



LEGAL DESCRIPTION OF EASTLAKE BALLPARK PROPERTY PARCEL 2 1.764 ACRES

Situated in the City of Eastlake, County of Lake and State of Ohio and known as being part of Original Willoughby Township Lot No. 10 in Card Tract and also being a part of Vinecrest Subdivision as recorded in Volume F, Page 18 of Lake County Record of Plats, in said City and is bounded and described as follows:

Beginning at a monument box at the intersection of the centerlines of State Route 91 and Vine Street;

Thence North 89°24'32" East, along the centerline of Vine Street 630.24 feet to a point;

Thence South 00°35'28" East, 30.00 feet to a 5/8" iron pin found in the southerly line of Vine Street at the westerly line of East 355th Street;

Thence South 00°45'56" East, along the westerly line of East 355th Street 28.99 feet to a 5/8" iron pin set, being the principal place of beginning of this description;

COURSE I: Thence South 00°45'56" East, along the westerly line of East 355th Street 171.01 feet to a 5/8" iron pin set in the prolongation of the southerly line of Sublot No. 4 in said subdivision;

COURSE II: Thence South 89°24'32" West, along said prolongation 405.00 feet to a 5/8" iron pin set;

COURSE III: Thence North 00°35'28" West, 185.74 feet to a 5/8" iron pin set in the southerly right-of-way line of Vine Street;

COURSE IV: Thence North 86°31'39" East, continuing along the southerly line of Vine Street 97.27 feet to a 5/8" iron pin set;

COURSE V: Thence North 89°24'32" East, continuing along the southerly line of Vine Street 287.65 feet to a 5/8" iron pin set at the beginning of a turnout curve to said East 355th Street;

COURSE VI: Thence on the arc of said curve deflecting to the right (the radius of which is 19.68 feet and having a chord that bears South 45°40'42" East and is 27.79 feet long) a distance of 30.85 feet to the principal place of beginning and containing 1.764 acres of land according to a survey made in December, 2002 by Richard J. Bilski, Registered Surveyor No. 5244 of CT Consultants, Inc., Registered Engineers and Surveyors by the same or less, but subject to all legal highways.

The bearings stated herein are based upon the Ohio State Plane NAD 83 Coordinate System and are for the sole purpose of indicating relative angular values between lines.

The above parcel is a portion of Permanent Parcel Nos 34A-008-1-00-035.

SURVEYOR'S CERTIFICATION

To: Vine Street Partners, LLC, Sky Bank and First American Title Insurance Company;

This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 7, 7(a), 8, 9, 10, 11, 13, 14, 15, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: 3-26-03
 Signed: RJBilski #5244
 (Surveyor's name and Registration Number)



FEMA FLOOD ZONE DESIGNATION

NOTE: The premises shown hereon is contained within an area where no floodway was designated according to the Federal Insurance Rate Map Community Panel No. 390313 0001 B dated February 18, 1981.

NOTE: ALL EXISTING BUILDINGS, WALKS AND DRIVES TO BE RAZED BY THE CITY OF EASTLAKE

LEGEND	
+	TRAFFIC SIGN
⊠	INLET BASIN
⊙	LIGHT POLE
⊗	WATER LINE VALVE
⊥	END GUY WIRE
⊕	ELECTRIC POLE
⊛	MONUMENT BOX
○	IRON PIPE
●	IRON PIN
SIM M.H.	STORM MANHOLE
SAN. M.H.	SANITARY MANHOLE
TEL. M.H.	TELEPHONE MANHOLE
⊥	CENTER LINE
R	PROPERTY LINE
⊙	FIRE HYDRANT
⊕	TEST BORE
⊕	UTILITY METER

DATE: 02-16-03 TIME: 08:19 - H:\2003\00358\Survey\1-764\ALTA.dwg

CT Consultants
 engineers | architects | planners
 3500 Kaler Court Willoughby, Ohio 44094
 440.951.9000 www.ctconsultants.com

REV. NO.	DESCRIPTION	DATE	BY	CHK'D.

First American Title Insurance Company
 Commitment for Title Insurance

DATE:	3/24/03
DRAWN BY:	DCD
CHECKED BY:	RJB
APPROVED BY:	
F.B. No.	
P.C.	

ALTA SURVEY OF
1.764 ACRES, VINE STREET
VINE STREET PARTNERS, LLC
 BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 10
 CITY OF EASTLAKE, LAKE COUNTY, OHIO

SCALE	
HOR	1" = 60'
VERT	
CONTRACT No	
00358-40	
SHEET NO.	OF
1	1