

Plat of Lot Split & Consolidations

For: Dingeldein & Miller Properties

Situated in the City of Willoughby Hills, County of Lake and State of Ohio, Known as being part of Original Willoughby Township Lots 1 & 5, Tract 6 and Lots 3 & 6, Tract 5.

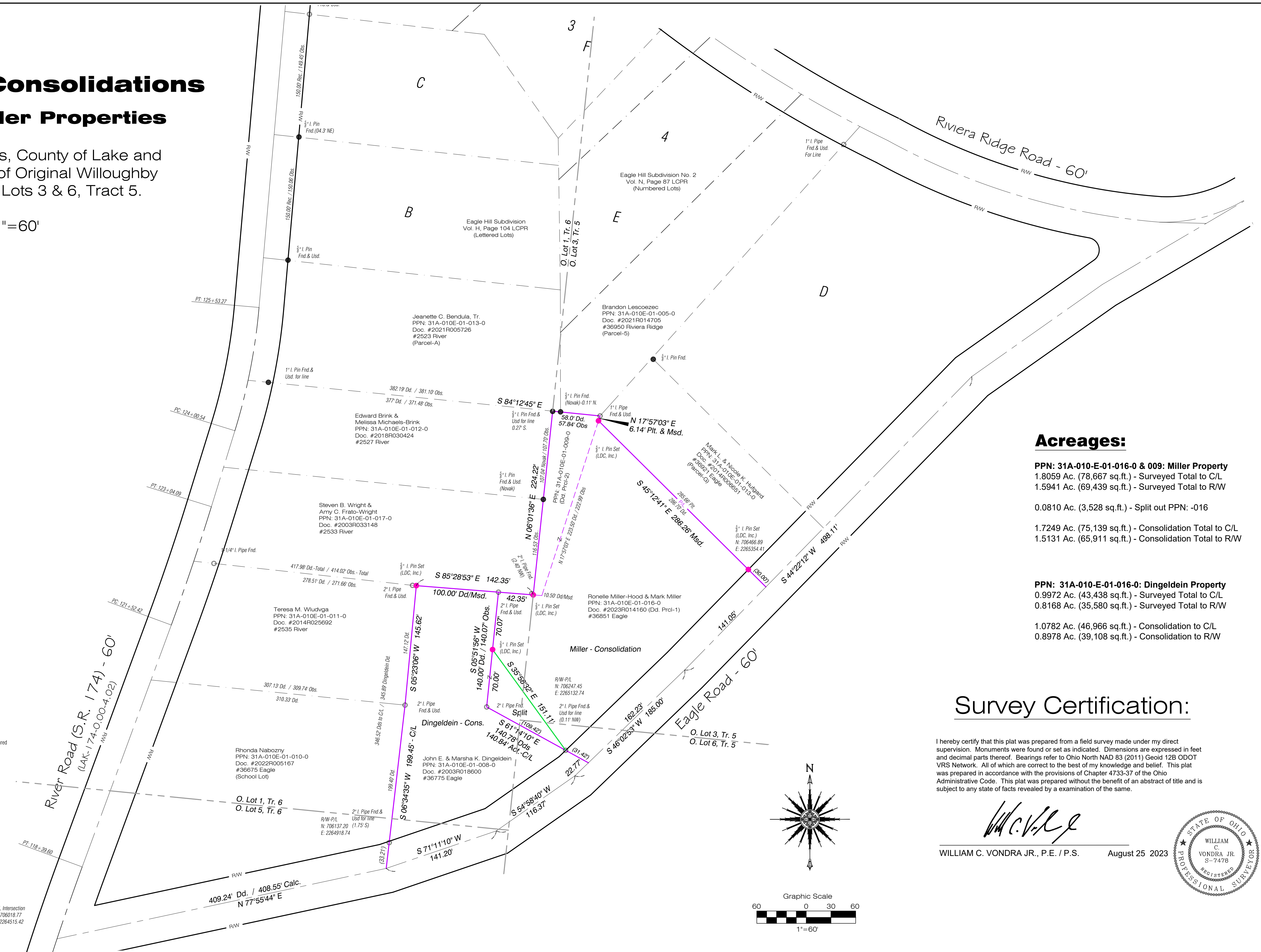
AUGUST 2023 - 1"=60'

Pertinent Documents Used

Eagle Hill Subdivision Vol. H, Pg. 104 (1939)
 Eagle Hill Subdivision No. 2 Vol. N, Pg. 87 (1961)
 State Plan LAK-174-0.00-4.02 (1934)
 Deeds of subject & adjoining parcels

Legend:

- 1/4" Pin Found
- 1/4" Pipe Found
- ⊕ 5/8" x 30" L Pin Set (LDC, Inc.)
- Monument Box Found
- Monument Box Empty
- ▲ PK Set
- △ PK Found
- ⊙ Stone Found
- ⊕ Drill Hole Found
- ⊕ Drill Hole Set
- Horizontal Control Point
- Vertical Control Point
- ⊕ Hub Found
- ⊕ Hub Set
- ⊕ Railroad Spike Found
- ⊕ Railroad Spike Set
- Meas. = Measured
- Plat = Subdivision Plat
- D./M. = Deed & Measured
- Dd. = Deed
- Rec. = Record
- Act. = Actual



Acreages:

PPN: 31A-010-E-01-016-0 & 009: Miller Property
 1.8059 Ac. (78,667 sq.ft.) - Surveyed Total to C/L
 1.5941 Ac. (69,439 sq.ft.) - Surveyed Total to R/W
 0.0810 Ac. (3,528 sq.ft.) - Split out PPN: -016
 1.7249 Ac. (75,139 sq.ft.) - Consolidation Total to C/L
 1.5131 Ac. (65,911 sq.ft.) - Consolidation Total to R/W

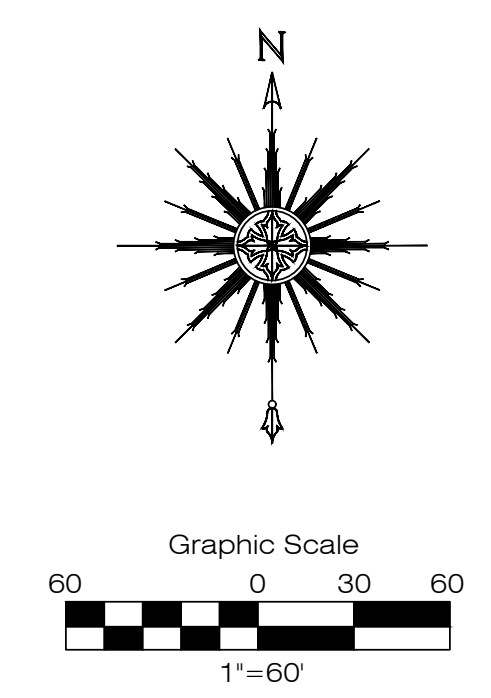
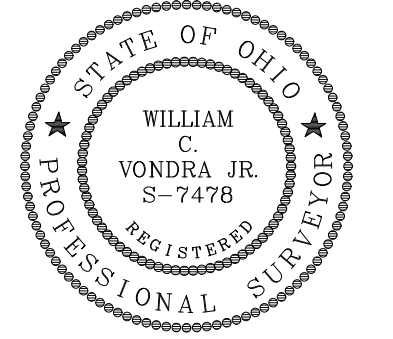
PPN: 31A-010-E-01-016-0: Dingeldein Property
 0.9972 Ac. (43,438 sq.ft.) - Surveyed Total to C/L
 0.8168 Ac. (35,580 sq.ft.) - Surveyed Total to R/W
 1.0782 Ac. (46,966 sq.ft.) - Consolidation to C/L
 0.8978 Ac. (39,108 sq.ft.) - Consolidation to R/W

Survey Certification:

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83 (2011) Geoid 12B ODOT VRS Network. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

William C. Vondra Jr.
 WILLIAM C. VONDRA JR., P.E. / P.S.

August 25 2023



REV. No.	DATE	BY	CHKD	 LAND DESIGN consultants www.LDCinc.net ENGINEERS PLANNERS SURVEYORS 9025 Osborne Drive Mentor, Ohio 44060 TEL: (440) 255-8463 (440) 951-LAND (440) 354-6938 FAX: (440) 255-9575	DATE	SCALE	Lot Split & Consolidations CONTRACT No. DINGJ1-2301
					08/25/2023	1"=60'	
					VERT.		
					FILENAME Site-Townline		
					COMPUTERS:		
				TAB NAME Plat			