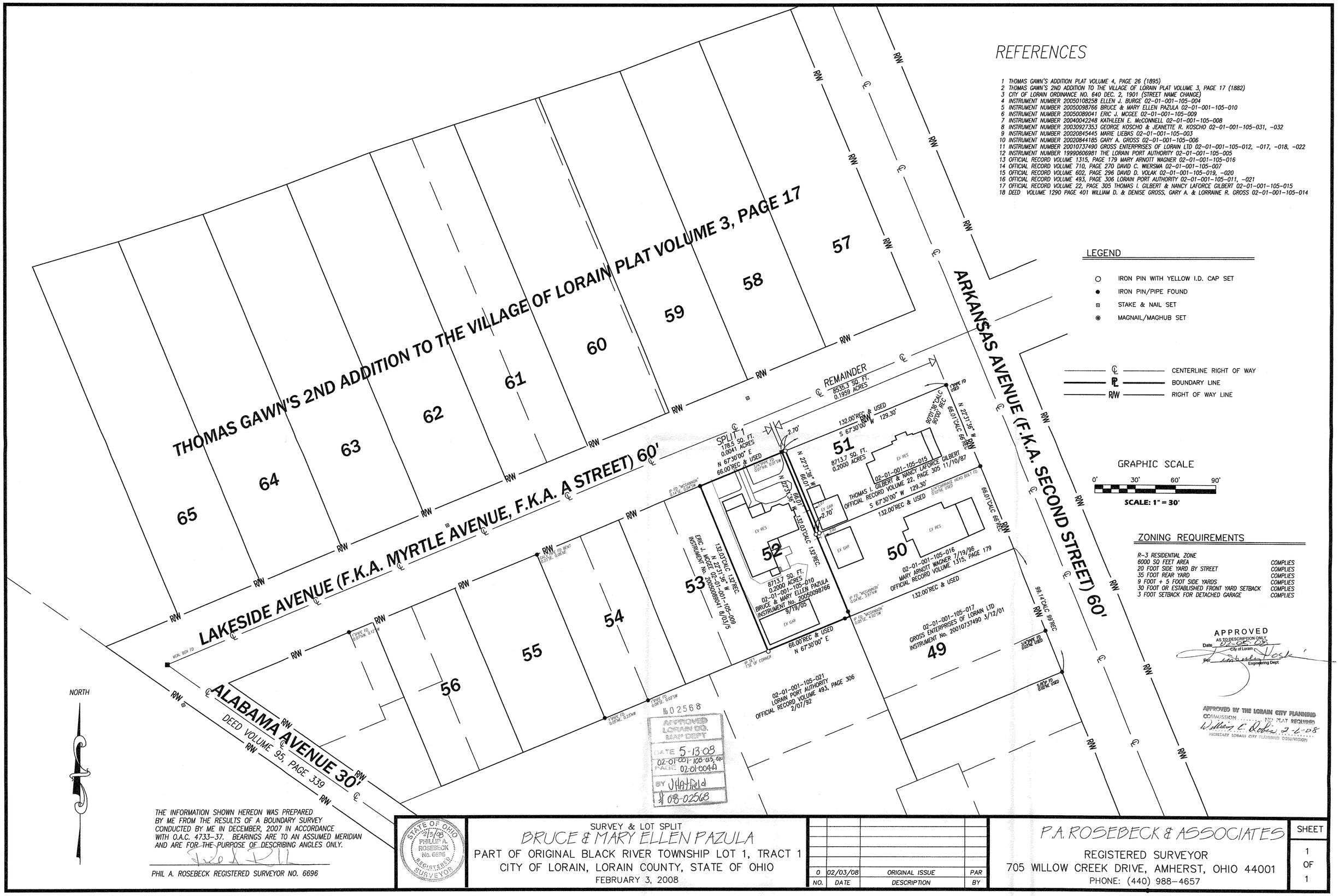

REFERENCES

1 THOMAS GAWN'S ADDITION PLAT VOLUME 4, PAGE 26 (1895)
2 THOMAS GAWN'S 2ND ADDITION TO THE VILLAGE OF LORAIN PLAT VOLUME 3, PAGE 17 (1882)
3 CITY OF LORAIN ORDINANCE NO. 640 DEC. 2, 1901 (STREET NAME CHANGE)
4 INSTRUMENT NUMBER 20050108258 ELLEN J. BURGE 02-01-001-105-004
5 INSTRUMENT NUMBER 20050098766 BRUCE & MARY ELLEN PAZULA 02-01-001-105-010
6 INSTRUMENT NUMBER 20050089041 ERIC J. MCGEE 02-01-001-105-009
7 INSTRUMENT NUMBER 20040042248 KATHLEEN E. McCONNELL 02-01-001-105-008
8 INSTRUMENT NUMBER 20030927353 GEORGE KOSCHO & JEANETTE R. KOSCHO 02-01-001-105-031, -032
9 INSTRUMENT NUMBER 20020845445 MARIE LIEBAS 02-01-001-105-003
10 INSTRUMENT NUMBER 20020844185 GARY A. GROSS 02-01-001-105-006
11 INSTRUMENT NUMBER 20010737490 GROSS ENTERPRISES OF LORAIN LTD 02-01-001-105-012, -017, -018, -022
12 INSTRUMENT NUMBER 19990606981 THE LORAIN PORT AUTHORITY 02-01-001-105-005
13 OFFICIAL RECORD VOLUME 1315, PAGE 179 MARY ARNOTT WAGNER 02-01-001-105-016
14 OFFICIAL RECORD VOLUME 710, PAGE 270 DAVID C. WIERSMA 02-01-001-105-007
15 OFFICIAL RECORD VOLUME 602, PAGE 296 DAVID D. VOLAK 02-01-001-105-019, -020
16 OFFICIAL RECORD VOLUME 493, PAGE 306 LORAIN PORT AUTHORITY 02-01-001-105-011, -021
17 OFFICIAL RECORD VOLUME 22, PAGE 305 THOMAS I. GILBERT & NANCY LAFORCE GILBERT 02-01-001-105-015
18 DEED VOLUME 1290 PAGE 401 WILLIAM D. & DENISE GROSS, GARY A. & LORRAINE R. GROSS 02-01-001-105-014

LEGEND

- ○ IRON PIN WITH YELLOW I.D. CAP SET
- ● IRON PIN/PIPE FOUND
- ⊡ STAKE & NAIL SET
- ◉ MAGNAIL/MAGHUB SET
- ——— ℄ ——— CENTERLINE RIGHT OF WAY
- ——— PL ——— BOUNDARY LINE
- ——— R/W ——— RIGHT OF WAY LINE

GRAPHIC SCALE

0' 30' 60' 90'

SCALE: 1" = 30'

ZONING REQUIREMENTS

R-3 RESIDENTIAL ZONE

6000 SQ FEET AREA	COMPLIES
20 FOOT SIDE YARD BY STREET	COMPLIES
35 FOOT REAR YARD	COMPLIES
9 FOOT + 5 FOOT SIDE YARDS	COMPLIES
30 FOOT OR ESTABLISHED FRONT YARD SETBACK	COMPLIES
3 FOOT SETBACK FOR DETACHED GARAGE	COMPLIES

APPROVED
AS TO DESCRIPTION ONLY
Date 03-05-08
City of Lorain
Per Engineering Dept.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION ..... NO PLAT REQUIRED
William C. Dobes 3-6-08
SECRETARY LORAIN CITY PLANNING COMMISSION

THE INFORMATION SHOWN HEREON WAS PREPARED BY ME FROM THE RESULTS OF A BOUNDARY SURVEY CONDUCTED BY ME IN DECEMBER, 2007 IN ACCORDANCE WITH O.A.C. 4733-37. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE PURPOSE OF DESCRIBING ANGLES ONLY.

PHIL A. ROSEBECK REGISTERED SURVEYOR NO. 6696

STATE OF OHIO 2/3/08 PHILIP A. ROSEBECK No. 6696 REGISTERED SURVEYOR

SURVEY & LOT SPLIT

BRUCE & MARY ELLEN PAZULA

PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 1, TRACT 1
CITY OF LORAIN, LORAIN COUNTY, STATE OF OHIO
FEBRUARY 3, 2008

NO.	DATE	DESCRIPTION	BY
0	02/03/08	ORIGINAL ISSUE	PAR

P.A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

SHEET 1 OF 1