

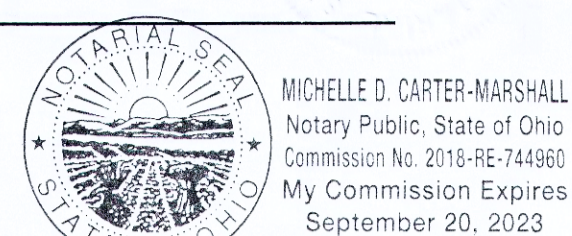
APPROVED AND ACCEPTED BY:

Sarah Dykstra
 SARAH DYKSTRA

STATE OF OHIO
 COUNTY OF LAKE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED SARAH DYKSTRA, WHO REPRESENTED THAT SHE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT WILLOUGHBY, OHIO, THIS 29 DAY OF NOV, 2019.

Michelle D. Carter-Marshall
 NOTARY PUBLIC



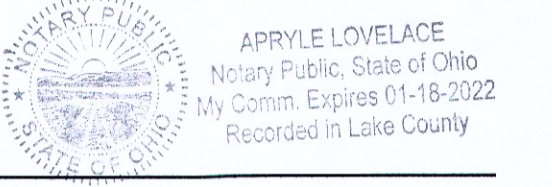
APPROVED AND ACCEPTED BY:

Thomas R. Karchefsky
 2223 RIVER ROAD, LLC

STATE OF OHIO
 COUNTY OF LAKE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED 2223 RIVER ROAD, LLC, BY Thomas Karchefsky, AND N/A OHIO LIMITED LIABILITY COMPANY, AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT THEY SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT WILLOUGHBY, OHIO, THIS 3 DAY OF December, 2019.

Apryle Lovelace
 NOTARY PUBLIC



PARCEL INFO:

PARCEL 3
 3.1632 ACRES PPN 31A016000020 (+)
 0.3937 ACRES PPN 31A0160000140 (+)
 3.5569 ACRES TOTAL

REMAINDER PARCEL
 2.0780 ACRES PPN 31A0160000140
 0.3937 ACRES PACEL 1A (-)
 1.6843 ACRES TOTAL

CONSOLIDATION PARCEL
 2.2812 ACRES PPN 31A0160000150 (+)
 0.3940 ACRES PPN 31A0160000020 (+)
 2.6752 ACRES TOTAL

PARCEL 4
 1.1702 ACRES PPN 31A0160000020 (+)
 1.1702 ACRES TOTAL

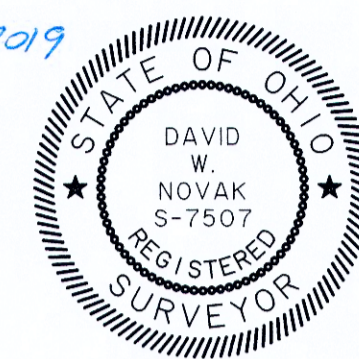
REMAINING LANDS
 28.8309 PPN 31A0160000020

CERTIFICATION :

I HEREBY CERTIFY THAT AN ACTUAL BOUNDARY SURVEY WAS PREPARED BY ME ON THE 11TH DAY OF JUNE 2019, AND THAT THE SURVEY IS IN ACCORDANCE WITH THE OHIO REVISED CODE CHAPTER 4733-37, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. PERMANENT MONUMENTS WERE FOUND, OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET OR DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

I HEREBY CERTIFY THAT, THIS PLAT WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

David W. Novak
 DAVID W. NOVAK, P.S. No. 7507



SITUATED IN THE CITY OF WILLOUGHBY HILLS AND THE VILLAGE OF WAITE HILL, COUNTY OF LAKE AND STATE OF OHIO; AND KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOTS NO. 2, TRACT 9

BEARINGS USED HEREIN ARE BASED ON THE CENTERLINE OF RIVER ROAD, N 12° 03' 30" E, AND ARE TO DENOTE ANGULAR RELATIONSHIP ONLY AND DO NOT REPRESENT TRUE NORTH.

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WILLOUGHBY HILLS
 DEC 12 2019
 BY: *John M. Smith*

REVISIONS	BY
REVISED PER CITY REVIEW 9/10/2019	DWN
REVISED PER CITY REVIEW 9/10/2019	DWN
REVISED PER COUNTY REVIEW 1/16/2019	DWN
REVISED PER COUNTY REVIEW 1/23/2019	DWN

Barrington
 CONSULTING GROUP, INC.
 9114 TYLER BLVD., MENTOR, OHIO 44060
 PHONE 440.205.1260 FAX 440.205.1262
 www.BarringtonCGI.com

DYKSTRA
 SARAH DYKSTRA
 2203 RIVER ROAD
 WILLOUGHBY HILLS, OHIO 44094
 PH: 561-441-6316

LOT SPLIT / CONSOLIDATION
 2215 RIVER ROAD
 WILLOUGHBY HILLS, OHIO 44094
 DYKSTRA RESIDENCE

DRAWN WSO
CHECKED DWN
DATE JULY 26, 2019
SCALE 1" =
JOB NO. 18028
SHEET

18028 OF SHEETS

