

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF CENTER RIDGE ROAD, OBSERVED AS SOUTH 47°40'14" WEST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (5401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

OWNERS ACCEPTANCE

I, REPRESENTATIVE OF RL DOVER LLC, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS SUBDIVISION PLAT AS SHOWN HEREON.

SIGNATURE _____ DATE _____

NOTARY PUBLIC

COUNTY OF CUYAHOGA
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF HIS/HER OWN FREE ACT AND DEED PERSONALLY, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS

THIS SUBDIVISION PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTLAKE ON THIS _____ DAY OF _____, 20____.

NICOLETTE SACKMAN, MMC, OSCA, CLERK OF COMMISSIONS

THIS SUBDIVISION PLAT IS APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF WESTLAKE ON THIS _____ DAY OF _____, 20____.

JIM SMOLIK, DIRECTOR OF ENGINEER

THIS SUBDIVISION PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF WESTLAKE ON THIS _____ DAY OF _____, 20____.

MICHAEL P. MALONEY, LAW DIRECTOR

THIS SUBDIVISION PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF WESTLAKE ON THIS _____ DAY OF _____, 20____.

DENISE L. ROSENBAUM, CLERK OF COUNCIL

**DOVER VILLAGE TOWN HOMES
FEE SIMPLE TITLE PLAT**

KNOWN AS BEING PART OF ORIGINAL DOVER TOWNSHIP LOT 1, RANGE 15 WEST, TOWNSHIP 7 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND BEING ALL OF BLOCK "B" IN THE PRESTWICK SUBDIVISION PHASE 2 RECORDED IN PLAT VOLUME 234, PAGE 74 CUYAHOGA COUNTY MAP RECORDS, NOW SITUATED IN THE

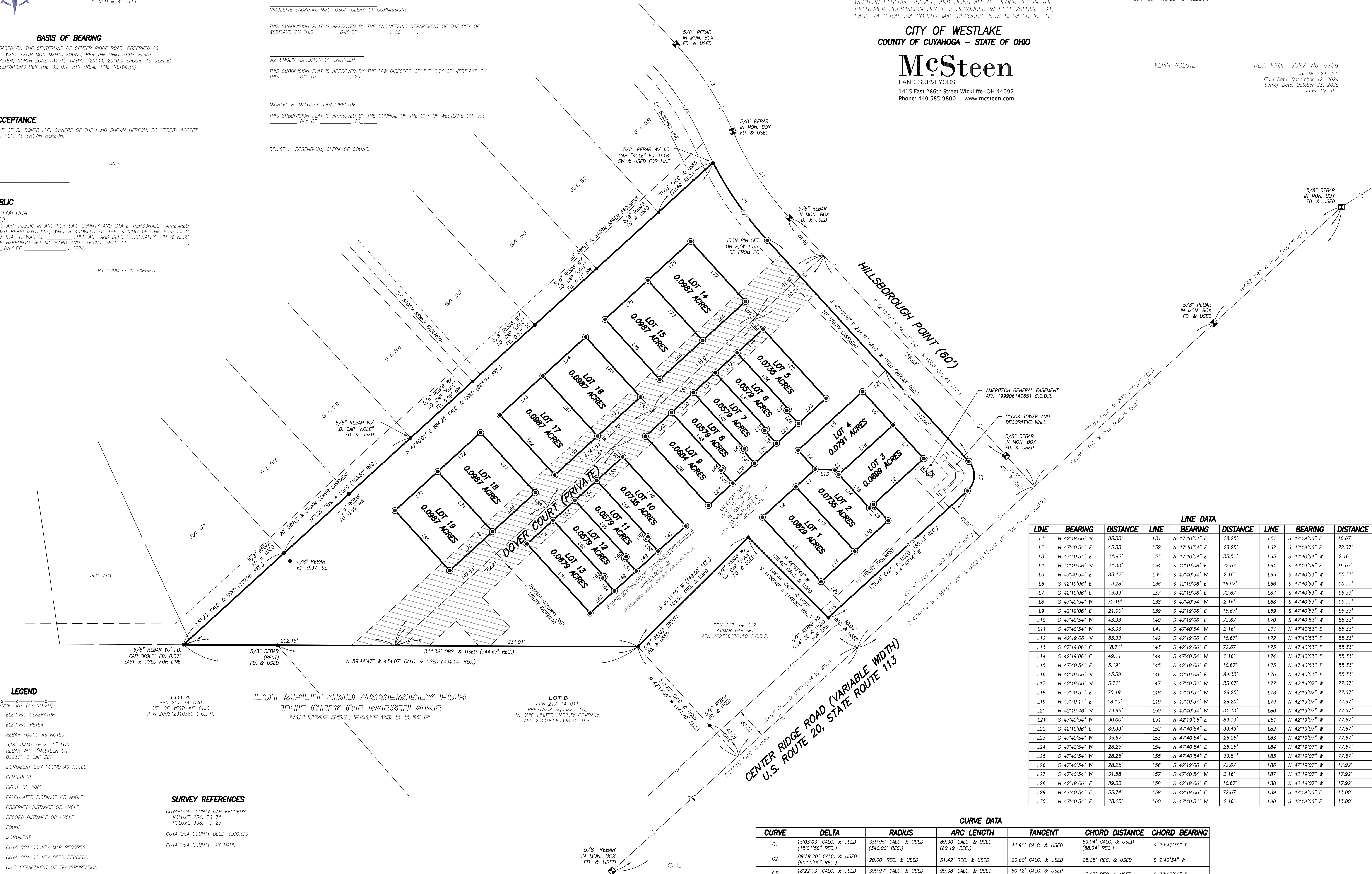
**CITY OF WESTLAKE
COUNTY OF CUYAHOGA - STATE OF OHIO**

McSteen
LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

KEVIN WOESTE REG. PROF. SURV. No. 8788
Job No.: 24-250
Field Date: December 12, 2024
Survey Date: October 28, 2025
Drawn By: TEE



LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 42°19'06" W	83.33'	L31	N 47°40'54" E	28.25'	L61	S 42°19'06" E	16.67'
L2	N 47°40'54" E	43.33'	L32	N 47°40'54" E	28.25'	L62	S 42°19'06" E	72.67'
L3	N 47°40'54" E	24.92'	L33	N 47°40'54" E	33.51'	L63	S 47°40'54" W	2.16'
L4	N 42°19'06" W	24.33'	L34	S 42°19'06" E	72.67'	L64	S 42°19'06" E	16.67'
L5	N 47°40'54" E	83.42'	L35	S 47°40'54" W	2.16'	L65	S 47°40'53" W	55.33'
L6	S 42°19'06" E	43.28'	L36	S 42°19'06" E	16.67'	L66	S 47°40'53" W	55.33'
L7	S 42°19'06" E	43.39'	L37	S 42°19'06" E	72.67'	L67	S 47°40'53" W	55.33'
L8	S 47°40'54" W	70.19'	L38	S 47°40'54" W	2.16'	L68	S 47°40'53" W	55.33'
L9	S 42°19'06" E	21.00'	L39	S 42°19'06" E	16.67'	L69	S 47°40'53" W	55.33'
L10	S 47°40'54" W	43.33'	L40	S 42°19'06" E	72.67'	L70	S 47°40'53" W	55.33'
L11	S 47°40'54" W	43.33'	L41	S 47°40'54" W	2.16'	L71	N 47°40'53" E	55.33'
L12	N 42°19'06" W	83.33'	L42	S 42°19'06" E	16.67'	L72	N 47°40'53" E	55.33'
L13	S 87°19'06" E	18.71'	L43	S 42°19'06" E	72.67'	L73	N 47°40'53" E	55.33'
L14	S 42°19'06" E	49.11'	L44	S 47°40'54" W	2.16'	L74	N 47°40'53" E	55.33'
L15	N 47°40'54" E	5.19'	L45	S 42°19'06" E	16.67'	L75	N 47°40'53" E	55.33'
L16	N 42°19'06" W	43.39'	L46	S 42°19'06" E	89.33'	L76	N 47°40'53" E	55.33'
L17	N 42°19'06" W	5.72'	L47	S 47°40'54" W	35.67'	L77	N 42°19'07" W	77.67'
L18	N 47°40'54" E	70.19'	L48	S 47°40'54" W	28.25'	L78	N 42°19'07" W	77.67'
L19	N 47°40'14" E	18.10'	L49	S 47°40'54" W	28.25'	L79	N 42°19'07" W	77.67'
L20	N 42°19'46" W	29.96'	L50	S 47°40'54" W	31.33'	L80	N 42°19'07" W	77.67'
L21	S 47°40'54" W	30.00'	L51	N 42°19'06" E	89.33'	L81	N 42°19'07" W	77.67'
L22	S 42°19'06" E	89.33'	L52	N 47°40'54" E	33.49'	L82	N 42°19'07" W	77.67'
L23	S 47°40'54" W	35.67'	L53	N 47°40'54" E	28.25'	L83	N 42°19'07" W	77.67'
L24	S 47°40'54" W	28.25'	L54	N 47°40'54" E	28.25'	L84	N 42°19'07" W	77.67'
L25	S 47°40'54" W	28.25'	L55	N 47°40'54" E	33.51'	L85	N 42°19'07" W	77.67'
L26	S 47°40'54" W	28.25'	L56	S 42°19'06" E	72.67'	L86	N 42°19'07" W	17.92'
L27	S 47°40'54" W	31.58'	L57	S 47°40'54" W	2.16'	L87	N 42°19'07" W	17.92'
L28	N 42°19'06" E	89.33'	L58	S 42°19'06" E	16.67'	L88	N 42°19'07" W	17.92'
L29	N 47°40'54" E	33.74'	L59	S 42°19'06" E	72.67'	L89	S 42°19'06" E	13.00'
L30	N 47°40'54" E	28.25'	L60	S 47°40'54" W	2.16'	L90	S 42°19'06" E	13.00'

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	15°03'03" CALC. & USED (15°01'50" REC.)	339.95' CALC. & USED (340.00' REC.)	89.30' CALC. & USED (89.19' REC.)	44.91' CALC. & USED	89.04' CALC. & USED (88.94' REC.)	S 34°47'35" E
C2	89°59'20" CALC. & USED (90°00'00" REC.)	20.00' REC. & USED	31.42' REC. & USED	20.00' CALC. & USED	28.28' REC. & USED	S 2°40'34" W
C3	1°22'13" CALC. & USED (1°21'10" REC.)	309.87' CALC. & USED (310.00' REC.)	99.38' CALC. & USED (99.30' REC.)	50.12' CALC. & USED (50.08' REC.)	98.97' REC. & USED	S 33°07'59" E
C4	1°22'13" CALC. & USED (1°21'10" REC.)	309.87' CALC. & USED (310.00' REC.)	99.38' CALC. & USED (99.30' REC.)	50.12' CALC. & USED (50.08' REC.)	98.97' REC. & USED	S 33°07'59" E

LEGEND

- FENCE LINE (AS NOTED)
- ⊞ ELECTRIC GENERATOR
- ⊞ ELECTRIC METER
- REBAR FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- ⊞ MONUMENT BOX FOUND AS NOTED
- ⊞ CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
- C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
- ▨ PRIVATE ROADWAY AND UTILITY EASEMENT

SURVEY REFERENCES

- CUYAHOGA COUNTY MAP RECORDS VOLUME 234, PG 74 VOLUME 358, PG 25
- CUYAHOGA COUNTY DEED RECORDS
- CUYAHOGA COUNTY TAX MAPS

LOT SPLIT AND ASSEMBLY FOR THE CITY OF WESTLAKE
VOLUME 358, PAGE 25 C.C.M.R.

LOT B
PPN 217-14-011
PRESTWICK SQUARE, LLC,
AN OHIO LIMITED LIABILITY COMPANY
AFN 201105060396 C.C.D.R.

LOT A
PPN 217-14-020
CITY OF WESTLAKE, OHIO
AFN 200812310360 C.C.D.R.