

PLAT OF CONSOLIDATION for 28500 CHARDON ROAD

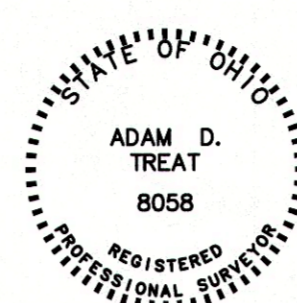
Known as being part of Original Willoughby Township Lot 4, Tract 4, now situated in the

CITY OF WILLOUGHBY HILLS
COUNTY OF LAKE - STATE OF OHIO

Mc Steen & Associates

LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
440.585.9800 Fax 440.585.9802 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 is North 81°-33'-11" East as the centerline of Euclid-Chardon Road, as evidenced by monuments found, and is the same bearing as found in Document No. 2012R030914 of The Lake County Records of Deeds. 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".



Adam D. Treat

ADAM D. TREAT REG. PROF. SURV. No. 8058
Job No.: 17-136
Field Date: June 23, 2017
Survey Date: August 14, 2017
Previous Reference Job No.: 12-204, 17-112

MONUMENT LEGEND

- denotes rebar found as noted
- denotes rebar inside monument box assembly found as noted
- ⊙ denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96-026" ID cap set from prior survey
- ✕ denotes P-K (masonry) nail found as noted
- ⊠ denotes P-K (masonry) nail set

EUCLID-CHARDON ROAD (U. S. ROUTE 6) Variable Width Right Of Way

1682.26' POLARIS SURVEY
1682.34' PRIOR SURVEY & USED
575.00' REC. & USED
509.96' REC. 510.00' CALC.

N 81°33'11" E (USED AS A BASIS OF BEARINGS)
143.03' DEED, & USED
N 81°33'11" E

PPN 31-A-008-C-00-057-0
CITY OF WILLOUGHBY HILLS
D.V. 726, PAGE 510 L.C.R.

179.99' REC. 180.04' CALC.
PPN 31-A-777-0-00-017-0
CITY OF WILLOUGHBY HILLS
DOC. No. 2005R038159 L.C.R.

PPN 31-A-008-C-00-001-0
TRUE NORTH ENERGY LLC.
DOC. No. 2005R038159 L.C.R.

PPN 31-A-008-C-00-054-0
28500 EC HOLDINGS LLC
DOC. No. 2012R030914 L.C.R.

CONSOLIDATED
PARCEL
0.936 ACRES

PPN 31-A-008-C-00-002-0
28400 CHARDON ROAD LLC
DOC. No. 2017R001617 L.C.R.

PPN 31-A-008-C-00-055-0

PPN 31-A-008-C-00-058-0
DAVID J. HOLLIS, TRUSTEE
DOC. No. 2012R015879 L.C.R.

PPN 31-A-008-C-00-056-0
CITY OF WILLOUGHBY HILLS
DOC. No. 2005R029738 L.C.R.

PPN 31-A-008-C-00-058-0
DAVID J. HOLLIS, TRUSTEE
DOC. No. 2012R015879 L.C.R.

PERPETUAL EASEMENT
FOR INGRESS & EGRESS
VOL. 890, PG. 759 L.C.R.

NON-EXCLUSIVE INGRESS & EGRESS EASEMENT
INSTRUMENT No. 1996R042353 L.C.R.

PPN 31-A-008-C-00-004-0
MARK V. GRUBISS AND SANDRA L. GRUBISS
DOC. No. 2016R025116 L.C.R.

PPN 31-A-008-C-00-005-0
MARK DOUGLAS SCHROYER
DOC. No. 2012R012457 L.C.R.

REFERENCED SURVEYS

Plat of Survey for PPN's: 31A-8C-045 & 046
Chardon Road, by Daniel Laux P.S. #7087 for Polaris
Engineering & Surveying, Inc. dated October 27, 2004

SIGNIFICANT OBSERVATIONS

- ⊠ wood fence extends over the southwesterly corner of subject premises.
- ⊡ wood fence extends over a easterly line of subject premises.