

LAND AREA: FINE ARTS ASSOCIATION PARCEL

Total Area	4.4751 Acres	194,937 Sq.Ft.
Within Right-of-Way of Mentor Avenue,	0.2429 Acres	10,580 Sq.Ft.
Net	4.2322 Acres	184,357 Sq.Ft.

CURVE TABLE

Curve	Radius	Length	Delta	Tangent	Chord	Bearing
C01	722.71'	83.24'	8°32'10"	41.67'	83.20'	S88°40'30"W
C11	30.51'	41.57'	78°04'04"	24.74'	38.43'	N73°39'52"E
C12	785.80'	37.53'	2°48'29"	18.77'	37.53'	N88°42'21"E

See Detail Page 2 of 3

MENTOR AVENUE (WIDTH VARIES)
(U.S. ROUTE 20)
(A PUBLIC RIGHT-OF-WAY)

KIRTLAND ROAD 60'
(AKA KIRTLAND-WILLOUGHBY ROAD)
(A PUBLIC RIGHT-OF-WAY)

PARCEL "A"
FINE ARTS ASSOCIATION
38660 MENTOR AVENUE

84°23'16"E
200.00' (LEASE AREA)

P.P.N. 27-A-031-0-00-003 thro 009 and 010

P.P.N. 27-A-031-0-00-002-0
Andrews School for Girls
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Willoughby Township Gore Tract - Lot 10

ANDREWS OSBORNE ACADEMY
38588 MENTOR AVENUE

PLAT OF LOT SPLIT
OF THE
ANDREWS SCHOOL FOR GIRLS
AND KNOWN AS
ANDREWS OSBORNE ACADEMY
(P.P.N. 27-A-031-0-00-002-0)
38588 MENTOR AVENUE
CREATING
PARCEL "A"
FOR
THE FINE ARTS ASSOCIATION
38660 MENTOR AVENUE
CITY OF WILLOUGHBY, OHIO

Situated in the City of Willoughby, County of Lake and State of Ohio and known as being part of Willoughby Township Gore Tract Lot 10.

OWNERS ACCEPTANCE

I, the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split of the same.

Chuck Roman
Andrew School for Girls

NOTARY

State of _____ }
County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____, this _____ day of _____, 2012.

Notary Public

My commission expires _____

APPROVALS

This Plat of Lot Split is accepted and approved by the City Engineer of the City of Willoughby, Ohio this _____ day of _____, 2012.

James T. Sayles, P.E. - City Engineer

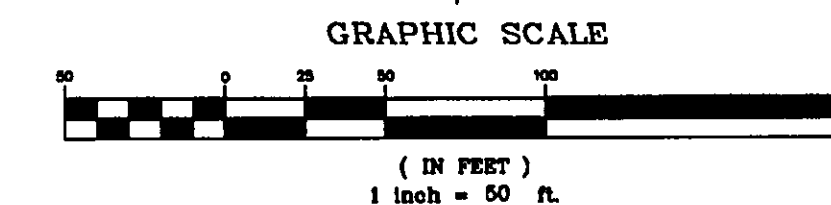
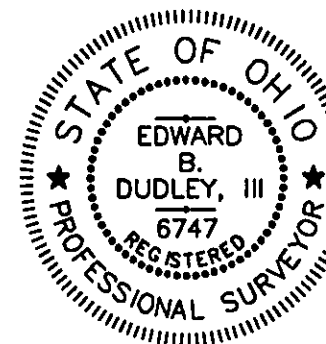
This Plat of Lot Split is accepted and approved by the Chief Building and Zoning Inspector of the City of Willoughby, Ohio this _____ day of _____, 2012.

Richard Smith - Chief Building and Zoning Inspector

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley P.S. No. 6747
October 10, 2012 Date



DRAWN BY

BDK

APPROVED

EBD PS NO. 6747

LAND SURVEYING - ENGINEERING - DESIGN
2618 NORTH MORELAND BOULEVARD
CLEVELAND - OHIO - 44120
PHONE: (216) 491-2000 FAX: (216) 491-9840
WWW.RIVERSTONESURVEY.COM

Note: ● All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"