P.P. NO. 06-24-023-104-015
06-24-024-104-020
SPLIT # 00-0146 ~ MAY 9 2006
MAP PAGE 06-24
SURVEYOR Kenneth Bohning

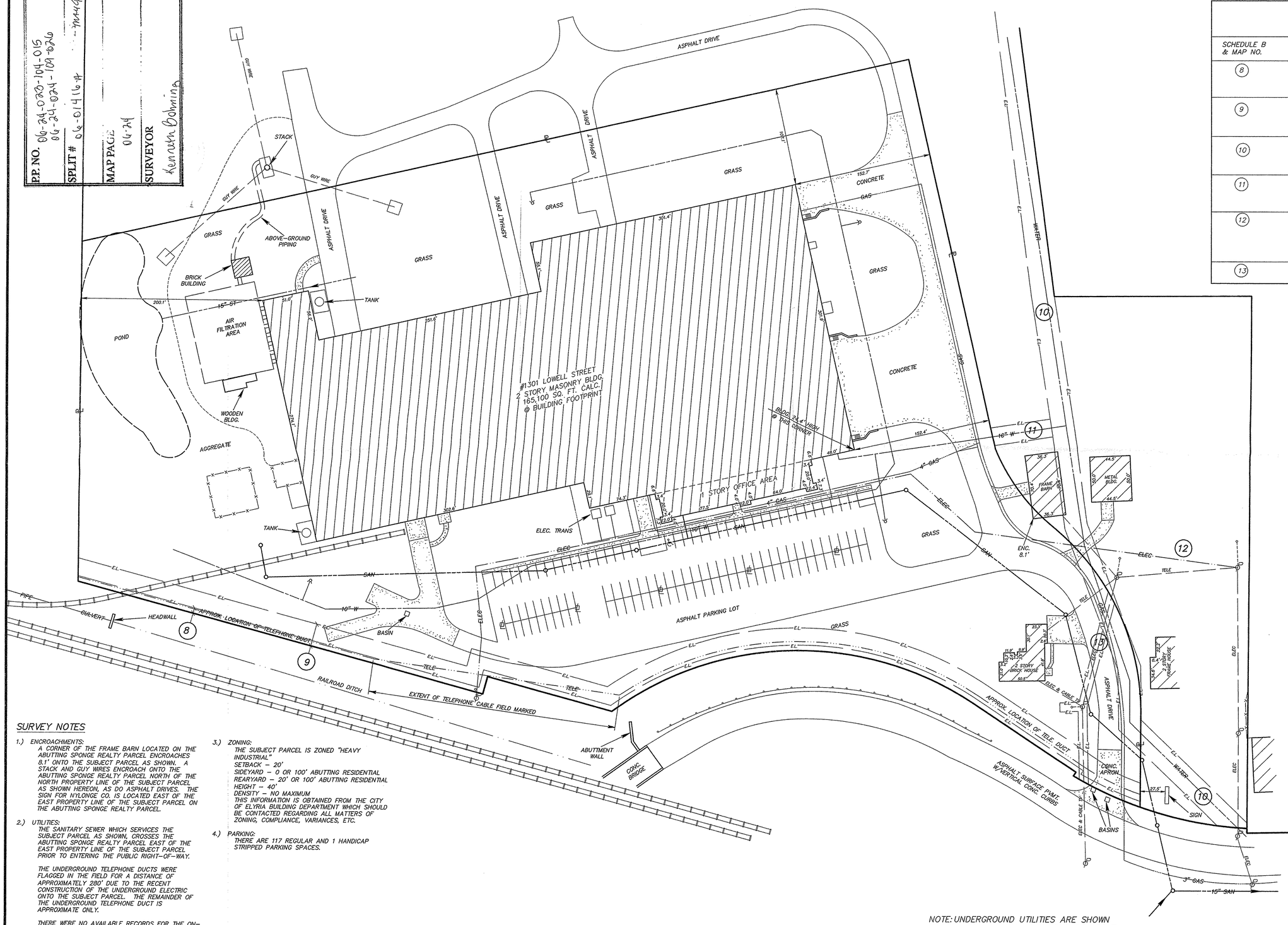
DATE	REVISIONS	BY

TITLE COMMITMENT REVIEW CHART
LC 134716 APRIL 13, 2000

SCHEDULE B & MAP NO.	VOL./PG.	GRANTEE, ETC.	DESCRIPTION
8	MISC. VOL. 12 PG. 13 L.C.R.	THE OHIO TELEPHONE AND TELEGRAPH COMPANY	UNDERGROUND FACILITIES EASEMENT 6' WIDE AND ADJACENT TO SOUTH PROPERTY LINE.
9	MISC. VOL. 12 PG. 216 L.C.R.	THE OHIO TELEPHONE AND TELEGRAPH COMPANY	UNDERGROUND FACILITIES EASEMENT 25' WIDE AND ADJACENT TO SOUTH PROPERTY LINE.
10	O.R. VOL. 220 PG. 719 L.C.R.	THE CITY OF ELYRIA	AGREEMENT REGARDING WATERLINE SERVICE TO SUBJECT PARCEL AND MORE LAND. 25' WIDE EASEMENT.
11	O.R. VOL. 220 PG. 737 L.C.R.	SPONGE INC.	AGREEMENT REGARDING WATERLINE SERVICE TO SUBJECT PARCEL AND MORE LAND. 20' WIDE EASEMENT.
12	O.R. VOL. 221 PG. 337	SPONGE INC.	BLANKET EASEMENT OVER SPONGE REALTY CO. PARCEL TO BENEFIT SUBJECT PARCEL FOR ELECTRIC POWER LINE CONNECTION.
13	O.R. VOL. 315 PG. 351	OHIO EDISON	10' WIDE POLE LINE EASEMENT

LEGEND

ITEM	DESCRIPTION
	RIGHT-OF-WAY
	CENTERLINE OF R/W
	PROPERTY LINE
E.L. E.L.	EASEMENT LINE
	STORMSEWER W/MANHOLE
	SANITARY SEWER W/MANHOLE
	WATERMAIN W/HYDRANT AND VALVE
TELE	UNDERGROUND TELEPHONE
ELEC	UNDERGROUND ELECTRIC
	GASMAIN
	LIGHTPOLE
	POWERPOLE
	ASPHALT
	CONCRETE



SURVEY NOTES

1.) ENCROACHMENTS:
A CORNER OF THE FRAME BARN LOCATED ON THE ABUTTING SPONGE REALTY PARCEL ENCROACHES 8.1' ONTO THE SUBJECT PARCEL AS SHOWN. A STACK AND GUY WIRES ENCROACH ONTO THE ABUTTING SPONGE REALTY PARCEL NORTH OF THE NORTH PROPERTY LINE OF THE SUBJECT PARCEL AS SHOWN HEREON, AS DO ASPHALT DRIVES. THE SIGN FOR NYLONGE CO. IS LOCATED EAST OF THE EAST PROPERTY LINE OF THE SUBJECT PARCEL ON THE ABUTTING SPONGE REALTY PARCEL.

2.) UTILITIES:
THE SANITARY SEWER WHICH SERVICES THE SUBJECT PARCEL AS SHOWN, CROSSES THE ABUTTING SPONGE REALTY PARCEL EAST OF THE EAST PROPERTY LINE OF THE SUBJECT PARCEL PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.

THE UNDERGROUND TELEPHONE DUCTS WERE FLAGGED IN THE FIELD FOR A DISTANCE OF APPROXIMATELY 280' DUE TO THE RECENT CONSTRUCTION OF THE UNDERGROUND ELECTRIC ONTO THE SUBJECT PARCEL. THE REMAINDER OF THE UNDERGROUND TELEPHONE DUCT IS APPROXIMATE ONLY.

THERE WERE NO AVAILABLE RECORDS FOR THE ON-SITE STORM SEWER SYSTEM. THE ONLY VISIBLE PIPE TO THE EXISTING POND AREA WAS FIELD LOCATED AS SHOWN.

3.) ZONING:
THE SUBJECT PARCEL IS ZONED "HEAVY INDUSTRIAL"
SETBACK – 20'
SIDEYARD – 0 OR 100' ABUTTING RESIDENTIAL
REARYARD – 20' OR 100' ABUTTING RESIDENTIAL
HEIGHT – 40'
DENSITY – NO MAXIMUM
THIS INFORMATION IS OBTAINED FROM THE CITY OF ELYRIA BUILDING DEPARTMENT WHICH SHOULD BE CONTACTED REGARDING ALL MATTERS OF ZONING, COMPLIANCE, VARIANCES, ETC.

4.) PARKING:
THERE ARE 117 REGULAR AND 1 HANDICAP STRIPPED PARKING SPACES.

NOTE: UNDERGROUND UTILITIES ARE SHOWN BASED UPON ACTUAL LOCATIONS OF ABOVE GROUND STRUCTURES AND RECORDS OF OTHERS AS TO UNDERGROUND LOCATIONS, SIZES, AND CONFIGURATIONS.

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY * VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	DR'N	CKD.	DATE	
1"=50'	C.G.	K.B.	MAY, 2000	2/2
GR. SCALE 0' 25' 50'	FILE NO. 3241		ORDER NO. 3241	

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