SCAN# 47141

## DESCRIPTION:

Situated in the City of Lorain, County of Lorain, State of Ohio and being part of Original Black River Township Lot No. 18, Tract No. 2, and also being a part a 8.846 acre tract conveyed to JK Lucas, LLC as recorded in Instrument #2005-0064342 of the Lorain County Recorder's Office and containing 1.354 acres further described as follows:

Begin at the existing centerline intersection of Leavitt Road (S.R. 58) and W. 24th Street; thence, leaving the centerline of W. 24th Street and with the existing centerline of survey of Leavitt Road, South 00°49' 16" West, passing a found 1-1/2" iron pin in a monument box at 354.05 feet, a total distance of 395.19 feet; thence, leaving said centerline, North 89°10' 44" West, 1.95 feet to the old centerline of Leavitt Road and the East line of Original Lot No. 18, said corner also being the TRUE POINT OF BEGINNING:

thence, from the True Point of Beginning, continuing with the old centerline of Leavitt Road and the East line of Original Lot No. 18, South 01° 09' 06" West, 170.00 feet to the Northeast corner of a 2.0553 acre tract conveyed to JW of Rocky River Limited in Instrument #2004-026664;

thence, leaving the old centerline of Leavitt Road and the East line of Original Lot No. 18 and with the North line of the above mentioned 2.0553 acre tract, North 89°23' 22" West, passing a set 5/8" iron pin at 57.07 feet on the existing West right-of-way line of Leavitt Road, a total distance of 347.00 feet to a set 5/8" iron pin;

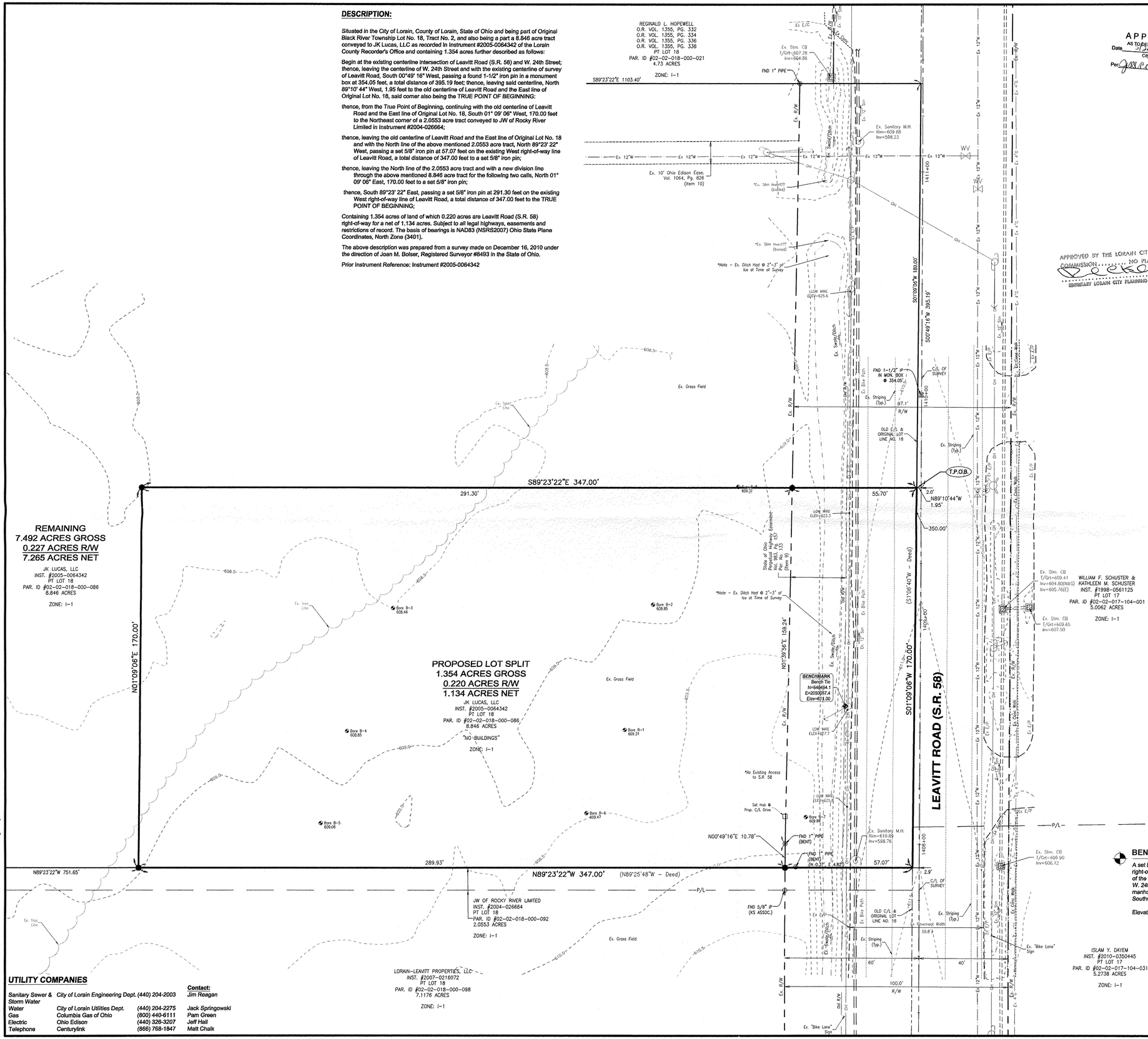
thence, leaving the North line of the 2.0553 acre tract and with a new division line through the above mentioned 8.846 acre tract for the following two calls, North 01° 09' 06" East, 170.00 feet to a set 5/8" iron pin;

thence, South 89°23' 22" East, passing a set 5/8" iron pin at 291.30 feet on the existing West right-of-way line of Leavitt Road, a total distance of 347.00 feet to the TRUE POINT OF BEGINNING;

Containing 1.354 acres of land of which 0.220 acres are Leavitt Road (S.R. 58) right-of-way for a net of 1.134 acres. Subject to all legal highways, easements and restrictions of record. The basis of bearings is NAD83 (NSRS2007) Ohio State Plane Coordinates, North Zone (3401).

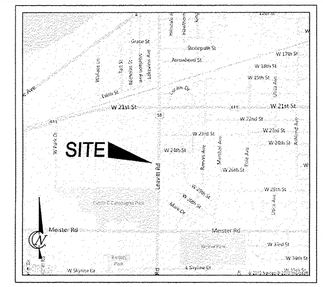
The above description was prepared from a survey made on December 16, 2010 under the direction of Joan M. Bolser, Registered Surveyor #8493 in the State of Ohio.

Prior Instrument Reference: Instrument #2005-0064342




APPROVED
AS TO DESCRIPTION ONLY
Date 5/5/11
City of Lorain
Per Joseph S. Pottin
Engineering Dept.

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




## VICINITY MAP - NTS

## SURVEY NOTES:

*By graphic plotting only, subject property appears to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), Community Panel #39093C0104D, bearing the Effective Date of August 19, 2008, Lorain County, Ohio and Incorporated Areas.*

*Utility structures are located at their approximate centerline at ground elevation (except for utility poles). Underground pipes and conduits are plotted from structure to structure or from utility plans where applicable. The exact location of underground improvements cannot be determined without excavating and completely exposing them.*

*There is no visible evidence of encroachments on subject property.*

*There is no observable evidence of earth moving work, building construction or building additions within recent months on subject property at time of survey.*

*There are no immediate plans of roadway widening at the time of this survey per the City of Lorain.*

*There is no visible evidence of a solid waste dump, sump or sanitary landfill on subject property at time of survey.*

*Subject parcel is vacant and has no buildings and no parking.*

*There is no existing access on subject site to S.R. 58.*

*There is no street address for subject parcel.*

*Current Zoning Classification: I-1 (Light Industrial District)*
*Setbacks shall be per the City of Lorain Zoning Regulations:*

| | |
|---|---|
| *Min lot width:* | *none* |
| *Min front setback:* | *10'* |
| *Min side setback:* | *10'** |
| *Min rear setback:* | *10'** |
| *Max building height:* | *45'* |

**If abutting a Residential District the Minimum Side and Rear Yard Setback- 30 feet.*

*1201.06 Distance From Street Line: (c) I-1, I-2 Districts - Parking shall be prohibited within ten feet of a street line.*

*All monuments were found or set as shown hereon by method of random traverse with an unadjusted error of closure exceeding 1:15,000.*

*Bearings are based on NAD83 (NSRS2007) Ohio State Plane Coordinates, North Zone (3401).*

*All plat and deed references are to the Lorain County, Ohio Recorder's Office.*

## UTILITY COMPANIES

| | | | Contact: |
|---|---|---|---|
| *Sanitary Sewer & Storm Water* | *City of Lorain Engineering Dept.* | *(440) 204-2003* | *Jim Reagan* |
| *Water* | *City of Lorain Utilities Dept.* | *(440) 204-2275* | *Jack Springowski* |
| *Gas* | *Columbia Gas of Ohio* | *(800) 440-6111* | *Pam Green* |
| *Electric* | *Ohio Edison* | *(440) 326-3207* | *Jeff Hall* |
| *Telephone* | *Centurylink* | *(866) 768-1847* | *Matt Chalk* |

## BENCHMARK

*A set bench tie in a power pole located in the West right-of-way line of Leavitt Road approximately 493' South of the existing centerline intersection of Leavitt Road and W. 24th Street. Said bench tie is 69.4' North of a sanitary manhole, 99.6' Northwest of a storm catch basin and 118.9' Southwest of a fire hydrant.*

*Elevation = 611.00 (NAVD 88)*

## MONUMENTATION

- Found Iron Pipe
- Found MAG Nail
- Found Mon. Box
- Set 5/8" Iron Pin
- Set Benchmark

## LEGEND

| | |
|---|---|
| -Ex Sanitary M.H. | -Ex Gas Valve |
| -Ex Sanitary Clean Out | -Ex Gas Meter |
| -Ex Storm M.H. | -Ex Sign |
| -Ex Storm Catch Basin | -Ex Mail Box |
| -Ex Storm Catch Basin | -Ex Boring |
| -Ex Fire Hydrant | -Ex Utility Pole |
| -Ex Water Meter | -Ex Guy Wire |
| -Ex Water Valve | -Ex Guy Pole |
| P/L -Ex Property Line | R/W -Ex Right of Way |
| Ex Underground Water Main | |
| Ex Underground Gas Main | |
| Ex Overhead Utilities | |
| Ex Farm Woven Fence | |
| Ex Treeline | |
| Ex Major Contour | |
| Ex Minor Contour | |

Basis of Bearing:
State Plane NAD83 GPS Observations
0 20 30
SCALE: 1" = 20'

| Item | Revision Description | Date | Drwn: | Chk: |
|---|---|---|---|---|
| | | | | |

# ZAREMBA LAND DEVELOPMENT, LLC

LEAVITT ROAD (S.R. 58)
CITY OF LORAIN
LORAIN COUNTY, OHIO

## ALTA/ACSM LAND TITLE SURVEY - TOPO


bayer becker
www.bayerbecker.com
2070 Ridge Ave
Fort Mitchell, KY 41017 - 859.281.1113


Drawing: 10K079-010 BM C3D
Drawn by: jmb
Checked By: jol
Issue Date: 2/18/11
Sheet: 2 of 2


THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED.


Plot time: Feb 18, 2011 - 8:50am
Drawing name: J:\2010\10K079-010\SY\DWG\10K079-010 BM C3D.dwg - Layout Tab: PG2