28A-433-12345

ALTA - ACSM LAND TITLE SURVEY

Situated in the City of Willowick, County of Lake & State of Ohio
Being Part of Lot No.1 in Tract No. 16, T9N, R10W C.W.R.
January 2004, Scale 1"=50'

BASIS OF BEARINGS

S.J. Lessman Survey, May 2000

ENCROACHMENTS

1. Concrete driveway over West property line 1'±;and apron 5'±.
2. Guy wires over West property line 1'±.
3. Overhead power or telephone lines crossing East property line.
4. Building overhang over East property line 0.45'
5. Guy wires over Northerly R/W ± 4'
6. Guy wires over Northerly R/W ± 14'
7. Guy wires over Northerly R/W ± 4'

SURVEY LEGEND

- Iron Pin Found (See survey)
- Iron Pipe Found (See Survey)
- 5/8" x 30" Iron Pin Set

Meas. = Measured
Plat = Subdivision Plat
D./M. = Deed & Measured

Dd. = Deed
Rec. = Record
Act. = Actual

OUPS INFO:

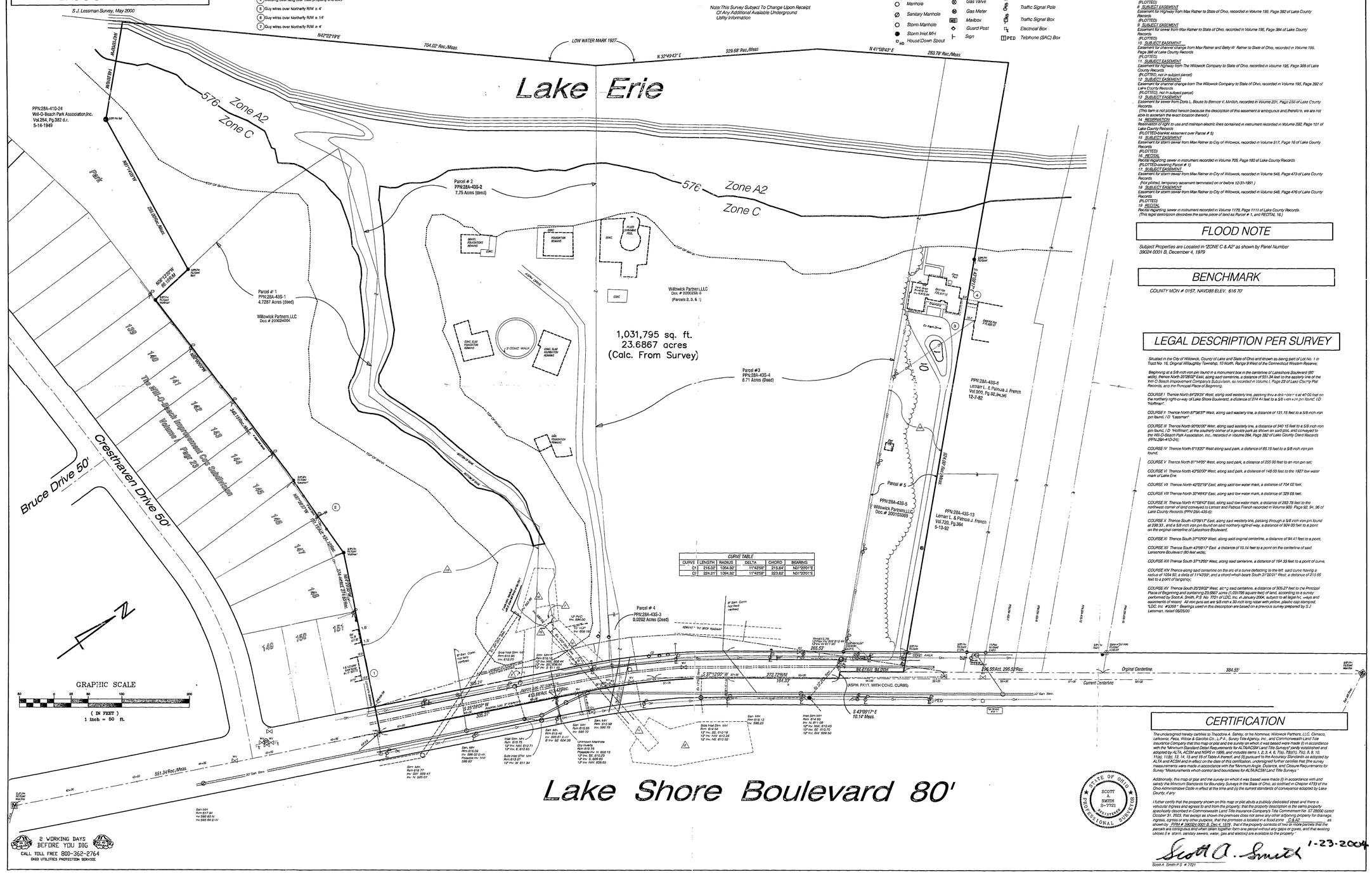
O.U.P.S. Reference Nos.
1222-015-042 Plans
1222-015-041 markings

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, LDC INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

Note:This Survey Subject To Change Upon Receipt Of Any Additional Available Underground Utility Information

UTILITY LEGEND

Clean Out, Catch Basin, Curb Inlet, Yard Drain, Manhole, Sanitary Manhole, Storm Manhole, Storm Inlet MH, House/Down Spout, Water Valve, Water Meter, Fire Hydrant, Well, Gas Valve, Gas Meter, Mailbox, Guard Post, Sign, Guide Wire, Power Pole, Light Power Pole, Light Pole, Traffic Signal Pole, Traffic Signal Box, Electrical Box, Telphone (SAC) Box, Tree, Pine Tree, Bush



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	216.02'	1054.92'	11°43'58"	215.64'	N31°20'01"E
C2	224.31'	1094.92'	11°43'58"	223.82'	N31°20'01"E

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

ZONING

U2D Lakefront (Apts) Per Willowick Zoning Map, June 1999

SCHEDULE "B" ITEMS

7 SUBJECT EASEMENT
Easement for Highway from Max Ratner to State of Ohio, recorded in Volume 195, Page 380 of Lake County Records
(PLOTTED)
8 SUBJECT EASEMENT
Easement for Highway from Max Ratner to State of Ohio, recorded in Volume 195, Page 382 of Lake County Records
(PLOTTED)
9 SUBJECT EASEMENT
Easement for sewer from Max Ratner to State of Ohio, recorded in Volume 195, Page 384 of Lake County Records
(PLOTTED)
10 SUBJECT EASEMENT
Easement for channel change from Max Ratner and Betty W. Ratner to State of Ohio, recorded in Volume 195, Page 386 of Lake County Records
(PLOTTED)
11 SUBJECT EASEMENT
Easement for highway from The Willowick Company to State of Ohio, recorded in Volume 195, Page 388 of Lake County Records
(PLOTTED, not in subject parcel)
12 SUBJECT EASEMENT
Easement for channel change from The Willowick Company to State of Ohio, recorded in Volume 195, Page 392 of Lake County Records
(PLOTTED, not in subject parcel)
13 SUBJECT EASEMENT
Easement for sewer from Doris L. Bouse to Bernice V. Minitch, recorded in Volume 231, Page 232 of Lake County Records.
(This item is not plotted hereon because the description of this easement is ambiguous and,therefore, we are not able to ascertain the exact location thereof.)
14 RESERVATION
Reservation of right to use and maintain electric lines contained in instrument recorded in Volume 292, Page 101 of Lake County Records
(PLOTTED-blanket easement over Parcel # 5)
15 SUBJECT EASEMENT
Easement for storm sewer from Max Ratner to City of Willowick, recorded in Volume 517, Page 16 of Lake County Records.
(PLOTTED)
16 RECITAL
Recital regarding sewer in instrument recorded in Volume 705, Page 180 of Lake County Records
(PLOTTED-covering Parcel # 1)
17 SUBJECT EASEMENT
Easement for storm sewer from Max Ratner to City of Willowick, recorded in Volume 548, Page 473 of Lake County Records
(Not plotted, temporary easement terminated on or before 12-31-1991.)
18 SUBJECT EASEMENT
Easement for storm sewer from Max Ratner to City of Willowick, recorded in Volume 548, Page 476 of Lake County Records.
(PLOTTED)
19 RECITAL
Recital regarding sewer in instrument recorded in Volume 1179, Page 1111 of Lake County Records.
(This legal description describes the same piece of land as Parcel # 1, and RECITAL 16.)

FLOOD NOTE

Subject Properties are Located in "ZONE C & A2" as shown by Panel Number 39024 0001 B, December 4, 1979

BENCHMARK

COUNTY MON # 0157, NAVD88 ELEV. 616 70'

LEGAL DESCRIPTION PER SURVEY

Situated in the City of Willowick, County of Lake and State of Ohio and known as being part of Lot No. 1 in Tract No. 16, Original Willoughby Township, 10 North, Range 9 West of the Connecticut Western Reserve;

Beginning at a 5/8 inch iron pin found in a monument box in the centerline of Lakeshore Boulevard (80' wide), thence North 25°29'52" East, along said centerline, a distance of 551.34 feet to the easterly line of the Will-O-Beach Improvement Company's Subdivision, as recorded in Volume I, Page 23 of Lake County Plat Records, and the Principal Place of Beginning;

COURSE I Thence North 64°29'25" West, along said easterly line, passing thru a drill hole in at 40.00 feet on the northerly right-of-way of Lake Shore Boulevard, a distance of 274.44 feet to a 5/8 inch iron pin found, LD "Hoffman";

COURSE II Thence North 87°58'37" West, along said easterly line, a distance of 131.15 feet to a 5/8 inch iron pin found, I.D. "Lessman"

COURSE III Thence North 90°00'00" West, along said easterly line, a distance of 940.15 feet to a 5/8 inch iron pin found, LD "Hoffman", at the southerly corner of a private park as shown on said plat, and conveyed to the Will-O-Beach Park Association, Inc., recorded in Volume 264, Page 382 of Lake County Deed Records (PPN:28A-41D-24);

COURSE IV Thence North 6°13'20" West along said park, a distance of 65.15 feet to a 5/8 inch iron pin found;

COURSE V Thence North 81°14'05" West, along said park, a distance of 255.00 feet to an iron pin set;

COURSE VI Thence North 43°00'00" West, along said park, a distance of 148.00 feet to the 1927 low water mark of Lake Erie.

COURSE VII Thence North 42°23'19" East, along said low water mark, a distance of 704.02 feet;

COURSE VIII Thence North 32°49'43" East, along said low water mark, a distance of 329.68 feet.

COURSE IX Thence North 41°08'43" East, along said low water mark, a distance of 283.78 feet to the northwest corner of land conveyed to Lemarr and Patricia French recorded in Volume 900 Page 92, 94, 96 of Lake County Records (PPN:28A-43S-6);

COURSE X Thence South 43°09'17" East, along said westerly line, passing through a 5/8 inch iron pin found at 298.33, and a 5/8 inch iron pin found on said northerly right-of-way, a distance of 924.00 feet to a point on the original centerline of Lakeshore Boulevard;

COURSE XI Thence South 37°12'00" West, along said original centerline, a distance of 94.41 feet to a point,

COURSE XII Thence South 43°09'17" East a distance of 10.14 feet to a point on the centerline of said Lakeshore Boulevard (80 feet wide),

COURSE XIII Thence South 37°12'00" West, along said centerline, a distance of 164.33 feet to a point of curve,

COURSE XIV Thence along said centerline on the arc of a curve deflecting to the left, said curve having a radius of 1054.92', a delta of 11°43'58", and a chord which bears South 31°50'01" West, a distance of 215.65 feet to a point of tangency;

COURSE XV Thence South 25°29'52" West, along said centerline, a distance of 305.27 feet to the Principal Place of Beginning and containing 23.6867 acres (1,031795 square feet) of land, according to a survey performed by Scott A. Smith, P.S. No. 7721 of LDC, Inc. in January 2004, subject to all legal hwy. ways and easements of record. All iron pins set are 5/8 inch x 30 inch long rebar with yellow, plastic cap stamped, "LDC, Inc. #3269." Bearings used in this description are based on a previous survey prepared by S.J. Lessman, dated 05/25/00

CERTIFICATION

The undersigned hereby certifies to Theodore A. Sahloy, or his Nominee, Willowick Partners, LLC, Cimaco, Lefkowitz, Peca, Wilcox & Garofoli Co., L.P.A., Surety Title Agency, Inc., and Commonwealth Land Title Insurance Company that this map or plat and the survey on which it was based were made (i) in accordance with the "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(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 15 and 16 of Table A thereof, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey "Measurements which control land boundaries for ALTA/ACSM Land Title Surveys."

Additionally, this map or plat and the survey on which it was based were made (i) in accordance with and satisfy the Minimum Standards for Boundary Surveys in the State of Ohio, as codified in Chapter 4733 of the Ohio Administrative Code in effect at the time and (ii) the current standards of conveyance adopted by Lake County, if any.

I further certify that the property shown on this map or plat abuts a publicly dedicated street and there is vehicular ingress and egress to and from the property; that the property description is the same property specifically described in Commonwealth Land Title Insurance Company's Title Commitment No. ST 28500 dated October 31, 2003, that except as shown the premises does not serve any other adjoining property for drainage, ingress, egress or any other purpose, that the premises is located in a flood zone C & A2 as shown by FIRM # 39024 0001 B, Dec 4, 1979 , that if the property consists of two or more parcels that the parcels are contiguous and when taken together form one parcel without any gaps or gores, and that existing utilises (i.e. storm, sanitary sewers, water, gas and electric) are available to the property.

STATE OF OHIO
SCOTT A. SMITH
S-7721
REGISTERED
PROFESSIONAL SURVEYOR

Scott A. Smith 1-23-2004
Scott A. Smith P.S. # 7721

03-602C
S7285OC

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