

29000 PROPERTIES, LLC.

KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 4, TRACT NO. 8, RANGE 10, TOWNSHIP 9 OF THE CONNECTICUT WESTERN RESERVE SURVEY, NOW SITUATED IN THE

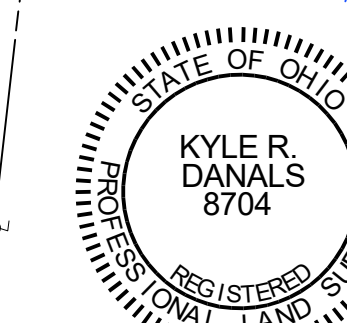
CITY OF WICKLIFFE COUNTY OF LAKE - STATE OF OHIO

McSteen LAND SURVEYORS

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 6-14-2024 Job No.: 24-137 REG. PROF. SURV. No. 8704

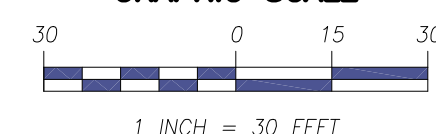


Field Date: June 13, 2023 Survey Date: June 14, 2024 Drawn By: HKS Previous Reference Job No.: 21-226, 23-145, 23-205

CURVE DATA

C1 Δ = 90°54'51" CALC. & USED 90°55'30" REC. R = 20.00' REC. & USED A = 31.74' REC. & USED T = 20.32' CALC. & USED CH = 28.51' REC. & USED BRG = N 1°11'42" E

GRAPHIC SCALE



BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF EUCLID AVENUE, U.S. ROUTE 20, STATE HIGHWAY 2, OBSERVED AS NORTH 46°39'08" 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).

OWNERSHIP INFORMATION

- 1 PPN 29-B-008-A-00-005-0 29000 PROPERTIES, LLC DOC. # 2021R026806 L.C.D.R. (DEED PARCELS 1 & 2) 2 PPN 29-B-008-A-00-005-0 29000 PROPERTIES, LLC AN OHIO LIMITED LIABILITY COMPANY DOC. # 2021R026798 L.C.D.R. (DEED PARCEL 1)

E 291ST STREET (60') (FORMERLY SPRING STREET)

N 44°46'59" W 379.38' CALC. & USED

S 44°46'59" E 350.01' CALC. & USED (350.09' REC.)

S 44°46'59" E 281.00' REC. & USED

S 44°46'59" E 281.00' REC. & USED

S 44°32'19" E 254.87' CALC. & USED (253.42' REC.)

246.77' CALC.

S 44°08'40" E 156.13' CALC. & USED (156.15' REC.)

N 45°14'18" E 204.40' CALC. & USED (204.17' REC.)

N 44°15'43" W 243.10' CALC. & USED

E 290TH STREET (40') (FORMERLY TAYLOR AVENUE)

3/4" IRON PIPE FD. 0.20' NORTHEASTERLY OF R/W

5/8" REBAR W/ I.D. CAP STAMPED "MCSTEEN" FD. 0.19' WESTERLY OF R/W

5/8" REBAR W/ I.D. CAP STAMPED "SCHADE S-6008" FD. (S 20°30'39" W 0.27')

5/8" REBAR W/ I.D. CAP STAMPED "MCSTEEN" FD. 0.25' NORTHEASTERLY OF R/W

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THE JONES-HILLS ALLOTMENT VOLUME D, PAGE 26 L.C.M.R.

BLOCK NO. 2

SURVEY REFERENCES

- "BOUNDARY SURVEY FOR ISTR REALTY, LLC." BY KEVIN WOESTE, DATED FEBRUARY 13, 2020. - "BOUNDARY SURVEY" BY JAMES E. PETERSON, DATED MAY 7, 2007. - "MAP OF SURVEY" BY CHARLES W. ROOT, DATED FEBRUARY 1911. - "MAP OF SURVEY FOR ARTHUR KLEIN" BY HARRY S. JONES, JR., DATED MARCH 1, 2012. - "MAP OF SURVEY FOR CAROL ZORE LAURI" BY JAMES A. ZIEMBA, DATED JANUARY 17, 2017. - "MAP OF LOT SPLIT AND CONSOLIDATION FOR WILLIAM S. YANESH, TRUST" BY PETER J. KNEZIC, DATED SEPTEMBER 30, 2004. - STATE OF OHIO DEPARTMENT OF HIGHWAYS "CLEVELAND-BUFFALO ROAD" PLANS DATED 1937. - LAKE COUNTY TAX MAPS. - BOOK 13, PAGE 560 L.C.D.R. - BOOK 34, PAGE 361 L.C.D.R. - BOOK 47, PAGE 330 L.C.D.R. - BOOK 165, PAGE 415 L.C.D.R. - BOOK 174, PAGE 183 L.C.D.R. - BOOK 214, PAGE 168 L.C.D.R. - BOOK 223, PAGE 450 L.C.D.R. - BOOK 227, PAGE 64 L.C.D.R. - BOOK 227, PAGE 66 L.C.D.R. - BOOK 456, PAGE 361 L.C.D.R. - DOCUMENT NUMBER 2020R018798 L.C.D.R.

LINE DATA

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 33 rows of survey data points.

SIGNIFICANT OBSERVATIONS

- ▲ A QUADRANT CROSSES OVER A NORTHEASTERLY LINE OF SURVEYED PROPERTY. ▲ ASPHALT PAVEMENT EXTENDS OVER A NORTHEASTERLY LINE OF SURVEYED PROPERTY. ▲ A BRICK BUILDING IS ON LINE ± ALONG A SOUTHWESTERLY LINE OF SURVEYED PROPERTY. ▲ A WOOD FENCE CROSSES OVER A SOUTHWESTERLY LINE OF SURVEYED PROPERTY. ▲ A WOOD FENCE IS ON LINE ± ALONG A SOUTHWESTERLY LINE OF SURVEYED PROPERTY. ▲ A QUADRANT CROSSES OVER A SOUTHWESTERLY LINE OF SURVEYED PROPERTY.

LEGEND

- LIGHT POLE ○ DRILL HOLE FOUND AS NOTED ○ REBAR FOUND AS NOTED ○ MAG NAIL FOUND AS NOTED ○ MONUMENT BOX FOUND AS NOTED ○ EMPTY MONUMENT BOX FOUND ○ PIPE FOUND AS NOTED ● RAILROAD SPIKE FOUND AS NOTED ○ CENTERLINE ○ R/W RIGHT-OF-WAY ○ CALC. CALCULATED DISTANCE OR ANGLE ○ REC. RECORD DISTANCE OR ANGLE ○ OBS. OBSERVED DISTANCE OR ANGLE ○ R.&U. RECORD AND USED DISTANCE OR ANGLE ○ CONCRETE ○ ASPHALT ○ 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 ○ FENCE LINE (AS NOTED) ○ GUADRANT ○ OVERHEAD UTILITY WIRES

EUCLID AVENUE, U.S. 20, S.H. 2 (60') (FORMERLY CLEVELAND-BUFFALO ROAD)

64.00' R.&U. N 46°39'08" E

ELM STREET (50')

POINT OF COMMENCEMENT

5/8" REBAR IN MON. BOX FD. & USED

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