LOT SPLIT SURVEY

FOR

THE DIOCESE OF CLEVELAND

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING SUBLOT NUMBERS 8 THRU 18 IN BLOCK NUMBER 34 OF THE WORTHY S. STREATOR TRUSTEE SUBDIVISION OF PARTS OF BLOCKS 34, 35, 39, AND 40 IN SELAH CHAMBERLAIN TRUSTEE ADDITION OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBERS 3, 4, AND 6, IN TRACT NUMBER 1, AS RECORDED IN MAP VOLUME 4, PAGE 29 OF THE LORAIN COUNTY RECORDS.

SURETY TITLE AGENCY INC.
1010 Leader Building
526 Superior Avenue East
Cleveland, Ohio 44114-1401
216-350-8200 800-442-5299 Fax 216-589-4826
www.suretytitle.com e-mail: info@suretytitle.com

ST 27473

OWNERSHIP TABLE

A	02-01-003-135-013 KENT G. & GERTRUDE SUTTON O.R. VOL. 1448, PAGE 340 DATED 2-25-1997 SUBLOT No. 33	L	02-01-003-135-031 JOHN P. FARRELLY, BISHOP VOL. 148, PAGE 268 JAN. 18, 1918 EASTERLY 34' OF SUBLOT No. 15
B	02-01-003-135-014 NATIVITY MANOR L.P. (An Ohio Limited Partnership) DOC. # 200208611176 PARCEL No. 3 DATED 11-20-02 SUBLOT No. 34	M	02-01-003-135-030 JOSEPH SCHREMBS BISHOP OF CLEVELAND VOL. 326, PAGE 141 DEC. 17, 1942 SUBLOT No. 16 & PART OF SUBLOT No. 17
C	02-01-003-135-015 NATIVITY MANOR L.P. (An Ohio Limited Partnership) DOC. # 200208611176 PARCEL No. 2 DATED 11-20-02 SUBLOT No. 35	N	02-01-003-135-029 CLARENCE G. ISSENMANN, COADJUTOR BISHOP OF CLEVELAND VOL. 933, PAGE 780 SEPT. 9, 1966 PART OF SUBLOT No. 17
D	02-01-003-135-016 NATIVITY MANOR L.P. (An Ohio Limited Partnership) DOC. # 200208611176 PARCEL No. 1 DATED 11-20-02 WESTERLY 25' OF SUBLOT No. 36	P	02-01-003-135-028 BISHOP JAMES A. HICKEY VOL. 1221, PAGE 423 NOV. 9, 1976 SUBLOT No. 18
E	02-01-003-135-017 ELMER D. NIXON O.R. VOL. 172, PAGE 731 APRIL 28, 1989 PART OF SUBLOT Nos. 37 & 36	Q	02-01-003-135-027 JOHN T. MICHALSKI DOC. # 199805630S8 SEPT. 16, 1998 SUBLOT No. 19
F	02-01-003-135-018 VENOY & GRACE M. LOVETT VOL. 936, PAGE 534 NOV. 18, 1986 PART OF SUBLOT Nos. 37 & 36	R	ALLEY (16') VACATED MAY 7, 1917 ORD. No. 2059
G	02-01-003-135-019 JIMMY SMITH DOC. # 20000685981 MAY 2, 2000 PART OF SUBLOT Nos. 37 & 36	S	02-01-003-135-034 DIOCESE OF CLEVELAND VOL. 80, PAGE 476 "RECTORY PARCEL" MAY 18, 1899 SUBLOT No. 12
H	02-01-003-135-035 DIOCESE OF CLEVELAND VOL. 80, PAGE 476 MAY 18, 1899 "CHURCH PARCEL" SUBLOT Nos. 8, 9, 10, 11, & 12	T	02-01-003-135-033 DIOCESE OF CLEVELAND VOL. 80, PAGE 476 "NUN HOUSE PARCEL" MAY 18, 1899 SUBLOT No. 13
J	02-01-003-135-032 JOHN P. FARRELLY, BISHOP VOL. 146, PAGE 434 MARCH 8, 1918 SUBLOT No. 14	U	ALLEY (16') VACATED FEB. 17, 1969 ORD. No. 2369
K	ALLEY (16') VACATED SEPT. 22, 1925 ORD. No. 3084 WESTERLY 16' OF SUBLOT No. 15		

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD ZONE DESIGNATION:

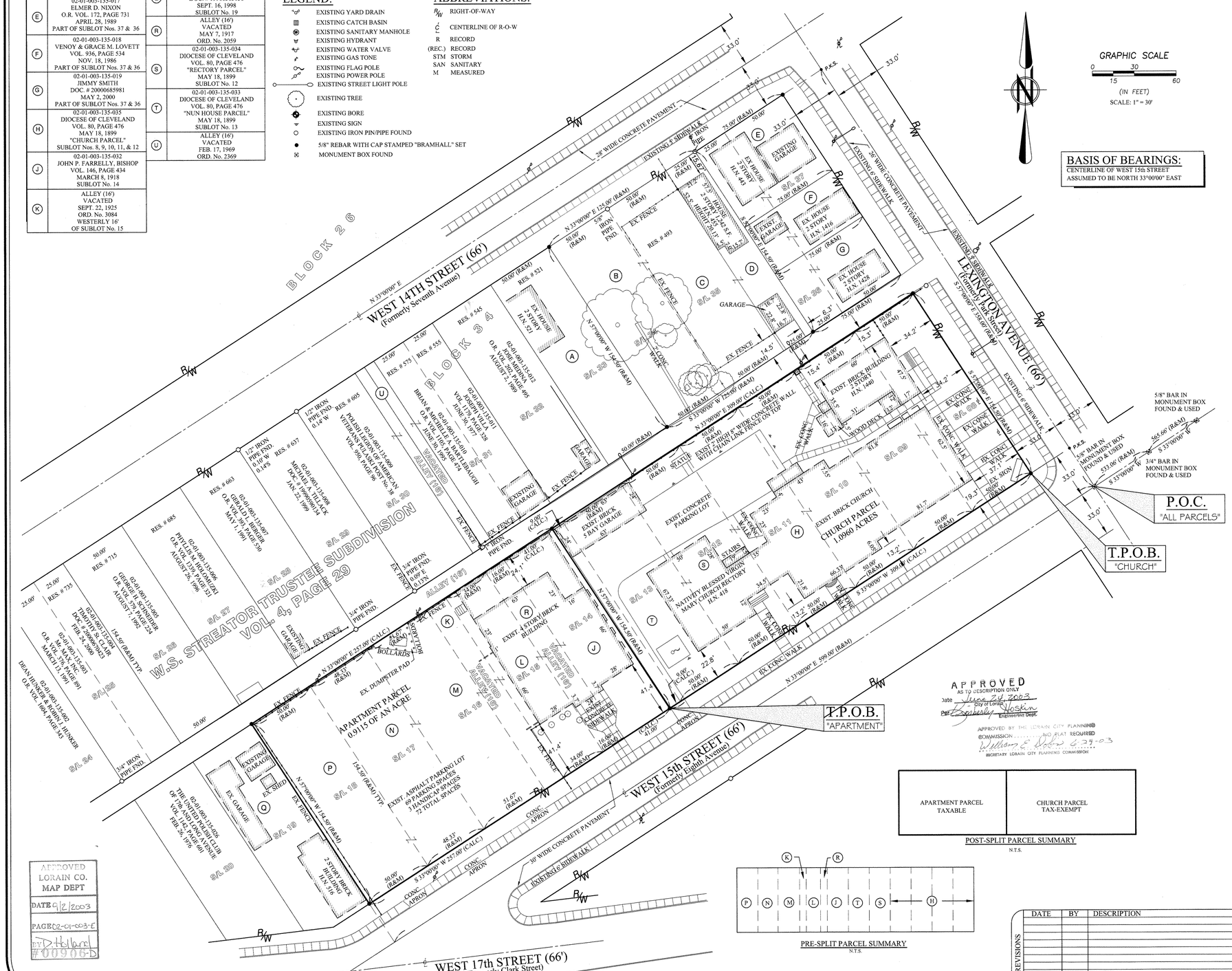
THE SUBJECT PREMISES IS LOCATED WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP DESIGNATED AS COMMUNITY PANEL NO. 390351-0010C, BEARING AN EFFECTIVE DATE OF MARCH 3, 1992.

LEGEND:

- EXISTING YARD DRAIN
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING GAS TONE
- EXISTING FLAG POLE
- EXISTING POWER POLE
- EXISTING STREET LIGHT POLE
- EXISTING TREE
- EXISTING BORE
- EXISTING SIGN
- EXISTING IRON PIN/PIPE FOUND
- 5/8" REBAR WITH CAP STAMPED "BRAMHALL" SET
- MONUMENT BOX FOUND

ABBREVIATIONS:

R/W	RIGHT-OF-WAY
℄	CENTERLINE OF R-O-W
R	RECORD
(REC.)	RECORD
STM	STORM
SAN	SANITARY
M	MEASURED



GRAPHIC SCALE

0 15 30 60

(IN FEET)

SCALE: 1" = 30'

BASIS OF BEARINGS:

CENTERLINE OF WEST 15th STREET
ASSUMED TO BE NORTH 33°00'00" EAST

ZONING CLASSIFICATION:

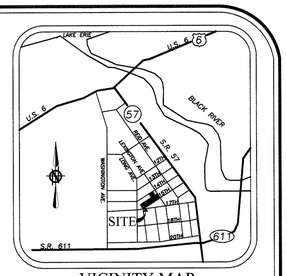
THE SUBJECT PREMISES IS LOCATED WITHIN ZONE "RESIDENTIAL DISTRICTS (R-2)" AS SHOWN ON THE ZONING MAP OF THE CITY OF LORAIN. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODIFIED ORDINANCES OF THE CITY OF LORAIN - PLANNING AND ZONING CODE; OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE AFOREMENTIONED ZONE MAP.

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35 FEET (1149.05)(b)(2)
MINIMUM BUILDING FRONT SETBACK: 30 FEET OR ESTABLISHED BUILDING LINE (1149.05)(c)

MINIMUM BUILDING SIDE SETBACK: 5 FEET (1149.05)(e)
MINIMUM BUILDING REAR SETBACK: 35 FEET (1149.05)(d)

SCREENING AND LANDSCAPING REQUIREMENTS (1149.06)
A 20 FOOT STRIP ADJOINING THE REAR LOT LINE SHALL BE MAINTAINED AS A LANDSCAPE AREA.

REQUIRED PARKING: 1 SPACE PER EACH 4 SEATS IN PRINCIPAL AUDITORIUM. (1201.04(b)(1))
MINIMUM PARKING SPACE DIMENSION: 8 FEET BY 19 FEET (1201)(PARKING TABLE)



VICINITY MAP
N.T.S.

ACCEPTANCE:

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT AND SUBDIVISION OF THE SAME.

REV. ANTHONY M. PILLA, BISHOP
OF THE ROMAN CATHOLIC
DIOCESE OF CLEVELAND

Rev. Anthony M. Pilla, Bishop
(PRINT NAME HERE)

NOTARY PUBLIC:

COUNTY OF CUYAHOGA
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF HIS FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT

Cleveland, OHIO, THIS 27th DAY OF June, 2003.

MY COMMISSION EXPIRES:

SUSAN M. BARTEL, Notary Public
STATE OF OHIO - Cuyahoga County
My Commission Expires Dec. 13, 2007

SUSAN M. BARTEL, Notary Public
STATE OF OHIO - Cuyahoga County
My Commission Expires Dec. 13, 2007

APPROVALS:

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LORAIN, OHIO

THIS 27TH DAY OF June, 2003.

CHAIRMAN SECRETARY

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE ENGINEER OF THE CITY OF LORAIN, OHIO

THIS 27th DAY OF June, 2003.

ENGINEER

CHURCH PARCEL

Situated in the City of Lorain, County of Lorain, State of Ohio, and known as being Sublot Numbers 8 thru 13 and the easterly 9.00 feet of Sublot 14 in block Number 34 of the Worthy S. Streator Trustee Subdivision of parts of Blocks 34, 35, 39, and 40 in Selah Chamberlain Trustee Addition of Part of Original Black River Township Lot Numbers 3, 4, and 6, in Tract Number 1, as recorded in Map Volume 4, Page 29 of the Lorain County Records and more definitely described as follows:

Beginning at a 5/8" bar found in a monument box at the centerline intersection of West 15th Street (formerly known as Eighth Avenue)(66 feet wide) and Lexington Avenue (formerly known as Park Street)(66 feet wide); Thence North 57°00'00" West, along the centerline of Lexington Avenue, a distance of 33.00 feet to a P.K. nail set; Thence South 33°00'00" West, a distance of 33.00 feet to a 5/8" rebar with cap stamped "BRAMHALL" set at the intersection of the westerly right-of-way line of said Lexington Avenue and the northerly right-of-way line of said West 15th Street, said point being the southeasterly corner of Sublot 8 in said Streator Subdivision, and the True Place of Beginning of land herein described;

Course 1: Thence continuing South 33°00'00" West, along the northerly line of said West 15th Street, a distance of 309.00 feet to a 5/8" rebar with cap stamped "BRAMHALL" set 9.00 feet west of the southwesterly corner of Sublot 13 of said Streator Subdivision;

Course 2: Thence North 57°00'00" West, parallel to and 9.00 feet west of the westerly line of Sublot 13 in said Streator Subdivision, a distance of 154.50 feet to a 5/8" rebar with cap stamped "BRAMHALL" set in the southerly line of an existing 16 foot wide alley as dedicated in said Streator Subdivision;

Course 3: Thence North 33°00'00" East, along the southerly line of said alley, parallel to the northerly right-of-way line of said West 15th Street, a distance of 309.00 feet to a 5/8" rebar with cap stamped "BRAMHALL" set at the intersection of said alley southerly line and the westerly right-of-way line of said Lexington Avenue, said point also being the northeasterly corner of said Sublot 8;

Course 4: Thence South 57°00'00" East, along the westerly right-of-way line of Lexington Avenue and the easterly line of said Sublot 8, a distance of 154.50 feet to the True Place of Beginning;

Containing within said bounds 1.0960 acres of land, be the same more or less, but subject to all legal highways as surveyed by Bramhall Engineering and Surveying Company, Inc. in November 2002. All bearings are to an assumed meridian and are intended to describe angles only. The basis of bearings used was the centerline of West 15th Street, which was assumed to be North 33°00'00" East.

APARTMENT PARCEL

Situated in the City of Lorain, County of Lorain, State of Ohio, and known as being Sublots 15 thru 18, a vacated alley formerly located between Sublots 15 & 14 and the westerly 41.00 feet of Sublot 14 in block Number 34 of the Worthy S. Streator Trustee Subdivision of parts of Blocks 34, 35, 39, and 40 in Selah Chamberlain Trustee Addition of Part of Original Black River Township Lot Numbers 3, 4, and 6, in Tract Number 1, as recorded in Map Volume 4, Page 29 of the Lorain County Records and more definitely described as follows:

Beginning at a 5/8" bar found in a monument box at the centerline intersection of West 15th Street (formerly known as Eighth Avenue)(66 feet wide) and Lexington Avenue (formerly known as Park Street)(66 feet wide); Thence North 57°00'00" West, along the centerline of Lexington Avenue, a distance of 33.00 feet to a P.K. nail set; Thence South 33°00'00" West, a distance of 33.00 feet to a 5/8" rebar with cap stamped "BRAMHALL" set at the intersection of the westerly right-of-way line of said Lexington Avenue and the northerly right-of-way line of said West 15th Street, said point being the southeasterly corner of Sublot 8 in said Streator Subdivision; Thence continuing South 33°00'00" West, along the northerly line of said West 15th Street, a distance of 309.00 feet to a 5/8" rebar with cap stamped "BRAMHALL" set 9.00 feet west of the southwesterly corner of Sublot 13 of said Streator Subdivision, and the True Place of Beginning of land herein described;

Course 1: Thence continuing South 33°00'00" West, along the northerly line of said West 15th Street a distance of 257.00 feet to a 5/8" rebar with cap stamped "BRAMHALL" set in the southeasterly corner of Sublot 19 of said Streator Subdivision;

Course 2: Thence North 57°00'00" West, along the easterly line of said Sublot 19 a distance of 154.50 feet to a 5/8" rebar with cap stamped "BRAMHALL" set in southerly line of an existing 16 foot wide alley as dedicated in said Streator Subdivision, said point also being the northeasterly corner of Sublot 19;

Course 3: Thence North 33°00'00" East, along the southerly line of said alley, parallel to the northerly right-of-way line of said West 15th Street, a distance of 257.00 feet to a 5/8" rebar with cap stamped "BRAMHALL" set 9.00 feet west of the northwesterly corner of Sublot 13 of said Streator Subdivision;

Course 4: Thence South 57°00'00" East, parallel to and 9.00 feet west of the westerly line of Sublot 13 in said Streator Subdivision, a distance of 154.50 feet to the True Place of Beginning;

Containing within said bounds 0.9115 acres of land, be the same more or less, but subject to all legal highways as surveyed by Bramhall Engineering and Surveying Company, Inc. in November 2002. All bearings are to an assumed meridian and are intended to describe angles only. The basis of bearings used was the centerline of West 15th Street, which was assumed to be North 33°00'00" East.

APPROVED
AS TO DESCRIPTION ONLY
Date June 24, 2003
City of Lorain
Per Engineering Dept.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION ..... NO PLAT REQUIRED
SECRETARY LORAIN CITY PLANNING COMMISSION

APARTMENT PARCEL TAXABLE	CHURCH PARCEL TAX-EXEMPT

POST-SPLIT PARCEL SUMMARY
N.T.S.

PRE-SPLIT PARCEL SUMMARY
N.T.S.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING SUBLOT NUMBERS 8 THRU 18 IN BLOCK NUMBER 34 OF THE WORTHY S. STREATOR TRUSTEE SUBDIVISION OF PARTS OF BLOCKS 34, 35, 39, AND 40 IN SELAH CHAMBERLAIN TRUSTEE ADDITION OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBERS 3, 4, AND 6, IN TRACT NUMBER 1, AS RECORDED IN MAP VOLUME 4, PAGE 29 OF THE LORAIN COUNTY RECORDS AND CONTAINING 2.0075 ACRES OF LAND IN ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBERS 3, 4, AND 6, IN TRACT NUMBER 1 OF LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher M. Hirzel 4-29-03

STATE OF OHIO CHRISTOPHER M. HIRZEL 8081 REGISTERED PROFESSIONAL LAND SURVEYOR

CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081

DATE

APPROVED
LORAIN CO.
MAP DEPT
DATE 9/2/2003
PAGE 02-01-003-E
BY D. Hilbert
#000906-D

REVISIONS	DATE	BY	DESCRIPTION
	04/30/03	CMH	ISSUE TO CLIENT

DRAWN BY: BDA
CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 02-1408