



KS ASSOCIATES, INC. • 424 Middle Avenue • P.O. Box 89 • Elyria, Ohio 44036

Job No. 94502  
July 14, 1997

REMAINDER OF SUBLLOT NO. 1 WEST OF CREEK, EXCLUDING 3' STRIP

Situated in the City of Lorain, County of Lorain, and State of Ohio. Being known as part of Sublot No. 1 in Nottingham Woods Subdivision as recorded in Volume 36, Pages 6 and 7 of Lorain County Plat Records and in Volume 471, Page 347 of Lorain County Official Records, said parcel being more definitely described as follows:

Beginning at the intersection of the centerline of Queen Anne Avenue and the northerly line of Nottingham Woods Subdivision, recorded as aforesaid, said point being South 2° 15' 37" West, a distance of 160.00 feet from the intersection of the centerline of Queen Anne Avenue and the centerline of West 45<sup>th</sup> Place;

Thence North 87° 57' 53" West in the northerly line of Nottingham Woods Subdivision, a distance of 30.00 feet to a point in the westerly sideline of Queen Anne Avenue and the northeasterly corner of Sublot No. 1 in said subdivision;

Thence continuing North 87° 57' 53" West in the northerly line of Sublot No. 1, a distance of 178.00 feet to a point; said point is the principal place of beginning;

Thence continuing North 87° 57' 53" West in the northerly line of Sublot No. 1, a distance of 64.72 feet to the northwesterly corner thereof;

Thence South 2° 20' 48" West in the westerly line of Sublot No. 1, a distance of 71.04 feet to a point;

Thence South 87° 44' 23" East in a line parallel with and 3.00 feet distant northerly from the southerly line of Sublot No. 1, a distance of 138.37 feet to a point;

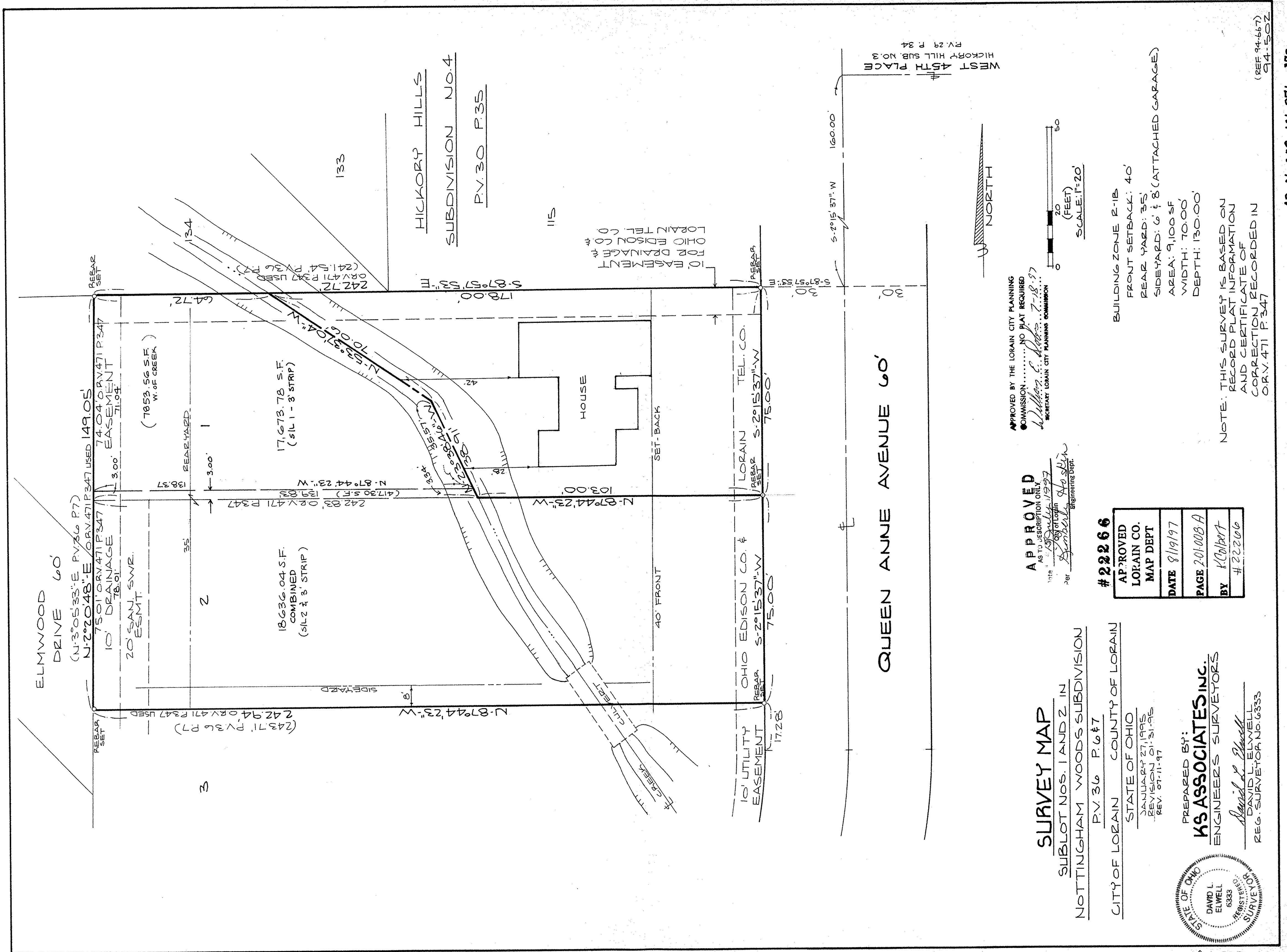
Thence North 23° 38' 46" West, a distance of 35.57 feet to a point;

Thence North 53° 37' 04" West, a distance of 70.06 feet to the principal place of beginning;

Enclosing a parcel containing 7853.56 square feet, but subject to all legal highways, as surveyed by KS Associates, Inc., Engineers and Surveyors.

**APPROVED**  
AS TO DESCRIPTION ONLY  
COMMISSIONED BY THE LORAIN CITY PLANNING COMMISSION  
DATE July 14, 1997  
Per William C. Hasler  
SECRETARY LORAIN CITY PLANNING COMMISSION

Telephone (216) 322-6317 • Fax (216) 284-0623



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**#22266**  
APPROVED LORAIN CO. MAP DEPT  
DATE 8/19/97  
PAGE 201-008-A  
BY K Colport  
# 22206

**SURVEY MAP**  
SUBLLOT NOS. 1 AND 2 IN NOTTINGHAM WOODS SUBDIVISION  
P.V. 36 P. 6 & 7  
STATE OF OHIO  
JANUARY 27, 1995  
REVISION 01-31-95  
REV. 07-11-97

PREPARED BY:  
**KS ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
DAVID L. ELWELL  
REG. SURVEYOR No. 6333

BUILDING ZONE R-1B  
FRONT SETBACK: 40'  
REAR YARD: 35'  
SIDEYARD: 6' & 8' (ATTACHED GARAGE)  
AREA: 9,100 SF  
WIDTH: 70.00'  
DEPTH: 130.00'

NOTE: THIS SURVEY IS BASED ON RECORD PLAT INFORMATION AND CERTIFICATE OF CORRECTION RECORDED IN C.R.V. 471 P. 347 (REF. 94-667) 94-502

