02-02-011-000-016
02-02-012-101-002
02-03-001-108-010

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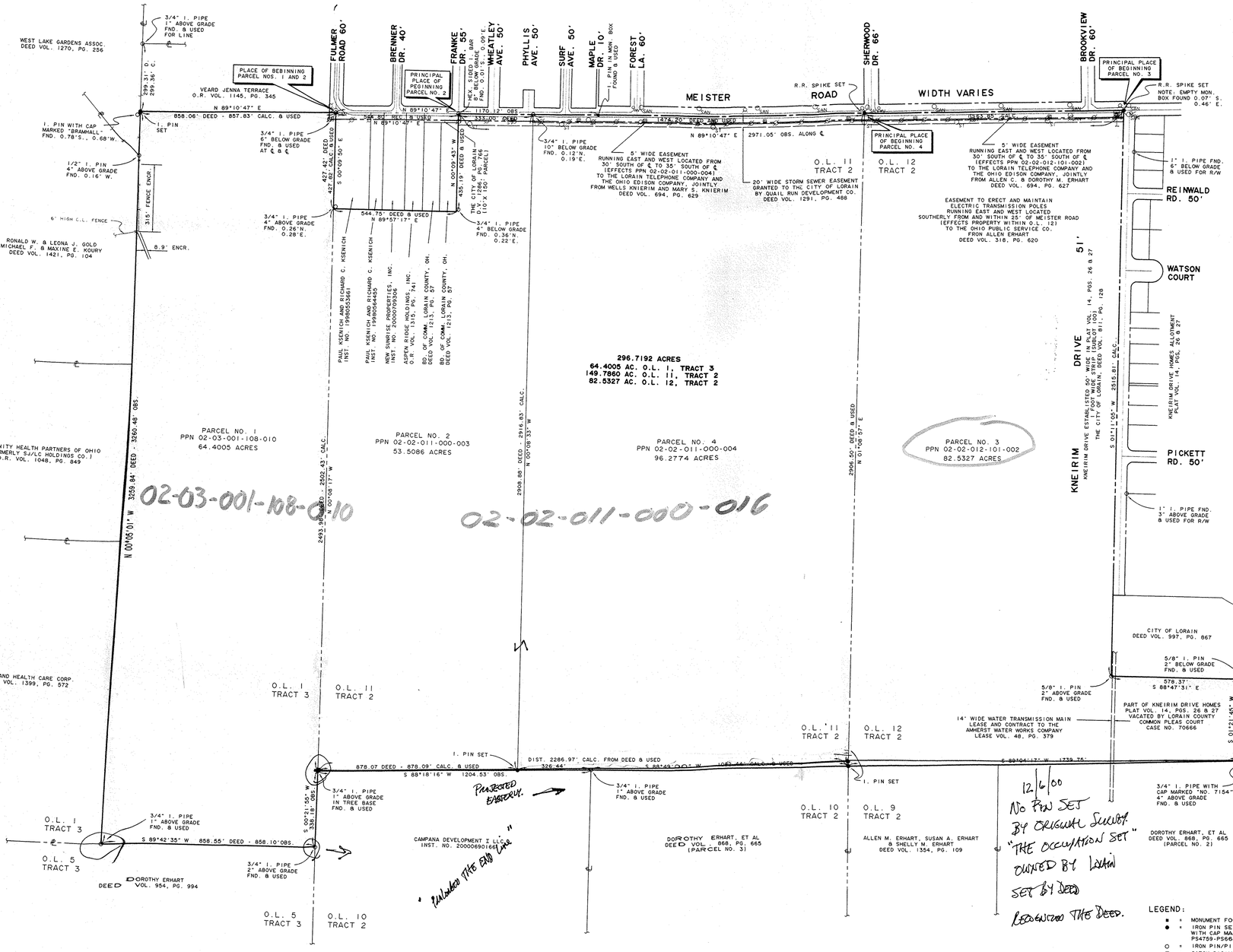
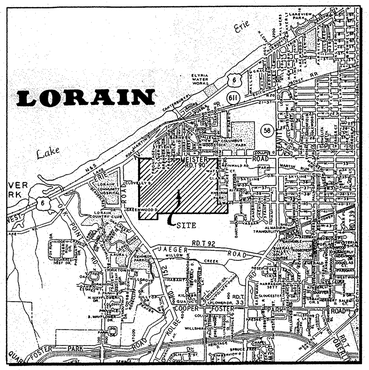
Page 2-F




VICINITY MAP
SCALE 1" = 3000'

# ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 1, TRACT NO. 3, AND LOT NOS. 11 AND 12, TRACT NO. 2 AND ALSO BEING A PART OF KNEIRIM DRIVE HOMES ALLOTMENT AS SHOWN ON PLAT VOLUME 14, PAGES 26 AND 27 OF THE LORAIN COUNTY RECORDS AND NOW VACATED BY LORAIN COUNTY COMMON PLEAS COURT, CASE NO. 70666. NOW IN THE

CITY OF LORAIN

COUNTY OF LORAIN
OCTOBER 19, 2000

STATE OF OHIO
SCALE: 1" = 200'

MADE FOR AND AT THE INSTANCE OF

LORAIN LAND DEVELOPMENT COMPANY
(AN OHIO LIMITED LIABILITY COMPANY)
LAWYERS TITLE INSURANCE CORPORATION
LORAIN COUNTY TITLE COMPANY

THIS IS TO CERTIFY, TO THE ABOVE NAMED PARTIES, THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 10, 11(a) AND 13 OF TABLE A. THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATED OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

THAT THE PROPERTY SURVEYED IS LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBERS 390351-0004 C AND 390351 0005 C, BEARING EFFECTIVE DATE MARCH 3, 1992.

THE TERM CERTIFY, AS USED IN THIS STATEMENT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR, WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THE SURVEYOR'S OPINION.

PREPARED BY


SEYMOUR D. WEISS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
5380 NAIMAN PARKWAY - SUITE G
SOLON, OHIO 44139
TEL: (440) 349-3400

LESLIE P. KENT
PROFESSIONAL SURVEYOR NO. 6627


STATE OF OHIO — LESLIE P. KENT 6627 — REGISTERED LAND SURVEYOR

**ZONING INFORMATION:**
SUBJECT PROPERTY ZONED R-1B RESIDENTIAL DISTRICT, SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

**AREA AND HEIGHT REGULATIONS:**
MINIMUN LOT AREA_____9,100 SQ. FT.
MINIMUN LOT WIDTH AT BUILDING SETBACK LINE___70 FEET
MINIMUN LOT DEPTH_____120 FEET
MINIMUN FRONT YARD SETBACK____40 FEET
(OR ESTABLISHED SETBACK LINE)
MINIMUN REAR YARD DEPTH_____35 FEET
MINIMUN SIDE YARD WIDTH:
(1) ATTACHED GARAGE - 2 SIDE YARDS, ONE NOT LESS THAN 6 FEET, ONE NOT LESS THAN 8 FEET.
(2) NO ATTACHED GARAGE - 2 SIDE YARDS, ONE NOT LESS THAN 6 FEET, ONE NOT LESS THAN 10 FEET.
CORNER LOTS - MINIMUN SIDE YARD TO ADJACENT STREET___25 FEET
MAXIMUM LOT COVERAGE INCLUDING ACCESSORY BUILDINGS___35 PERCENT
MAXIMUM BUILDING HEIGHT_____2-1/2 STORIES OR 35 FEET

LEGEND:
- ■ = MONUMENT FOUND
- ● = IRON PIN SET - 5/8" REBAR WITH CAP MARKED "WEISS & ASSOC. PS4759-PS6627" SET TO GRADE
- ○ = IRON PIN/PIPE FOUND
- ▨ = CATCH BASIN
- SAN = SANITARY MANHOLE
- ST = STORM MANHOLE
- WV = WATER VALVE
- FH = FIRE HYDRANT
- T = TELEPHONE MANHOLE
- UP = UTILITY POLE
- —x— = FENCE LINE

#00498-A
APPROVED
LORAIN CO.
MAP DEPT.
DATE 11/22/01
MAP 2-F
ATT. SPILLMAN
FILE 00498A


SEYMOUR D. WEISS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
5380 NAIMAN PARKWAY, SUITE G, SOLON, OHIO 44139
TEL: (440) 349-3400 FAX: (440) 349-3405
e-mail: sdwa@computerive.com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