

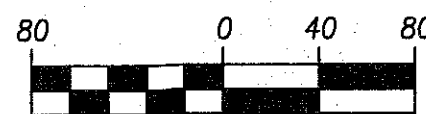
RECEIVED

JUN 11 2015

WILLOUGHBY HILLS BUILDING DEPT.

NORTH

GRAPHIC SCALE



1 INCH = 80 FEET

SURVEY MONUMENTATION

- denotes rebar found as noted
- ⊠ denotes rebar inside monument box assembly found as noted
- ⊙ denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96-026" ID cap set
- ⊗ denotes P-K (masonry) nail set
- ⊗ denotes drill hole set
- ⊙ denotes railroad spike set

SURVEY REFERENCES USED

1. Subject and adjoining deeds as noted
2. Renaissance Resubdivision No. 3 (Vol. 11, Pg. 1 L. C. M. R.)
3. Centerline Survey Plat for LAK-90/84-0.54/0.43 (Vol. 48, Pg. 24 L. C. M. R.)
4. Plat of Survey by Polaris Engineering & Surveying, Contract No. 04611, dated October 27, 2004

LOT SPLIT AND EASEMENT PLAT FOR 2820-2824-2830 BISHOP ROAD

Known as being part of Original Willoughby Township Lot Number 4 in Tract Number 4, now situated in the

CITY OF WILLOUGHBY HILLS COUNTY OF LAKE - STATE OF OHIO

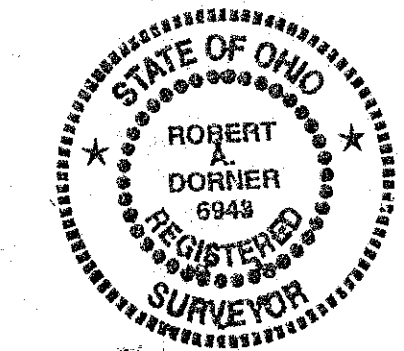
Mc Steen & Associates

ENGINEERS & SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
440.585.9800 Fax 440.585.9802 www.mcsteen.com

COPY

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is South 03°-08'-30" West as the centerline of Bishop Road, as evidenced by monuments found, and is the same bearing as found in Instrument No. 2011R014199 of Lake County Records. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".

My original signed 4/20/15
Robert A. Dornier 6/10/2015
ROBERT A. DORNER REG. PROF. SURV. No. 6943
Job No.: 14-013
Field Date: January 30, 2014
Survey Date: February 3, 2014
Latest Revision Date: April 27, 2015
July 29, 2014
November 26, 2014
Previous Reference Job No.: 11-175, 11-041, 09-211, 06-373



ACCEPTANCE

I, the undersigned Representative of Donaldson Properties, LTD, owner of the land shown hereon, do hereby accept this Lot Split, and the proposed ingress-egress easements, and the proposed combined ingress-egress, parking and no-build easements as shown hereon in shade.

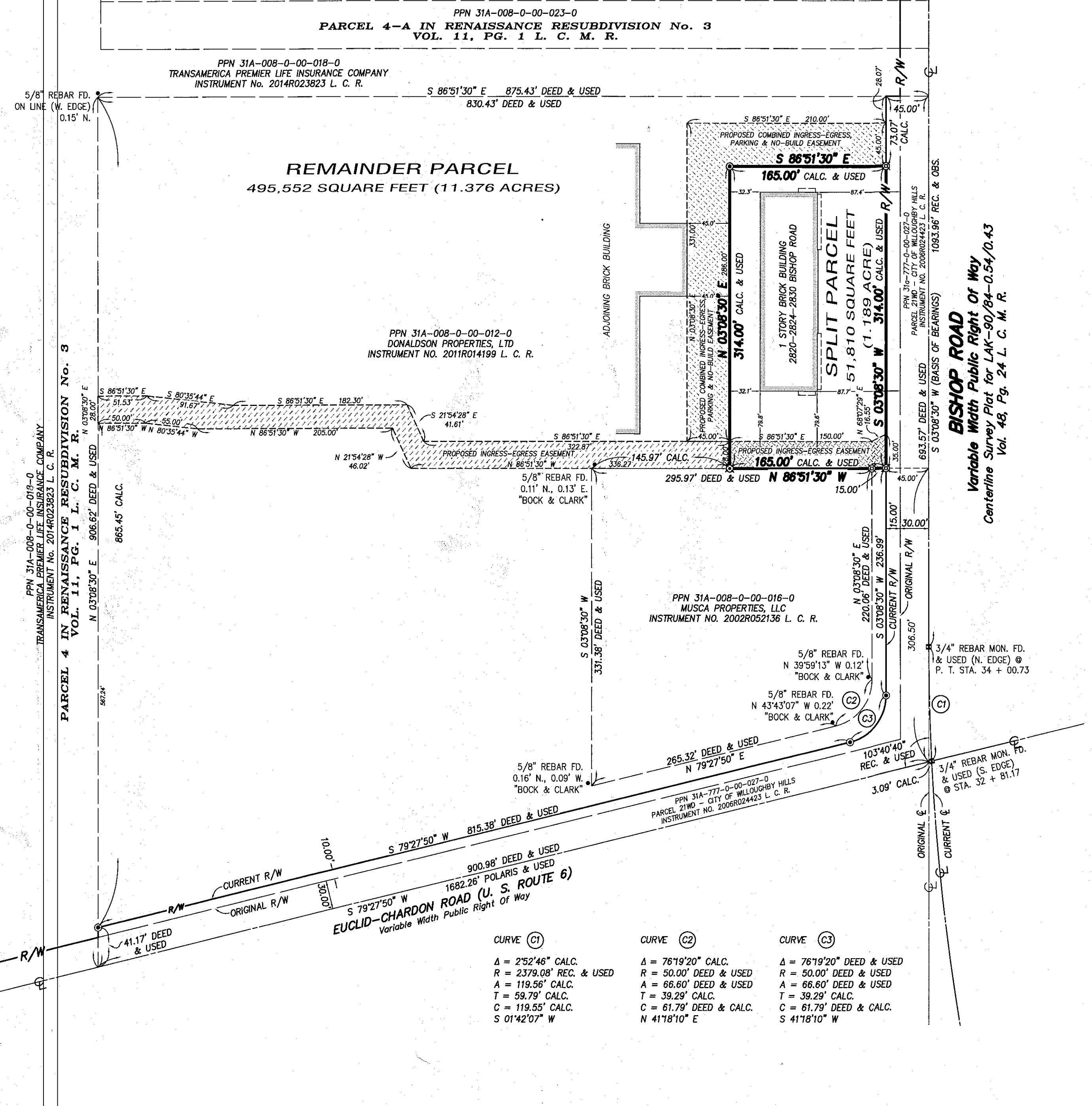
DONALDSON PROPERTIES, LTD
By: Spigel Properties, Inc., general partner

STANLEY SPIGEL, President

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR
On the ___ day of _____, in the year 2015, the undersigned, personally appeared STANLEY SPIGEL, President of Spigel Properties, Inc., general partner of DONALDSON PROPERTIES, LTD., a Texas limited partnership, known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in the capacity as therein stated, that by his signature on the instrument, the entity on behalf of which he acted, executed the instrument.

Signature and Office of Individual Taking Acknowledgement



REMAINDER PARCEL
495,552 SQUARE FEET (11.376 ACRES)

SPLIT PARCEL
51,810 SQUARE FEET (1.189 ACRE)

1 STORY BRICK BUILDING
2820-2824-2830 BISHOP ROAD

PPN 31A-008-0-00-012-0
DONALDSON PROPERTIES, LTD
INSTRUMENT NO. 2011R014199 L. C. R.

PPN 31A-008-0-00-016-0
MUSCA PROPERTIES, LLC
INSTRUMENT NO. 2002R052136 L. C. R.

EUCLID-CHARDON ROAD (U. S. ROUTE 6)
Variable Width Public Right Of Way

CURVE (C1) Δ = 2°52'46" CALC. R = 2379.08' REC. & USED A = 119.56' CALC. T = 39.79' CALC. C = 119.55' CALC. S 01°42'07" W	CURVE (C2) Δ = 76°19'20" CALC. R = 50.00' DEED & USED A = 66.60' DEED & USED T = 39.29' CALC. C = 61.79' DEED & CALC. N 41°18'10" E	CURVE (C3) Δ = 76°19'20" DEED & USED R = 50.00' DEED & USED A = 66.60' DEED & USED T = 39.29' CALC. C = 61.79' DEED & CALC. S 41°18'10" W
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CITY OF HEIGHTS
RICHMOND COUNTY OF CUYAHOGA
COUNTY OF LAKE
COUNTY OF WILLOUGHBY
CITY OF WILLOUGHBY