

BOUNDARY SURVEY AND EXISTING CONDITIONS

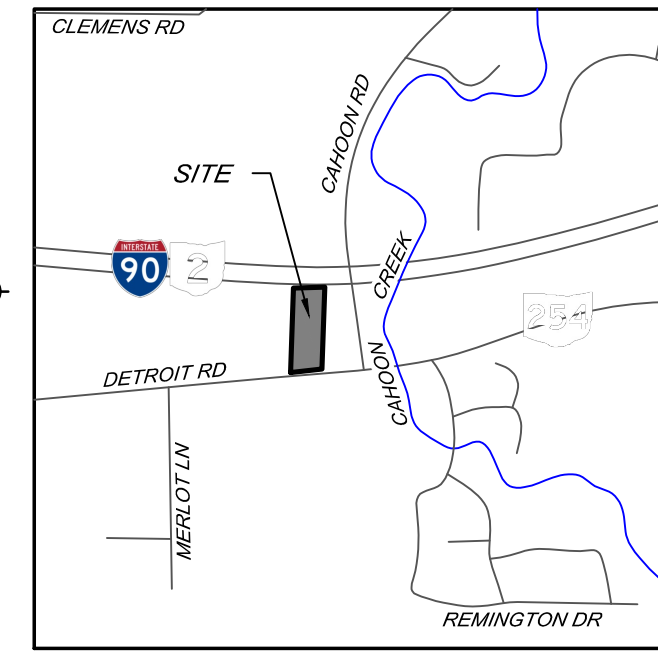
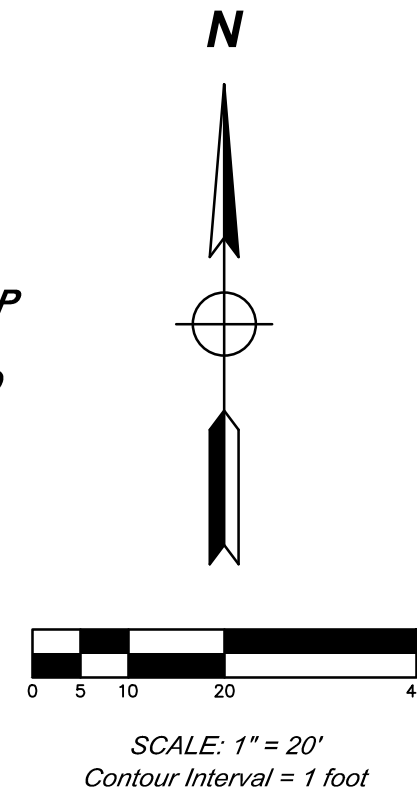
I-90 / SR-2

PARCEL NO. 215-WL  
V.13104 P.755  
06-14-1972

O.L. 64  
O.L. 65

PARCEL NO. 215A-WL  
V.13158 P.727  
11-22-1972

LOTS 64 AND 65  
ORIGINAL DOVER TOWNSHIP  
CITY OF WESTLAKE  
CUYAHOGA COUNTY, OHIO



LOCATION MAP  
NOT TO SCALE

LEGEND

- |                              |                            |
|------------------------------|----------------------------|
| ○ - MANHOLE                  | - FENCE LINE               |
| ⊙ - SANITARY MANHOLE         | - OVERHEAD POWER LINES     |
| ⊙ - STORM MANHOLE            | - TREE LINE                |
| ⊙ - ELECTRIC MANHOLE         | - STUMP                    |
| ⊙ - GAS MANHOLE              | - PINE                     |
| ⊙ - TELEPHONE MANHOLE        | - BUSH                     |
| ⊙ - UTILITY MANHOLE          | - TREE                     |
| ⊙ - WATER MANHOLE            | ⊙ - FOUND SURVEY CORNER    |
| ⊙ - CATCHBASIN               | ○ - SET 1/2" IRON ROD      |
| ⊙ - CURB CATCHBASIN          | △ - SET WOOD LATH          |
| ⊙ - FIRE HYDRANT             | • - SET P.K. NAIL          |
| ⊙ - WATER VALVE              | ⊙ - RIGHT OF WAY MARKER    |
| ⊙ - TELEPHONE POLE           | ⊙ - BENCHMARK              |
| ⊙ - POWER POLE               | ⊙ - CONTROL POINT          |
| ⊙ - POWER AND TELEPHONE POLE | ⊙ - AIR CONDITIONING UNIT  |
| ⊙ - GUY ANCHOR AND POLE      | ⊙ - SOIL BORING            |
| ⊙ - LIGHT POLE               | ⊙ - MAIL BOX               |
| ⊙ - POWER AND LIGHT POLE     | - BURIED FIBER OPTIC LINES |
| ⊙ - TELEPHONE PEDESTAL       | - BURIED TELEPHONE LINES   |
| ⊙ - ELECTRICAL PEDESTAL      | - BURIED CABLE LINES       |
| ⊙ - GENERIC UTILITY BOX      | - BURIED ELECTRIC LINES    |
| ⊙ - SIGN                     | - GAS MAINS                |
| ⊙ - RAILROAD SIGNAL          | - WATERMAINS               |
| ⊙ - TRANSFORMER              | - SANITARY SEWER LINES     |
| ⊙ - BARRIER FREE PARKING     | - STORM SEWER LINES        |
| ⊙ - BITUMINOUS SURFACE       | - NOT FIELD LOCATED        |
| ⊙ - CONCRETE SURFACE         | (M) - MEASURED DIMENSION   |
| ⊙ - CONCRETE CURB & GUTTER   | (R) - RECORDED DIMENSION   |

PARCEL DESCRIPTION

Quit Claim Deed, Document #20080570622

The following premises, situated in the City of Westlake, County of Cuyahoga and State of Ohio: And known as being part of Original Dover Township, Lot No. 65, and bounded and described as follows: Beginning on the center line of Detroit Road, as originally established, 60 feet wide at the Southwesterly corner of land conveyed to Min-How, Inc., by deed dated October 25, 1974 and recorded in Volume 13686, Page 991 of Cuyahoga County Records; thence Westerly along said original center line of Detroit Road, 100 feet to the Southeasterly corner of land conveyed to Arthur J. Copeland and Marian E. Copeland by deed dated June 9, 1972 and recorded in Volume 13108, Page 877 of Cuyahoga County Records; thence Northerly along the Easterly line of land so conveyed to Arthur J. Copeland and Mary Ann Copeland by deed dated November 2, 1974 and recorded in Volume 13688, Page 473 of Cuyahoga County Records to the Southerly line of land described as Parcel No. 215-WL in Journal Entry filed for record June 14, 1972 and recorded in Volume 13104, of Deeds, Page 755 of Cuyahoga County Records; thence Easterly along the Southerly line of land described as Parcel No. 215A-WL in Judgment Verdict filed for record November 22, 1972 and recorded in Volume 13158, Page 727 of Cuyahoga County Records to the Northwesterly corner of land conveyed to Min-How, Inc., as first aforesaid; thence Southerly along the Westerly line of land so conveyed to Min-How, Inc. to the place of beginning, be the same more or less but subject to all legal highways.

ZONING

The subject property is zoned "OB Office Building".

|                         |               |
|-------------------------|---------------|
| BUILDING SETBACKS:      |               |
| Minimum Lot Area        | 43560 sq. ft. |
| Minimum Lot Width       | 150 ft.       |
| Front Yard Setback      | 60 ft.        |
| Side Yard Setback       | 15 ft.        |
| Rear Yard Setback       | 40 ft.        |
| Maximum Building Height | 50 ft.        |

For more Zoning Information see City of Westlake Zoning Ordinances.

ZONING

The subject property is zoned "OB Office Building".

|                         |               |
|-------------------------|---------------|
| PARKING SETBACKS:       |               |
| Minimum Lot Area        | 43560 sq. ft. |
| Minimum Lot Width       | 150 ft.       |
| Front Yard Setback      | 30 ft.        |
| Side Yard Setback       | 10 ft.        |
| Rear Yard Setback       | 10 ft.        |
| Maximum Building Height | 50 ft.        |

For more Zoning Information see City of Westlake Zoning Ordinances.

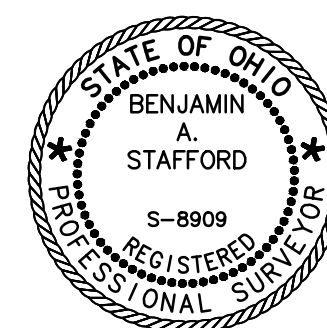


PREPARED BY:  
BENJAMIN A. STAFFORD  
REGISTERED SURVEYOR S-8909  
6161 OAK TREE BLVD., SUITE 110  
INDEPENDENCE, OHIO 44131  
TEL. 216-628-8505  
DRAWN BY: C.D. SMITH  
DATE: JANUARY 23, 2026  
JOB NUMBER: 139921SG2026  
www.SpicerGroup.com

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:  
**RANGE LIGHT INVESTMENT PARTNERS**  
ATTN: PATRICK FORAN

BOUNDARY AND TOPOGRAPHIC SURVEY OF:  
PART OF LOTS 64 AND 65  
OF ORIGINAL DOVER TOWNSHIP  
CITY OF WESTLAKE  
CUYAHOGA COUNTY, OHIO

139921SG2026  
D-6587-1



I hereby certify that I have conducted a survey of the existing conditions for the owner and representative noted. The results of that survey are contained herein. As part of this survey, I have reestablished the locations of the existing property lines, the existing centerline of Right of Way and existing Right of Way limits as necessary for an appropriate property survey. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys. The words "I and my" as used herein are to mean that either myself or someone working under my direct supervision.

Benjamin A. Stafford  
Registered Surveyor S-8909

Date: \_\_\_\_\_

**SUBJECT PARCEL NOTE:**  
NANCY J. INCH  
PCL. #212-13-061  
0.693 ACRE  
DEED AFN.200411230323  
0.6871 ACS. SURVEYED  
0.0918 ACS. R/W AREA  
NET PARCEL - 0.5953 ACS.

SURVEY REFERENCE DOCUMENTS

- CUYAHOGA COUNTY TAX MAP RECORDS
- CUYAHOGA COUNTY DEED RECORDS FOR SUBJECT, ADJACENT & ADJOINING PARCELS
- CENTERLINE SURVEY PLAT FOR I-90 - CUY-90-0.00 - SHAFFER, PARRETT & ASSOC. - MAY 1, 1969
- DETROIT ROAD VACATION PLAT - V.130 PGS.299-301 - C.C.M.R. M-4256 - AUG. 14, 1935
- DETROIT ROAD DEDICATION PLAT - V.125 P.22 - C.C.M.R. M-3154 - JULY 1932
- DETROIT ROAD DEDICATION PLAT - V.127 P.22 - C.C.M.R. M-3137 - NOV. 2, 1932
- SURVEY PLAT FOR BOUNDARY LINE AGREEMENT LOKEY & VILLAGE - V.250 P.76 - MAY 1989
- LOT CONSOLIDATION SURVEY - AFN 202112290827 - DEC. 29, 2021