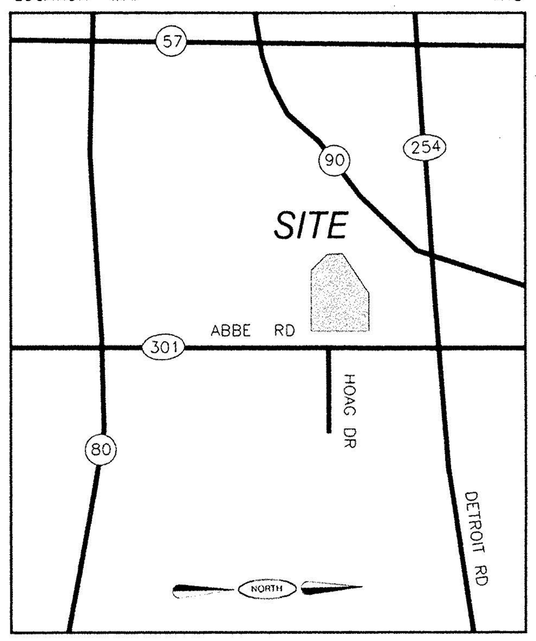
ALTA / ACSM LAND TITLE SURVEY

LOCATION MAP NTS



GRAPHIC SCALE

0 30

15 60

(IN FEET)

NORTH

NOTE:
BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN FOR DESCRIBING ANGLES ONLY.

LEGEND OF SYMBOLS & LINETYPES

UTILITY POLE		DOWN GUY	
LIGHT POLE		POWER POLE	
WATER VALVE		FIRE HYDRANT	
WATER SERVICE VALVE		GAS VALVE	
EXISTING MANHOLE	MH	GAS MARKER	
5/8" REBAR FOUND		5/8" REBAR SET	
EXISTING CATCH BASIN	CB	MONUMENT BOX	M
UTILITY WITH UNKNOWN OUTLET LOCATION	?S	ABANDOND WELL	W

99-0030A
LATEST REV.
BRANCH
DELIVERED
WED 12/22/99

Hot Line 1-800-362-2764
Positive response prior to excavation

5/8" IRON REBAR SET WITH CAP STAMPED "BRAMHALL"

N 05°56'41" E 21.75' (R&U)

N 50°30'01" W 40.65' (R&U)

N 32°53'40" E

PROPOSED SPLIT LINE

"NO EASEMENTS LOCATED FOR STORM SEWER"

EX CB
RIM 685.11
15" CPP (N) 676.26
15" CPP (E) 675.96
30" CMP (SE) 675.66
48" CMP (S) 673.91
48" CMP (NW) 673.91

247.48' (C&U) 247.58' (R)

7.24'

EX CONCRETE FOUNDATION

17'

25'

18'

15'

5'

23'

COBBLESTONE SQUARE COMPANY, LTD.

ABANDONED WELL

"NO BUILDINGS"
PROPOSED SPLIT PARCEL
1.4525 ACRES

ZONED C-2
OFFICE / LIMITED RETAIL

EX 12' SLAG DRIVE WITH CONCRETE APRON

20' BUILDING SETBACK

N 88°26'55" W 134.09'

50' BUILDING SETBACK

EX. 10' SLAG DRIVE WITH CONCRETE APRON

EX 12' ASPHALT DRIVE WITH CONCRETE APRON

20' BUILDING SETBACK

247.37' (R&U)

N 46°00'39" E 83.63' (R&U)

ACCESS DRIVE

EX. 10' SLAG DRIVE WITH CONCRETE APRON

S 88°27'00" E 103.06' (R&U)

5/8" IRON REBAR SET WITH CAP STAMPED "BRAMHALL"

ITEM 12

ITEM 7

S 01°33'00" W 301.79' (R&U)

1637.59' (M) FROM O.L. TO 5/8" REBAR SET

CITY OF ELYRIA ORIGINAL LOT NO. 7

ORIGINAL SHEFFIELD TWP. LOT NO. 11

5/8" IRON REBAR FOUND

5/8" IRON REBAR SET WITH CAP STAMPED "BRAMHALL" (PRINCIPAL PLACE OF BEGINNING)

N 01°33'00" E 858.75' (R&U)

40.02' (R&U) 39.96' (M)

EXISTING 52' WIDE ASPHALT PAVEMENT WITH CURB AND GUTTER

ABBE ROAD (80') (S.R. 301)

1" IRON PIN FOUND IN MONUMENT BOX USED

N 01°33'00" E 977.96' (M & R) MONUMENT BOX TO MONUMENT BOX

N 01°33'00" E 2803.51' (R), N 01°33'17" E 2803.66' (M)

EX CB
RIM 680.12
12" RCP (E,W) 675.02

42" STM

6" STM

EX CB
RIM 680.13
6" VCP (N) 676.23
6" VCP (S) 676.13
12" RCP (E) 675.48

12" STM

8" WATERMAIN

EX CB
RIM 679.42
6" VCP (SW) 675.77
12" RCP (N,NW) 675.52

EX CB
RIM 679.28
10" RCP (SE) 676.28

12" STM

EX CB
RIM 678.61
12" RCP (E,W) 673.01

48" STM

EX STM MH
RIM 679.11
12" RCP (W) 673.41
48" RCP (N,S) 672.26

48" STM

HOAG DRIVE (55' WIDE CONC DRIVE)

EX SANITARY MH
RIM 680.84
8" PVC (SW) 668.14
8" PVC (NE) 668.09

8" SAN

EX STORM MH
RIM 680.71
12" PVC (SE) 673.26
5" CMP (NE,SW) 672.41
48" CMP (S) ?

12" STM

EX CB
RIM 680.06
12" RCP (NW) 676.46

8" SAN

EX ASPHALT DRIVES WITH CONCRETE APRON AND 6" CONCRETE CURB

EX SANITARY MH
RIM 678.49
8" PVC (SE) 668.59
8" PVC (SW) 667.24

COBBLESTONE SQUARE COMPANY, LTD.

8" SAN

EX CB
RIM 677.82
12" PVC (W) 674.22
12" PVC (N) 674.37

12" STM

EX CB
RIM 677.91
12" PVC (S) 674.61

36" SAN

EX SAN MH
RIM 677.91
10" VCP STUB (S) 668.66
8" PVC (NW) 666.78
8" VCP STUB (S) 665.01
36" RCP (E,N) 663.08

EX CB
RIM 679.07
12" RCP (E,S) 674.37

36" SAN

12" STM

NORTH RIDGE ROAD (S.R. 254)

1" IRON PIN FOUND IN MONUMENT BOX USED

BENCHMARK
TOP OF HYDRANT
ELEV 681.33

NOTES:

1. CURRENT ZONING CLASSIFICATION C-2 OFFICE\LIMITED RETAIL
2. UTILITY INFORMATION SHOWN ON THIS PLAT IS FROM RECORD INFORMATION AND WAS VERIFIED WHEN POSSIBLE. ALL INFORMATION SHALL BE VERIFIED PRIOR TO THE START OF ANY FUTURE CONSTRUCTION.
3. PARKING SETBACKS:
   FRONT = 20'
   SIDE = 5'

EASEMENTS AFFECTING PROPERTY

PARCEL SUBJECT TO THE FOLLOWING EASEMENTS AND OTHER RESTRICTIONS AS INDICATED IN THE CHICAGO TITLE INSURANCE COMPANY POLICY COMMITMENT NO. 131008 DATED JUNE 28, 1999.
SCHEDULE B SECTION 2

4. RIGHT-OF-WAY TO THE LOGAN NATURAL GAS & FUEL CO. FILED FOR RECORD FEBRUARY 28, 1912 IN VOLUME 123, PAGE 372 OF LORAIN COUNTY RECORDS. - GENERAL/BLANKET
5. RIGHT-OF-WAY TO THE OHIO FUEL GAS COMPANY FILED FOR RECORD OCTOBER 4, 1962 IN VOLUME 833, PAGE 225 OF LORAIN COUNTY RECORDS. - GENERAL/BLANKET
6. RIGHT-OF-WAY TO COLUMBIA GAS OF OHIO, INC. DATED APRIL 19, 1966 AND RECORDED IN VOLUME 928, PAGE 511 OF LORAIN COUNTY RECORDS. - DOES NOT EFFECT SUBJECT PARCEL.
7. ROADSIDE RIGHT-OF-WAY TO COLUMBIA GAS OF OHIO, INC. FILED FOR RECORD MARCH 16, 1970 IN VOLUME 1001, PAGE 98 OF LORAIN COUNTY RECORDS. - AS INDICATED ON MAP.
8. RIGHT-OF-WAY FOR INGRESS AND EGRESS CONTAINING IN CERTIFICATE OF TRANSFER FILED FOR RECORD DECEMBER 24, 1997 IN INSTRUMENT NO. 508365 OF LORAIN COUNTY RECORDS. - DOES NOT EFFECT SUBJECT PARCEL.
9. EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY FILED FOR RECORD JULY 30, 1946 IN VOLUME 391, PAGE 111 OF LORAIN COUNTY RECORDS. - DOES NOT EFFECT SUBJECT PARCEL.
10. EASEMENT TO THE OHIO FUEL GAS COMPANY FILED FOR RECORD JUNE 29, 1948 IN VOLUME 442, PAGE 243 OF LORAIN COUNTY RECORDS. -DOES NOT EFFECT SUBJECT PARCEL.
11. EASEMENT TO THE OHIO EDISON COMPANY FILED FOR RECORD JULY 20, 1961 IN VOLUME 801, PAGE 383 OF LORAIN COUNTY RECORDS. - DOES NOT EFFECT SUBJECT PARCEL.
12. EASEMENT FOR SEWER PURPOSES TO THE OHIO WATER DEVELOPMENT AUTHORITY FILED FOR RECORD APRIL 23, 1973 IN VOLUME 1075, PAGE 608 OF LORAIN COUNTY RECORDS.
13. CLEARANCE EASEMENT TO THE OHIO EDISON COMPANY DATED MAY 11, 1983 AND RECORDED IN VOLUME 13223, PAGE 61 OF LORAIN COUNTY RECORDS. - DOES NOT EFFECT SUBJECT PARCEL.
14. CLEARANCE EASEMENT TO THE OHIO EDISON COMPANY FILED FOR RECORD OCTOBER 27, 1983 IN VOLUME 1330, PAGE 451 OF LORAIN COUNTY RECORDS. - DOES NOT EFFECT SUBJECT PARCEL.
15. EASEMENT FOR UNDERGROUND PIPELINE TO THE VILLAGE OF SHEFFIELD FILED FOR RECORD NOVEMBER 29, 1988 IN VOLUME 130, PAGE 311 OF LORAIN COUNTY RECORDS. - DOES NOT EFFECT SUBJECT PARCEL.
16. LEASE RECORDED IN DOCUMENT NO. 607672 OF LORAIN COUNTY RECORDS. - DOES NOT EFFECT SUBJECT PARCEL.
17. EASEMENT TO THE VILLAGE OF SHEFFIELD, OHIO FILED FOR RECORD NOVEMBER 29, 1988 IN VOLUME 130, PAGE 299 OF LORAIN COUNTY RECORDS. - DOES NOT EFFECT SUBJECT PARCEL.
18. EASEMENT TO THE VILLAGE OF SHEFFIELD, OHIO FILED FOR RECORD NOVEMBER 29, 1988 IN VOLUME 130, PAGE 305 OF LORAIN COUNTY RECORDS. - DOES NOT EFFECT SUBJECT PARCEL.

LEGAL DESCRIPTION

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 11, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX ON THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11 AT ITS INTERSECTION WITH THE CENTERLINE OF ABBE ROAD, S.R. 301, 80 FEET WIDE;

THENCE SOUTH 89°56'00" WEST, ALONG THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11, A DISTANCE OF 40.02 FEET TO A 5/8" IRON PIPE FOUND;

THENCE NORTH 01°33'00" EAST, ALONG THE WESTERLY LINE OF ABBE ROAD, S.R. 301, A DISTANCE OF 858.75 FEET TO THE PRINCIPAL PLACE OF BEGINNING;

THENCE NORTH 88°26'55" WEST, A DISTANCE OF 247.48 FEET TO A POINT;

THENCE NORTH 50°30'01" WEST, A DISTANCE OF 40.65 FEET TO A POINT;

THENCE NORTH 05°56'41" EAST, A DISTANCE OF 21.75 FEET TO A POINT;

THENCE NORTH 32°53'40" EAST, A DISTANCE OF 247.37 FEET TO A POINT;

THENCE NORTH 48°00'39" EAST, A DISTANCE OF 63.63 FEET TO A POINT;

THENCE SOUTH 88°27'00" EAST, A DISTANCE OF 103.06 FEET TO A POINT ON THE WESTERLY LINE OF ABBE ROAD, S.R. 301;

THENCE SOUTH 01°33'00" WEST, ALONG THE WESTERLY LINE OF ABBE ROAD, S.R. 301, A DISTANCE OF 301.79 FEET TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 1.4525 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO RUBY TUESDAY, INC., ATLANTIC FINANCIAL GROUP, LTD., SUN TRUST BANK, ATLANTA, AS AGENT AND CHICAGO TITLE INSURANCE COMPANY THAT (A) THIS SURVEY IS TRUE AND CORRECT AND WAS MADE ON THE GROUND UNDER MY SUPERVISION AS PER THE FIELD NOTES SHOWN HEREON AND CORRECTLY SHOWS THE BOUNDARY LINES AND DIMENSIONS AND AREA OF THE LAND INDICATED HEREON; (B) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF SUCH MONUMENTS ARE CORRECTLY SHOWN; (C) THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES, OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY; (D) THIS SURVEY CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL ALLEYS, STREETS, ROADS, AND RIGHT-OF-WAY, EASEMENTS, BUILDING SETBACKS LINES AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION IN SUCH EASEMENTS AND OTHER MATTERS (WITH INSTRUMENT, BOOK, AND PAGE NUMBER INDICATED); (E) EXCEPT AS SHOWN, THERE ARE NO VISIBLE (1) IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAYS, PARTY WALLS, DRAINAGE DITCHES, STREAMS, USES, DISCREPANCIES OR CONFLICTS, (2) ENCROACHMENTS ONTO ADJACENT PREMISES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS STRUCTURES, OR OTHER IMPROVEMENTS, (3) ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS ON ADJOINING PREMISES, OR (4) ENCROACHMENTS ON ANY EASEMENT, BUILDING SETBACK LINE OR OTHER RESTRICTED AREA BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON THE SUBJECT PROPERTY; (F) THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (G) THE SUBJECT PROPERTY ABUTS A DEDICATED PUBLIC STREET OR ROAD AS SHOWN HEREON; (H) NO PART OF THE PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP 390354-0005B DATED JUNE 18, 1980, WHICH SUCH MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED; AND (I) THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AS MOST RECENTLY REVISED OR AMENDED PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT IN THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

Doug Mosley

DOUG MOSLEY
REGISTERED SURVEYOR NO. 6303

STATE OF OHIO
DOUGLAS M. MOSLEY
6303
REGISTERED SURVEYOR

9900307

E.DWG
SIONS

P.P. NO. 03-00-011-102 - 072
057
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C.M. Lavoie & associates P.C.
Consulting Civil Engineering
Land Planning & Surveying
633 Rogers Street
Downers Grove, Illinois 60515
voice 630-434-2780
fax 630-434-2781

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR RUBY TUESDAY, INC.
PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 11,
COUNTY OF LORAIN, STATE OF OHIO
CONTAINING 1.4525 ACRES MORE OR LESS, BUT
SUBJECT TO ALL LEGAL HIGHWAYS

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 99-532