

COORDINATED BY:



Commercial Real Estate  
Due Diligence Management

3465 South Arlington Rd  
Suite E#183  
Akron, OH, 44312  
866.290.8121  
www.amnational.net

Vicinity Map:

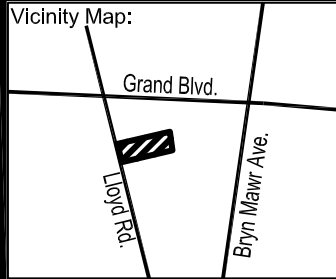


Photo:



PROPERTY ADDRESS: 839 Lloyd Road, Wickliffe, Ohio 44092

SURVEY NO./JOB ID: B-200976

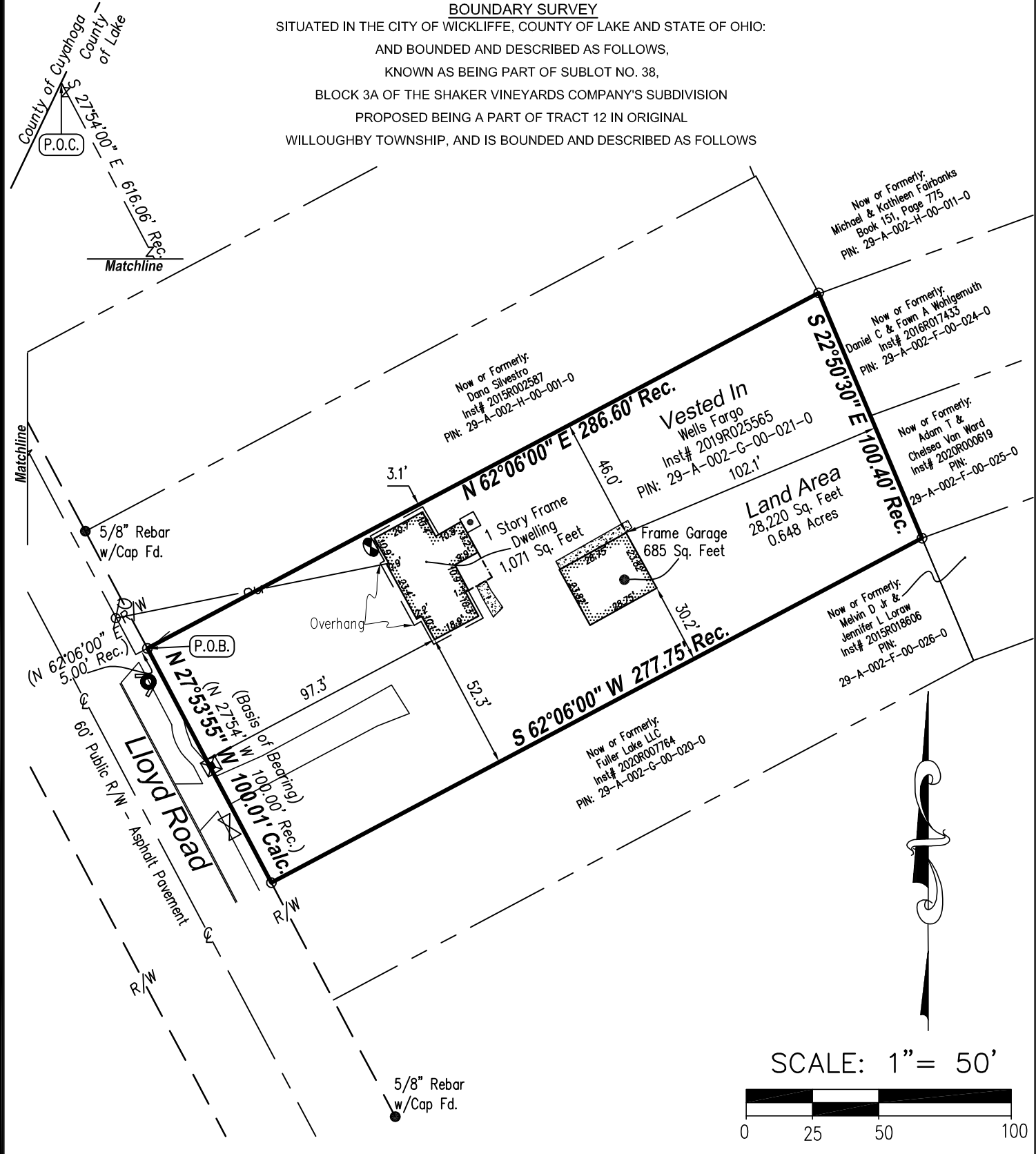
FIELD DATE: September 13, 2020

REVISION DATE: 9/23/20

COUNTY, STATE: Lake, Ohio

**BOUNDARY SURVEY**

SITUATED IN THE CITY OF WICKLIFFE, COUNTY OF LAKE AND STATE OF OHIO:  
AND BOUNDED AND DESCRIBED AS FOLLOWS,  
KNOWN AS BEING PART OF SUBLOT NO. 38,  
BLOCK 3A OF THE SHAKER VINEYARDS COMPANY'S SUBDIVISION  
PROPOSED BEING A PART OF TRACT 12 IN ORIGINAL  
WILLOUGHBY TOWNSHIP, AND IS BOUNDED AND DESCRIBED AS FOLLOWS



Now or Formerly:  
Michael & Kathleen Fairbanks  
Book 151, Page 775  
PIN: 29-A-002-H-00-011-0

Now or Formerly:  
Daniel C & Fawn A Wohlgenuth  
Inst# 2016R017433  
PIN: 29-A-002-F-00-024-0

Now or Formerly:  
Adam T &  
Chelsea Van Ward  
Inst# 2020R000619  
PIN: 29-A-002-F-00-025-0

Now or Formerly:  
Melvin D Jr &  
Jennifer L Loraw  
Inst# 2015R018606  
PIN: 29-A-002-F-00-026-0

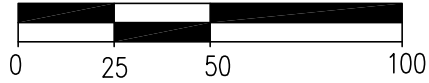
Now or Formerly:  
Fuller Lake LLC  
Inst# 2020R007764  
PIN: 29-A-002-G-00-020-0

Now or Formerly:  
Dana Silvestro  
Inst# 2015R002687  
PIN: 29-A-002-H-00-001-0

Vested In  
Wells Fargo  
Inst# 2019R025565  
PIN: 29-A-002-G-00-021-0

Land Area  
28,220 Sq. Feet  
0.648 Acres

SCALE: 1" = 50'



CLIENT NUMBER: 20201341

DATE: September 22, 2020

BUYER:

SELLER:

CERTIFY TO:

PREMIUM TITLE

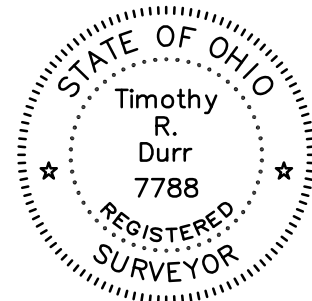
PREPARED BY:



Professional Commercial & Residential Land Surveys  
P.O. Box 65 • Sharon Center • OH • 44274  
330.329.6812 / Surveys@LMSsurveying.com

I hereby certify to the best of my professional knowledge and belief this survey plat to be a true and correct delineation of a survey made on the ground in September of 2020.

Timothy R. Durr  
PLS #7788  
In the State of Ohio



LEGAL DESCRIPTION:

SITUATED IN THE CITY OF WICKLIFFE, COUNTY OF LAKE AND STATE OF OHIO:

AND BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: AND KNOWN AS BEING PART OF SUBLLOT NO. 38, BLOCK 3A OF THE SHAKER VINEYARDS COMPANY'S SUBDIVISION PROPOSED BEING A PART OF TRACT 12 IN ORIGINAL WILLOUGHBY TOWNSHIP, AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF LLOYD ROAD AS FORMERLY LAID OUT SOUTH 27° 54' EAST 616.06 FEET FROM THE INTERSECTION OF THE EAST LINE OF LLOYD ROAD AS FORMERLY LAID OUT WITH THE EAST LINE OF CUYAHOGA COUNTY; THENCE NORTH 62° 06' EAST FIVE FEET TO THE EASTERLY LINE OF LLOYD ROAD AS WIDENED AND THE PRINCIPAL PLACE OF BEGINNING; THENCE CONTINUING NORTH 62° 06' EAST 286.6 FEET TO A POINT; THENCE SOUTH 22° 50' 30" EAST 100.4 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO GEORGE LOWTHIAN TO LUTHER KOTSCH BY WARRANTY DEED DATED APRIL 5, 1941, AND RECORDED IN VOLUME 180, PAGE 203 OF LAKE COUNTY RECORDS; THENCE SOUTH 62° 06" WEST ALONG SAID KOTSCH'S NORTHERLY LINE, ABOUT 277.75 FEET TO A POINT IN THE EASTERLY LINE OF LLOYD ROAD AS WIDENED; THENCE NORTH 27°54' EAST ALONG THE EASTERLY LINE OF LLOYD ROAD AS WIDENED ABOUT 100.0 FEET TO THE PLACE-OF-BEGINNING, AND CONTAINING ABOUT 0.673 ACRES OF LAND, BEING ALL OF THE 1.3 ACRES OF LAND CONVEYED TO GEORGE LOWTHIAN BY DEED RECORDED IN VOLUME 174, PAGE 268, LAKE COUNTY RECORDS, REMAINING IN THE NAME OF GEORGE LOWTHIAN, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Basis of Bearing: The meridian for all bearings shown hereon is North 27°53'55" West, being known as the Easterly line of Lloyd Road and is used to denote angles only.

References: Instrument Number 2019R025565  
Instrument Number 2015R002587  
Instrument Number 2016R017433  
Instrument Number 2014R005472  
Lake County Records

General Surveyor Notes:

1. The legal description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows observed improvements. Underground concerns are not located on this map.
3. If there is a septic tank, well or drain field, the location was shown by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it's certified.
5. Any additions or deletions to this survey document are strictly prohibited.
6. Dimensions are in horizontal feet. (Scale Factor 1.000)
7. Due to varying construction standards, house dimensions are approximate.
8. Flood designation, if shown, is depicted by graphic plotting only. No field determination unless otherwise noted.
9. Unless specially stated otherwise, no title was provided detailing an possible easements affecting the subject property.
10. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements
11. House dimensions should not be used for construction.
12. North orientation based on description of record unless otherwise noted.
13. Ownership information taken from County Tax records.
14. Acreage computed using the coordinate method.

Legend:

- - Monumentation Found (as noted)
- - 5/8" Rebar Set
- ⊗ - Gas Meter
- ◻ - Air Conditioning Unit
- ⊕ - Power Pole
- ⊗ - Water Valve
- ⊕ - Hydrant
- ⊗ - Water Meter
- - Overhead Utility
- — — - Enclosed Porch
- ▭ - Concrete Area
- ▭ - Building Area
- R/W - Right of Way
- C/L - Centerline

PREPARED FOR:

Wells Fargo Bank, National Association  
1661 Worthington Road, Suite 100  
West Palm Beach, Florida 33409

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