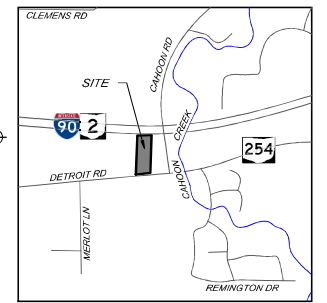
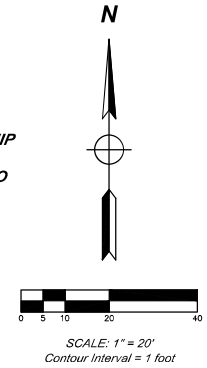


DEMOLITION PLAN

PROPOSED BUILDING LOCATION PLAN

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 | - BUSH |
| ⊙ - TELEPHONE MANHOLE | - PINE |
| ⊙ - 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 | - MEASURED DIMENSION |
| ⊙ - CONCRETE CURB & GUTTER | - RECORDED DIMENSION |

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	15 ft.
Maximum Building Height	50 ft.

For more Zoning Information see City of Westlake Zoning Ordinances.

Spicer Group

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-6587-2

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.

