

**OWNERS ACCEPTANCE**

I, \_\_\_\_\_, ON BEHALF OF BEACHLAND RENTALS, LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT CONSOLIDATION AS SHOWN HEREON.

PRINT NAME AND TITLE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME AND TITLE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY PUBLIC**

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

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS**

THIS LOT CONSOLIDATION AND PLAT ARE ACCEPTED & APPROVED BY THE FIRE PREVENTION BUREAU OF THE CITY OF WICKLIFFE, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

FIRE CAPTAIN - DOUGLAS LEOVIC \_\_\_\_\_ DATE \_\_\_\_\_

THIS LOT CONSOLIDATION AND PLAT ARE ACCEPTED & APPROVED BY THE CITY ENGINEER OF THE CITY OF WICKLIFFE, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CITY ENGINEER - PETE FORMICA \_\_\_\_\_ DATE \_\_\_\_\_

THIS LOT CONSOLIDATION AND PLAT ARE ACCEPTED & APPROVED BY THE BUILDING COMMISSIONER OF THE CITY OF WICKLIFFE, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BUILDING COMMISSIONER - RAYMOND F. SACK \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**

- FENCE POST
- ⊕ UTILITY POLE
- ⊗ DRILL HOLE FOUND AS NOTED
- REBAR FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- ⊗ MAG NAIL FOUND AS NOTED
- ⊙ MAG NAIL SET
- ⊗ MONUMENT BOX FOUND AS NOTED
- ⊙ PIPE FOUND AS NOTED
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- C.&U. CALCULATED & USED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LAKE COUNTY MAP RECORDS
- L.C.D.R. LAKE COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION



**ANDERSON ROAD EXTENSION (60')**  
(DEDICATED PLAT VOLUME 21, PAGE 42 L.C.M.R.)

**ANDERSON ROAD (50')**  
(DEDICATED PLAT VOL. P, PG. 74 L.C.M.R.)  
(FORMERLY TODD STREET)

**EUCLID AVENUE,  
U.S. ROUTE 20 (VARIABLE WIDTH)**

**LOT CONSOLIDATION**

**BEACHLAND RENTALS, LLC**

KNOWN AS BEING PART OF TOWNSHIP 9, RANGE 10 OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 1 IN TRACT 8, NOW SITUATED IN THE

**CITY OF WICKLIFFE  
COUNTY OF LAKE - 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 U.S. 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".

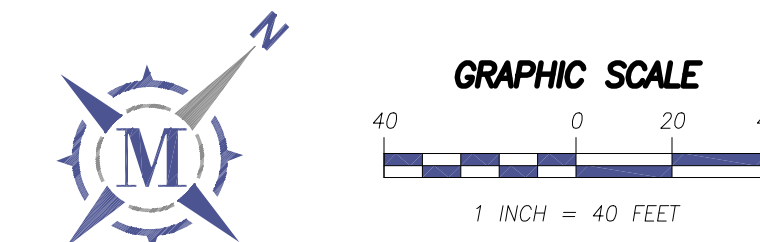
MATTHEW A. HILDEBRANDT REG. PROF. SURV. No. 8817



JOB NO.: 24-148  
FIELD DATE: JUNE 25, 2024  
SURVEY DATE: JULY 3, 2024  
DRAWN BY: HKS

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE CENTERLINE OF EUCLID AVENUE, OBSERVED AS NORTH 46°39'21" EAST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).



**SURVEY REFERENCES**

- "RESURVEY OF LANDS" BY TIMOTHY E. STOCKER, DATED DECEMBER 29, 2020.
- "BOUNDARY SURVEY FOR 28914 LAKELAND BOULEVARD" BY RYAN A. SNEZEK, DATED DECEMBER 9, 2020.
- "MAP OF SURVEY FOR 29060 ANDERSON ROAD" BY ROBERT A. DORNER, DATED AUGUST 19, 2010.
- "ALTA/NSPS LAND TITLE SURVEY FOR NORFOLK SOUTHERN COMBINED RAILROAD INC." BY MATTHEW A. HILDEBRANDT, DATED MAY 4, 2023.
- PLAT VOLUME 11, PAGE 74 L.C.M.R.
- PLAT VOLUME 11, PAGE 15 L.C.M.R.
- PLAT VOLUME 21, PAGE 42 L.C.M.R.
- LAKE COUNTY DEEDS OF RECORD.
- LAKE COUNTY TAX MAP RECORDS.

**AREA OF SURVEYED PREMISES**

PPN 29-A-008-E-00-036-0 ..... 0.4111 ACRE (17909 SQ. FT.)  
 PPN 29-A-008-E-00-044-0 ..... 0.0030 ACRE (131 SQ. FT.)  
 PPN 29-A-008-E-00-045-0 ..... 0.0288 ACRE (1253 SQ. FT.)  
**TOTAL AREA ..... 0.4429 ACRE (19293 SQ. FT.)**

**SIGNIFICANT OBSERVATIONS**

- ⚠ A BUILDING CROSSES A NORTHWESTERLY LINE OF SURVEYED PROPERTY.
- ⚠ ASPHALT PAVEMENT USED IN COMMON WITH ADJOINER.
- ⚠ A BUILDING CROSSES A NORTHEASTERLY LINE OF SURVEYED PROPERTY.

**OWNER'S INFO**

1	PPN 29-A-008-E-00-036-0 BEACHLAND RENTALS, LLC DOC. #2015R013733 L.C.D.R. DEED PARCEL 1" 0.4111 ACRE (17909 SQ. FT.)
2	PPN 29-A-008-E-00-044-0 BEACHLAND RENTALS, LLC DOC. #2015R013733 L.C.D.R. DEED PARCEL 2" 0.0030 ACRE (131 SQ. FT.)
3	PPN 29-A-008-E-00-045-0 BEACHLAND RENTALS, LLC DOC. #2015R013733 L.C.D.R. DEED PARCEL 3" 0.0288 ACRE (1253 SQ. FT.)