

**EUCLID - CHARDON ROAD 60'**  
(A PUBLIC RIGHT-OF-WAY)

**BOUNDARY SURVEY**  
OF

**2888 EMERALD LAKES BOULEVARD**  
**PARCEL NO. 31-A-008-C-00-037-0**  
**CITY OF WILLOUGHBY HILLS, OHIO**

Situated in the City of Willoughby Hills, County of Lake and State of Ohio, and known as being part of the Original Willoughby Township Lot No. 6, Tract No. 4.

**BASIS OF BEARINGS**

The centerline of Emerald Lake Boulevard as North 00°12'00" East in land conveyed to Alison R. Collette and Daniel A. Strauss by the deed dated March 30, 2020 and recorded in Document No. 2020R008004 of Lake County Records.

**WINCHESTER DRIVE 60'**  
(VOLUME Q, PAGE 15  
LAKE COUNTY RECORDS)  
(A PUBLIC RIGHT OF WAY)

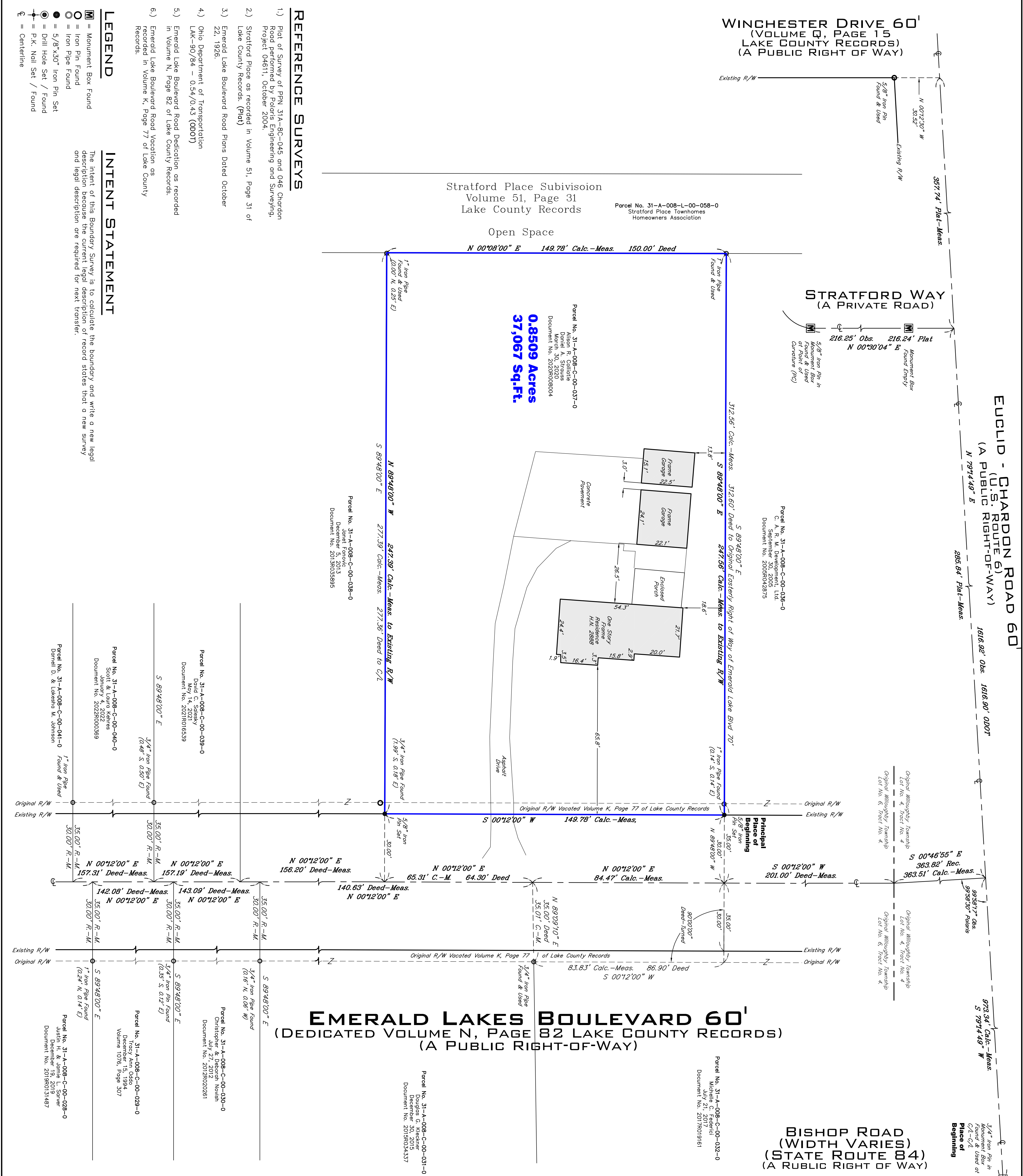
**BISHOP ROAD**  
(WIDTH VARIES)  
(STATE ROUTE 84)  
(A PUBLIC RIGHT OF WAY)

**STRATFORD WAY**  
(A PRIVATE ROAD)

Stratford Place Subdivision  
Volume 51, Page 31  
Lake County Records

Open Space

**0.8509 Acres**  
**37,067 Sq.Ft.**



- LEGEND**
- ⊠ = Monument Box Found
  - = Iron Pin Found
  - = Iron Pipe Found
  - ⊙ = 5/8" x 30" Iron Pin Set
  - ⊕ = Drill Hole Set / Found
  - ⊖ = P.K. Nail Set / Found
  - ⊗ = Centerline

- REFERENCE SURVEYS**
- 1) Plat of Survey of PPN 31A-8C-045 and 046 Chardon Road performed by Polaris Engineering and Surveying, Project 04811, October 2004.
  - 2) Stratford Place as recorded in Volume 51, Page 31 of Lake County Records. (Plat)
  - 3) Emerald Lake Boulevard Road Plans Dated October 22, 1926.
  - 4) Ohio Department of Transportation LAK-90/84 - 0.54/0.43 (0007)
  - 5) Emerald Lake Boulevard Road Dedication as recorded in Volume N, Page 82 of Lake County Records.
  - 6) Emerald Lake Boulevard Road Vacation as recorded in Volume K, Page 77 of Lake County Records.

**INTENT STATEMENT**

The intent of this Boundary Survey is to calculate the boundary and write a new legal description because the current legal description of record states that a new survey and legal description are required for next transfer.

**GRAPHIC SCALE**  
(IN FEET)  
1" = 20 FT.

**SURVEYOR CERTIFICATION**

This plot was prepared from a field survey, analysis of recorded plots, recorded deeds, and city survey records. Bearings shown herein are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

**BRON SIEMENTIAL SURVEYOR**  
STATE OF OHIO  
PROFESSIONAL SURVEYOR  
No. 6740

**DRAWN BY**  
BDK, BS

**APPROVED**

**RIVERSTONE**  
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