

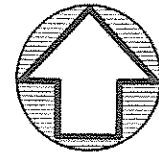
# LOT SPLIT and CONSOLIDATION PLAT

SITUATED IN THE CITY OF WILLOUGHBY HILLS,  
COUNTY OF LAKE AND STATE OF OHIO AND  
KNOWN AS BEING PART OF LOT 3, TRACT 5

**DEED REFERENCES:**  
PARCEL NO. 31-A-010-0-00-002-0 WILLIAM M. FRASER, TRUSTEE  
PARCEL NO. 31-A-010-H-00-001-0 ALFRED and MARGARET PINZONE

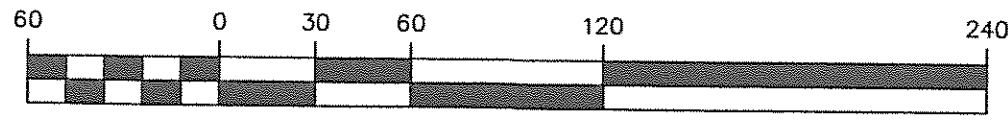
## BASIS OF BEARINGS:

THE VALUE OF NORTH 60° 48' 03" EAST  
ASSIGNED TO THE CENTERLINE OF EAGLE  
ROAD AS SHOWN IN DEED RECORDED IN DOC  
#990030252 IN LAKE COUNTY DEED RECORDS



NORTH

### GRAPHIC SCALE



(IN FEET)  
1 INCH = 60 FT.

APRIL 12, 2006

REVISED MAY 31, 2006:  
ADDED TIES TO CENTERLINES.

REVISED JULY 5, 2006:  
ADDED NAMES and AREA OF  
PARCEL SPLIT OFF.

**EAGLE ROAD 60'**

**RIVIERA RIDGE RD. 60'**

**RED FOX PASS 50'**

### PARCEL 1

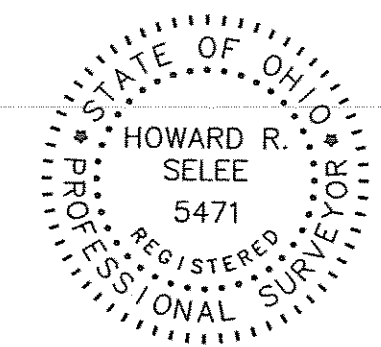
LOT AREA 1.5178 ACRES  
R.O.W. AREA 0.1639 ACRES  
TOTAL AREA 1.6817 ACRES

### PARCEL 2

LOT AREA 2.3287 ACRES  
R.O.W. AREA 0.1253 ACRES  
TOTAL AREA 2.4540 ACRES

① R = 149.23  
Δ = 43°43'59"  
A = 113.90  
C = 111.16  
N23°26'30"E

② R = 149.23  
Δ = 43°43'59"  
A = 113.90  
C = 111.16  
N23°26'30"E



DIMENSIONS SHOWN ARE HEREON EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Howard R. Selee* July 5, 2006  
HOWARD R. SELEE, REG. SURVEYOR #5471 DATE

**HOWARD R. SELEE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129  
(216) 398-0280 Scale: 1" = 60' File No. 05032-LSC

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