



PRELIMINARY SUBDIVISION AND BUILDING
DESIGN PREPARED FOR:
JAMES JOHN YAKOS AND CHARLES H. ROOD

HENNIE DOUGLAS W
PID# 31-A-010-C-01-015-0
5/6/1982 T.74 - 60

SOBOLEWSKI JOHN
PID# 31-A-010-C-01-024-0
8/31/2002
T. VOL. 91, PG. 165
(GRANTORS DEED)

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
CITY OF WILLOUGHBY HILLS	YEAR:	ONE OF ONE
SURVEY FOR: JAMES J. YAKOS AND CHARLES H. ROOD		

SITUATED IN THE CITY OF WILLOUGHBY HILLS,
COUNTY OF LAKE AND STATE OF OHIO AND KNOWN
AS BEING A PART OF BLOCK "A" IN THE HORSESHE
GLEN SUBDIVISION OF PART OF ORIGINAL LOT NO. 7,
IN TRACT NO. 9 AS RECORDED IN VOL. G, PAGE 4 OF
LAKE COUNTY RECORDS WITHIN SAID TOWNSHIP.



GRAPHIC SCALE: 1"=20'

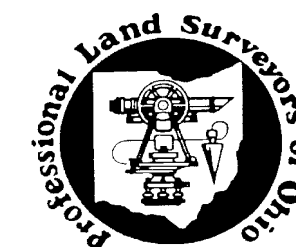
→ -DENOTES FLOW OF WATER (RUNOFF)
--- -DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

PLAT OF SURVEY PREPARED BY
DELMAR B. KOSIE & ASSOCIATES
REGISTERED LAND SURVEYORS
202 SOUTH STREET
CHARDON, OHIO 44024
(440) 286-2131

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.
DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS.
BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PRELIMINARY SUBDIVISION AND
BUILDING DESIGN (ORIGINAL 1991 BOUNDARY SURVEY)
IN ACCORDANCE WITH THE PROVISIONS
OF CHAPTER 4733-37 OF THE OHIO REVISED CODE.

ROBERT L. KOSIE, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167



DBK PLAT NO. 565 - 2003

BASIS OF RESEARCH AND RECORDS

ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY
RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S
OFFICE AND THE COUNTY MAP ROOM.
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED
FROM THE LAKE COUNTY ENGINEER'S OFFICE.
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED
FROM THE OHIO DEPARTMENT OF TRANSPORTATION
(O.D.O.T.) RECORDS.

ROOD CHARLES &
ANGELA MARIE BARBATI
PID# 31-A-010-C-01-035-0

PARCEL NO. 1 1.0427 ACRES
VOL. 846, PG. 766
T. VOL. 83, PG. 53, 54

HOUSE# 37201 EAGLE RD.

EXISTING PROPERTY LINE DIVIDING:
ROOD CHARLES & ANGELA MARIE BARBATI
(PID# 31-A-010-C-01-035-0)
AND
YAKOS JAMES JOHN
(PID# 31-A-010-C-01-034-0)

PROPOSED NEW PROPERTY LINE TO
BE CREATED PENDING FINAL APPROVAL FROM
THE LAKE COUNTY ZONING, BUILDING
AND PLANNING COMMISSIONS.

PROPOSED 0.2129
ACRE SUBDIVISION
PENDING FINAL
APPROVAL FROM
THE LAKE COUNTY
ZONING, BUILDING
AND PLANNING
COMMISSIONS

PROPOSED
1 STORY
FRAME
2-CAR
GARAGE

EAGLE ROAD 60' WIDE

TRAILARD
LANE 25'

1.1217 TOTAL ACRES OF
LANDS TO BE CONSOLIDATED
AFTER FINAL APPROVAL PROCESS'
AND SUBDIVISION

5/8" IRON PIN SET
(1991 SURVEY)
FD. AND USED

N 83°24'16" E

34.13' calc.

5/8" IRON PIN SET
(1991 SURVEY)
FD. AND USED
AT ANGLE POINT

N 85°25'00" E

75.03' PROPOSED

N 81°39'33" E
60.00' PROPOSED

105.40' PROPOSED
N 8°20'13" W

APPROX. TOP OF BANK DROP-OFF

223.26' TOTAL calc.
148.24' PROPOSED

PROPOSED
DRIVEWAY
ADDITION

20.50' PROPOSED

47.35' PROPOSED

5/8" IRON PIN SET
(1991 SURVEY)
FD. AND USED

PID# 31-A-010-C-01-035-0
PARCEL NO. 2 0.1184 ACRES

N 71°28'58" E

54.07' calc.

157.26' calc.

EXISTING RIGHT-OF-WAY

EXISTING
1 1/2 STORY
FRAME
DWELLING
HOUSE #
37281 EAGLE RD.

EXISTING
1 STORY
FRAME GAR.