PP NO. 06 24 009-102-012

SPLIT # 06 24 010-102-031

07-02317

NOV 2006

MAP 6-135 & 6-117

SURVEYOR KS Assoc.

GARDEN STREET 60'

OL 8 | OL 9 | OL 10

EX R/W

POB PCL. NO. 1

POB PCL. NO. 2

POB PCL. NO. 3

POB PCL. NO. 4

SEE DETAIL A

SEE DETAIL B

SEE DETAIL C

721.22' TO SOUTH R/W OF WOODFORD

WOODFORD AVENUE R/W

0.8696 AC. (O.L. 10)

167.44' (R) 168.41' (S)

S 10°01'00" E (R)(S)

N 79°59'00" E (R)(S) 134.32' (R)(S)

539.22' (R)

50 0 50 100

SCALE IN FEET
1" = 50'

THE BEARING SYSTEM IS ASSUMED & FOR THE PURPOSE OF DESCRIBING ANGLES ONLY.

LEGEND

- IRON PIN/PIPE FOUND
- IRON PIN/PIPE SET
- DRILL HOLE
- PKNAIL

06-24-008-103-053

5.2878 AC. (O.L. 8)

"BLOCK 3"

06-24-008-103-052 THE CITY OF ELYRIA

SBN III LLC
INST. #20040038902
(PARCEL NO. 3)
5.2913 AC. REC.

ZONE R-TH

BLOCK 3
P.V. 17 P. 1-2

8.8935 AC. (O.L. 9)

856 GARDEN STREET INC.
(PROPOSED)

6.6583 AC. (O.L. 9)

SBN III LLC
INST. #20040038902
(PARCEL NO. 2)
14.14 AC. REC.

06-24-009-102-012
(FMR. PARCEL NO. 2)

29.6288 AC. TOTAL

PARCEL 2
20.8396 AC. TOTAL

ZONE H-1

EXISTING INDUSTRIAL BUILDING
461,892 SQ FT (WITHIN BOUNDARY)

BLANKET EASEMENT TO THE CITY OF ELYRIA FOR UTILITIES AND THEIR SUPPORT D.V. 1336 P. 905

800 GARDEN STREET INC.
(PROPOSED)

PARCEL 1
5.2601 AC.

PROGRESSIVE PROCESSING INC.

4.3905 AC. (O.L. 9)

ZONE H-1

06-24-010-102-031
SBN III LLC
INST. #20040038902
(PARCEL NO. 1)
10.250 AC. REC.

12.1393 AC. (O.L. 9)

200 STARK INC.
(PROPOSED)

PARCEL 3
2.3861 AC.

ENCROACHMENT: BUILDING 60.79' OVER P/L

1.1451 AC. (O.L. 9)

1.2410 AC. (O.L. 10)

PARCEL 4
1.1430 AC.

OHIO EDISON EASEMENT D.V. 1316 P. 33-54

100 STARK INC.
(PROPOSED)

06-24-009-102-011
STEVENS PAINTON CORP.
OR 94 P. 82

BUILDING

2 STORY STEEL SIDED BUILDING

06-24-009-102-013
M.F.G. ENTERPRISES, INC.
OR 138 P. 15

RESERVED UTILITY & ACCESS EASEMENT D.V. 1316 P. 33-54

ACCESS EASEMENT D.V. 1316 P. 33 D.V. 1354 P. 354

10' WATERLINE EASEMENT D.V. 1316 P. 33-54

10' OHIO EDISON EASEMENT & R/W D.V. 1318 P. 181

10' OHIO EDISON EASEMENT D.V. 1316 P. 180

OHIO EDISON ESMT D.V. 1017 P. 624

UTILITY EASEMENT D.V. 1336 P. 885

EASEMENT D.V. 1355 P. 383 FOR INGRESS & EGRESS
EASEMENT D.V. 1336 P. 901
EASEMENT D.V. 1336 P. 889

ACCESS EASEMENT D.V. 1354 P. 354

10' ESMT. TO THE CITY OF ELYRIA P.V. 17 P. 1-2

UTILITY EASEMENT P.V. 17 P. 1-2

ELY VILLAGE SUBDIVISION P.V. 17 PP. 1-2

ELY GARDENS LIMITED PARTNERSHIP

WESTWAY

BLOCK 2

APPROVED BY PLANNING COMMISSION
CITY of ELYRIA, OH
NO PLAT REQUIRED DATE
Phillip M. Lykos 12/4/06

BALTIMORE AND OHIO RAILROAD C.S.X. SYSTEM

06-24-009-500-011

EASEMENT FOR RIGHT TO LAY TRACK ALONG & WEST OF RR-100'±. (WIDTH NOT SPECIFIED) D.V. 116 P. 383

RIGHTS TO USE RAILROAD SWITCH (1901) 0.03AC. VICINITY NE COR. O.L. 9 & RR R/W D.V. 87 P. 382

DETAIL A (NO SCALE)

DETAIL B (NO SCALE)

DETAIL C (NO SCALE)

#02317
ROWER LAND SURVEY
P. 2-8-07
06-24-009-102-012
6-135, 6-117
JHatfield
#07-02317

David L. Elwell 11-22-06

David L. Elwell
Professional Surveyor Ohio Reg. No. 6333 Date

Date of Survey: November 2006

STATE OF OHIO DAVID L. ELWELL 6333 REGISTERED SURVEYOR

DATE: 11/16/06	REVISIONS	DATE	DESCRIPTION	BY
DRAWN BY: ARCHIVE/SCW				
CHD BY: DLE				
DWG. NAME: 0-SPLIT01				
PATH: 98098-06B\LDOT\CONTROL\				
F.B.				

KS ASSOCIATES
KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

BOUNDARY SURVEY AND PARCEL SPLIT MAP

PART OF BLOCK 3 IN ELY VILLAGE SUBDIVISION P.V. 17 P. 1-2 &
PART OF ELYRIA TOWNSHIP ORIGINAL LOTS 8, 9, & 10 - WEST OF THE BLACK RIVER
CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 1

JOB NO. 98098-06B

R:\96000\98098-06B\dot\control\dwg\0-SPLIT01.dwg 11/20/2006 11:47:01 AM EST