



LDC, Inc. dba Land Design Consultants
9025 Osborne Drive, Mentor, OH 44060
(440) 255-8463 (440) 951-5263

FEBRUARY 12, 2025
LEGAL DESCRIPTION
SUBMERGED LAND LEASE
FOR PPN: 28A-044D-00-002-0

Situated in the City of Willowick, County of Lake and State of Ohio, known as being part of Original Willoughby Township Lot No.3, Tract 16;

Beginning at a ½ inch iron pipe found in the Northwesterly sideline of Lakeshore Boulevard (60 feet wide) at the Easterly corner of the Newport Beach Subdivision as shown by plat recorded in Volume D, Page 25A of Lake County Plat Records, with coordinates of N: 722704.20, E: 2250517.47;

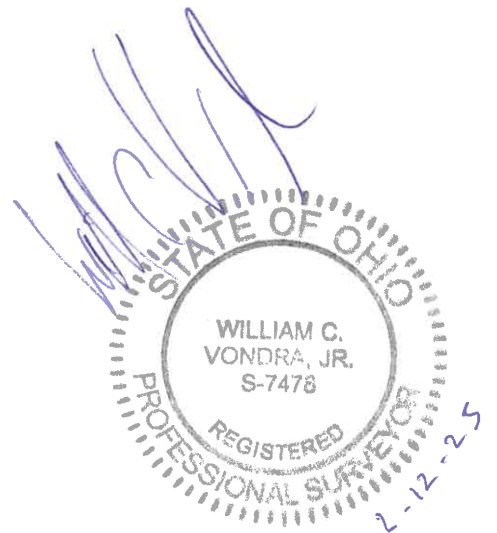
Thence North 74°57'46" West, along the Northeast line of said Newport Beach Subdivision and the Northeast line of land conveyed to Victoria A. Zajdowicz in Lake County Document No. 2017R025446 (PPN: 28A-044D-00-002-0), 552.57 feet to the Natural shoreline of Lake Erie in 2017;

Thence North 56°58'44" East, 7.45 feet to THE PRINCIPAL PLACE OF BEGINNING;

- | | |
|------------|---|
| COURSE I | Thence North 04°05'34" West, 4.78 feet to a point; |
| COURSE II | Thence North 40°42'37" East, 22.30 feet to a point; |
| COURSE III | Thence North 46°23'11" East, 19.81 feet to a point; |
| COURSE IV | Thence North 65°58'21" East, 16.20 feet to a point; |

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Page 2

- COURSE V Thence South 44°18'59" East, 13.23 feet to a point in the Southwesterly line of land conveyed to NEO Vistas, LLC in Lake County Document No. 2017R017247 (PPN: 28A-044D-00-004-0);
- COURSE VI Thence South 49°58'49" West, 18.73 feet to a point;
- COURSE VII Thence South 54°57'07" West, 31.42 feet to a point;
- COURSE VIII Thence South 61°42'55" West, 21.91 feet to the Principal Place of Beginning and containing 0.021 acres (905 sq.ft.) of land, as calculated and described from a survey performed in February 2025 by William C. Vondra, Jr., P.S. 7478 of LDC, Inc., Bearings refer to Ohio North NAD 83 (2011), ODOT VRS Network;



NATURAL SHORELINE PHOTOGRAPH (WATERS EDGE) (YEAR 2017 LAKE ON GIS)

PROPOSED SUBMERGED LAND LEASE

Lake Erie

See Sheet 2 for detail

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF A SUBMERGED LAND LEASE

PPN: 28a-044D-00-002-0

Situated in the City of Willowick, County of Lake, and State of Ohio:
Known as being a part of Original Willowhobby Township Lot No. 3, Tract 16.

Submerged land Area:
0.021 Ac. (905 sq.ft.)

Victoria A. Zajdowicz
PPN: 28A-044D-00-002-0
Doc: #2017R023446
#31705 North Rd.

NEO Vistas, LLC
PPN: 28A-044D-00-004-0
Doc: #2017R017247
#31733 Lakeshore
Lot-2

Jessica W. Madden
PPN: 28A-044D-00-002-0
Doc: #2023R006971
#31731 Lakeshore
Lot-1

Winwood Allotment
Vol. C, P. 9. 1

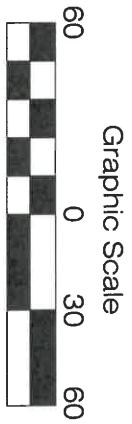
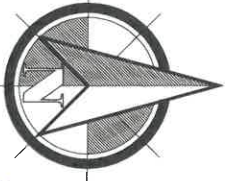
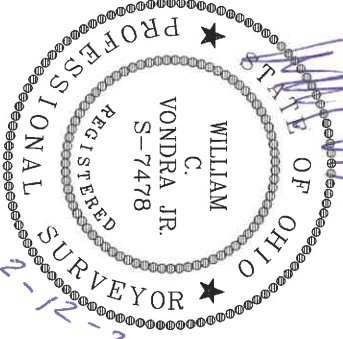
Newport Beach Subdivision
Vol. D, P. 9. 25 A

E. 317th Street - 40'
(Formerly Longbranch Rd.)
RW

North Road - 20'

N 35°51'31" E
Lakeshore Boulevard - 60'

1/2" Iron Pipe Fnd.
N: 722704.20
E: 2250517.47
(POB)
RW



SUBMERGED LAND LEASE
31731 LAKE SHORE BLVD
WILLOWICK - LAKE COUNTY

DATE: 2-12-25
SCALE: HOR. - 1"=60'
VERT. - 1"=60'
FILENAME: DISE
COMPUTER: SSL
TAB NAME: SSL



LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9026 Calmar Drive Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND

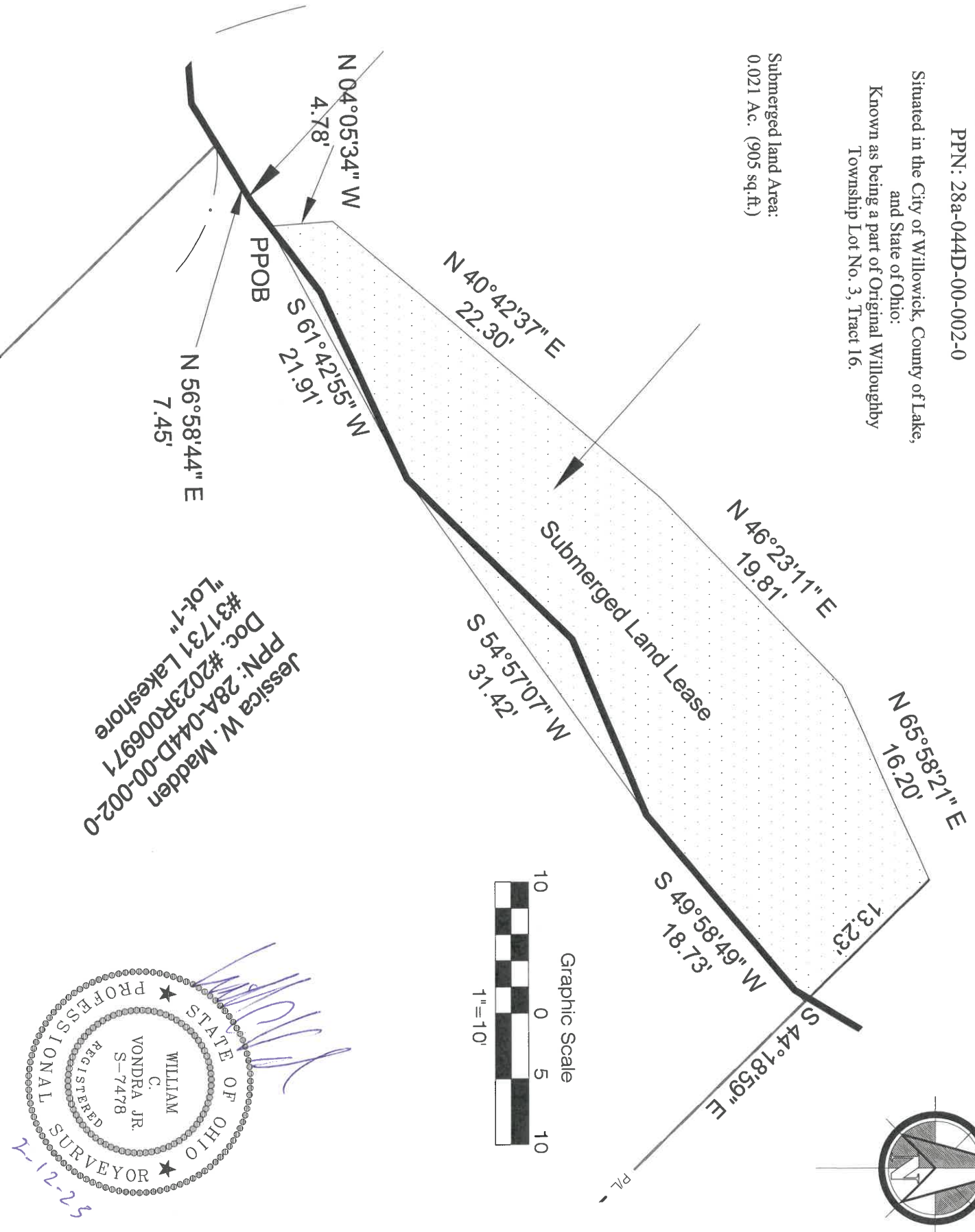
PPN: 28A-044D-00-002-0

SHEET OF
1 2
CONTRACT NO.
MADDT-2301

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 and State of Ohio:
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 Township Lot No. 3, Tract 16.

Submerged land Area:
 0.021 Ac. (905 sq.ft.)



Jessica W. Madden
 PPN: 28A-044D-00-002-0
 Doc: #2023R006971
 #31731 Lakeshore
 "Lot-1"

