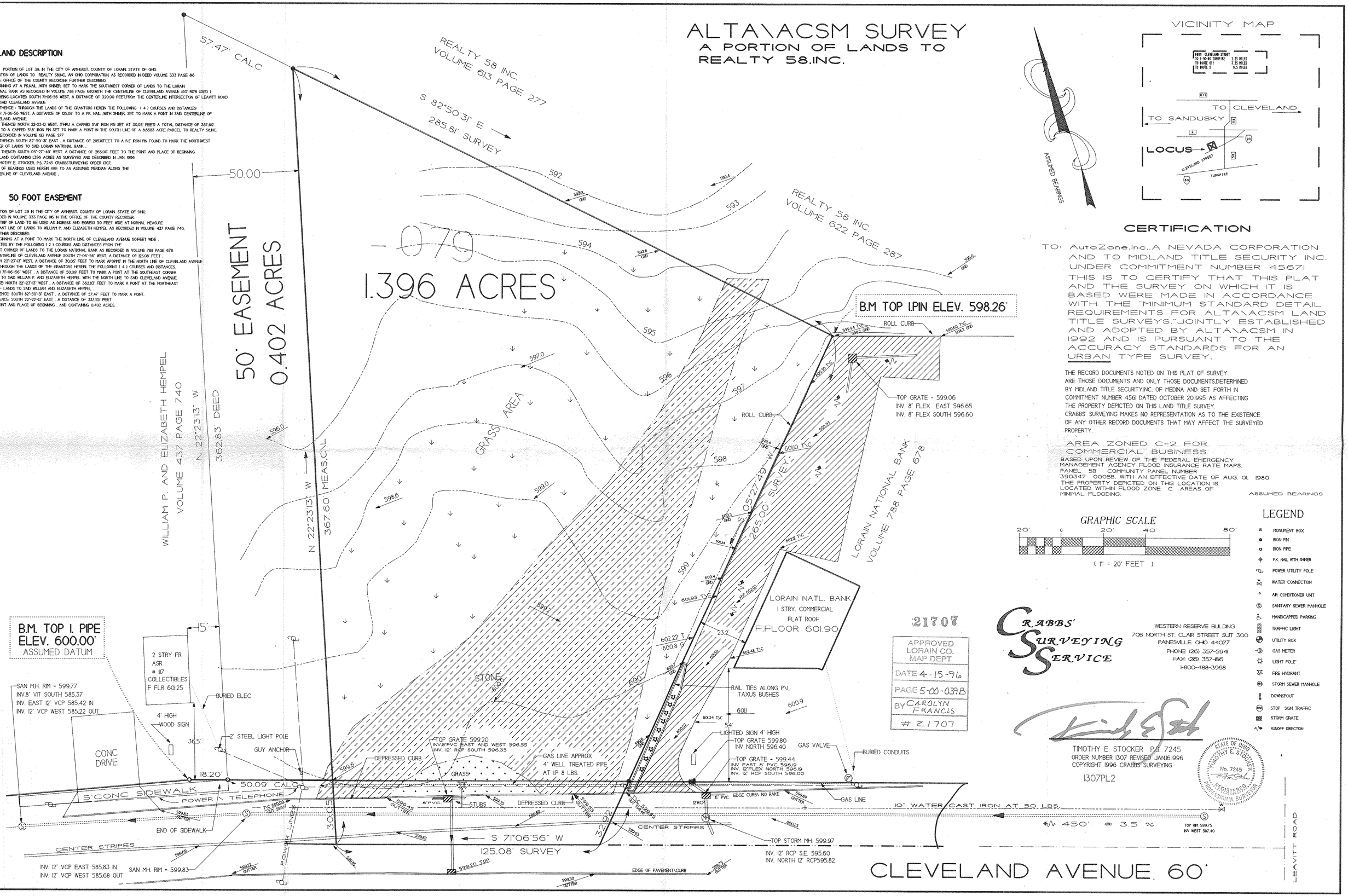
ALTA\ACSM SURVEY
A PORTION OF LANDS TO REALTY 58.INC.

LAND DESCRIPTION

THAT PORTION OF LOT 39, IN THE CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO.
A PORTION OF LANDS TO REALTY 58.INC., AN OHIO CORPORATION, AS RECORDED IN DEED VOLUME 333 PAGE 86
IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED,
BEGINNING AT A PK.NAIL WITH SHINER SET TO MARK THE SOUTHWEST CORNER OF LANDS TO THE LORAIN NATIONAL BANK AS RECORDED IN VOLUME 788 PAGE 680,WITH THE CENTERLINE OF CLEVELAND AVENUE (60' ROW USED) AND BEING LOCATED SOUTH 71-06-56 WEST, A DISTANCE OF 320.00 FEET,FROM THE CENTERLINE INTERSECTION OF LEAVITT ROAD WITH SAID CLEVELAND AVENUE.
THENCE (THROUGH THE LANDS OF THE GRANTORS HEREIN THE FOLLOWING (4) COURSES AND DISTANCES)
SOUTH 71-06-56 WEST, A DISTANCE OF 125.08' TO A PK. NAIL ,WITH SHINER SET TO MARK A POINT IN SAID CENTERLINE OF CLEVELAND AVENUE.
THENCE(NORTH 22-23-13 WEST, (THRU A CAPPED 5\8' IRON PIN SET AT 30.05' FEET) A TOTAL DISTANCE OF 367.60' FEET TO A CAPPED 5\8' IRON PIN SET TO MARK A POINT IN THE SOUTH LINE OF A 8.6583 ACRE PARCEL TO REALTY 58.INC. AS RECORDED IN VOLUME 613 PAGE 277
THENCE(SOUTH 82°-50'-31' EAST , A DISTANCE OF 285.81FEET TO A 1\2' IRON PIN FOUND TO MARK THE NORTHWEST CORNER OF LANDS TO SAID LORAIN NATIONAL BANK .
THENCE(SOUTH 05°-27'-49' WEST, A DISTANCE OF 265.00' FEET TO THE POINT AND PLACE OF BEGINNING.
SAID LAND CONTAINING 1.396 ACRES AS SURVEYED AND DESCRIBED IN JAN. 1996
BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS SURVEYING ORDER 1307.
BASIS OF BEARINGS USED HEREIN ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF CLEVELAND AVENUE .

50 FOOT EASEMENT

THAT PORTION OF LOT 39 IN THE CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO.
AS RECORDED IN VOLUME 333 PAGE 86 IN THE OFFICE OF THE COUNTY RECORDER.
BEING A STRIP OF LAND TO BE USED AS INGRESS AND EGRESS 50 FEET WIDE AT NORMAL MEASURE
TO THE EAST LINE OF LANDS TO WILLIAM P. AND ELIZABETH HEMPEL, AS RECORDED IN VOLUME 437 PAGE 740.
BEING FURTHER DESCRIBED,
BEGINNING AT A POINT TO MARK THE NORTH LINE OF CLEVELAND AVENUE 60'FEET WIDE ,
AND LOCATED BY THE FOLLOWING (2) COURSES AND DISTANCES FROM THE
SOUTHWEST CORNER OF LANDS TO THE LORAIN NATIONAL BANK AS RECORDED IN VOLUME 788 PAGE 678
IN THE CENTERLINE OF CLEVELAND AVENUE SOUTH 71-06-56' WEST, A DISTANCE OF 125.08' FEET ,
AND NORTH 22°-23'-13' WEST, A DISTANCE OF 30.05' FEET TO MARK APOINT IN THE NORTH LINE OF CLEVELAND AVENUE
THENCE: THROUGH THE LANDS OF THE GRANTORS HEREIN, THE FOLLOWING (4) COURSES AND DISTANCES.
SOUTH 71-06-56' WEST , A DISTANCE OF 50.09' FEET TO MARK A POINT AT THE SOUTHEAST CORNER OF LANDS TO SAID WILLIAM P. AND ELIZABETH HEMPEL WITH THE NORTH LINE TO SAID CLEVELAND AVENUE.
THENCE(NORTH 22°-23'-13' WEST , A DISTANCE OF 362.83' FEET TO MARK A POINT AT THE NORTHEAST CORNER OF LANDS TO SAID WILLIAM AND ELIZABETH HEMPEL
THENCE: SOUTH 82°-50'-31' EAST , A DISTANCE OF 57.47' FEET TO MARK A POINT.
THENCE: SOUTH 22°-22'-13' EAST , A DISTANCE OF 337.55' FEET
TO THE POINT AND PLACE OF BEGINNING , AND CONTAINING 0.402 ACRES.



CERTIFICATION

TO: AutoZone.Inc..A NEVADA CORPORATION AND TO MIDLAND TITLE SECURITY INC. UNDER COMMITMENT NUMBER 45671

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA\ACSM LAND TITLE SURVEYS."JOINTLY ESTABLISHED AND ADOPTED BY ALTA\ACSM IN 1992 AND IS PURSUANT TO THE ACCURACY STANDARDS FOR AN URBAN TYPE SURVEY.

THE RECORD DOCUMENTS NOTED ON THIS PLAT OF SURVEY ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS,DETERMINED BY MIDLAND TITLE SECURITY,INC. OF MEDINA AND SET FORTH IN COMMITMENT NUMBER 4561 DATED OCTOBER 20,1995 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY.
CRABBS' SURVEYING MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THE SURVEYED PROPERTY.

AREA ZONED C-2 FOR COMMERCIAL BUSINESS
BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS. PANEL 58 COMMUNITY PANEL NUMBER 390347 0005B, WITH AN EFFECTIVE DATE OF AUG. 01, 1980
THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING.

ASSUMED BEARINGS

GRAPHIC SCALE
20' 0 20' 40' 80'
(1" = 20' FEET)

LEGEND

- MONUMENT BOX
- IRON PIN
- IRON PIPE
- P.K. NAIL WITH SHINER
- POWER UTILITY POLE
- WATER CONNECTION
- AIR CONDITIONER UNIT
- SANITARY SEWER MANHOLE
- HANDICAPPED PARKING
- TRAFFIC LIGHT
- UTILITY BOX
- GAS METER
- LIGHT POLE
- FIRE HYDRANT
- STORM SEWER MANHOLE
- DOWNSPOUT
- STOP SIGN TRAFFIC
- STORM GRATE
- RUNOFF DIRECTION

21707

APPROVED
LORAIN CO.
MAP DEPT
DATE 4-15-96
PAGE 5-00-039B
BY CAROLYN FRANCIS
21707

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TIMOTHY E. STOCKER P.S. 7245
ORDER NUMBER 1307 REVISED JAN16,1996
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1307PL2

STATE OF OHIO
TIMOTHY E. STOCKER
No. 7245
REGISTERED
PROFESSIONAL SURVEYOR

05-00-039-108