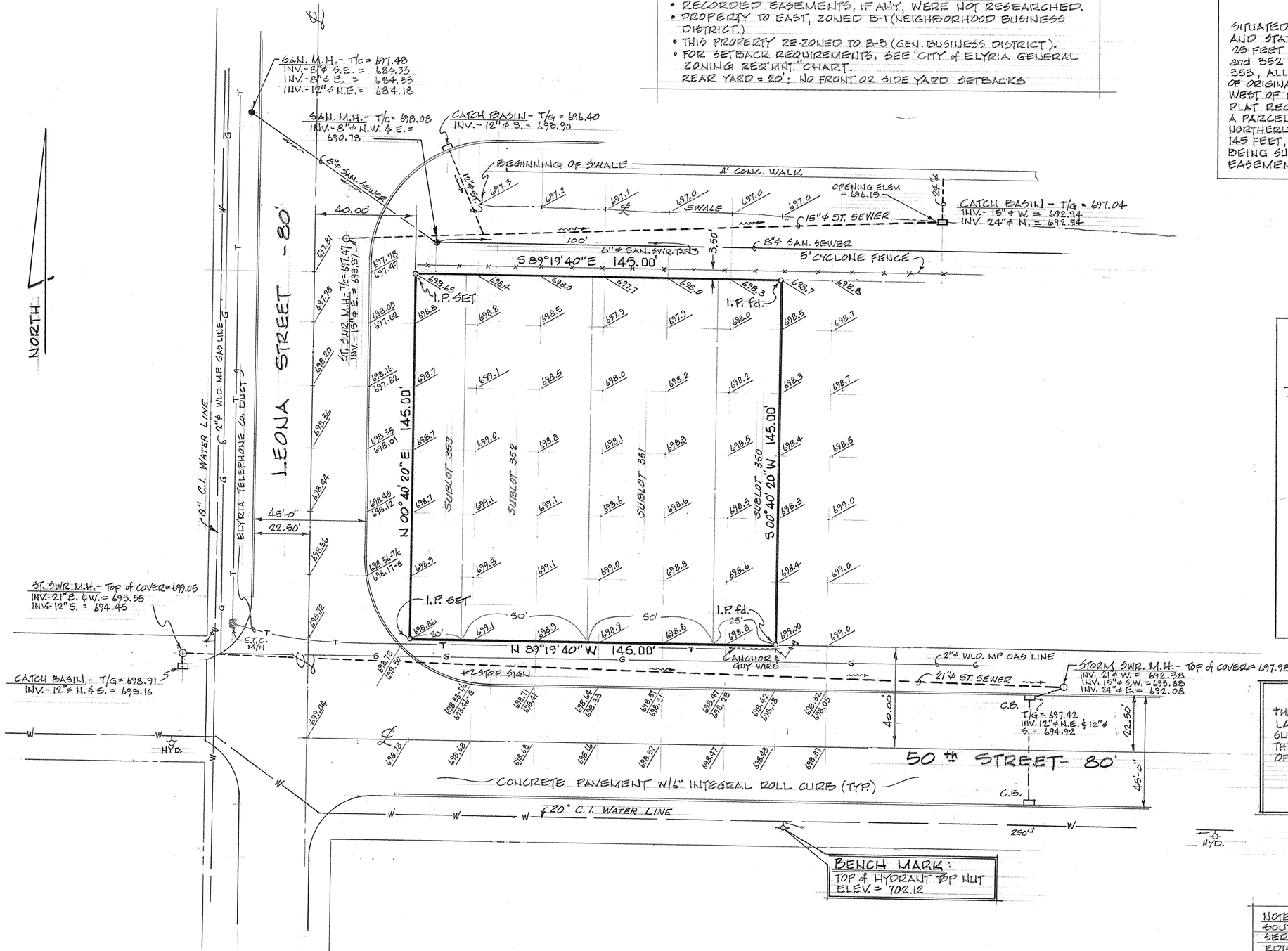
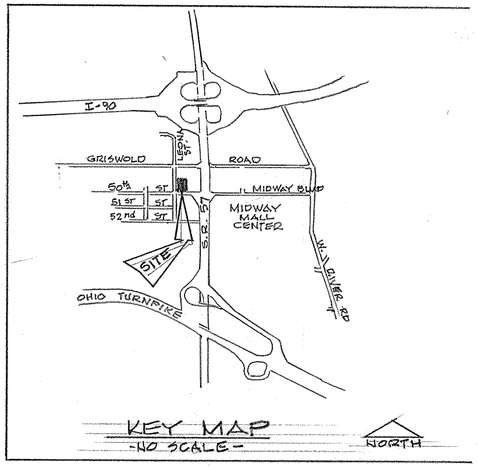
GENERAL NOTES:

- RECORDED EASEMENTS, IF ANY, WERE NOT RESEARCHED.
- PROPERTY TO EAST, ZONED B-1 (NEIGHBORHOOD BUSINESS DISTRICT.)
- THIS PROPERTY RE-ZONED TO B-3 (GEN. BUSINESS DISTRICT).
- FOR SETBACK REQUIREMENTS, SEE "CITY of ELYRIA GENERAL ZONING REQ'MNT." CHART.
  REAR YARD = 20'; NO FRONT OR SIDE YARD SETBACKS

LEGAL DESCRIPTION

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO. BEING KNOWN AS THE WESTERLY 25 FEET OF SUBLOT 350; ALL OF SUBLOT Nos. 351 and 352 AND THE EASTERLY 20 FEET OF SUBLOT No. 353, ALL WITHIN LEONA HEIGHTS ALLOTMENT, OF PART OF ORIGINAL ELYRIA TOWNSHIP LOT No. 32, TRACT 24, WEST OF RIVER, AS RECORED IN LORAIN COUNTY PLAT RECORDS VOLUME 6, PAGES 35 & 36. FORMING A PARCEL OF LAND, 145 FEET FRONTAGE ON THE NORTHERLY SIDE OF 50th STREET, AND EXTENDING BACK 145 FEET, AND HAVING A REAR LINE OF 145 FEET, BUT BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.





CERTIFICATION:

THIS IS TO CERTIFY, THAT I, THE UNDERSIGNED, LAWRENCE V. McGLINCHY, REGISTERED SURVEYOR, HAS PREPARED THIS DRAWING AND THAT IT REPRESENTS THE ACTUAL FIELD SURVEY OF THE PREMISES.

Lawrence V. McGlinchy

LAWRENCE V. McGLINCHY
REG. SURVEYOR No. 4970

BENCH MARK:
TOP of HYDRANT TOP NUT
ELEV. = 702.12

NOTE: 3-PHASE-12,000 V PRIMARY OVERHEAD ON SOUTH SIDE OF 50th STREET. UNDERGROUND SERVICE TO SITE IS REQUIRED. CONTACT OHIO EDISON Co. - PH: 1-216-324-5431

MAP of BOUNDARY and TOPOGRAPHIC SURVEY

PREPARED FOR LORAIN COUNTY INVESTMENTS INC.

PARTS of SUBLOTS 350 & 353 and ALL of SUBLOTS 351 & 352 in LEONA HEIGHTS ALLOTMENT of PART of ORIGINAL ELYRIA TWP. LOT No. 32, TRACT 24, WEST of RIVER; PLAT VOL. 6, Pg. 35 & 36

CITY of ELYRIA, LORAIN COUNTY, OHIO

McGLINCHY AND ASSOCIATES
PROFESSIONAL ENGINEERS AND SURVEYORS
ELYRIA, OHIO

SCALE: 1" = 20' DRAWN BY: B. THOMAS
DATE: JULY, 1983 JOB NO: 837862
8-3-83 ADD HYDRANTS
REV. 7-11-83 ADD WATER LINES