

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTLAKE, OHIO FOR RECORDING PURPOSES ONLY THIS 2nd DAY OF December 2024

Signature of Clerk of Planning Commission and Printed Name

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF WESTLAKE, OHIO THIS 21 DAY OF January 2025

Signature of Director of Engineering and Printed Name

LOT SPLIT & CONSOLIDATION PLAT FOR THE LAKEWOOD COUNTRY CLUB COMPANY, FRANCIS A. PAPAY, TRUSTEE, & MFPI, LLC

SITUATED IN THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL DOVER TOWNSHIP LOT NO. 32.

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.

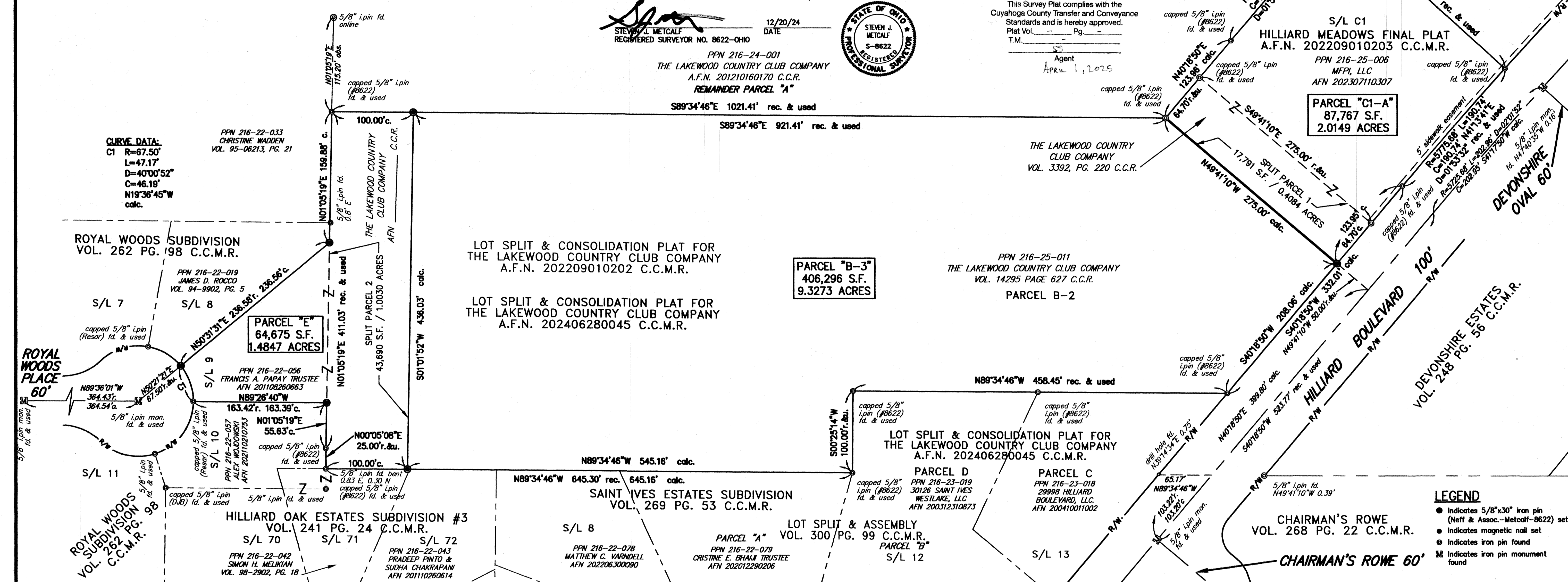
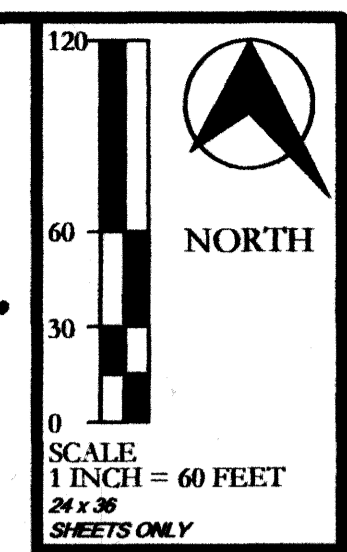
DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF NAD83 (2011) OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE AND THE BEARINGS SHOWN HEREON ARE USED TO DENOTE ANGLES ONLY.

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, ALL TO BE CORRECT. FIELD WORK PERFORMED OCTOBER, 2024.

Signature of Surveyor and State of Ohio Professional Surveyor Seal

24" x 36" This Survey Plat complies with the Cuyahoga County Transfer and Conveyance Standards and is hereby approved.

THE INTENT OF THIS PLAT IS TO SPLIT PARCELS 1 & 2 FROM P.P.N. 216-25-011 & AFTER WHICH SPLIT PARCEL 1 WILL BE CONSOLIDATED WITH P.P.N. 216-25-006 TO MAKE NEW PARCEL "C1-A" & SPLIT PARCEL 2 WILL BE CONSOLIDATED WITH P.P.N. 216-22-056 TO MAKE NEW PARCEL "E". THE REMAINDER OF P.P.N. 216-25-011 WILL NOW BE NEW PARCEL "B-3"



CURVE DATA: C1 R=67.50', L=47.17', D=40°00'52", C=46.19', N19°36'45"W calc.

PPN 216-22-033 CHRISTINE WADDEN VOL. 95-06213, PG. 21

ROYAL WOODS SUBDIVISION VOL. 262 PG. 198 C.C.M.R.

PPN 216-22-019 JAMES D. ROCCO VOL. 94-9902, PG. 5

PARCEL "E" 64,675 S.F. 1.4847 ACRES

PPN 216-22-056 FRANCIS A. PAPAY TRUSTEE AFN 201108260663

PPN 216-22-057 ALEX MCDONNELL AFN 202102101053

PPN 216-22-042 SIMON H. MELIKIAN VOL. 98-2902, PG. 18

HILLIARD OAK ESTATES SUBDIVISION #3 VOL. 241 PG. 24 C.C.M.R.

PPN 216-22-043 PRADEEP PINTO & SUDHA CHAKRAPANI AFN 201110260614

SAINT IVES ESTATES SUBDIVISION VOL. 269 PG. 53 C.C.M.R.

PPN 216-22-078 MATTHEW C. VARNDELL AFN 202206300090

PPN 216-22-079 CRISTINE E. BHAM TRUSTEE AFN 202012290206

LOT SPLIT & CONSOLIDATION PLAT FOR THE LAKEWOOD COUNTRY CLUB COMPANY A.F.N. 202406280045 C.C.M.R.

PARCEL D PPN 216-23-019 30126 SAINT IVES WESTLAKE, LLC AFN 200312310873

PARCEL C PPN 216-23-018 29998 HILLIARD BOULEVARD, LLC AFN 200410011002

PPN 216-25-011 THE LAKEWOOD COUNTRY CLUB COMPANY VOL. 14295 PAGE 627 C.C.R.

PARCEL "B-3" 406,296 S.F. 9.3273 ACRES

OWNER'S ACCEPTANCE

I, Benjamin Cooke, AUTHORIZED REPRESENTATIVE FOR, AND ACTING ON BEHALF OF LAKEWOOD COUNTRY CLUB COMPANY, OWNER OF THE LANDS INDICATED WITHIN THIS PLAT OF LOT SPLIT AND CONSOLIDATION AS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT.

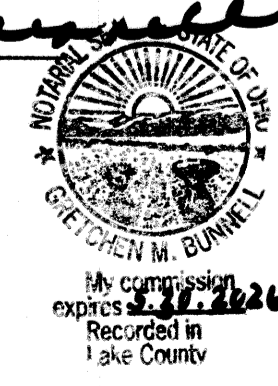
Signature of Benjamin Cooke, President of Lakewood Country Club Company

Signature and Printed Name of Benjamin Cooke

COUNTY OF CUYAHOGA } S.S. STATE OF OHIO }

BEFORE ME, ON THIS 7th DAY OF JANUARY 2025 PERSONALLY APPEARED THE ABOVE-NAMED THE AUTHORIZED REPRESENTATIVE OF LAKEWOOD COUNTRY CLUB COMPANY, WHO ACKNOWLEDGED THAT HE DID SIGN THIS PLAT ON BEHALF OF SAID COMPANY.

Signature of Notary Public



OWNER'S ACCEPTANCE

I, Francis A. Papay, AUTHORIZED REPRESENTATIVE FOR, AND ACTING ON BEHALF OF FRANCIS A. PAPAY, TRUSTEE, OWNER OF THE LANDS INDICATED WITHIN THIS PLAT OF LOT SPLIT AND CONSOLIDATION AS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT.

Signature of Francis A. Papay, Trustee

Signature and Printed Name of Francis A. Papay

COUNTY OF CUYAHOGA } S.S. STATE OF OHIO }

BEFORE ME, ON THIS 28th DAY OF December 2024, PERSONALLY APPEARED THE ABOVE-NAMED THE AUTHORIZED REPRESENTATIVE OF FRANCIS A. PAPAY, TRUSTEE, WHO ACKNOWLEDGED THAT HE DID SIGN THIS PLAT ON BEHALF OF SAID.

Signature of Notary Public



OWNER'S ACCEPTANCE

I, Dean Martens, AUTHORIZED REPRESENTATIVE FOR, AND ACTING ON BEHALF OF MFPI, LLC, OWNER OF THE LANDS INDICATED WITHIN THIS PLAT OF LOT SPLIT AND CONSOLIDATION AS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT.

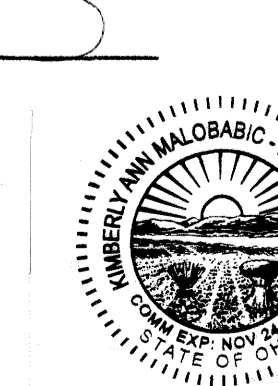
Signature of Dean Martens, Member of MFPI, LLC

Signature and Printed Name of Dean Martens

COUNTY OF CUYAHOGA } S.S. STATE OF OHIO }

BEFORE ME, ON THIS 9th DAY OF January 2025, PERSONALLY APPEARED THE ABOVE-NAMED THE AUTHORIZED REPRESENTATIVE OF MFPI, LLC, WHO ACKNOWLEDGED THAT HE DID SIGN THIS PLAT ON BEHALF OF SAID COMPANY.

Signature of Notary Public



PPN 216-22-001 PLAT - 202004010253 4/1/2025 10:44:00 AM RCPT#: 20250401000151 PAID BY: WILLIAM SCHILL P&O Charbon CUYAHOGA COUNTY FISCAL OFFICE

ABBREVIATIONS

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

SURVEY REFERENCES:

- ASSEMBLY & LOT SPLIT PLAT FOR LAKEWOOD COUNTRY CLUB CO. A.F.N. 2024062800075 C.C.M.R.
ASSEMBLY & LOT SPLIT PLAT FOR LAKEWOOD COUNTRY CLUB CO. A.F.N. 201210160170 C.C.M.R.
HILLIARD MEADOWS FINAL PLAT A.F.N. 202209010203 C.C.M.R.
LOT SPLIT & ASSEMBLY GARY & JOSEPHINE CASE, MANSEOK & MEESOOK HAN, ROBERT J. & RONILEE MORRIS VOL. 300, PG. 99 C.C.M.R.
DEVONSHIRE ESTATES VOLUME 248 PAGE 56 C.C.M.R.
CHAIRMAN'S ROWE VOLUME 268 PAGE 22 C.C.M.R.
SAINT IVES ESTATES SUBDIVISION VOLUME 269 PAGE 53 C.C.M.R.
HILLIARD OAK ESTATES SUBDIVISION #3 VOLUME 241 PAGE 24 C.C.M.R.
ROYAL WOODS SUBDIVISION VOLUME 262 PAGE 98 C.C.M.R.

Table with 4 columns: REV NO, DATE, DESCRIPTION, and JOB NO. Includes revision history and job information.

THE LAKEWOOD COUNTRY CLUB COMPANY PLAT OF LOT SPLIT AND CONSOLIDATION CITY OF WESTLAKE, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF & ASSOCIATES 6005 York Road Parma Heights, Ohio 44130 440.250.1150