

5/8" I.P.
FD. & USED

Pebblebrook Farm Condominium
Phase III, Vol. 17, Page 12
31-A-006-N-00-0CL-0

CAPPED
I.P. SET

S86°19'00"E
120.00'
(DEED & USED)

5/8" I.P. FD.
0.15' (N)
0.07' (W)

Pebblebrook Farm Condominium
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31-A-006-N-00-0CL-0

BOUNDARY SURVEY 31827 EUCLID CHARDON RD. WILLOUGHBY HILLS, OH

Situated in the City of Willoughby Hills, County
of Lake and State of Ohio and known as being
a part of Original Willoughby Township Lot No. 3,
Tract No. 3.

CERTIFICATION:

I hereby certify that the drawing hereon is a
correct representation of survey made by me
and/or under my direct supervision and to be
true and accurate to the best of my
knowledge; dimensions are expressed in feet
and decimal parts thereof; basis of bearing
being the centerline of Euclid-Chardon Road
established as North 89°19'00" West in the
deed to David J. and Waltraud M. Burnett
recorded in Volume 128, Page 1100 of Lake
County Records; and monuments were found
or set as indicated hereon.

Robert Smoltz, P.S. 6763

All capped iron pins set are 5/8-inch
diameter rebar, 30-inches long with a yellow
plastic cap stamped SH&A 6763.

STEPHEN HOVANCSEK & ASSOCIATES CONSULTING ENGINEERS

Two Merit Drive Richmond Heights, Ohio
PH: (216) 731-6255

80 0 80 160



SCALE IN FEET



Robert Smoltz

David J. & Waltraud M. Burnett
31701 Chardon Rd.
Parcel 31-A-006-A-00-037-0
Vol. 128, Pg. 1100 L.C.D.R.

N03°41'00"E 813.80' (DEED) 813.98' (OBS.)

N03°41'00"E 720.00' (DEED & USED)

Anton Sadar, Jr., Trustee of the Anton Sadar,
Jr. Revocable Living Trust Dated May 15, 1997
31827 Chardon Rd.
Parcel 31-A-006-A-00-038-0
Deed 2012R007555 L.C.D.R.

Area = 1.975 AC.
(86,023 Sq. Ft.)
Area in R/W/ = 0.083 AC.
(3,605 Sq. Ft.)

S03°41'00"W 713.71' (CALC.)

Pebblebrook Farm Condominium
Phase I, Vol. 16, Page 32
31-A-006-N-00-0CL-0

5/8" I.P.
FD. & USED

30.04'

120.16'
(CALC.) 30.04'

CL

5/8" I.P. FD.
0.15' (E)

N89°19'00"W
EUCLID-CHARDON RD. (60')