

2211.0298  
BOUNDARY SURVEY  
LAKE COUNTY

**LS** LANDMARK SURVEY  
**GI** GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085  
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM  
DATE: 11-17-2022 FILE NO. 2211.0298

SURVEY OF  
PN 31-A-012-D-00-003-0  
AT  
36170 MAPLE GROVE ROAD  
CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE  
STATE OF OHIO  
BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP  
LOTS 1 AND 2, TRACT 6

LEGEND

- IPF IRON PIN FOUND
- SIRC 5/8 X 30" SET IRON ROD CAPPED
- R RECORDED
- M MEASURED
- POR PORCH
- CONC. CONCRETE
- D/W DRIVEWAY
- C/L CENTER LINE
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD
- P.G. PAGE
- INSTR INSTRUMENT
- S.F. SQUARE FEET
- PN PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- T.P.O.B. TRUE POINT OF BEGINNING
- RES. RESIDENCE
- O.H. OVERHANG
- ASPHALT
- GRAVEL
- CONCRETE
- PROPERTY LINE
- CENTER LINE
- TIE IN LINE
- BUILDING LINE
- ADJOINER LINE
- SECTIONAL LINE
- CHAIN LINK FENCE
- WOOD FENCE

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE FROM THE PIACENTE AND LITTLE SUBDIVISION, (PLAT VOLUME M, PAGE 26, APRIL 2, 1958), HOLDING FOUND AND USED CORNERS ALONG THE EAST SIDE OF SUBLOT 1 ON THE WEST RIGHT OF WAY LINE OF MAPLE VIEW LANE (50') AS SHOWN HEREIN, WHICH IS BEARING N 3°26'40" E.

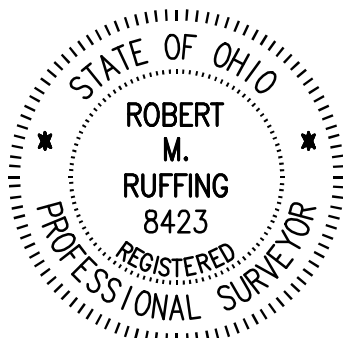
DOCUMENTS USED:

- PIACENTE AND LITTLE SUBDIVISION, PLAT VOLUME M, PAGE 26, LAKE COUNTY RECORDER'S OFFICE.
- LENZ ESTATES SUBDIVISION, PLAT VOLUME 32, PAGE 3, LAKE COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- LAKE COUNTY TAX MAPS/GIS.

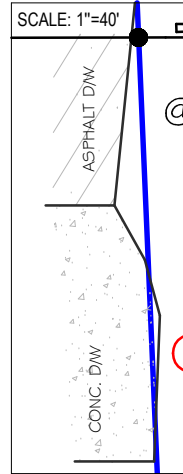
NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN NOVEMBER OF 2022 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



*Robert M. Ruffing*  
SURVEYOR NAME, P.S. DATE 11-17-2022  
REGISTERED SURVEYOR NO. 8423

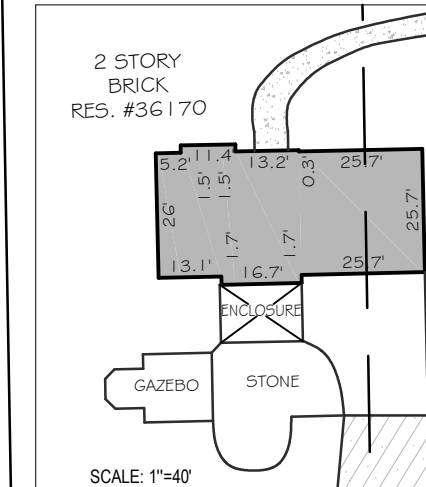
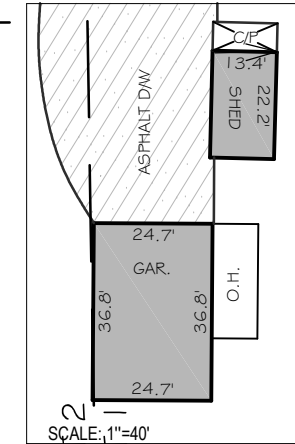
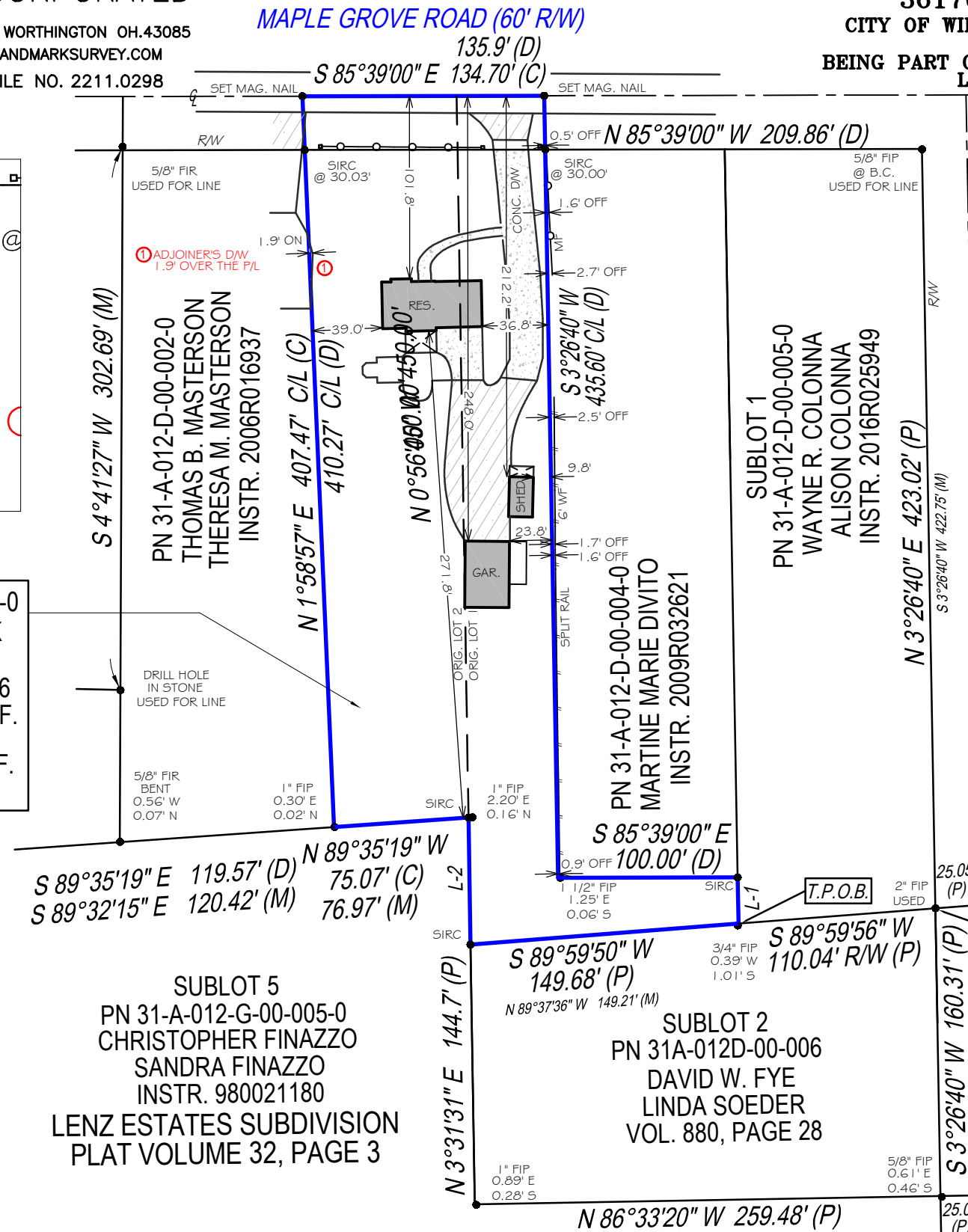


SUBJECT PARCEL  
PN 31-A-012-D-00-003-0  
MICHAEL A SEMIK  
DEBRA A. SEMIK  
INSTR. 2009R024096  
AREA = 58,629.35 S.F.  
(TOTAL) = 1.3460 AC.  
IN R/W = 4029.40 S.F.  
= 0.0925 AC.

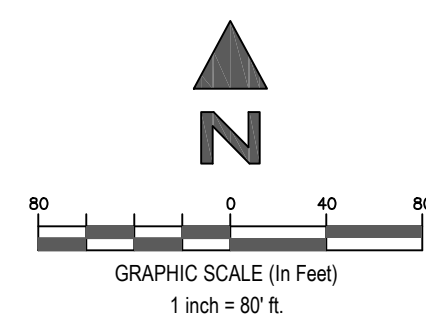
LINE TABLE:  
L-1 S 3°26'40" W 25.77' (D)  
L-2 N 3°31'31" E 70.72' (C)  
N 5°18'12" E 70.87' (M)

SUBLOT 5  
PN 31-A-012-G-00-005-0  
CHRISTOPHER FINAZZO  
SANDRA FINAZZO  
INSTR. 980021180  
LENZ ESTATES SUBDIVISION  
PLAT VOLUME 32, PAGE 3

SUBLOT 2  
PN 31A-012D-00-006  
DAVID W. FYE  
LINDA SOEDER  
VOL. 880, PAGE 28



SUBLOTS 1 & 2  
PIACENTE AND LITTLE  
SUBDIVISION  
PLAT VOLUME M,  
PAGE 26



DRAWN BY: RRZ