

THE INTENT OF THIS PLAT IS TO SPLIT PPN 211-25-001 INTO 4 PARCELS AND CREATE BLOCK "A", BLOCK "B", BLOCK "C" & BLOCK "D".

CURVE DATA:
C-1 R=24.50'
L=38.48'
D=90°00'00"
C=34.65'
S45°00'00"W

C-2 R=25.00'
L=36.97'
D=84°48'00"
C=33.69'
S47°38'30"E

C-3 R=29.50'
L=25.58'
D=49°40'33"
C=24.78'
N65°09'30"E

C-4 R=500.00'
L=37.43'
D=04°17'20"
C=37.42'
N02°08'40"W

C-5 R=3.00'
L=4.71'
D=90°00'00"
C=4.24'
N45°0000"E

C-6 R=24.50'
L=38.48'
D=90°00'00"
C=34.65'
S45°0000"E

PLAT OF SURVEY, ASSEMBLY AND RESUBDIVISION FOR
CROCKER PARK, LLC AND TOLEDO-LUCAS COUNTY PORT AUTHORITY
VOL. 344 PG. 1-3 C.C.M.R.

PARCEL A1-1B
PPN 211-25-004
CP COMMERCIAL DELAWARE LLC

BLOCK "D"
6,426 S.F.
0.1475 ACRES

BLOCK "C"
11,883 S.F.
0.2728 ACRES

PARCEL D
PPN 211-24-003
CITY OF WESTLAKE

PLAT OF SURVEY, ASSEMBLY AND RESUBDIVISION (SOUTH)
VOL. 364 PG. 17-18 C.C.M.R.

VINE STREET (PRIVATE)

EARLEY LANE (PRIVATE)

ABBREVIATIONS

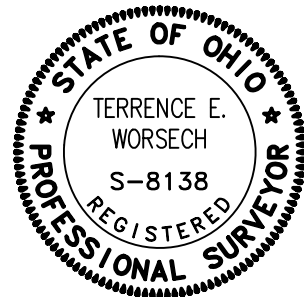
r. rec. record
fd. found
d. deed
u. used
calc. calculated
obs. observed
Vol. Volume
Pg. Page
A.F.N. Automatic Filing Number
C.C.M.R. Cuyahoga County Map Records
C.C.D.R. Cuyahoga County Deed Records
P.P.N. Permanent Parcel Number
O.L. Original Lot

LEGEND

● Indicates 5/8"x30" iron pin
(Neff & Assoc.) set

● Indicates Magnetic Nail set

Ⓜ ● Indicates iron pin found
(see notes at each iron pin
location)



SITUATED IN THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA, STATE OF OHIO AND KNOWN AS BEING PARCEL 1-W IN THE PLAT OF SURVEY AND PARTITION FOR CORAL WESTHAMPTON, LLC, OF PART OF ORIGINAL DOVER TOWNSHIP, LOT NOS. 42 AND 52 AS SHOWN BY THE RECORDED PLAT IN VOLUME 367 OF MAPS, PAGE 37 OF CUYAHOGA COUNTY RECORDS.

SURVEY CERTIFICATION

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME.

DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS FOR THIS SURVEY IS N 90°00'00" W AS THE CENTER LINE OF DETROIT ROAD AS EVIDENCED IN THE PARTITION AND ASSEMBLY PLAT FOR WESTLAKE CENTER ASSOCIATES LIMITED PARTNERSHIP AS SHOWN BY THE RECORDED PLAT IN VOLUME 274 OF MAPS, PAGE 77 OF CUYAHOGA COUNTY RECORDS AND THE BEARINGS SHOWN HEREON ARE USED TO DENOTE ANGLES ONLY.

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, ALL TO BE CORRECT.

TERRENCE E. WORSECH
REGISTERED SURVEYOR NO. 8138-OHIO

DATE

OWNER'S ACCEPTANCE

I, _____, AUTHORIZED REPRESENTATIVE FOR, AND ACTING ON BEHALF OF, CORAL WESTHAMPTON, LLC, OWNER OF THE LANDS CONTAINED WITHIN THIS SURVEY AND PARTITION AS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT.

CORAL WESTHAMPTON, LLC

BY: _____, AUTHORIZED REPRESENTATIVE

COUNTY OF CUYAHOGA)
STATE OF OHIO) S.S.

BEFORE ME, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED THE ABOVE-NAMED _____, THE AUTHORIZED REPRESENTATIVE OF CORAL WESTHAMPTON, LLC, WHO ACKNOWLEDGED THAT HE DID SIGN THIS PLAT ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

MORTGAGEE'S CONSENT

THIS IS TO CERTIFY THAT RBS CITIZENS, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS PLAT OF SURVEY, ASSEMBLY AND RESUBDIVISION AS SHOWN HEREON, DOES HEREBY CONSENT TO THIS PLAT AND ACCEPT IT AS ACCURATE.

BY: RBS CITIZENS, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

BY: _____
NAME

TITLE

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTLAKE, OHIO FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 20____.

CLERK OF PLANNING COMMISSION

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF WESTLAKE, OHIO THIS _____ DAY OF _____, 20____.

DIRECTOR OF ENGINEERING

THIS PLAT APPROVED BY THE DIRECTOR OF LAW OF THE CITY OF WESTLAKE FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 20____.

DIRECTOR OF LAW

REV NO	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHKD BY
11584V-LS1	TEW	JMP
		11584V

PLAT OF SURVEY AND PARTITION

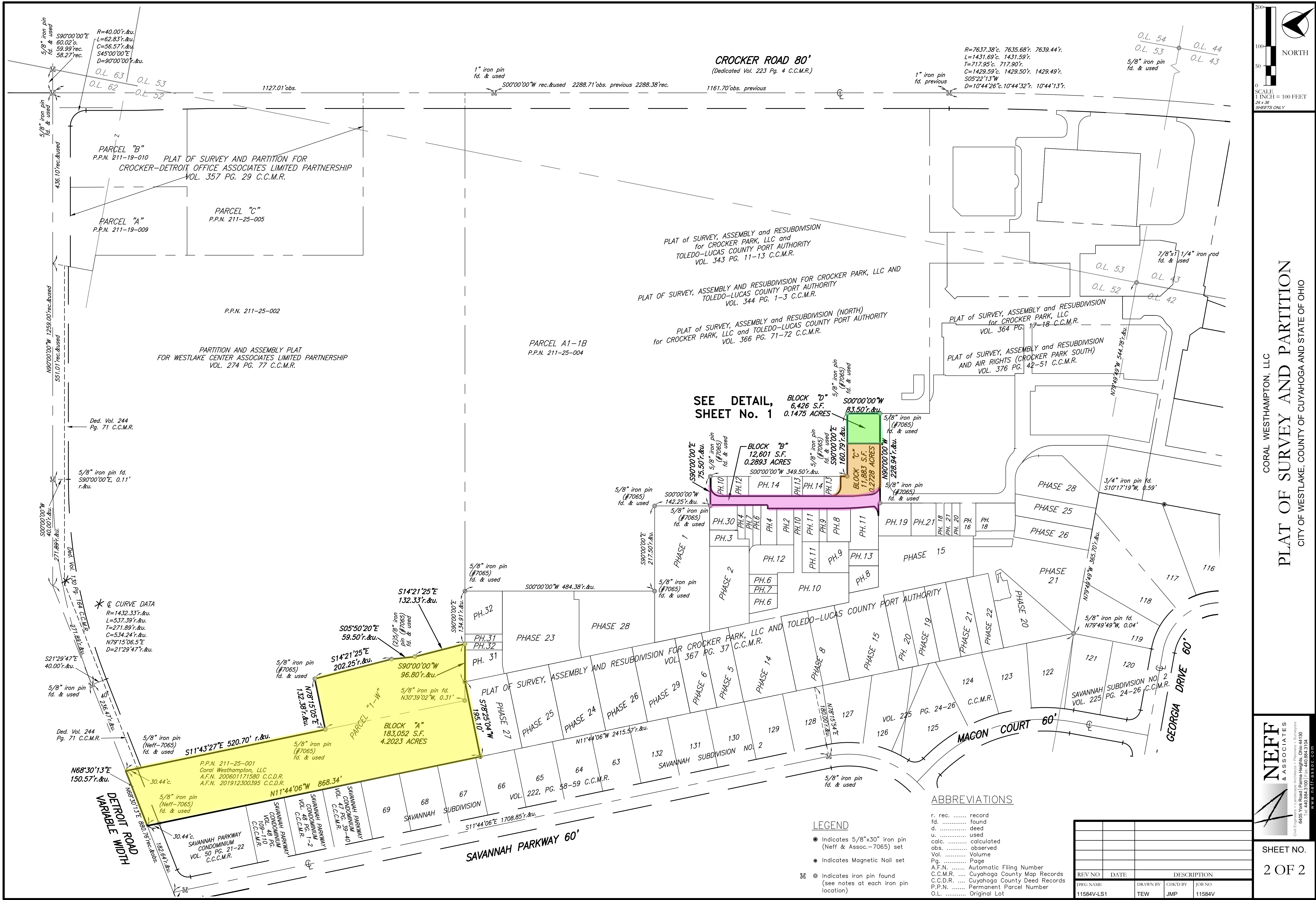
CORAL WESTHAMPTON, LLC

CITY OF WESTLAKE, COUNTY OF CUYAHOGA AND STATE OF OHIO

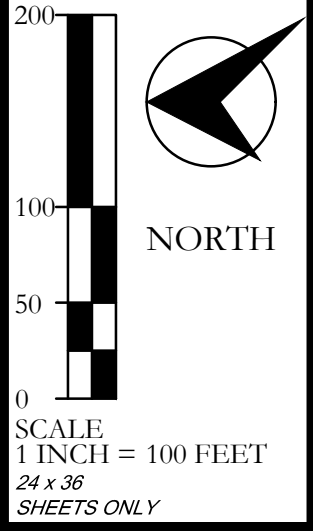
NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6405 York Road Parma Heights, Ohio 44130
Tel: 216.881.1100 Fax: 216.881.1101
www.neff-assoc.com

SHEET NO.

1 OF 2



CORAL WESTHAMPTON, LLC
PLAT OF SURVEY AND PARTITION
CITY OF WESTLAKE, COUNTY OF CUYAHOGA AND STATE OF OHIO



NEFF
& ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6405 York Road | Parma Heights, Ohio 44130
Tel: 216.261.8400
Fax: 216.261.8404
www.neff-assoc.com

LEGEND

- Indicates 5/8"x30" iron pin (Neff & Assoc.-7065) set
- Indicates Magnetic Nail set
- ⊙ Indicates iron pin found (see notes at each iron pin location)

ABBREVIATIONS

r. rec. record
fd. found
d. deed
u. used
calc. calculated
obs. observed
Vol. Volume
Pg. Page
A.F.N. Automatic Filing Number
C.C.M.R. Cuyahoga County Map Records
C.C.D.R. Cuyahoga County Deed Records
P.P.N. Permanent Parcel Number
O.L. Original Lot

REV NO	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHKD BY
11584V-LS1	TEW	JMP
		11584V