

VOL. 48-17

PINE VALLEY SUBDIVISION

BING PART OF LOT 6, TRACT 10
AND LOT 7, TRACT 10

CITY OF WILLOUGHBY HILLS, LAKE COUNTY

STATE OF OHIO

JULY, 2004 SCALE: 1"=60'

FOR **RECORD 1101215**
 SEE OFFICIAL RECORDS FILE NO. **200402152164**
 FRANK A. SUDONIC, RECORDER
M. P. Hooper DEPUTY
 DATE **12/10/2004**

FILED A TRACTOR MONEY TABLE
 WITH THIS RECORD
 No. 21, 2004
 No. Commission Expires Jan. 21, 2006

200402152164
RECEIVED FOR RECORD
12/10/2004
 AT **2:08 AM**
 RECORDERS FEE **216.00**
 FRANK A. SUDONIC
 DEPUTY RECORDER



ACCEPTANCE & DECLARATION
 Be it known that Magygrove Development Company, LLC by Thomas Asternum & Mike Osborne, Members, hereby certifies that this plat correctly represents Pine Valley, a subdivision of Lots numbered 1 through 39 inclusive and Blocks "A" and "B" and does dedicate to public use as such, Pine Valley Drive 60 (Sixty) Feet Wide and Michelle Court 60 (Sixty) Feet Wide, as shown hereon and not heretofore dedicated.

And does also grant unto the board of Lake County Commissioners, its agents and assigns ("grantee board") an easement, located within the boundaries of the lots, for the purpose of installing and maintaining utilities, such as, but not limited to, sewer and water lines and their appurtenances. The grantee board shall have the right, without liability, to remove trees, landscaping and lawn within the easement area as may be required to install, maintain, repair, or operate said utilities. The grantee board shall not be responsible for damage caused by such removals since they are within the public right-of-way.

The owner of the within plotted and does hereby grant unto the Illuminating Company, SBC, Cwell Natural Gas Company and COMCAST, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) and any other utility and communication entities franchised to serve the community, a permanent right-of-way and easement twelve (12) feet in width, unless otherwise specified on said plat, over and through all subjects hereon and hereunder with 1/2 UNDERGROUND UTILITY EASEMENT, for all lands shown and delineated by dashed lines and labeled as such, including underground electric, gas and communication system cables, ducts, conduits, manholes, poles, surface or below ground installed transformers, pedestals, concrete pads, regulating and metering equipment, necessary or convenient by the Grantees for distributing, transmitting, and transporting electricity, gas and other services to public use and other locations as the Grantees may determine upon, within and across the easement area and premises.

Said above easement rights shall include the right, without liability, to remove any & all facilities not contemplated by the rights conveyed to Grantees by this easement grant which said easement, premises including, but not limited to, irrigation systems, electric power lines, trees and landscaping, trees, shrubs, plants, or other vegetation, and any other improvements, appurtenances, and easements, premises which may interfere with the installation, maintenance, repair or operation of said electric and communication facilities, the right to install, repair, adjust, maintain and maintain service cables outside the above described easement premises, and with the right of access, ingress and egress to and from any of the within described to and from any of the within described premises for exercising any of the purpose of this right of way and easement grant.

And does also grant unto the board of Lake County Commissioners, its agents and assigns ("grantee board") an easement, located within the bounds of all rights-of-way dedicated thereon, and are designated as "easements to the board of Lake County Commissioners", for the purpose of installing and maintaining utilities, such as, but not limited to, sewer and water lines and their appurtenances. The grantee board shall have the right, without liability, to remove trees, landscaping and lawn within the easement area as may be required to install, maintain, repair, or operate said utilities. The grantee board shall not be responsible for damage caused by such removals since they are within the public right-of-way.

Magygrove Development Company, LLC, does also grant unto the Pine Valley Homeowners Association, 20' ACCESS & DRAINAGE EASEMENT and 20' DRAINAGE EASEMENTS, as shown hereon with rights to access, lay, maintain, replace or remove storm sewers, stormwater detention/retention basins, manholes, catch basins, and other appurtenances, for the purpose of installing and maintaining the same, within the boundaries of the easements, and any other similar maintenance or repair work, such as mowing, leaf collection and disposal, and any other similar maintenance not requiring heavy equipment. Any regarding of the easement area shall be subject to City codes.

Magygrove Development Company, LLC shall grant unto the existing homeowners of each easemented area in this subdivision, the right to install, maintain, repair, or operate said utilities, and any other similar maintenance or repair work, such as mowing, leaf collection and disposal, and any other similar maintenance not requiring heavy equipment. Any regarding of the easement area shall be subject to City codes.

The Grantees shall have the right, without liability, to remove trees, landscaping and lawn within the easement area as may be required to install, maintain, repair, or operate said structures, pipeline systems, water, electric, gas, and communication systems.

Magygrove Development Company, LLC, does grant unto the Pine Valley Homeowners Association, "Sign Easement" as shown hereon.

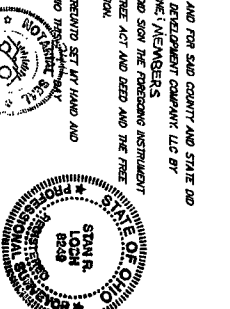
AND GRANTS TO PINE VALLEY SUBDIVISION OWNERS ASSOCIATION, INC. EASEMENTS TO INSTALL AND MAINTAIN UTILITIES AND RESTORATION RECORDING DOCUMENT WITH THE DECLARATION OF CONVEYANCE AND RESTORATION RECORDING DOCUMENT NUMBER 2004R02152164 RECORDED HEREIN AS LAKE COUNTY RECORDER'S DOCUMENT NUMBER 2004R02152164

THE EASEMENTS HEREBY GRANTED TO PINE VALLEY SUBDIVISION OWNERS ASSOCIATION, INC. ARE HEREBY ACCEPTED.
 PINE VALLEY SUBDIVISION OWNERS ASSOCIATION, INC.
 BY: **THOMAS A. ASTERNUM**, PRESIDENT

ACCEPTANCES
 IN WITNESS WHEREOF, MAGYGROVE DEVELOPMENT COMPANY, LLC HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY
 AT **EDWARD H. ZUPANIC** & **MIKE OSBORNE**, MEMBERS
 ON **NOVEMBER 24, 2004**

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF
THOMAS A. ASTERNUM, PRESIDENT
MIKE OSBORNE, MEMBER

STATE OF OHIO
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DO PERSONALLY APPEAR **THOMAS A. ASTERNUM** & **MIKE OSBORNE**, MEMBERS OF PINE VALLEY SUBDIVISION OWNERS ASSOCIATION, INC. WHO ACKNOWLEDGE THAT THEY DO SO FOR THE FOREGOING INSTRUMENT AND THAT THE SAID SIGNATURE FREE ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT **WILLOUGHBY, OHIO** THIS **11** DAY OF **DECEMBER**, 2004.
NOTARY PUBLIC



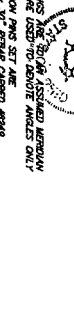
STATE OF OHIO
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DO PERSONALLY APPEAR **THOMAS A. ASTERNUM** & **MIKE OSBORNE**, MEMBERS OF PINE VALLEY SUBDIVISION OWNERS ASSOCIATION, INC. WHO ACKNOWLEDGE THAT THEY DO SO FOR THE FOREGOING INSTRUMENT AND THAT THE SAID SIGNATURE FREE ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.
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NOTARY PUBLIC

STATE OF OHIO
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 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT **WILLOUGHBY, OHIO** THIS **11** DAY OF **DECEMBER**, 2004.
NOTARY PUBLIC

SURVEY CERTIFICATION
 THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED 66,799.7 ACRES OF LAND IN THE COUNTY OF LAKE COUNTY, OHIO, AND THAT THE SAID SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 173-57 OF THE OHIO ADMINISTRATIVE CODE. AT ALL POINTS ADJACENT WERE EITHER RANGE OR SET DISTANCES SHOWN, ARE IN BEST AND REGULAR PLAIN VIEW, AND ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEGINNINGS USED HEREON ARE BASED ON THE PLAT OF SURVEY HEREBY REFERRED TO AS "PINE VALLEY SUBDIVISION OWNERS ASSOCIATION, INC. SUBDIVISION". THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRIANGLES OF THE SURVEY ARE CORRECTLY PLACED AND THAT THE DISTANCES SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEGINNINGS USED HEREON ARE BASED ON THE PLAT OF SURVEY HEREBY REFERRED TO AS "PINE VALLEY SUBDIVISION OWNERS ASSOCIATION, INC. SUBDIVISION". THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRIANGLES OF THE SURVEY ARE CORRECTLY PLACED AND THAT THE DISTANCES SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEGINNINGS USED HEREON ARE BASED ON THE PLAT OF SURVEY HEREBY REFERRED TO AS "PINE VALLEY SUBDIVISION OWNERS ASSOCIATION, INC. SUBDIVISION". THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRIANGLES OF THE SURVEY ARE CORRECTLY PLACED AND THAT THE DISTANCES SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEGINNINGS USED HEREON ARE BASED ON THE PLAT OF SURVEY HEREBY REFERRED TO AS "PINE VALLEY SUBDIVISION OWNERS ASSOCIATION, INC. SUBDIVISION".

EDWARD H. ZUPANIC
 NOTARY PUBLIC
 11-2-04

EDWARD H. ZUPANIC
 NOTARY PUBLIC
 11-2-04



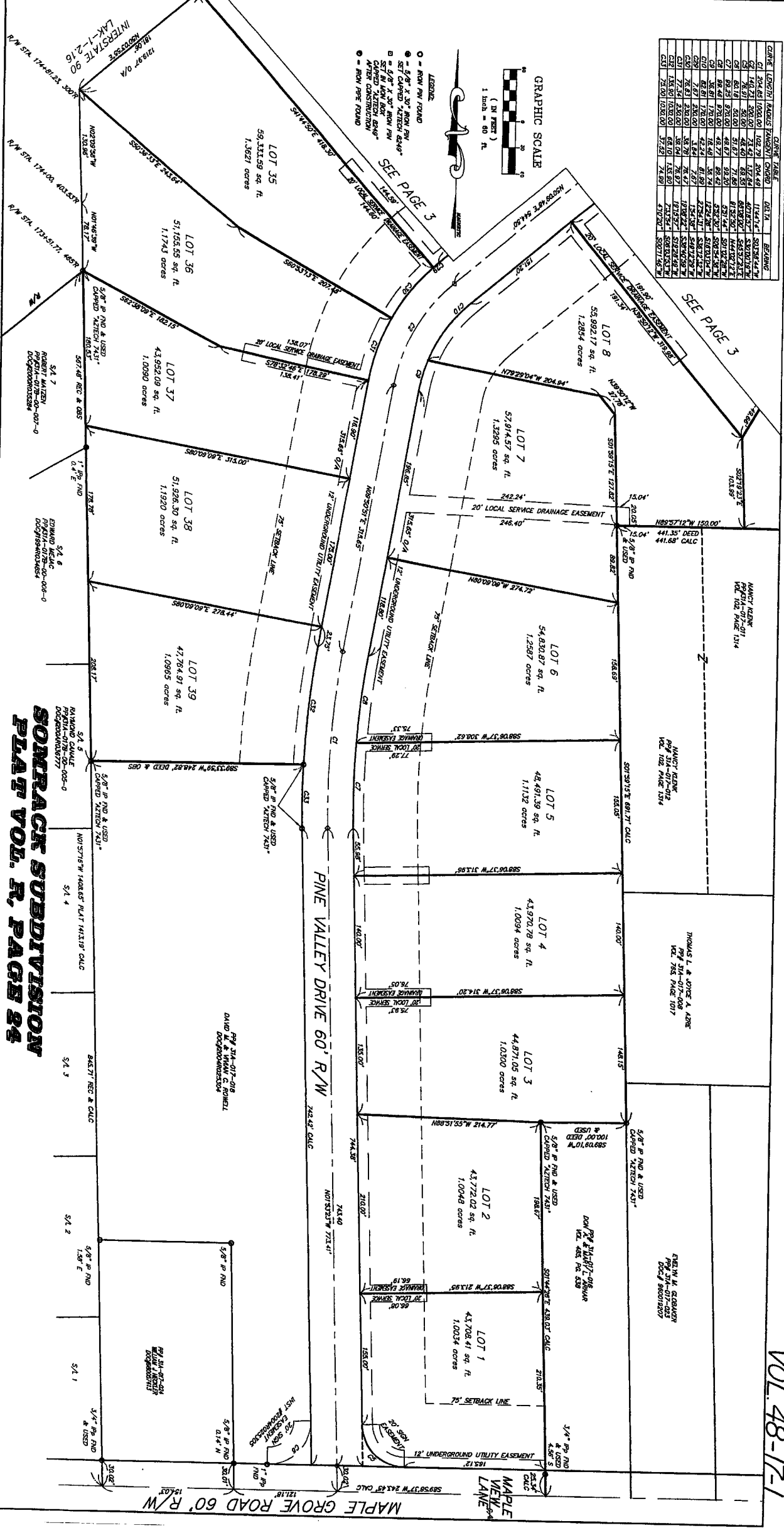
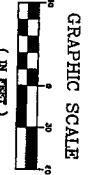
PINE VALLEY SUBDIVISION
SUBDIVISION PLAT
CITY OF WILLOUGHBY HILLS, LAKE COUNTY
STATE OF OHIO

HORIZ. SCALE	1" = 60'	VERT. SCALE	1" = 60'
DRAWN BY	CL	DATE	7/26/04
CHECKED BY	SNL	DRAWING NO.	RA1
JOB NO.	121444	SHEET	1 of 4

AZTECH
 ENGINEERING and SURVEYING
 CIVIL Engineering-Land Surveying
 3820 LANTANA MANOR SUITE A
 WILLOUGHBY OHIO 44094
 440-602-9071
 CLEVELAND (440) 834-9300
 FAX 602-9401

NO.	DATE	REVISION PER CITY	DESCRIPTION
1	7/26/04		
2	10/14/04		

CHAIN	LENGTH	BEARING	CHAIN	TABLE
C1	100.00	S 89° 45' 00" W	C1	100.00
C2	100.00	S 89° 45' 00" W	C2	100.00
C3	100.00	S 89° 45' 00" W	C3	100.00
C4	100.00	S 89° 45' 00" W	C4	100.00
C5	100.00	S 89° 45' 00" W	C5	100.00
C6	100.00	S 89° 45' 00" W	C6	100.00
C7	100.00	S 89° 45' 00" W	C7	100.00
C8	100.00	S 89° 45' 00" W	C8	100.00
C9	100.00	S 89° 45' 00" W	C9	100.00
C10	100.00	S 89° 45' 00" W	C10	100.00
C11	100.00	S 89° 45' 00" W	C11	100.00
C12	100.00	S 89° 45' 00" W	C12	100.00
C13	100.00	S 89° 45' 00" W	C13	100.00
C14	100.00	S 89° 45' 00" W	C14	100.00
C15	100.00	S 89° 45' 00" W	C15	100.00
C16	100.00	S 89° 45' 00" W	C16	100.00
C17	100.00	S 89° 45' 00" W	C17	100.00
C18	100.00	S 89° 45' 00" W	C18	100.00
C19	100.00	S 89° 45' 00" W	C19	100.00
C20	100.00	S 89° 45' 00" W	C20	100.00
C21	100.00	S 89° 45' 00" W	C21	100.00
C22	100.00	S 89° 45' 00" W	C22	100.00
C23	100.00	S 89° 45' 00" W	C23	100.00
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C31	100.00	S 89° 45' 00" W	C31	100.00
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C33	100.00	S 89° 45' 00" W	C33	100.00
C34	100.00	S 89° 45' 00" W	C34	100.00
C35	100.00	S 89° 45' 00" W	C35	100.00
C36	100.00	S 89° 45' 00" W	C36	100.00
C37	100.00	S 89° 45' 00" W	C37	100.00
C38	100.00	S 89° 45' 00" W	C38	100.00
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C42	100.00	S 89° 45' 00" W	C42	100.00
C43	100.00	S 89° 45' 00" W	C43	100.00
C44	100.00	S 89° 45' 00" W	C44	100.00
C45	100.00	S 89° 45' 00" W	C45	100.00
C46	100.00	S 89° 45' 00" W	C46	100.00
C47	100.00	S 89° 45' 00" W	C47	100.00
C48	100.00	S 89° 45' 00" W	C48	100.00
C49	100.00	S 89° 45' 00" W	C49	100.00
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C62	100.00	S 89° 45' 00" W	C62	100.00
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C68	100.00	S 89° 45' 00" W	C68	100.00
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C74	100.00	S 89° 45' 00" W	C74	100.00
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C76	100.00	S 89° 45' 00" W	C76	100.00
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C82	100.00	S 89° 45' 00" W	C82	100.00
C83	100.00	S 89° 45' 00" W	C83	100.00
C84	100.00	S 89° 45' 00" W	C84	100.00
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C89	100.00	S 89° 45' 00" W	C89	100.00
C90	100.00	S 89° 45' 00" W	C90	100.00
C91	100.00	S 89° 45' 00" W	C91	100.00
C92	100.00	S 89° 45' 00" W	C92	100.00
C93	100.00	S 89° 45' 00" W	C93	100.00
C94	100.00	S 89° 45' 00" W	C94	100.00
C95	100.00	S 89° 45' 00" W	C95	100.00
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C97	100.00	S 89° 45' 00" W	C97	100.00
C98	100.00	S 89° 45' 00" W	C98	100.00
C99	100.00	S 89° 45' 00" W	C99	100.00
C100	100.00	S 89° 45' 00" W	C100	100.00



PINE VALLEY SUBDIVISION

SUBDIVISION PLAT
CITY OF WILLOUGHBY HILLS, LAKE COUNTY
STATE OF OHIO

SOMERACK SUBDIVISION
PLAT VOL. R, PAGES 84

WEST VIRGINIA AVENUE SUB A
 440-602-9071
 CLEVELAND (440) 964-9900

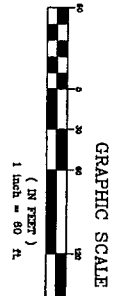
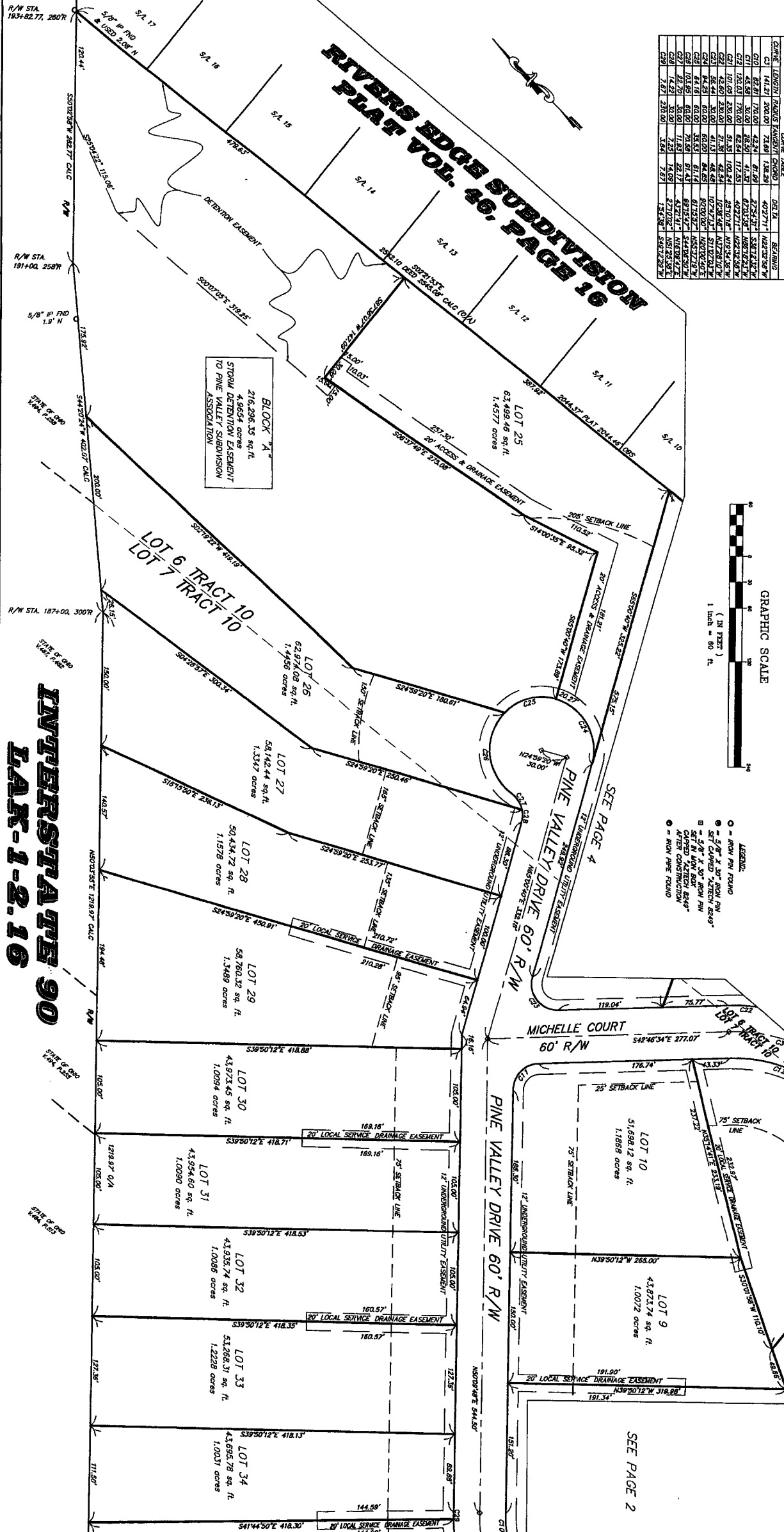
AZTECH
 ENGINEERING and SURVEYING
 CMI Engineering Land Surveying



NO.	DATE	DESCRIPTION	BY
1	9/26/04	REVISED PER CITY	CL
2	11/7/04	REVISED PER CITY	CL

CHAIN	LENGTH	BEARING	AREA	PERCENT
C1	142.21	S 20° 0' 0" W	1,422.00	1.4220
C2	42.81	S 20° 0' 0" W	428.10	0.4281
C3	42.81	S 20° 0' 0" W	428.10	0.4281
C4	42.81	S 20° 0' 0" W	428.10	0.4281
C5	42.81	S 20° 0' 0" W	428.10	0.4281
C6	42.81	S 20° 0' 0" W	428.10	0.4281
C7	42.81	S 20° 0' 0" W	428.10	0.4281
C8	42.81	S 20° 0' 0" W	428.10	0.4281
C9	42.81	S 20° 0' 0" W	428.10	0.4281
C10	42.81	S 20° 0' 0" W	428.10	0.4281
C11	42.81	S 20° 0' 0" W	428.10	0.4281
C12	42.81	S 20° 0' 0" W	428.10	0.4281
C13	42.81	S 20° 0' 0" W	428.10	0.4281
C14	42.81	S 20° 0' 0" W	428.10	0.4281
C15	42.81	S 20° 0' 0" W	428.10	0.4281
C16	42.81	S 20° 0' 0" W	428.10	0.4281
C17	42.81	S 20° 0' 0" W	428.10	0.4281
C18	42.81	S 20° 0' 0" W	428.10	0.4281
C19	42.81	S 20° 0' 0" W	428.10	0.4281
C20	42.81	S 20° 0' 0" W	428.10	0.4281

RIVERS EDGE SUBDIVISION PLAN VOL. 46, PAGE 16



- LEGEND:
- = IRON PIN FOUND
 - = 5/8" X 30" IRON PIN
 - = SET CAPPED "ATCH" BR48
 - = 5/8" X 30" IRON PIN
 - ▲ = CHANGED "ATCH" BR48 AFTER CONSTRUCTION
 - = IRON PIPE FOUND

PINE VALLEY SUBDIVISION SUBDIVISION PLAN

CITY OF WILLOUGHBY HILLS, LAKE COUNTY
STATE OF OHIO

HYPERSTAIRS 90 MARK-1-2-16

HORIZ. SCALE:	1" = 60'
VERT. SCALE:	1" = 60'
DATE:	7/26/04

CHECKED BY:	SM
DRAWING NO.:	PLAT
SHEET:	3 OF 4

39075 AMENTON AVENUE SUITE A
WILLOUGHBY OHIO 44094
440-602-9071

CLEVELAND (440) 394-9500
FAX 602-9401

AZTECH
ENGINEERING and SURVEYING
Civil Engineering - Land Surveying

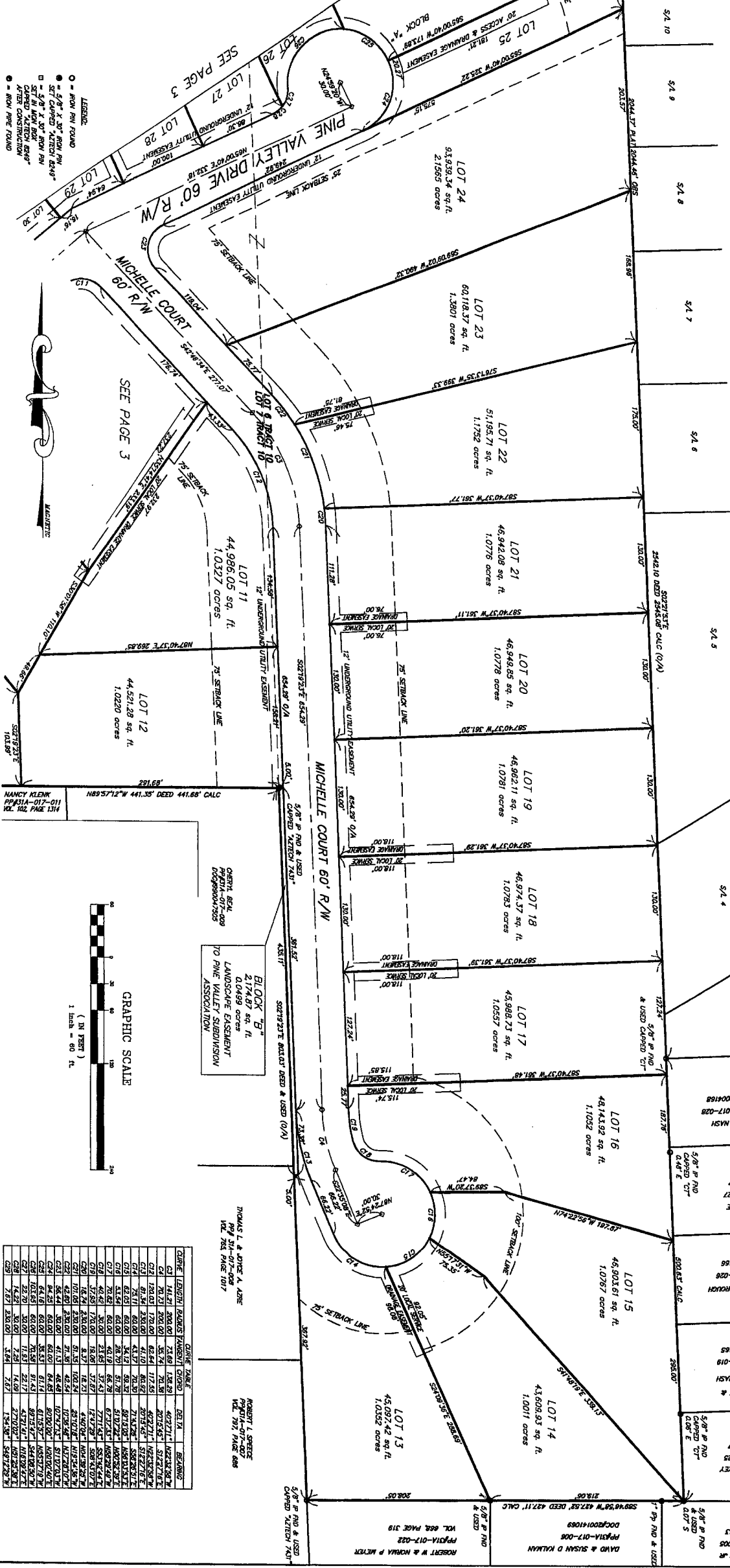


NO.	DATE	REVISION PER CITY	DESCRIPTION	BY
1	9/26/04			CL

VOL 48-17-2

RIVERS EDGE SUBDIVISION PLAN VOL. 46, PAGE 16

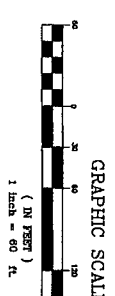
VOL. 48-17-3



LEGEND:
 O = IRON PIN FOUND
 ● = SET CAPPED "NUTCH" MARK
 □ = SET IN IRON ROD
 ○ = SET IN IRON ROD
 ○ = IRON PIPE FOUND

NANCY KLEIN
 84311A-101-011
 VOL. 102, PAGE 1314

BLOCK "B"
 2,174.87 sq. ft.
 0.0499 acres
 LANDSCAPE EASEMENT
 TO PINE VALLEY SUBDIVISION



CURVE	LENGTH	POINTS	WASHER	CHORD	DELTA	BEARING
C1	141.21	200.00	71.60	128.20	40.2711°	N42.24.24"W
C2	78.13	200.00	38.74	70.28	20.1245°	N72.27.17"W
C3	120.01	100.00	62.24	112.50	40.2711°	N42.24.24"W
C4	25.11	60.00	4.17	20.50	71.8278°	S58.25.17"W
C5	62.05	60.00	34.12	58.25	50.1402°	N69.25.22"E
C6	53.54	60.00	28.70	51.78	51.0722°	N68.25.22"E
C7	20.25	60.00	10.12	20.25	67.2725°	N68.25.22"E
C8	37.25	120.00	18.00	37.25	121.1158°	S58.25.17"W
C9	16.24	200.00	8.17	16.23	44.6074°	N40.24.24"W
C10	101.05	200.00	51.58	102.34	45.1244°	N40.24.24"W
C11	48.24	200.00	21.50	48.24	102.7446°	N37.01.01"W
C12	64.16	60.00	35.43	61.14	61.1152°	N45.27.01"W
C13	103.85	60.00	70.50	91.43	60.1942°	S44.02.50"W
C14	22.70	30.00	11.93	22.71	43.7121°	S44.02.50"W
C15	14.27	30.00	7.28	14.09	27.0102°	N40.24.24"W
C16	7.01	200.00	3.64	7.01	154.981°	S89.27.28"W

THOMAS L. & JUDICE A. ADRIE
 PPG 314-017-008
 VOL. 793, PAGE 1017

ROBERT L. STREBE
 PPG31A-017-002
 VOL. 793, PAGE 688

PINE VALLEY SUBDIVISION

SUBDIVISION PLAN
 CITY OF WILLOUGHBY HILLS, LAKE COUNTY
 STATE OF OHIO

HORIZ. SCALE:	1" = 60'	VERT. SCALE:	
DRAWN BY:	CL	DATE:	7/20/04
CHECKED BY:	SR	DRAWING NO.:	PA1
JOB NO.:	121544	SHEET:	4 OF 4

8870 LESTER AVENUE SUITE A
 WILLOUGHBY OHIO 44094
 440-602-9071
AZTECH
 ENGINEERING AND SURVEYING
 CIVIL Engineering Land Surveying
 CLEVELAND (440) 524-8590
 FAX 802-9401

NO.	DATE	DESCRIPTION	BY
1	9/24/04	REVISED PER CITY	CL
2	10/19/04	REVISED PER CITY	CL
3	11/1/04	REVISED PER CITY	CL

2010 R 001140
RECEIVED FOR RECORD
JAN 21 2010

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Vol. 59 Page 7
Frank A. Sullivan
Lake County Recorder

TRANSFERRED
January 21, 2010
Edward H. Zupancic
Auditor, Lake County, Ohio

**RIVERS EDGE SUBDIVISION
PLAT VOL. 46, PAGE 16**

**RE- PLAT OF BLOCK B
IN
PINE VALLEY SUBDIVISION PLAT VOL. 48, PAGE 17**

AND
P.P.N. 31A-017-009

FOR
LFO HOLDINGS, INC.

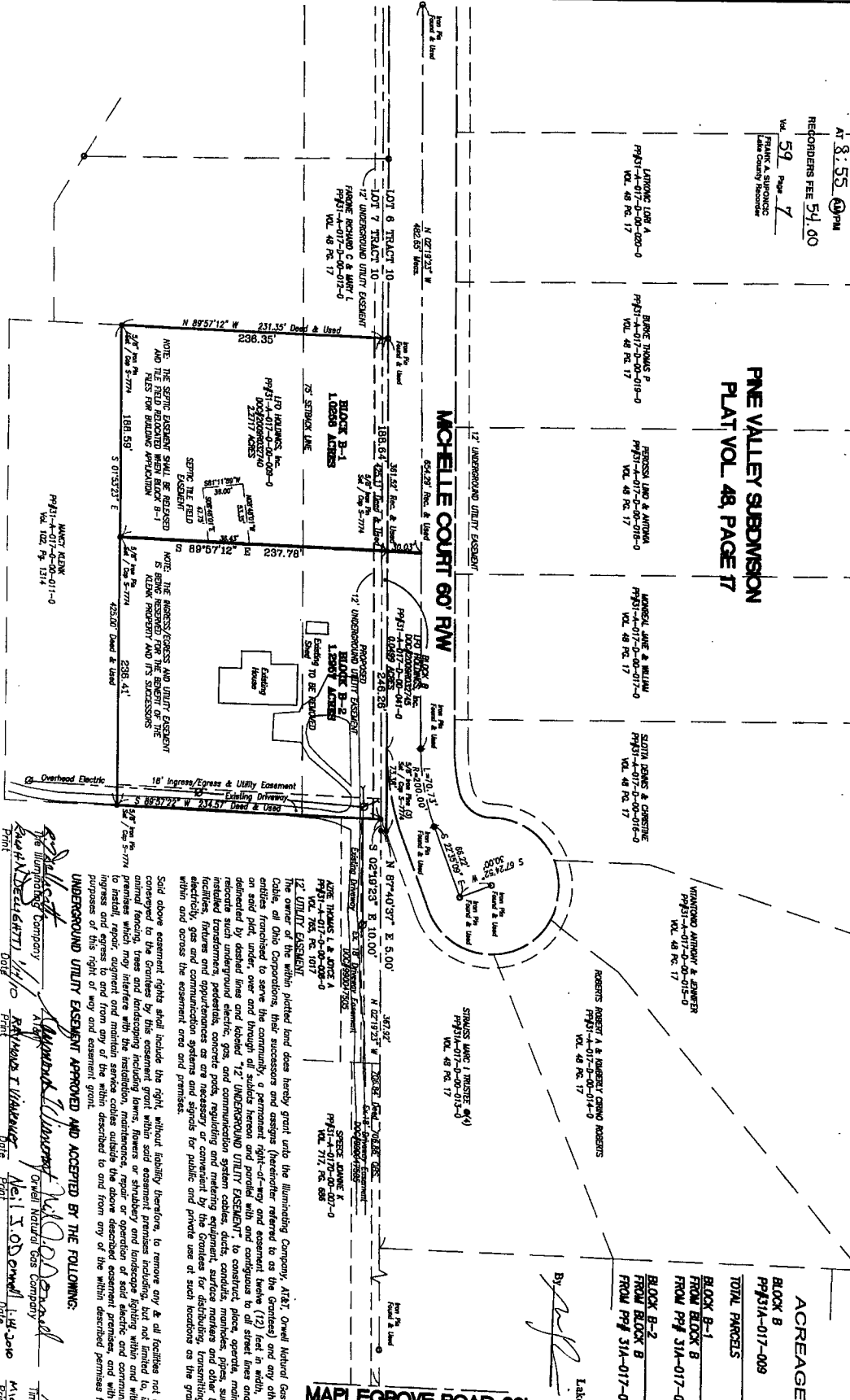
SITUATED IN THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE, AND STATE
OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY
TOWNSHIP LOT NO. 7 IN TRACT NO. 10 OF SAID TOWNSHIP

LEGEND	
STONE DRILL HOLE	5/8" IRON PIN SET
IRON PIN OR PIPE	UTILITY POLE
GENERAL LINE	1/2" W
PROPERTY LINE	3/4" W
RIGHT-OF-WAY LINE	1" W
EXISTENT LINE	2" W
REC. RECORD	VOL. _____
REC. UNRECORDED	P.L.N. _____
REC. UNRECORDED	CONNECTION
REC. UNRECORDED	P.O.B. _____
REC. UNRECORDED	PLACE OF BEGINNING
REC. UNRECORDED	RECORD MADE BY BEARING
REC. UNRECORDED	COUNT

ACREAGE SUMMARY

BLOCK B	= 0.0499 ACRES
PP#31A-017-009	= 2.2716 ACRES
TOTAL PARCELS	= 2.3215 ACRES
BLOCK B-1	= 1.0258 ACRES
FROM PP# 31A-017-009	= 0.0271 ACRES
BLOCK B-2	= 1.2957 ACRES
FROM PP# 31A-017-009	= 0.0283 ACRES
TOTAL PARCELS	= 1.2674 ACRES

By: *[Signature]*
Lake County Engineer
Date: 1/14/10



APPROVALS

This plat is hereby approved by the City of Willoughby Hills Law Director
this _____ day of _____, 2010.

THOMAS GLOBE

This plat is hereby approved by the City of Willoughby Hills Engineer
this _____ day of _____, 2010.

RICHARD HEBEL, P.E.

This plat is hereby approved by the City of Willoughby Hills Planning Commission
this _____ day of _____, 2010.

CHARLOTTE SORRICE, CHAIRMAN

ACCEPTANCE

I, LFO Holdings, Inc., owner of the land embraced within this plat, do
hereby declare this plat to be his/her free act and deed as sold
land owner and do hereby accept this Re-Plat.

State of Ohio }
County of Lake }
Witness: *[Signature]*
Date: 1/14/10

Before me, a Notary Public in and for said County and State
personally appeared the above named the foregoing instrument on behalf
of LFO Holdings, Inc. and that the same is his/her free act and deed, as
agent for said land owner.
IN TESTIMONY WHEREOF, I have hereunto set my hand this 14
day of January, 2010.

[Signature]
Notary Public

ACCEPTANCE
Lake National Bank Mortgagee of the land embraced within this plat,
joins in the acceptance of this plat to be their free act and deed
as said mortgagee and do hereby accept this Re-Plat.

[Signature]
Lake National Bank

BASES OF BEARING

Basis of bearing for this survey is S 027°19'23" E on the centerline of
MCELLE COURT as shown in PINE VALLEY SUBDIVISION PLAT as recorded in
Plat Volume 48-17, Page 1-4 of LAKE COUNTY Map Records.

SUBJECT CREATION

This plat was prepared from a field survey, analysis of recorded plats, deeds, and
survey records. Bearings shown are to be assumed meridian and are intended to
define angles only. Distances shown are in feet and decimal parts thereof. All of
which I certify to be correct to the best of my knowledge. Monumentation was
found or set at all property corners. 5/8" iron pins 30" long set were capped
with BLR S-774.

Bruce L. Robinson, P.S.
P.S. No. 7774
Date: 1/14/10

MEMBER OF OHIO PROFESSIONAL SURVEYORS
BRUCE L. ROBINSON
P.S. No. 7774
ROBINSON ENGINEERING & SURVEYING CO.
789 ARKON/FENNSHULA RD., SUITE 723 ARKON, OH 44319
OFFICE: (330) 856-8401 FAX: (330) 856-8480

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