

Bruce and Betty J. Huston  
 O.R. Vol. 66, Pg. 323  
 Lake Co. Records  
 PP No. 27B-0530-00-001-0

WILLOUGHBY INDUSTRIAL PARK SUBDIVISION  
 VOL. 1, PG. 38  
 LAKE COUNTY PLAT RECORDS

1.902 Ac.  
 PARCEL B

2.195 Ac.  
 PARCEL A

WILLOUGHBY PARKWAY 70'  
 S.88°26'10"W

HODGSON ROAD 60'

LOST NATION ROAD

CERTIFICATION  
 THIS PLAT WAS PREPARED BY ME IN DECEMBER, 2000 AND IS  
 CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*R.J.B.*  
 RICHARD J. BILSKI  
 OHIO P.S. NO. 5244  
 DATE 01-17-03

BASIS OF BEARINGS FOR THIS SURVEY/ LEGAL DESCRIPTION  
 IS NORTH 01°30'00" EAST AS THE CENTERLINE OF LOST NATION ROAD  
 (WIDTH VARIES) AS EVIDENCED BY MONUMENTS FOUND  
 AND IS THE SAME AS SHOWN ON THE PLAT FOR LOST NATION ROAD  
 AS RECORDED IN VOLUME 18, PAGE 32 OF LAKE COUNTY PLAT RECORDS

ALL IRON PINS SHOWN AS SET ARE 5/8" REBAR, 30" LONG WITH A CAP MARKED "CT CONSULTANTS"

LEGAL DESCRIPTION OF PARCEL A  
 BEING PART OF PERMANENT PARCEL NOS. 27B-50G-01, 27B-53-30

Situated in the City of Willoughby, County of Lake, and State of Ohio, and known as being a part of Original Willoughby Township Lot No. 7 in the Douglas Tract, and also being a part of Sublot No. 1 in the Willoughby Industrial Park Subdivision as shown by plat recorded in Volume 1, Page 38 of the Lake County Plat Records, and is bounded and described as follows:

Beginning in the northerly line of the Willoughby Industrial Park Subdivision at its intersection with the easterly line of land conveyed to the City of Willoughby by instrument recorded in Volume 367, Page 387 of the Lake County Official records; said point of beginning being located 40.00 feet LEFT of Station 117+56.55 in the centerline of survey of Last Nation Road as recorded in Volume 18, Page 32 of the Lake County Plat Records;

COURSE I: Thence South 1°21'10" West, along the westerly sideline of Last Nation Road 251.30 feet to a point of curvature on a turnout between said Last Nation Road and Willoughby parkway, 70 feet wide;

COURSE II: Thence southwesterly along said turnout on the arc deflecting to the right, said arc having a radius of 40.00 feet and a chord of 55.11 feet bearing South 44°53'40" West 60.80 feet to a point of tangency;

COURSE III: Thence South 88°26'10" West, along said sideline of Willoughby parkway 7.97 feet to a 5/8" iron pin found;

COURSE IV: Thence North 45°41'26" West, 387.44 feet to a 5/8" iron pin found;

COURSE V: Thence North 50°01'12" East, passing through the northerly line of said Sublot No. 1 at 17.36 feet, 434.42 feet to a 5/8" iron pin found in said westerly sideline of Last Nation Road;

COURSE VI: Thence South 2°55'56" West along said sideline 64.02 feet to an angle point;

COURSE VII: Thence South 1°30'00" West, 179.81 continuing along said sideline to an angle point;

COURSE VIII: Thence South 1°21'10" West continuing along said sideline 15.76 feet to the northerly line of Willoughby Industrial Park Subdivision;

COURSE IV: Thence North 88°26'10" East along said line 5.50 feet to the place of beginning and containing 2.195 acres of land according to a survey made February, 2003 and based upon a survey made in December, 2000 by Richard J. Bilski, Ohio Professional Surveyor No. 5244 of CT Consultants, Inc., Registered Surveyors and Engineers be the same more or less but subject to all legal highways.

Basis of bearings is the said plat of Last Nation Road.

PARCEL B  
 A PORTION OF PERMANENT PARCEL NO. 27B-050G-00-001-0

Situated in the City of Willoughby, County of Lake and State of Ohio and known as being part of Sublot No. 1 and all of Sublot No. 2 in the Willoughby Industrial Park Subdivision as shown recorded in Volume 1, Page 38 of Lake County Plat Records and is further bound and described as follows:

Beginning at the intersection of the northerly line of said Sublot No. 1 with the westerly line of land conveyed to the City of Willoughby by deed recorded in Volume 367, Page 387 (Permanent Parcel No. 27B-050G-00-001-0) of Lake County Official Records, said point of beginning being 45.50 feet left of Station 117+56.55 in the centerline survey of Last Nation Road as recorded in Volume 18, Page 32 of Lake County Plat Records;

Thence South 88°26'10" West, along said northerly line of Sublot No. 1, 311.29 feet to an iron pin set at the principal place of beginning;

COURSE I: Thence South 50°01'12" West, 17.36 feet to a 5/8" iron pin stake set;

COURSE II: Thence South 45°41'26" East, 387.44 feet to a 5/8" iron pin stake set in the northerly sideline of Willoughby Parkway, 70 feet wide;

COURSE III: Thence South 88°26'10" West, along said sideline, 255.80 feet to a point of curve;

COURSE IV: Thence westerly along said sideline on an arc deflecting to the right said arc having a radius of 795.72 feet and a chord of 108.11 which bears North 87°40'07" West 108.19 feet to a point;

COURSE V: Thence North 83°46'24" West, continuing along said sideline, 67.05 feet to a 5/8" iron pin stake set in the easterly line of Sublot No. 3 in said subdivision;

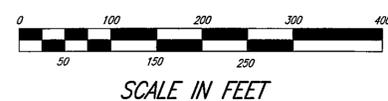
COURSE VI: Thence North 1°33'50" West along said line of Sublot No. 3, 272.46 feet to a 5/8" iron pin stake set in the northerly line of said subdivision, being also the southerly line of land conveyed to Bruce and Betty J. Huston by deed recorded in Volume 66, Page 323 (Permanent Parcel No. 27B-0530-00-001-0) of Lake County Official Records also along southerly line of City of Willoughby Volume 618, Page 364 (Permanent Parcel No. 27B-0530-00-030-0) of Lake County Official Records;

COURSE VII: Thence North 88°26'10" East, along said line 173.93 feet to the principal place of beginning and containing 1.902 acres of land according to a survey made in December, 2000 by Richard J. Bilski, Ohio Professional Surveyor No. 5244 of CT Consultants, Inc., Registered Surveyors and Engineers.

Bearings used herein are based upon the bearing of the centerline of Last Nation Road as recorded in Volume 367, Page 387, of the Lake County Official Records.



REV. NO.	DESCRIPTION	DATE	BY	CHK'D.
1	Rename Parcels	03-05-03	rb	rb
2	Revise bearing	04-08-03	rb	rb
3	Added revised description for Parcel B	04-18-03	rb	rb
4	5/8" ADDED	05-13-03	rb	rb



DATE: February, 2003  
 DRAWN BY: J.C.S.  
 CHECKED BY: R.J.B.  
 APPROVED BY: R.J.B.  
 F.B. No. N/A PG. \_\_\_\_\_

PLAT OF SURVEY  
 OF LAND OF  
 THE CITY OF WILLOUGHBY  
 LAKE COUNTY - OHIO

SCALE  
 HOR. 1" = 100'  
 VERT. \_\_\_\_\_  
 CONTRACT No.  
 03005-24  
 SHEET NO. 1 OF 1

DATE: 05-13-03 - TIME: 1:58 - H:\PROJECTS\03005\wmsurvey\plattest.dwg