

LEGEND

M	= Monument Box Found	⊙	= Centerline
○	= Iron Pin Found	⊖	= Property Line
●	= Iron Pipe Found	⊕	= Encroachments
⊙	= 5/8"x30" Iron Pin Set		
⊕	= Drill Hole Set / Found		
+	= Mag Nail Set / Found		

Parcel / Sublot line	----- Z -----
Original Parcel / Sublot Line	----- Z -----
Centerline	----- C -----
Subject Property Line	----- P -----
Right-of-way Line	----- R/W -----
Easement Line	----- E -----
Railroad Tracks	----- RR -----
Chain Link Fence	----- CL -----
Ornamental Fence	----- OF -----
Split Rail Fence	----- SR -----
Vinyl Fence	----- VF -----
Wood Fence	----- WF -----

A	Arc Length	O.L.	Original Lot
Adj.	Adjacent	O.R.	Official Record
Asph.	Asphalt Pavement	Obs.	Observed
B.N.	Building Number	Ord.	Ordinance
Bldg.	Building	P.C.	Point of Curvature
C.L.F.	Chain Link Fence	P.O.B.	Place of Beginning
Calc./C.	Calculated	P.P.N.	Permanent Parcel
Ch	Chord	P.P.O.B.	Principal Place of Beginning
Conc.	Concrete	Prop.	Proposed
D.H.	Drill Hole	R/W	Right-of-Way
D.V.	Deed Volume	Rec./R.	Record
Doc.	Document	Res.	Residence
E.	East	S.	South
Ener.	Encroachment	S.	Sublot
Ex.	Existing	Sta.F.	Station Feet
Gar.	Garage	Stm.	Storm
H.N.	House Number	Sty.	Story
Inst.	Instrument	V/Val.	Volume
L.C.M.R.	Lake County Map Records	W.	West
Meas./M.	Measured		
N.	North		
N/A	Not Available		
O.D.O.T	Ohio Department of Transportation		

SURVEYORS NOTES

The existing - original record legal description, written by Homer A. Cole P.S. 1335, was a combined description of the subject property(s) that includes areas that have since been conveyed to the State of Ohio (for the construction of State Route 2), the New York Central Railroad (now CSX Transportation Inc.) and the right of way of Stevens Boulevard. The intent of this Boundary Survey is to establish the remainder of the property(s).

At the time of survey record documents-descriptions for the State of Ohio Parcel No. L-31-2LA and L-31-2A were not available. The Riverstone Company requested documents from the State of Ohio Department of Transportation (and archives), Lake County Records Office, Lake County Tax Map Office, Lake County Probate Court, and the Lake County Engineer and no record documents, description, or maps could be located.

In lieu of these missing documents the State of Ohio Parcel No. L-31-2LA, also being the northwesterly limited access right of way of State Route 2, was established using two existing property corner monuments found (shown hereon) and using the radius from the ODOT Right of Way Plans, LAK-2-4.42 (also used on Volume 35, Page 28 of Lake County Map Records), State of Ohio Parcel No. L-31-2A was established using an existing monument found (shown hereon) and stationing from said ODOT Plans and historical Lake County Tax Maps.

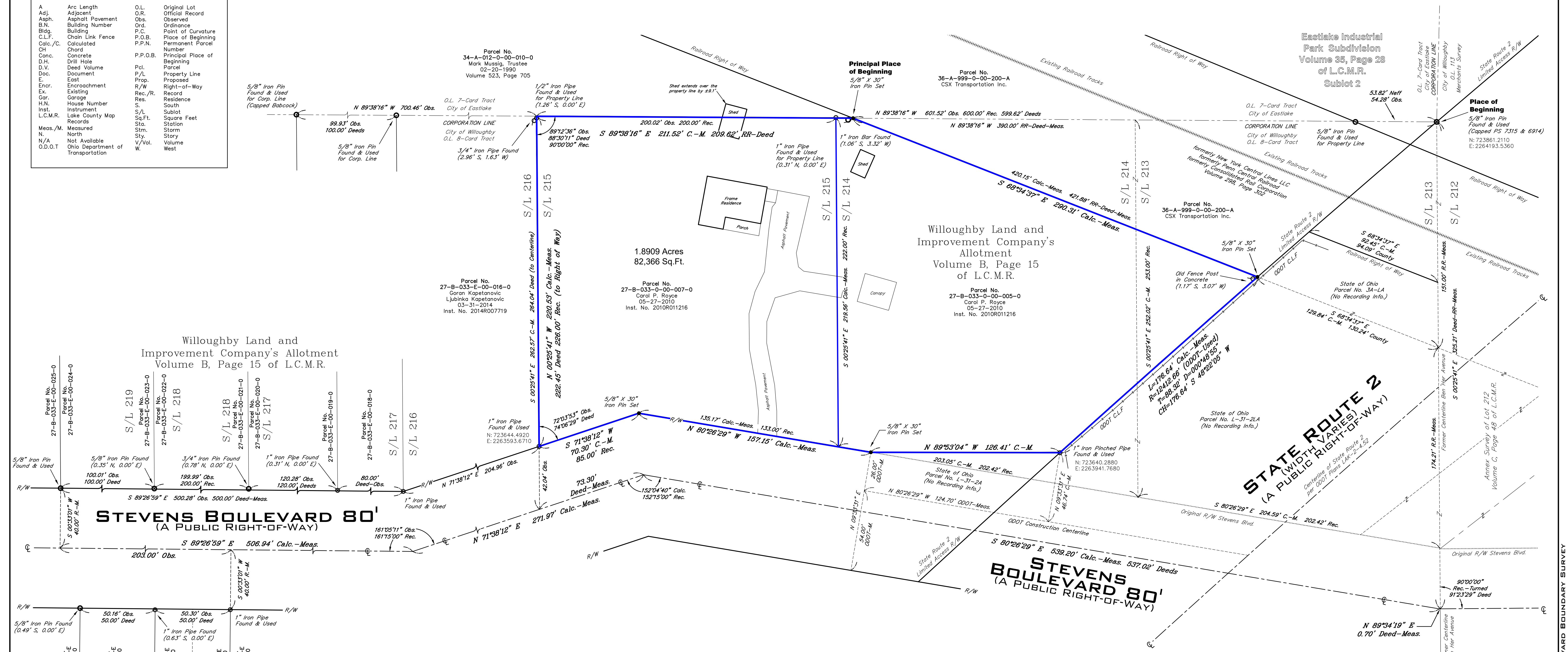
REFERENCE SURVEYS

- Ohio Department of Transportation (ODOT) Right of Way Plans, LAK-2-4.42. (ODOT)
- Lake County Historical Tax Map Records. (County)
- CEI Co. Spur, February 1951, Lake County Reference Map. (RR)
- Willoughby Land and Improvement Company's Allotment, Volume B, Page 15 of L.C.M.R. (Rec.)
- Subdivision Plat of Eastlake Industrial Park, Volume 35, Page 28 of L.C.M.R. (Neff)

BOUNDARY SURVEY

OF
37151 STEVENS BOULEVARD
PARCEL No. 27-B-033-0-00-005-0
PARCEL No. 27-B-033-0-00-007-0
CITY OF WILLOUGHBY, OHIO

Situated in the City of Willoughby, County of Lake and State of Ohio and known as being all of Sublot No. 215 and part of Sublot Nos. 214 and 213 in the Willoughby Land and Improvement Company's Allotment of part of the Original Lot No. 8, Card Tract, as shown by the plat recorded in Volume B, Page 15 of Lake County Map Records.



Willoughby Land and Improvement Company's Allotment Volume B, Page 15 of L.C.M.R.

STEVENS BOULEVARD 80'
(A PUBLIC RIGHT-OF-WAY)

STEVENS BOULEVARD 80'
(A PUBLIC RIGHT-OF-WAY)

STATE ROUTE 2
(WIDTH VARIES)
(A PUBLIC RIGHT-OF-WAY)

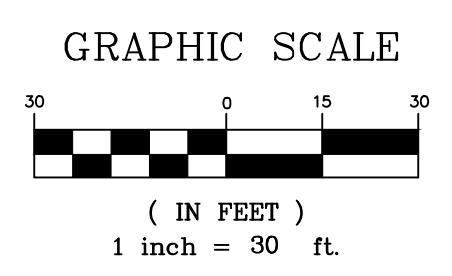
BASIS OF BEARINGS

Bearings shown hereon are based on Ohio State Plane Coordinate System, North, NAD 1983.

SURVEYOR CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. 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. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

[Signature]
 Peter J. Gadhoff P.S. No. 8646 Date December 6, 2023
 Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company PS8646-PS8740"



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