

3872 ERIE STREET

KNOWN AS BEING PART OF TOWNSHIP 9, RANGE 10 OF THE CONNECTICUT WESTERN RESERVE SURVEY, PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 23, CHAGRIN GORE TRACT, PART OF LOTS 89, 90 AND 91 OF MERCHANT'S SURVEY (VILLAGE OF WILLOUGHBY PLAT) AS RECORDED IN VOLUME A, PAGES 5-7 OF LAKE COUNTY MAP RECORDS (COPIED IN VOLUME A, PAGE 57 OF LAKE COUNTY MAP RECORDS), NOW SITUATED IN THE

CITY OF WILLOUGHBY COUNTY OF LAKE - STATE OF OHIO

McSteen LAND SURVEYS

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".

Kyle R. Danals 1-2-2024 KYLE R. DANALS REG. PROF. SURV. NO. 8704 JOB NO.: 23-274 FIELD DATE: DECEMBER 11, 2023 SURVEY DATE: JANUARY 2, 2024 DRAWN BY: HKS



SURVEY REFERENCES

- "RIGHT-OF-WAY AND TRACK MAP FOR NEW YORK CENTRAL RAILROAD WEST OF BUFFALO, STA 926+63.0 TO STA 1032+47.0" VALUATION SECTION 203, PG. 5.
- "RIGHT-OF-WAY AND TRACK MAP FOR THE NEW YORK, CHICAGO & ST. LOUIS RAILROAD COMPANY CLEVELAND DIVISION, STA 8611+31.7 TO STA. 8664+11.7" VALUATION SECTION 3-OHIO, PAGE 49.
- "PROPERTY SURVEY FOR SUSAN H. BOLE, TRUSTEE" BY WILLARD F. SCHADE, JR., DATED APRIL 9, 2008.
- "PLAT OF SURVEY" BY MICHAEL P. SPELLACY, DATED JULY 28, 2020.
- "MAP OF SURVEY FOR 3889 ERIE STREET" BY ROBERT A. DORNER, DATED FEBRUARY 21, 2007.
- "MAP OF SURVEY FOR DUTCHMAN COMPANY, INC." BY TIMOTHY J. FELLER, DATED OCTOBER 16, 2001.
- "RESURVEY OF LANDS" BY TIMOTHY E. STOCKER, DATED NOVEMBER 30, 2020.
- "LOT SPLIT - CONSOLIDATION FOR BELDON HILL, LLC." BY STEVEN N. ROESSNER, DATED MAY 9, 2005.
- "BOUNDARY SURVEY FOR FRANK & DEBORAH DOMBER" BY WILLIAM R. WALLACE, DATED MARCH 12, 2019.
- "PLAT OF SURVEY FOR THE CONSOLIDATION OF PARCELS" BY TIMOTHY P. HADDEN, DATED MAY 20, 2004.
- PLAT VOLUME A, PAGE 27 L.C.M.R.
- PLAT VOLUME A, PAGE 34 L.C.M.R.
- PLAT VOLUME A, PAGE 57 L.C.M.R.
- PLAT VOLUME A, PAGE 63 L.C.M.R.
- PLAT VOLUME A, PAGE 64 L.C.M.R.
- PLAT VOLUME B, PAGE 43 L.C.M.R.
- PLAT VOLUME G, PAGE 47 L.C.M.R.
- PLAT VOLUME H, PAGE 85 L.C.M.R.
- PLAT VOLUME 7, PAGE 28 L.C.M.R.
- PLAT VOLUME 16, PAGE 18 L.C.M.R.
- PLAT VOLUME 27, PAGE 27 L.C.M.R.
- PLAT VOLUME 34, PAGE 30 L.C.M.R.
- PLAT VOLUME 43, PAGE 7 L.C.M.R.
- PLAT VOLUME 52, PAGE 2 L.C.M.R.
- PLAT VOLUME 55, PAGE 26 L.C.M.R.
- LAKE COUNTY DEEDS OF RECORD.
- O.D.O.T. PROJECT LAK-640-C-7-35.
- O.D.O.T. PROJECT LAK-20-5-54-5-96.
- "CENTERLINE SURVEY PLAT FOR U.S. ROUTE 20" LAKE COUNTY MAP RECORDS.
- CITY OF EASTLAKE AND CITY OF WILLOUGHBY ROAD PLANS

INTENT STATEMENT

THE INTENT OF THIS SURVEY IS TO CONSOLIDATE THE PARCELS DESCRIBED IN DOC. 2005R009857 L.C.D.R.

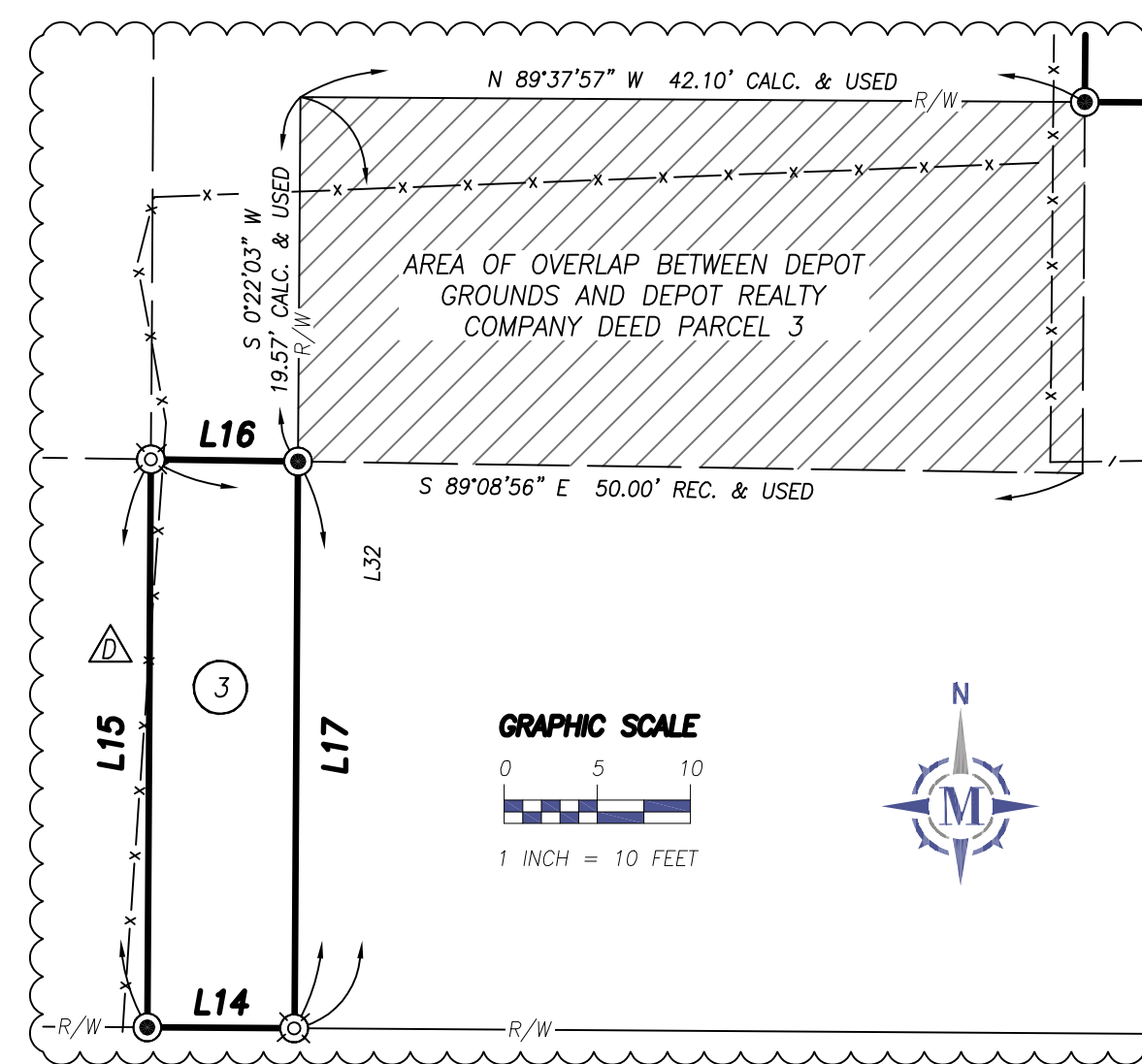
OWNER'S INFO

Table with 2 columns: Parcel ID and Description. Lists parcels 0 through 9 with their respective owners and acreages.

LINE DATA

Table with 3 columns: LINE, BEARING, DISTANCE. Lists 18 lines (L1-L18) with their bearings and distances.

DETAIL



LOT CONSOLIDATION ACCEPTANCE

I, _____, ON BEHALF OF MAGNUS GESTO PROPERTIES, INC., AN OHIO CORPORATION, OWNER OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS LOT CONSOLIDATION AS SHOWN HEREON.

PRINT NAME AND TITLE

SIGNATURE DATE

NOTARY PUBLIC

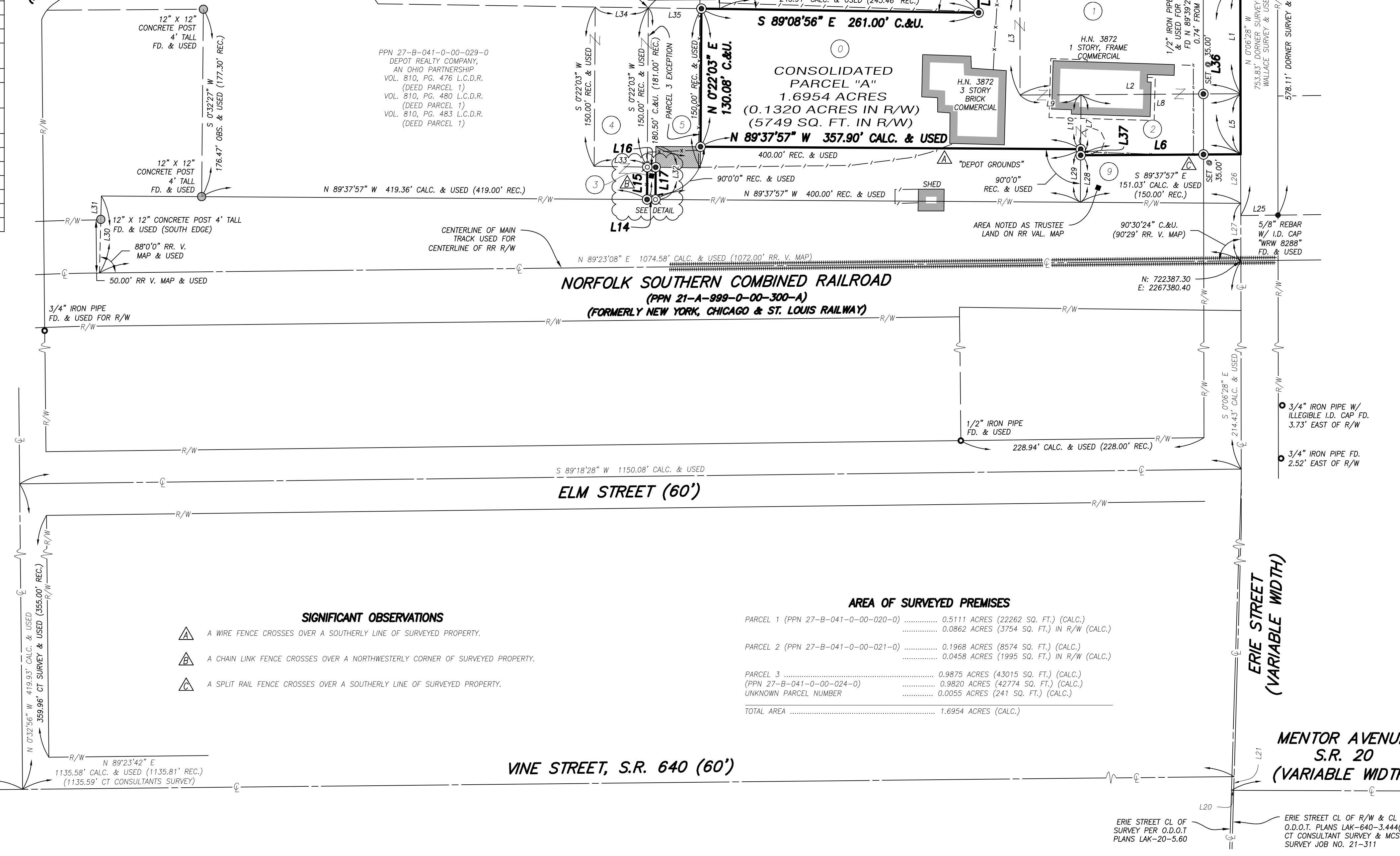
COUNTY OF LAKE STATE OF OHIO BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____ WHO ACKNOWLEDGED THE SIGNED OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF _____ FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES

MISCELLANEOUS NOTES

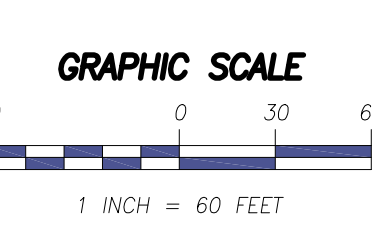
SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DEPOT STREET (VARIABLE WIDTH) (A.K.A. RAILROAD STREET)



BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF ERIE STREET, OBSERVED AS NORTH 014°39' 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).



SIGNIFICANT OBSERVATIONS

- A WIRE FENCE CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.
A CHAIN LINK FENCE CROSSES OVER A NORTHWESTERLY CORNER OF SURVEYED PROPERTY.
A SPLIT RAIL FENCE CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.

AREA OF SURVEYED PREMISES

Table with 2 columns: Parcel ID and Area. Lists parcels 1 through 3 and the total area of 1.6954 acres.

LEGEND

- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
DRILL HOLE SET
REBAR FOUND AS NOTED
MONUMENT BOX FOUND AS NOTED
EMPTY MONUMENT BOX FOUND
PIPE FOUND AS NOTED
STONE FOUND AS NOTED
CENTERLINE
RIGHT-OF-WAY
CALCULATED DISTANCE OR ANGLE
C.&U. CALCULATED AND 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
RR VAL. MAP RAILROAD VALUATION MAP
CHAIN LINK FENCE
SPLIT RAIL FENCE
WIRE FENCE
RAILROAD