Legal Description

LEGAL DESCRIPTION BASED ON SURVEY:

Situated In the City of Wickliffe, County of Lake and State of Ohio and known as being part of Willoughby Township Lots 2 and 4 In Tract 8, and being bounded and described as follows:

Beginning at the Intersection of the original centerline of Bishop Road, 40 feet wide and width varies, with the southeasterly line of Carl L. and Floyd B. Stone Willowhaven Subdivision as appears on the plat recorded in Volume K, Page 14 of Lake County Map Records;

Thence North 57°17'35"E East, along said southeasterly line of the Willowhaven Subdivision, passing through a drill hole set at 20.00 feet, a distance of 455.40 feet to the northwest corner of the Coulby Estates Subdivision as recorded in Volume 22, Page 41, and Volume 24, Page 14 of Lake County Plat Records, said point being 0.44 feet north and 0.23 feet west of a 5/8 Inch Iron pin found;

Thence South 34°12'57"E East, along said line and the southeasterly prolongation thereof, 483.29 feet to a 5/8 Inch Iron pin set at the northwest corner of a parcel of land conveyed to Wickliffe Country Place by Document No. 980003065 (PPN: 29B-9E-15) of Lake County Records;

Thence South 55°54'40"E West, along the northwesterly line of said Wickliffe Country Place, a distance of 348.27 feet to a 5/8 Inch Iron pin set;

Thence South 34°05'20"E East, along the southwesterly line of said Wickliffe Country Place, passing through a 5/8 Inch Iron pin set at 144.53 feet, a distance of 164.53 feet to the original centerline of Ridge Road, 40 feet wide;

Thence South 57°00'00"E West, along said original centerline of said Ridge Road, a distance of 108.08 feet to a P.K. nail set at its intersection with the original centerline of Bishop Road, 40 feet wide;

Thence North 34°05'20"W West, along said centerline of Bishop Road, a distance of 656.74 feet to the Place of Beginning and containing 5.5199 acres of land of which 0.3400 acres lie within the 40 foot right of ways of Bishop Road and Ridge Road as calculated and described according to a survey performed by Richard A. Thompson, Jr., P.S. No. 7388 of LDC Inc. In April, 2003, be the same, more or less, but subject to all legal highways and easements of record. All Iron pins set are 5/8 Inch x 30 Inch long rebar with yellow plastic cap stamped "LDC INC". Bearings are based on the centerline of Ridge Road per Document No. 980003065.

Certification

To Wickliffe Country Place Limited, Wickliffe Management Limited Partnership, WCP GP, LLC, WCP LP, LLC, Charter One Bank, Chicago Title Insurance Company and Precision Title Agency, Inc:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS In 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and In effect on the date of this certification, undersigned further certifies that In my professional opinion, as a land surveyor registered In the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. Survey is based on Order Number 07142, Dated 3/28/07.

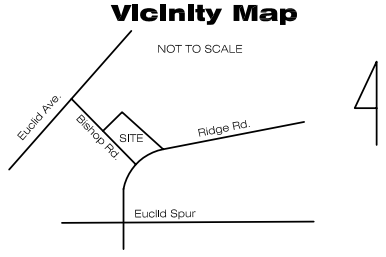
Date: (signed) (seal)

Registration No. 7388

STATE OF OHIO · RICHARD A THOMPSON JR · S-7388 · REGISTERED · PROFESSIONAL SURVEYOR

Vicinity Map

NOT TO SCALE



Schedule B Items

Easement for storm and sanitary sewers from wickliffe County place, Rd., to the City of Wickliffe, recorded In vol. 1001, pg. 381 of Lake County Records. PLOTTED

Flood Zone Summary

Lands Shown Are Known As Being In Flood Zone "C", An Area Of Minimal Flooding, As Depicted By FEMA Map- Community Panel #390321-0002A, Dated Jan.1, 1980.

Zoning IR-Institutional & Recreational

1307.30 AREA REGULATIONS
The lot area for any use permitted in an Institutional and Recreational District shall be not less than that necessary to provide a site for the main and accessory buildings and uses, required off-street parking, and to provide the required yards.
(Ord. 1961-103 Passed 12-29-61)

1307.40 YARD REGULATIONS
(a) Front Yards - The front yard setback shall be not less than fifty feet for parking areas and for a main accessory building not more than thirty-five feet in height, unless shown otherwise on the Zone Map. Buildings in excess of thirty-five feet in height shall have a front yard of not less than one and one-half (1½) times the height of the building.

(b) Side and Rear Yards - The side and rear yards shall be not less than fifty feet for any main or accessory building not more than thirty-five feet in height. Buildings in excess of thirty-five feet in height shall have a side and/or rear yard not less than one and one-half (1½) times the height of the building. The Commission may, however, require a greater yard dimension where the proposed use adjoins a residential district. Driveways and parking areas may be located within the side or rear yard but shall be located not less than ten feet from a residential district lot line. Active recreation areas shall be located not less than forty feet from a residential district line.

(c) Maximum Land Coverage by Buildings - The maximum percentage of land covered by main and accessory buildings shall not exceed twenty percent.
(Ord. 1961-103 Passed 12-29-61)

1307.50 HEIGHT REGULATIONS
Buildings in an Institutional and Recreation District may be erected to a height not exceeding fifty feet, except that flag poles, antennae, towers and mechanical appurtenances located upon the building may be erected above the height limit, provided the height of such feature does not exceed the horizontal distance from the base of such feature to the nearest lot line.
(Ord. 1961-103 Passed 12-29-61)

GRAPHIC SCALE

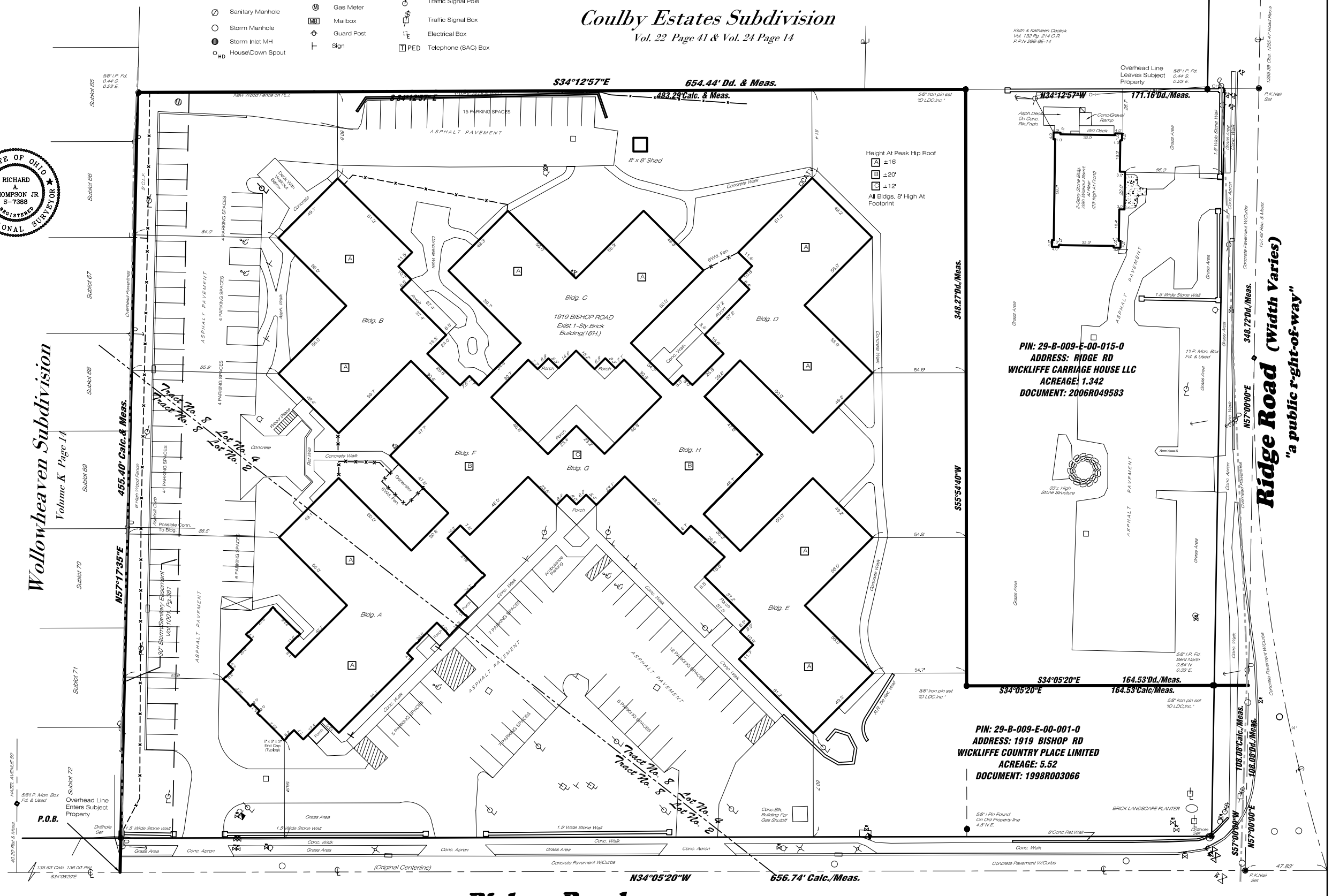
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- Clean Out
- Catch Basin
- Curb Inlet
- Yard Drain (YD)
- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Inlet MH
- House\Down Spout (HD)
- Water Valve
- Water Meter (M)
- Fire Hydrant
- Well (W)
- Gas Valve
- Gas Meter (M)
- Mailbox (MB)
- Guard Post
- Sign
- Guide Wire
- Power Pole
- Light Power Pole
- Light Pole
- Traffic Signal Pole
- Traffic Signal Box
- Electrical Box
- Telephone (SAC) Box (T PED)
- Tree
- Pine Tree
- Bush

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
"A"	854.93'	303.50'	302.22'	S47°53'42"W	18°12'39"



LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
8585 East Avenue Mentor, Ohio 44060
TEL.: (440) 255-8463 (440) 951-LAND
(440) 354-6938 FAX: (440) 255-9575
L.D.C., Inc. d.b.a.

Known As Being Part of Original Willoughby Township Lots No.s 2 and 4, Tract No.8

DATE 8/27/07
SCALE: HOR. 1"=30'
VERT.
FILENAME ALTA
COMPUTER S:
TAB NAME ALTA

ALTA-ACSM
Land Title Survey
City of Wickliffe-Lake County-Ohio

SHEET 1 OF 1
CONTRACT No. LEGAH1-0701