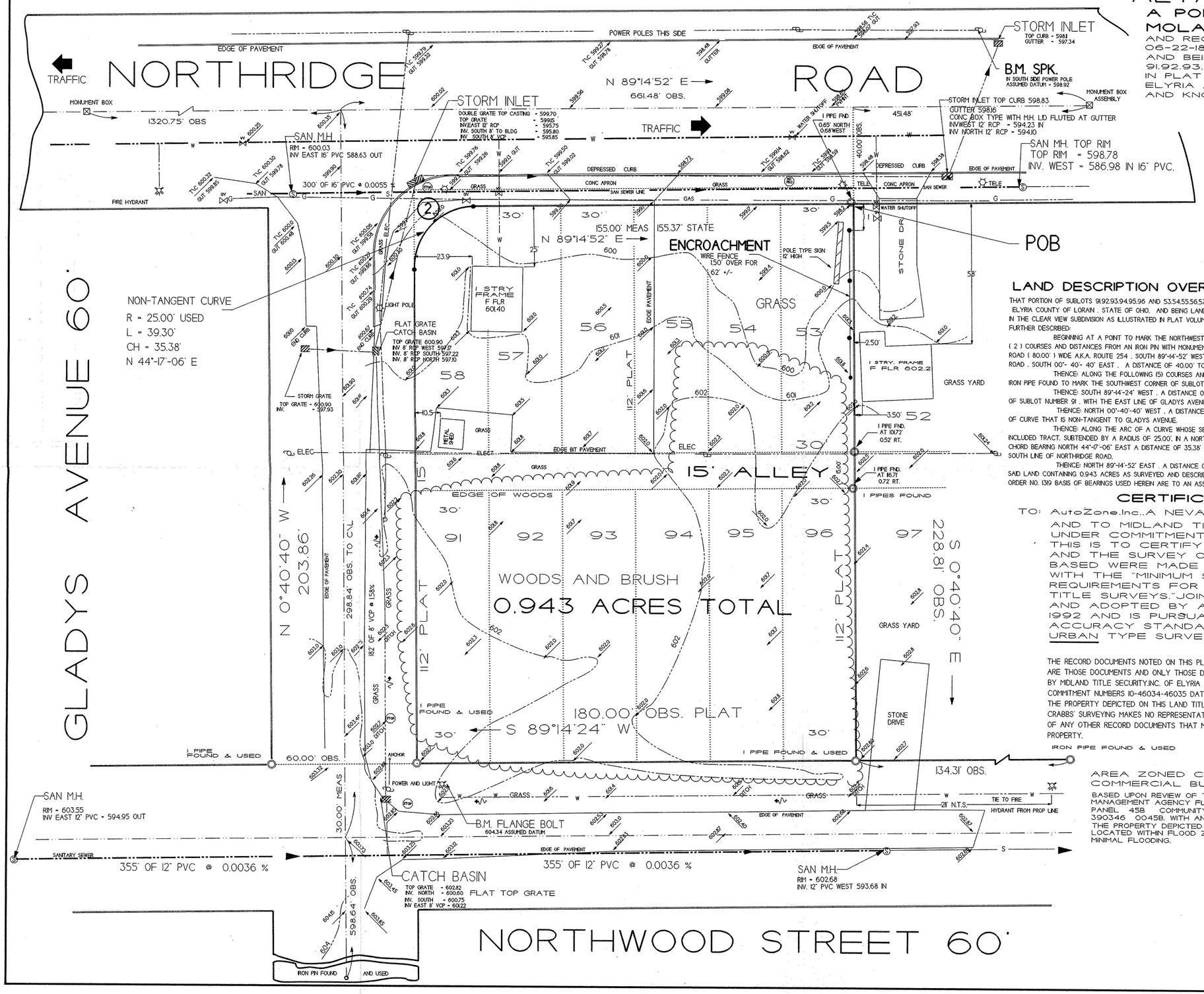
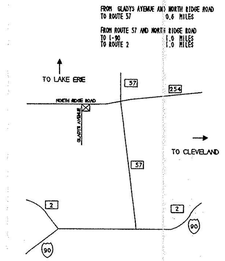
ALTA\ACSM SURVEY

A PORTION OF LANDS TO MOLAS AND LACY ENTERPRISES

AND RECORDED AS PERM PARCEL NUMBERS 06-22-18-113-33 AND 06-22-18-113-38 AND BEING SUBLOTS 53.54.55.56.57.58. 91.92.93.94.95. AND 96 WITH A VACATED 15' ALLEY. IN PLAT VOLUME 10 PAGE 8 IN THE TOWNSHIP OF ELYRIA . COUNTY OF LORAIN . STATE OF OHIO AND KNOWN AS THE CLEARVIEW SUBDIVISION





ASSUMED BEARINGS

LAND DESCRIPTION OVERALL

THAT PORTION OF SUBLOTS 91.92.93.94.95.96 AND 53.54.55.56.57.58: ALONG WITH A 15 FOOT WIDE ALLEY WAY IN THE TOWNSHIP OF ELYRIA COUNTY OF LORAIN . STATE OF OHIO. AND BEING LANDS TO MOLAS AND LACY ENTERPRISES AND T.N. MOLAS AND SONS.INC. IN THE CLEAR VIEW SUBDIVISION AS ILLUSTRATED IN PLAT VOLUME 10 PAGE 8 IN THE OFFICE OF THE COUNTY RECORDER. FURTHER DESCRIBED:

BEGINNING AT A POINT TO MARK THE NORTHWEST CORNER OF SUBLOT 52 . SAID POINT BEING FURTHER LOCATED BY THE FOLLOWING (2) COURSES AND DISTANCES FROM AN IRON PIN WITH MONUMENT BOX ASSEMBLY FOUND TO MARK AN ANGLE IN THE CENTERLINE OF NORTHRIDGE ROAD (80.00') WIDE A.K.A. ROUTE 254 . SOUTH 89°-14'-52" WEST . 451.48' FEET TO MARK A POINT IN THE CENTERLINE OF NORTHRIDGE ROAD . SOUTH 00°- 40'- 40" EAST . A DISTANCE OF 40.00' TO SAID BEGINNING POINT.

THENCE: ALONG THE FOLLOWING (5) COURSES AND DISTANCES. SOUTH 00°-40'-40" EAST . A DISTANCE OF 228.8' TO A 1" IRON PIPE FOUND TO MARK THE SOUTHWEST CORNER OF SUBLOT 97 . WITH THE NORTH LINE OF NORTHWOOD STREET 60' FEET WIDE

THENCE: SOUTH 89°-14'-24" WEST . A DISTANCE OF 180.00' FEET TO A 1" IRON PIPE FOUND TO MARK THE SOUTH WEST CORNER OF SUBLOT NUMBER 91 . WITH THE EAST LINE OF GLADYS AVENUE (60.00' FEET) AND THE NORTH LINE TO SAID NORTHWOOD STREET.

THENCE: NORTH 00°-40'-40" WEST . A DISTANCE OF 203.86' FEET TO A 5\8" CAPPED IRON PIN SET TO MARK A POINT OF OF CURVE THAT IS NON-TANGENT TO GLADYS AVENUE.

THENCE: ALONG THE ARC OF A CURVE WHOSE SEGMENT AREA BEING DEFINED BY THE ARC AND CHORD . IS PART OF THE INCLUDED TRACT. SUBTENDED BY A RADIUS OF 25.00'. IN A NORTHEAST DIRECTION FOR A DISTANCE OF 39.30' FEET . AND HAVING AN INCLUDED CHORD BEARING NORTH 44°-17'-06" EAST A DISTANCE OF 35.38' FEET TO A CAPPED 5\8" IRON PIN SET TO MARK THE END OF CURVE IN THE SOUTH LINE OF NORTHRIDGE ROAD.

THENCE: NORTH 89°-14'-52" EAST . A DISTANCE OF 155.00 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 0.943 ACRES AS SURVEYED AND DESCRIBED IN DEC. 1995 BY TIMOTHY E. STOCKER . PS. 7245. CRABBS' SURVEYING ORDER NO. 1319 BASIS OF BEARINGS USED HEREIN ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NORTHRIDGE ROAD.

CERTIFICATION

TO: AutoZone.Inc..A NEVADA CORPORATION AND TO MIDLAND TITLE SECURITY INC. UNDER COMMITMENT NUMBERS 10-46034 - 46035 THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA\ACSM LAND TITLE SURVEYS."JOINTLY ESTABLISHED AND ADOPTED BY ALTA\ACSM IN 1992 AND IS PURSUANT TO THE ACCURACY STANDARDS FOR AN URBAN TYPE SURVEY.

THE RECORD DOCUMENTS NOTED ON THIS PLAT OF SURVEY ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS.DETERMINED BY MIDLAND TITLE SECURITY.INC. OF ELYRIA AND SET FORTH IN COMMITMENT NUMBERS 10-46034-46035 DATED DECEMBER 07 .1995 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY. CRABBS' SURVEYING MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THE SURVEYED PROPERTY.

IRON PIPE FOUND & USED

AREA ZONED C-2 FOR COMMERCIAL BUSINESS

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS. PANEL 45B COMMUNITY PANEL NUMBER 390346 0045B. WITH AN EFFECTIVE DATE OF FEB. 04. 1981 THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING.

LEGEND

- MONUMENT BOX
- IRON PIN
- IRON PIPE
- P.K. NAIL WITH SHINER
- POWER UTILITY POLE
- WATER CONNECTION
- AIR CONDITIONER UNIT
- SANITARY SEWER MANHOLE
- HANDICAPPED PARKING
- TRAFFIC LIGHT
- UTILITY BOX
- GAS METER
- LIGHT POLE
- FIRE HYDRANT
- STORM SEWER MANHOLE
- DOWNSPOUT
- STOP SIGN TRAFFIC
- STORM GRATE
- RUNOFF DIRECTION

GRAPHIC SCALE

20' 0 20' 40' 80'

(1" = 20' FEET)

LIST OF ENCUMBRANCES

LORAIN COUNTY RECORDER

(2) EASEMENT FOR ORIGINAL HIGHWAY TAKING 10' WIDE STRIP VOLUME 636 PAGE 564 STATE OF OHIO

21749 V

APPROVED LORAIN CO. MAP DEPT

DATE 4-17-96

PAGE 6-7

BY CAROLYN FRANCE

21749-V

DESCRIPTION	REVISIONS

STATE OF OHIO TIMOTHY E. STOCKER No. 7245 REGISTERED PROFESSIONAL SURVEYOR

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FAX 216-357-[illegible]
1-800-455-3345
TIMOTHY E. STOCKER P.S. 7245

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DRAWN BY	SCALE	DATE	PRINTED	DRAWING NO.	SHEET NO.
TES	1" = 20'	DEC. 95		1319PLOT	1 \ 1