

RESURVEY, PERMANENT PARCEL NUMBERS 29-A-008-E-00-009-0, 29-A-008-E-00-010-0 &
29-A-008-E-00-011-0
FOR
BOURNE KEY PROPERTIES, LLC

INSTRUMENT# 2021R033427 OF LAKE COUNTY RECORDS

SITUATED IN THE CITY OF WICKLIFFE, COUNTY OF LAKE, AND STATE OF OHIO, KNOWN AS BEING A PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT No. 1, TRACT 8, AND LOT No. 4, TRACT 8.

BASIS OF BEARINGS ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), NAD 83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER O.D.O.T. RTN (REAL TIME NETWORK).

PERTINENT DOCUMENTS:

DEEDS OF RECORD

EAST 289TH INDUSTRIAL CONDOMINIUM VOL. 17, PAGE 4

DEDICATION PLAT OF ANDERSON RAD VOL. P, PAGE 74

McSTEEN - 8/19/2010

McSTEEN - 7/22/2021

PETER J. KNEZEVIC - 9/30/2004

JOHN C. SKONIECZNY - JOB No. - 11-4782

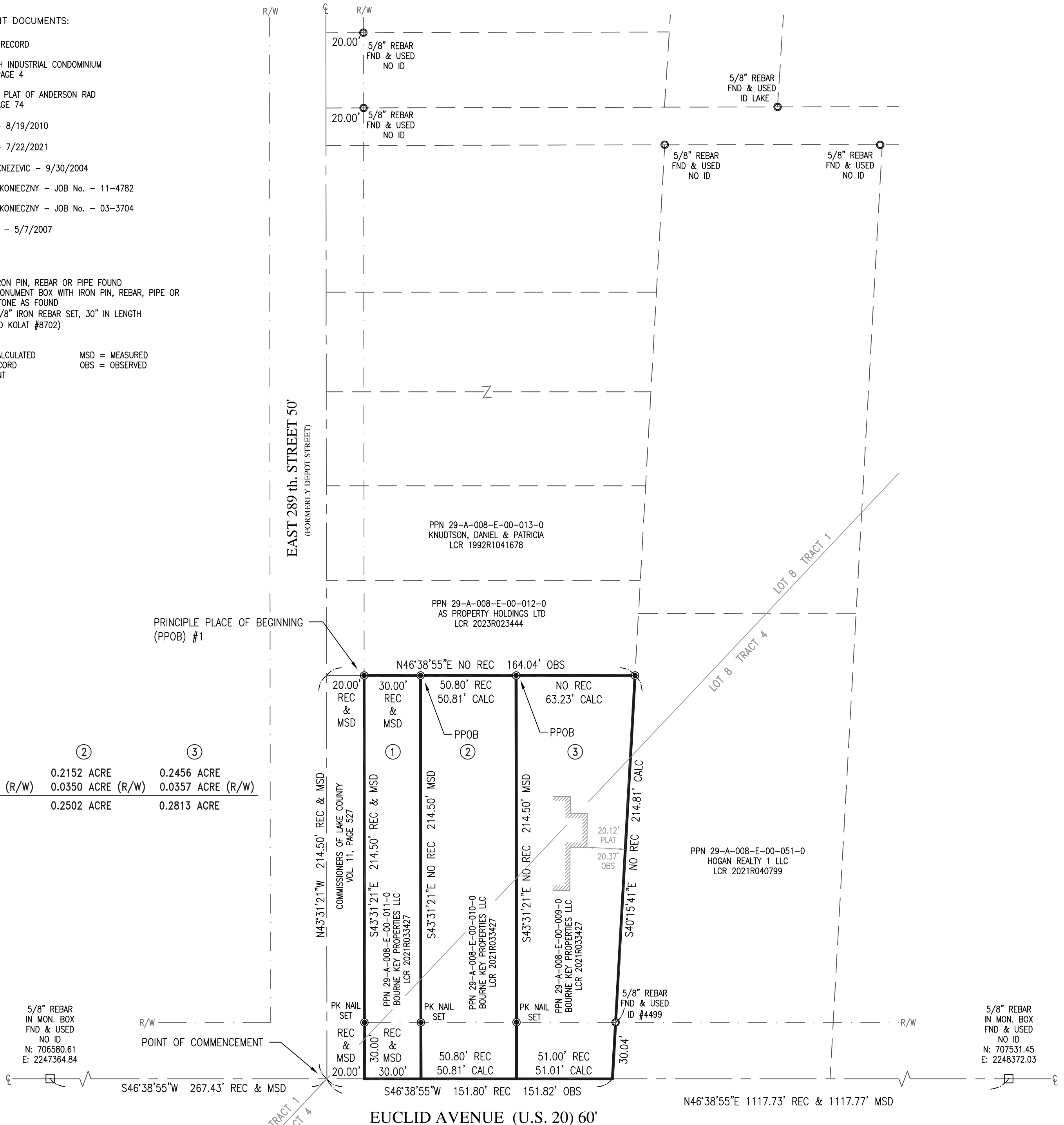
JOHN C. SKONIECZNY - JOB No. - 03-3704

PATTERSON - 5/7/2007

- = IRON PIN, REBAR OR PIPE FOUND
- = MONUMENT BOX WITH IRON PIN, REBAR, PIPE OR STONE AS FOUND
- = 5/8" IRON REBAR SET, 30" IN LENGTH (ID KOLAT #8702)

CALC = CALCULATED MSD = MEASURED
REC = RECORD OBS = OBSERVED
BNT = BENT

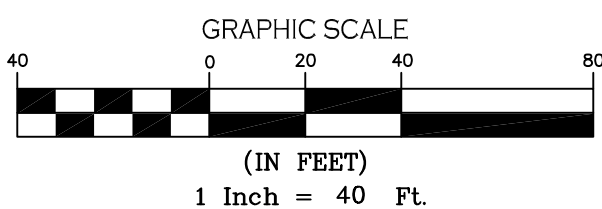
①	②	③
0.1270 ACRE	0.2152 ACRE	0.2456 ACRE
0.0207 ACRE (R/W)	0.0350 ACRE (R/W)	0.0357 ACRE (R/W)
0.1477 ACRE	0.2502 ACRE	0.2813 ACRE



NOTES:

1. BOUNDARY LINES WERE ESTABLISHED USING EXISTING BOUNDARY MONUMENTATION, DEEDS AND MAPS OF RECORD AT THE LAKE COUNTY ENGINEER'S AND RECORDER'S OFFICE.

2. THE INTENT OF THIS SURVEY IS TO UPDATE THE LEGAL DESCRIPTIONS OF THE SUBJECT PROPERTIES - 29-A-008-E-00-009-0, 29-A-008-E-00-010-0 & 29-A-008-E-00-011-0.



Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restriction, zoning or other land use regulations; and any other facts that on accurate and current title search may disclose.

Joseph R. Kolat 2/20/2024
DATE

JOSEPH R. KOLAT, P.S. #8702
SYTE SERVICES, LTD. MENTOR, OHIO 44060
SYTESERVICES.COM 440.497.7275
joe@syteservices.com
DATE OF SURVEY: 2/8/2024

THIS PLAT WAS PREPARED FROM A SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). ALL IRON PINS SET BEAR CAPS INSCRIBED (KOLAT #8702). DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.

