

LOT SPLIT AND CONSOLIDATION MAP

MADE FOR

LAKESHORE GROUP LLC

Known as being Sublots 667, 668 and 669 in the Mathew's and Gilbert Subdivision No. 6 "Oakwood on the Lake" as recorded by plat in Volume 37, Page 20 of the Cuyahoga County Map Records, of part of Original Rockport Township Section Number 24. Now in the City of Rocky River, County of Cuyahoga, State of Ohio

Order No. 16-188 • See Folder/Data Collector • Lakeshore Group - Lot Split.dwg

I hereby state that this plat is a true and accurate representation of the premises shown hereon, and was based on an actual survey performed on the ground, and is in accordance with the Minimum Standards for boundary surveys as adopted by the State of Ohio Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses are given to the Right-of-Way of Frazier Dr and are used to indicate angles only.

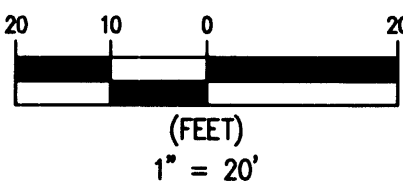
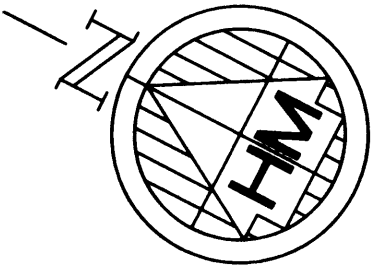
HOFMANN-METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS
24 BEECH ST. - P.O. BOX 343
BEREA, OHIO 44017
(440) 234-7350 FAX (440) 234-7351
EMAIL: rich_hm@ameritech.net



Registered Surveyor No. 7477
Richard Metzker

11-08-16
Date



BASIS OF BEARINGS

R/W Frazier Dr (Easterly Tangent Line per record)
N30°15'40"W

REFERENCES

- 1. Mathew's and Gilbert Subdivision No. 6 "Oakwood on the Lake" Vol 37 Pg 20
- 2. Title and Adjoiner deeds

NOTES

- The intent of this Lot Split is to restore the lot lines to the original platted lots
- Existing Dwellings to be razed

SURVEY LEGEND

- calc Denotes Calculated Distance or Angle
- r, rec Denotes Record Distance or Angle
- d Denotes Deed Distance or Angle
- u Denotes Used Point, Distance or Angle
- R/W Denotes Right of Way
- C Denotes Centerline
- P Denotes Property Line
- I.P.S. Denotes Iron Pin Set and capped 6752/7477
- Denotes 5/8" Iron Pin Found
- Denotes Iron Pipe Found

ACCEPTANCE

I(We) The undersigned Lakeshore Group LLC, owner(s) of the land shown on this Map and designated as P.P. #301-09-008 and #301-09-009, do hereby accept this Lot Split an Consolidation Map as shown hereon.

Lakeshore Group LLC

Owner
Title

01-24-17
Date

APPROVALS

This Plat is approved by the Building Commissioner of the City of Rocky River this 7th Day of March, 2017.

[Signature]
Building Commissioner

This Plat is approved by the City Engineer of the City of Rocky River this 7th Day of March, 2017.

[Signature]
City Engineer

This Plat is approved by the Law Director of the City of Rocky River this 7th Day of March, 2017.

[Signature]
Law Director

NOTARY

Cuyahoga County
State of Ohio
S.S. Before me a Notary Public in and for said County and State did personally appear the above signed Lakeshore Group LLC, by ROLANDAS NEIBERKA who did acknowledge the signing of the foregoing instrument to be the free act and deed of said corporation and of them personally as it's officer(s), in testimony whereof I have hereunto set my hand and official seal at Rocky River, Ohio this 20th day of MAR, 2017.



[Signature]
Notary Public

CURVE DATA

A	B	C	D	E
R=647.43'	R=647.43'	R=465.08'	R=465.08'	R=647.43'
L=68.00'	L=78.00'	L=55.00'	L=61.96'	L=20.43'
T=34.03'	T=39.05'	T=27.53'	T=31.03'	T=10.22'
Δ=6°01'04"	Δ=6°54'10"	Δ=6°46'33"	Δ=7°38'00"	Δ=1°48'30"
S18°32'28"E	S25°00'05"E	S22°54'13"E	S30°03'30"E	S29°21'25"E
Ch=67.97'	Ch=77.95'	Ch=54.97'	Ch=61.92'	Ch=20.43'

PROPERTY CURVE DATA

① r & u	② r & u	③ r & u
R=647.43'	R=647.43'	R=647.43'
L=50.00'	L=50.00'	L=46.00'
T=25.01'	T=25.01'	T=23.01'
Δ=4°25'30"	Δ=4°25'30"	Δ=4°04'15"
N17°44'41"W	N22°10'10"W	N26°25'03"W
Ch=49.99'	Ch=49.99'	Ch=45.99'
④ r & u	⑤ r & u	⑥ r & u
R=465.08'	R=465.08'	R=465.08'
L=40.00'	L=40.00'	L=35.96'
T=20.01'	T=20.01'	T=13.49'
Δ=4°55'40"	Δ=4°55'40"	Δ=4°33'13"
S21°58'47"E	S26°54'27"E	S31°38'54"E
Ch=39.99'	Ch=39.99'	Ch=36.95'

