

BASIS OF BEARINGS

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

1" Iron Pin in Monument Box Found & Used
 Northing : 713953.5100'
 Easting : 2251883.8740'

LAKELAND BOULEVARD 80'
 (FORMERLY STATE HIGHWAY 3 & ST. CLAIR STREET)
 (A PUBLIC RIGHT-OF-WAY)

Place of Beginning
 1" Iron Pin in Monument Box Found & Used at point of curvature
 Northing : 714528.5430'
 Easting : 2252838.0870'

$L=406.65'$ $R=3262.48'$
 $T=203.59'$ $D=07^{\circ}08'30"$
 $CH=406.39'$ $N 55^{\circ}21'18" E$

1" Iron Pin in Monument Box Found
 Northing : 714759.8180'
 Easting : 2253172.6310'

REFERENCE SURVEYS

- 1.) Plot of Survey of 30400 Lakeland Blvd., performed by Babcock, Jones and Associates, Inc. in November 2007.
- 2.) Site Plan of Parker Hose Product Division by Neff & Associates, June 1989

POSSIBLE ENCROACHMENTS

- E1 Guard Rail extends off property by 1.6 feet.
- E2 Chain Link Fence extends off property by 1.6 feet.
- E3 Gravel extends off property by 36.2 feet.
- E4 Bollards and Guard Rail extends off property by ±39 feet.
- E5 Gravel extends off property line 37.0 feet.
- E6 Guard Rail extends off property line 17.1 feet.
- E7 Asphalt pavement extends into right of way of Lakeland Blvd by 9.2 feet.
- E8 Access to gravel extends to southerly line of subject property. Ownership of gravel unknown.

DEED OF RECORD

Land conveyed to Omco Realty Corporation, a Corporation, by the deed dated November 2, 1955, in Volume 398, Page 386 of Lake County, Ohio Records.

PROPERTY AREA

Total Area	3.3237	Acres	144,779	Sq.Ft.
Within R/W	0.2020	Acres	8,800	Sq.Ft.
Net	3.1217	Acres	135,979	Sq.Ft.

LEGEND

- M = Monument Box Found
- o = Iron Pin Found
- o = Iron Pipe Found
- o = 5/8"x30" Iron Pin Set
- o = Spike Set on P/L
- o = Drill Hole Set / Found
- o = Mag Nail Set / Found
- o = Centerline

Parcel No. 29-B-888-0-001-000-0
 The Cleveland Illuminating Company
 May 8, 1941
 Volume 179, Page 467

Parcel No. 29-B-888-0-001-000-0
 The Cleveland Illuminating Company
 May 8, 1941
 Volume 179, Page 467

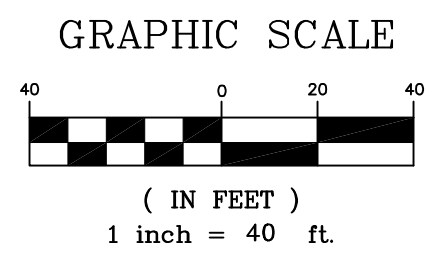
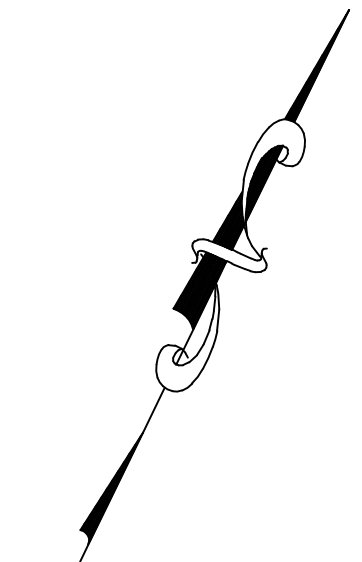
BOUNDARY SURVEY
 OF
30396 LAKELAND BOULEVARD
PARCEL No. 29-A-001-M-00-009-0
 CITY OF WICKLIFFE
 COUNTY OF LAKE
 STATE OF OHIO

Situated in the City of Wickliffe, County of Lake and State of Ohio and known as being part of the Original Lot 11, Tract 11 of Original Willoughby Township

INTENT

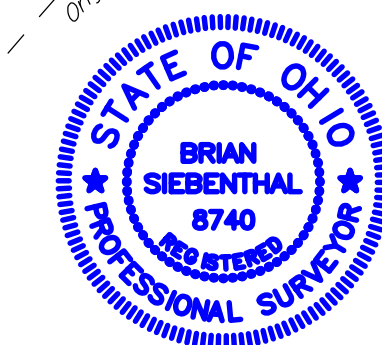
The intent of this boundary survey is to prepare a new legal description at 30396 Lakeland Boulevard, Parcel No. 29-A-001-M-00-009-0.

EAST 305TH STREET 60'
 (AKA RUSH ROAD)
 (A PUBLIC RIGHT-OF-WAY)



SURVEYOR CERTIFICATION

This plot 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.



Brian Siebenthal
 Brian Siebenthal P.S. No. 8740
 March 20, 2025
 Date

Note: o Denotes 5/8"x30" iron pins set and capped "Riverstone Company PS8740"

DRAWN BY

BDK, BS

SURVEYOR

BS

APPROVED

BS PS NO. 8740

FIELD DATE

December 2024



LAND SURVEYING - ENGINEERING - DESIGN
 3800 LAKESIDE AVENUE - SUITE 100
 CLEVELAND - OHIO - 44114
 PHONE: (216) 491-2000 FAX: (216) 491-9640
 WWW.RIVERSTONE SURVEY.COM

30396 LAKELAND BOULEVARD