

# Plat of Lot Split

Situated in the City of Willoughby Hills, County of Lake and State of Ohio, Known as being part of Original Township Lot No. 3, Tract 6 Being part of parcel 1 of deed of land conveyed to BP Oil, Co. by deed recorded in volume 568, page 7 of Lake County Official Records. (PPN: 31A-12B-02)

## Area Tabulation

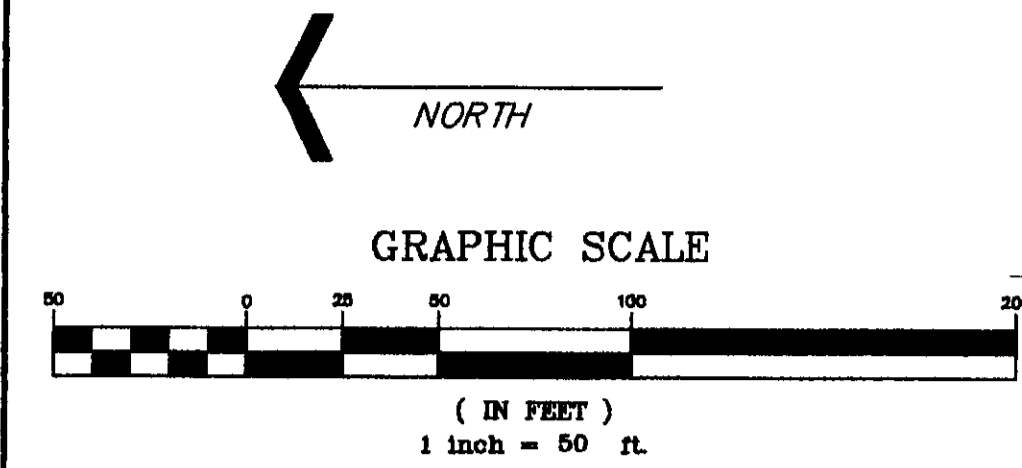
Parcel C . . . . . 0.2328 Acres (10,139 sf) Total

BP Oil, Co to Snavely Development, Co

Remaining Lands BP Oil, Co (Parcel 1 of deed).

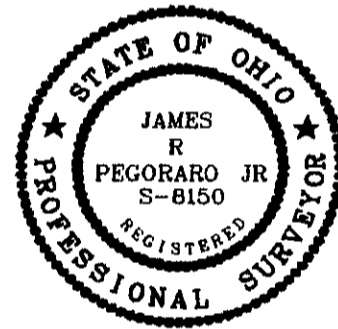
BP . . . . . 0.9651 Acres (42,038 sf) Total

0.9331 Acres (40,643 sf) Ex. Rt 91 R/W



I Herby 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 An Assumed Meridian And Are Intended To Indicate Angles Only. 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.

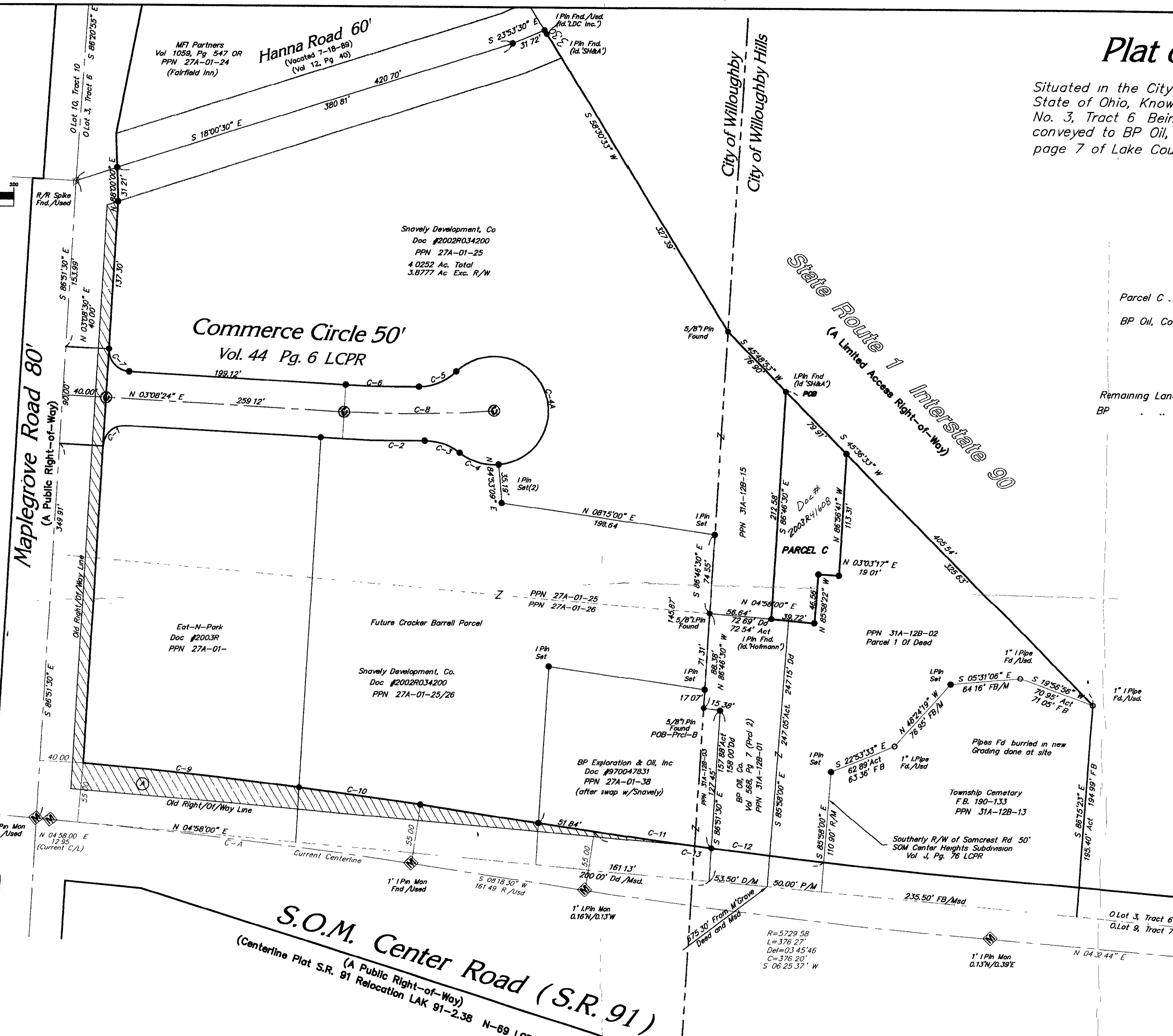
*James R. Pegoraro, Jr.*  
James R. Pegoraro, Jr. P.S. No. 8150  
3/3/03



● = 5/8" x 30" Iron Rebar Set W/ Yellow Cap Stamped LDC, Inc.

D/M = Deed & Measured  
R/M = Record Plat & Measured  
FB = County Field Book  
Act = Actual Field Observation

A) State of Ohio - Perpetual Easement and Right of Way for public highway and road - Parcel No. 82 Vol. 536, Pg. 444 L.C.D.R. (Shown Hatched)



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C-1	334.17	5729.58	03°20'30"	167.13	334.12	N06°38'15"E
C-2	31.42	20.00	89°59'54"	20.00	28.28	N41°31'33"W
C-3	75.87	1028.00	41°34'7"	37.85	78.65	S01°01'30"W
C-4	34.57	50.00	39°36'53"	18.01	33.89	S18°42'03"W
C-4A	191.21	50.00	43°38'21"	20.02	37.17	S16°42'18"W
C-5	37.89	50.00	43°25'07"	19.91	36.99	S02°30'50"E
C-6	67.12	975.00	3°56'40"	33.57	67.11	S01°10'04"W
C-7	31.42	20.00	90°00'06"	20.00	28.28	S48°02'27"W
C-8	137.63	1000.00	7°53'08"	68.82	137.52	N02°48'10"W
C-9	312.05	5784.58	3°05'22"	156.07	312.02	N06°48'46"E
C-10	112.46	5784.58	1°06'50"	56.23	112.46	N07°42'05"E
C-11	108.60	5674.58	1°06'24"	54.81	108.60	N07°45'18"E
C-12	54.04	5674.58	0°32'44"	27.02	54.04	N08°55'44"E
C-13	213.68	5674.58	2°08'22"	106.86	213.67	N07°13'46"E

REV No	DATE	BY	CHK'D

**LAND DESIGN consultants**  
www.LDCinc.net  
ENGINEERS PLANNERS SURVEYORS

4595 East Avenue Mentor Ohio 44060  
TEL: (440) 253-8463 FAX: (440) 253-9575

1471 Lear Industrial Park Ave. Ohio 44011  
TEL: (440) 937-5601 FAX: (440) 937-5602

**SNARELY DEVELOPMENT CO.**  
Lot Split With B/P  
CITY OF WILLOUGHBY HILLS - LAKE COUNTY - OHIO

DATE: March 3rd, 2003  
SCALE: HOR 1"=50'  
VERT none  
FILENAME: Parcel-c  
COMPUTER: jrp  
FIELD CREW:

## LOT SPLIT PLAT

SHEET 1 OF 1  
CONTRACT No. SNAV1-0203