

34A-3-7

LAKELAND BOULEVARD 80'
(AKA ST. CLAIR STREET)
(A PUBLIC RIGHT-OF-WAY)

BOUNDARY SURVEY OF 34600 LAKELAND BLVD. EASTLAKE, OHIO FOR JACK DEMSHAR

SITUATED IN THE CITY OF EASTLAKE, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NOS. 4 AND 5 IN TRACT NO. 14 IN SAID CITY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF LAKELAND BOULEVARD (AKA ST. CLAIR STREET) (80 FEET WIDE) AT THE NORTHEASTERLY CORNER OF LAND CONVEYED TO OLGA SKRLJ BY DEED DATED JANUARY 24, 1990 AND RECORDED IN O.R. VOLUME 518, PAGE 998 OF LAKE COUNTY RECORDER'S OFFICE;

THENCE SOUTH 01° 59' 40" EAST ALONG THE EASTERLY LINE OF LAND SO CONVEYED AND PASSING THROUGH A 3/4" IRON PIN FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY OF LAKELAND BOULEVARD AT 48.38 FEET, 375.91 FEET TO A 5/8" X 30" IRON PIN SET AND CAPPED E. B. DUDLEY, P.S. NO. 6747 AT THE NORTHWESTERLY CORNER OF PARCEL NO. 1 OF LAND CONVEYED TO OLGA SKRLJ BY DEED DATED JANUARY 24, 1990 AND RECORDED IN O.R. VOLUME 518, PAGE 1000 OF LAKE COUNTY RECORDER'S OFFICE;

THENCE NORTH 88° 00' 20" EAST ALONG THE NORTHERLY LINE OF LAND SO CONVEYED, 165.10 FEET TO A DRILL HOLE SET IN CONCRETE PAVEMENT AT THE NORTHEASTERLY CORNER THEREOF, AND A POINT ON THE WESTERLY LINE OF LAND CONVEYED TO JAMES L. SELVAGGIO BY DEED DATED NOVEMBER 14, 1966 AND RECORDED IN VOLUME 661, PAGE 221 OF LAKE COUNTY RECORDER'S OFFICE;

THENCE NORTH 01° 59' 40" WEST ALONG THE WESTERLY LINE OF LAND SO CONVEYED AND THE WESTERLY LINE OF LAND CONVEYED TO KIRTLAND INVESTMENT LIMITED PARTNERSHIP BY DEED DATED AUGUST 22, 2000 AND RECORDED IN DOCUMENT NO. 200029834 OF LAKE COUNTY RECORDER'S OFFICE PASSING THROUGH A 1" IRON PIPE FOUND (0.96 FEET NORTH AND 1.31 FEET EAST) ON THE SOUTHWESTERLY RIGHT-OF-WAY OF LAKELAND BOULEVARD AT 439.82 FEET, 488.20 FEET TO A POINT IN THE CENTERLINE OF LAKELAND BOULEVARD;

THENCE SOUTH 53° 47' 00" WEST ALONG THE CENTERLINE OF LAKELAND BOULEVARD, 199.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.6375 ACRES OF LAND (0.1833 ACRES ARE LOCATED WITHIN THE LEGAL RIGHT-OF-WAY OF LAKELAND BOULEVARD) AS SURVEYED AND DESCRIBED IN OCTOBER, 2004 BY EDWARD B. DUDLEY, P.S. NO. 6747 OF THE RIVERSTONE COMPANY, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Acreage Table		
Total Area	1.6375 A.	71,330 SF
R/W	0.1833 A.	7,986 SF
Net	1.4542 A.	63,344 SF

P.P.N. 34-A-003-0-00-024-0
Olga Skrlj
1-24-1990
O.R. Vol. 518, Pg. 998

SURVEYOR'S CERTIFICATION

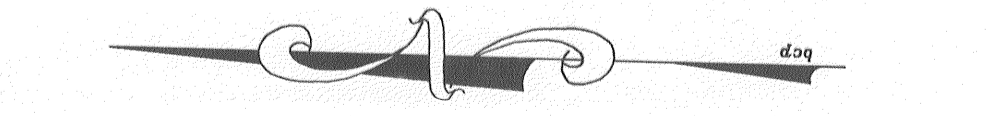
THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SET BY THE OHIO REVISED CODE SECTION NO. 4733-37. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

EDWARD B. DUDLEY P.S. NO. 6747
NOVEMBER 28TH, 2004 DATE

NOTE: ALL 5/8" X 30" IRON PINS SET ARE CAPPED WITH RIVERSTONE DUDLEY 6747 CASEY 8219.

LEGEND

- STORM MANHOLE
- SANITARY MANHOLE
- DRIVE WHEEL
- CATCH BASIN
- PAVEMENT
- MONUMENT BOX
- DRILL HOLE
- IRON PIN FOUND
- GAS VALVE
- 5/8" IRON PIN SET & CAPPED BY RIVERSTONE COMPANY
- WATER METER MANHOLE
- HYDRANT
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- OUT ANCHOR & LINE
- ELECTRIC METER
- TRANSFORMER BOX
- GAS METER
- TRANSFORMER
- UTILITY COMPANY
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- WATERLINE
- EASEMENT LINE
- ORIGINAL PROP. LINE
- OVERHEAD UTILITY LINE
- ELECTRIC LINE
- SANITARY SEWER
- STORM SEWER
- CHAIN-LINK FENCE
- WOOD FENCE
- RAILROAD TRACKS
- REC./VOL. RECORD
- MEAS./CALC. MEASURED/CALCULATED
- ENGR. ENGR.
- CONR. CONROCHES
- ADJ. ADJACENT
- APR. APPROX.
- CONC. CONCRETE
- L.C.A. LIMITED COMMON AREA
- D.M. DRILL HOLE
- MON. MONUMENT
- DOT OHIO DEPARTMENT OF TRANSPORTATION
- WATER METER MANHOLE
- HYDRANT
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
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GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



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