**PAGE** MONTH: CITY OF WILLOUGHBY - LAKE COUNTY, OHIO LOT SPLIT AND PLAT OF RE-SURVEY PREPARED FOR: WILLOUGHBY TWP. LOT NO. 2, GORE TRACT ROBERT W., JR. & JO A. SCHUENAMAN AND ONE North R-60 ZONING (60' MIN. FRONTAGE): 5' SIDEYARD / 40' REARYARD (OR 30% OF DEPTH) **GERRILYN DEUTSCH** ACC. BLDG.: 3' SIDEYARD / REARYARD YEAR: DRIVEWAY: 2' SIDEYARD ONE 3/4" ANCIENT 8400 SQ. FT. MIN. AREA PP# 27-B-048-0-00-006-0 IRON PIPE FD.: 6' HIGH THE BOARD OF EDUCATION OF THE WILLOUGHBY -S. 1.06', W. 0.08' CHAIN-LINK-EASTLAKE CITY SCHOOL DISTRICT AND USED FOR ROBERT W., JR. & JO A. SCHUENAMAN AND **FENCE** VOLUME 382, PAGE 384 5/8" IRON PIN GERRILYN DEUTSCH PROPERTY LINE WITH CAP BEARING: 5/8" IRON PIN SET "POLARIS S-7087" FD.: S 85°45'00" E —• **BASIS OF RESEARCH AND RECORDS** N. 0.33', W. 0.51' S 85°45'00" E ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY **GRAPHIC SCALE:** 1 POCH EQUALS 40 FEET 121.58' calc. 5/8" IRON PIN SET RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S 58.23' calc. 3.05 OFFICE AND THE COUNTY MAP ROOM. 60.07' calc. O -DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET FROM THE COUNTY ENGINEER'S OFFICE.
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED . 5. 2. 2. SUB-LOT NO. 72
PP# 27-B-048-B-00-019-0
D OF EDUCATION OF WILLOUGHBY,
STLAKE CITY SCHOOL DISTRICT
VOLUME 545, PAGE 27 1 STY 77.0' -6.8 -METAI FRAME 22.22 - · - · - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.) FROM THE OHIO DEPARTMENT OF TRANSPORTATION SHED 2-CAR (O.D.O.T.) RECORDS. XIIIIIX ₹, @ GARAGE 1 STY. PARCEL "A" R/W (1111111) RAME S SITUATED IN THE CITY OF WILLOUGHBY, COUNTY ROBERT W., JR. & JO A. SCHUENAMAN AND GARAGE! OF LAKE AND STATE OF OHIO AND KNOWN AS BEING GERRILYN DEUTSCH X////// PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT PARCEL/"B" NO. 2, IN THE GORE TRACT, AND ALSO KNOWN AS ! 4°15'00" THAT I HAVE SURVEYED THESE PREMESIS AND PREPARED THIS PLAT OF SURVEY **₩** IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE BEING SUB-LOTS NO. 68, 69, 70, AND 71 IN THE 180.00' R/W FRAME DECK OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO.
THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE BREEZY HILL ALLOTMENT NO. 2 (NOW VACATED) AS 180.00 ANGULAR RELATIONSHIPS ONLY. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS SUB-LOT NO. C.L. SHOWN IN SUBDIVISION PLAT VOLUME E, PAGÉ 7 °13'07" W 41.9 PARCEL "C" GRASSY OF LAKE COUNTY RECORDS AND DEEDS. VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. THE UNDERSIGNED 1 1/2 STY. HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. NO LIABILITY IS ASSUMED FOR THE 210.00 AREA R S 4°13'0 FRAME EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGN ASSUMES NO LIABILITY FOR DWELLING XX mmx THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY. -30.3 8 PARCEL "A" 0.5788 TOTAL GROSS ACRES (25211.8802 SQ. FT.) R-60∕ 2 STY. FRAME DWELL. GRAVEL DRIVEWAY 210.00 0.4962 NET ACRES LESS R/W (21614.4240 SQ. FT.) ZONING FRAME SUB-LOTS NO. 69 (IN PART), 70, AND 71 C PP# 27-B-048-B-00-018-0 ROBERT L. KOSIE, P.S. GERRILYN DEUTSCH REGISTERED PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 8167 164.79 DOCUMENT NO. 2006R026758 RIGHT-OF-WAY (R/W)-3/4" ANCIENT 38287 HURRICANE DRIVE CENTERLINE (C.L.) 57.7 2 RON PIPE FD. 5/8" IRON PIN S. 0.27', E. 0.06' 56.3 WITH CAP BEARING: 5/8" IRON PIN SET "POLARIS S-7087" FD.: PARCEL "B" 8.5 119.91' calc. N. 0.28', E. 0.47' 0.2883 TOTAL GROSS ACRES (12559.9594 SQ. FT.) 3/4" ANCIENT 60,00' cale 5/8" IRON PIN SET 0.2470 NET ACRES LESS R/W (10759.9596 SQ. FT.) IRON PIPE 59.97' calc SUB-LOT NO. 69 (IN PART) 0.0826 ACRES R/W N 85°45'00" W FD. AND USED PP# 27-B-048-B-00-018-0 (3597.4562 SQ. FT.) 0.0413 ACRES R/W 299.84' calc. GERRILYN DEUTSCH 0.0413 ACRES R/W (1799.9997 SQ. FT.) 119.92' calc. (300.00' rec.) (1798.7934 SQ. FT.) DOCUMENT NO. 2006R026758 N 85°45'00" W 60.00° calç.× 5/8" IRON PIN BREEZY HILL ALLOTMENT NO. 2 - SUBDIVISION PLAT VOLUME E, PAGE 7 (VACATED) WITH CAP BEARING: "LAKE INC." PARCEL "C" FD. AND USED 0.2893 TOTAL GROSS ACRES (12601.9066 SQ. FT.) 0.2480 NET ACRES LESS R/W (10803.1132 SQ. FT.) D.B. Kosie & Associates onal Land Surveying **HURRICANE DRVIE 60 FEET WIDE** SUB-LOT NO. 68 PP# 27-B-048-B-00-017-0 440.286.2131 ROBERT W., JR. & JO A. SCHUENAMAN VOLUME 876, PAGE 380 www.dbksurveys.com 38321 HURRICANE DRIVE **DBK PLAT NO. 673 2012**