

LOT SPLIT

Situated in the City of Willoughby, County of Lake and State of Ohio:
Being part of Original Willoughby Township Lot 1, Tract 14

SURVEYOR'S NOTES

1. The intent of this survey is to combine Split Parcel No. 1 and Split Parcel No. 2 with Lake County Parcel No. 27-A-016-0-00-014-0. No landlocked parcels are created by this survey.

BASIS OF BEARING

The Basis of Bearing for this survey is South 00°00'00" East, as the west line of the surveyed property, and is the same bearing recorded in Volume 792, Page 658 of Lake County Records.

LEGEND OF SYMBOLS & ABBREVIATIONS

R/W	- Right-of-Way	⊗	- Catch Basin
P/L	- Adjoiner Property Line	⊙	- Fire Hydrant
⊕	- Centerline	⊕	- Gas Meter
P.O.B.	- Place/Point of Beginning	⊕	- Electric Meter
P.O.C.	- Place/Point of Commencement	⊕	- Electric Transformer
⚠	- Encroachment/Observation	⊕	- Bollard Post
⊗	- Schedule B-Section II Item	⊕	- Sign
Calc.	- Calculated	⊕	- Utility Pole
Msd.	- Measured	⊕	- Light Pole
Dd.	- Bearing/Distance from Deed Record	⊕	- Guy Wire
Plat	- Bearing/Distance from Plat Record	⊕	- Fence (As Noted)
●	- Monumentation Found as Noted	⊕	- Overhead Utilities
○	- 5/8" Rebar Set with Cap Stamped "NORTHROP OH PS 8199"	⊕	- Building Area
▲	- PK/MAG Nail or Railroad Spike Found as Noted		
△	- MAG Nail Set		

SURVEY REFERENCES

Deeds as shown herein

Lake County GIS

Survey by Robert A. Dorner, dated July 23, 2008, last revised July 23, 2008 under Job No. 08-048

Plat Nos. 0-91 and 0-91-1

CERTIFICATION

I hereby certify that this map or plat and the field survey on which it is based were made in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code. The field work was completed on December 6, 2024.

Signature Date: 4.28.25



Edward E. Northrop, PS
Ohio Professional Surveyor No. 8199
For and on behalf of Titan USA Commercial Real Estate Services, LLC

Phone: 330-842-7671

www.titanres.com

TITAN
COMMERCIAL REAL ESTATE SERVICES
4821 Heights Drive, Stow, OH 44224

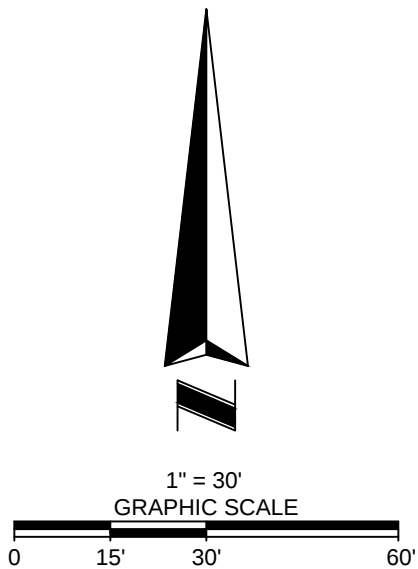
Surveying & Mapping
ALTA/NSPS Land Title Survey Specialists Email: surveyors@titanres.com

Project No. 2642.1

Drafted By: JJT Checked By:EEN

Sheet No. **1** of **1**

Survey Prepared For
Slabe Machine Products Company
4659 Hamann Way
Willoughby, OH 44094



FCJ Properties LLC
Instrument 2008R025755
Parcel 27-A-016-0-00-014-0

R & F Realty Ltd.
Instrument 2023R027880
Parcel 27-A-014-B-00-023-0

PART OF BLOCK M
All Management Ltd.
Instrument 2005R019451
Parcel 27-A-014-B-00-020-0

(S 90°00'00" W 487.28' Dd.)
S 89°58'32" W 487.09' Calc.

S 89°58'32" E 462.42'

(N 90°00'00" E 487.04' Dd.)
S 89°58'32" E 486.87' Calc.

N 89°58'32" W 468.38'

(N 89°58'32" W 486.87' Calc.)
(N 90°00'00" W 487.04' Dd.)

Split Parcel No. 2
2,158 Sq. Feet ±
0.050 Acres ±

Split Parcel No. 1
2,769 Sq. Feet ±
0.064 Acres ±

FCJ Properties LLC
Instrument 2008R025755
Parcel 27-A-016-0-00-014-0

LOT 2 TRACT 13
LOT 3 TRACT 13

HAMANN PARK INDUSTRIAL SUBDIVISION
PLAT VOLUME O PAGES 91 & 91-1

Slabe Machine Products Company
Volume 792 Page 658
Parcel 27-A-014-B-00-002-0

Parcel 1
145,855 Sq. Feet ±
3.348 Acres ±

Parcel 1 Remainder
143,087 Sq. Feet ±
3.285 Acres ±

N 89°54'35" E 268.86' Calc.
(N 89°52'00" E 268.96' Dd.)

N 90°00'00" E 217.35' Dd.

N 90°00'00" E 35.00' Dd.

200.12' Calc.

5/8" Rebar
Found 0.29'W

1" Iron Pin
Found Bent

Hamann Industrial Parkway

70' Public Right-of-Way - Asphalt Pavement

400.00' Total

S 00°00'00" E 300.00' Dd.

(Basis of Bearing)
N 00°00'00" E 373.76' Dd.

P.O.B.
Centerline Intersection of
Industrial Parkway and Euclid Avenue