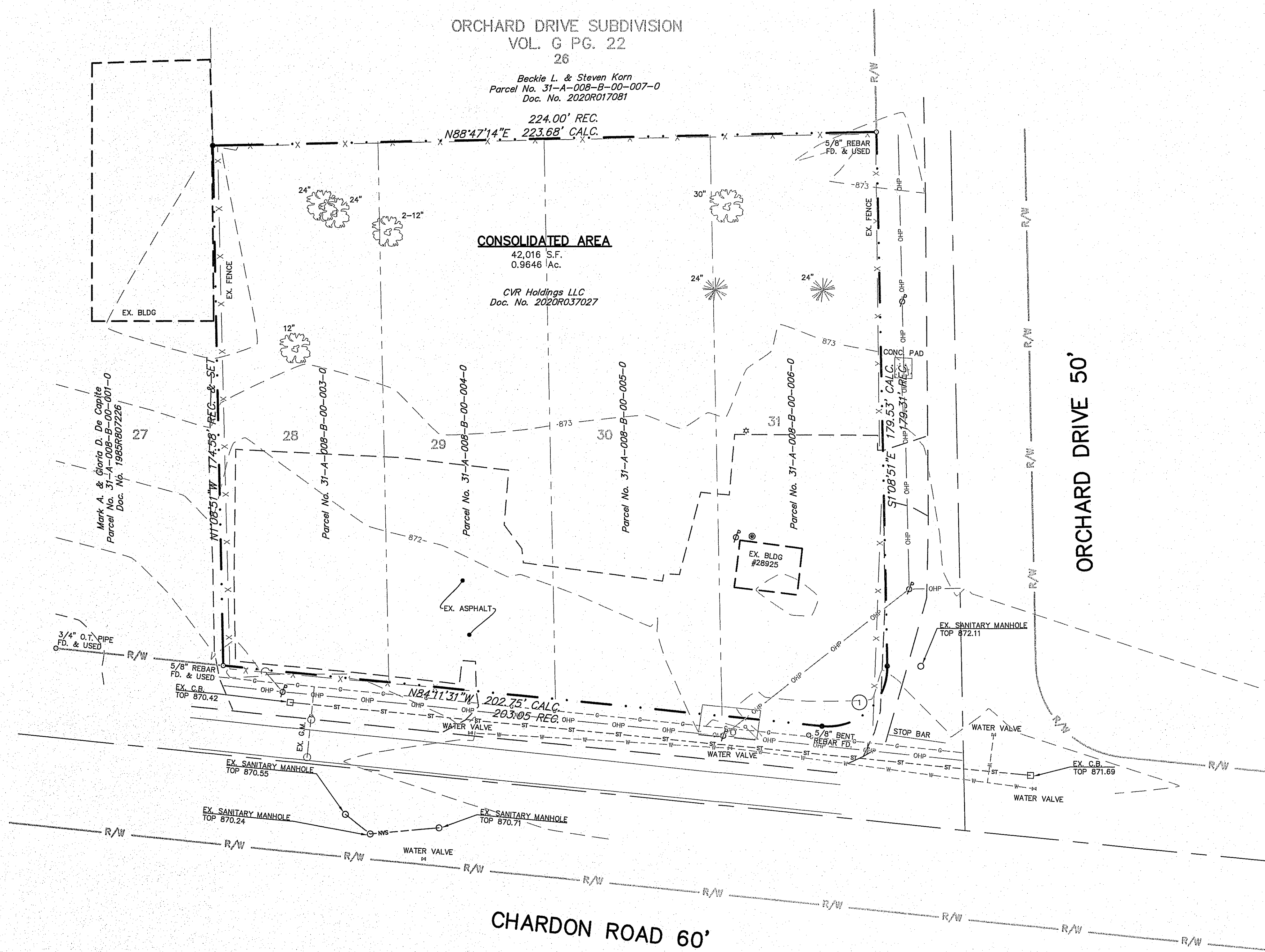
CONSOLIDATED AREA

42,016 S.F.
0.9646 Ac.

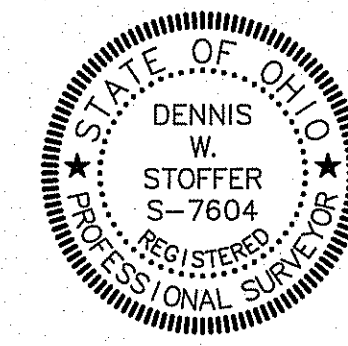
CVR Holdings LLC
Doc. No. 2020R037027

ORCHARD DRIVE 50'

CHARDON ROAD 60'



F:\deland\deland\3d\Drawn\Drawn\deland.dwg (Survey) 12/11/2020



I hereby certify that I have surveyed the lands shown on this plat, in accordance with chapter 4733-37 of the Ohio Administration Code, distances are given in feet and decimal parts thereof, and have found or set the pins and monuments shown on this plat.

Dennis W. Stoffer
Dennis W. Stoffer

Registered Surveyor No. 7604

Prepared By
SPAGNUOLO & ASSOCIATES, LLC
ENGINEERS - SURVEYORS
3057 WEST MARKET STREET, SUITE 201
FAIRLAWN, OHIO 44333
(330) 836-6661

Lot Consolidation For
CLEVELAND VETERINARY REHABILITATION
LOTS 28-31 - ORCHARD DRIVE SUBDIVISION VOL. G PG. 22
TRACT 4, O.L. 2 - FORMERLY WILLOUGHBY TOWNSHIP
CITY OF WILLOUGHBY HILLS
COUNTY OF LAKE
STATE OF OHIO

SCALE: 1" = 20'

JANUARY, 2021