

Plat of Lot Split

Situated in the City of Westlake, County of Cuyahoga, and State of Ohio,
and further known as being part of Original Lot No. 53, Original Dover Township, Being
Township No. 7 North in the 15th Range West of Townships in the Connecticut Western Reserve.
March, 2026 Scale 1"=30'

PARCEL CURVE TABLE - Rec. / Msd.						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	48.68'	150.00'	18°35'35"	48.46'	S81°53'36"W	24.55'
C2	46.67'	150.00'	17°49'38"	46.48'	N81°30'37"E	23.53'
C3	15.06'	180.00'	4°47'33"	15.05'	N88°01'39"E	7.53'

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTLAKE FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 2026.

CLERK OF PLANNING COMMISSIONS

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF WESTLAKE FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 2026.

CITY ENGINEER

OWNER'S ACCEPTANCE

THE UNDERSIGNED, ANN M. RAGUZ (TRUSTEE), REPRESENTING OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST.

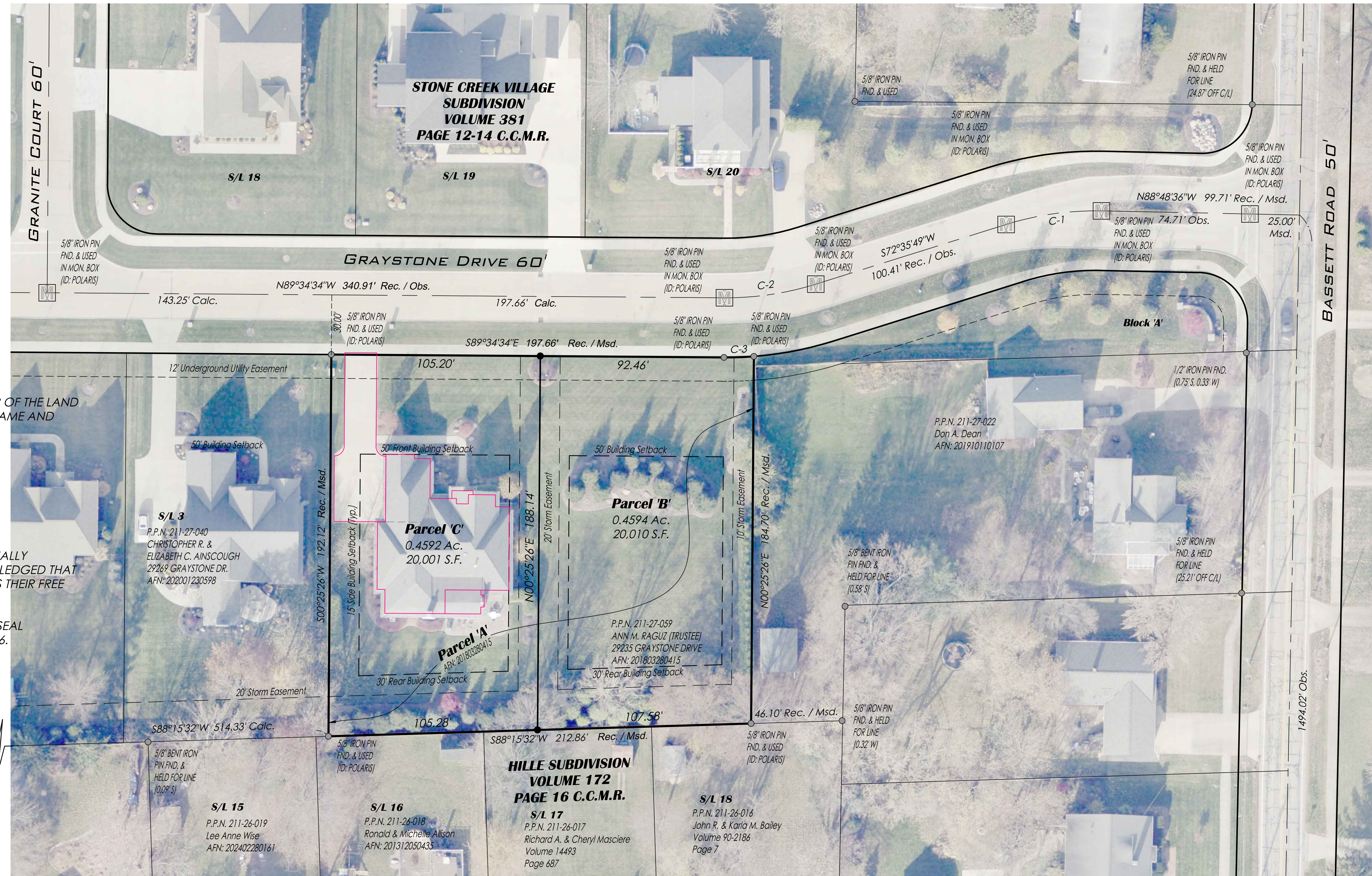
ANN M. RAGUZ (TRUSTEE)

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE _____ WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



5/8" IRON PIN FND. & USED (ID: POLARIS)
S/L 6
P.P.N. 211-27-004

5/8" IRON PIN FND. & USED (ID: POLARIS)
S/L 10
P.P.N. 211-26-024

Boundary Certification:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8" INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 72388" AS SHOWN HEREON ().

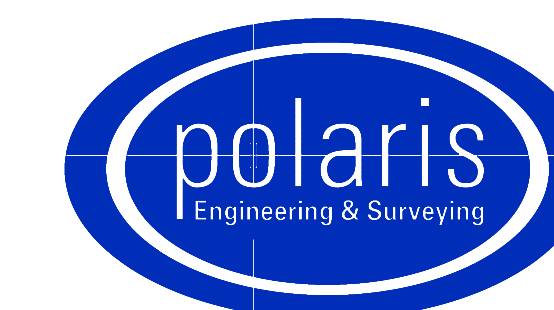


Ryan Kramer
RYAN KRAMER
OHIO PROFESSIONAL SURVEYOR #8971
MAP DATE: 3/18/2026
FIELDWORK DATE: 2/27/2026

FARMINGTON TURN 60' 5/8" IRON PIN FND. & USED (ID: POLARIS) IN MON. BOX 30.00' Rec. & Msd.

Survey References:

COUNTY TAX MAPS (AS NOTED)
COUNTY RECORD DEEDS (AS NOTED)
COUNTY RECORD PLATS (AS NOTED)
COUNTY ROAD RECORDS (AS NOTED)
SURVEY PERFORMED BY (AS NOTED)



POLARIS ENGINEERING and SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
www.polaris-es.com

DATE: 3/18/2026
SCALE: 1"=30'
FOLDER: DWG/Survey
DWG: SL 1&2 Split
TAB: 01-Plat

CONTRACT No.
15024
SHEET OF
01 01