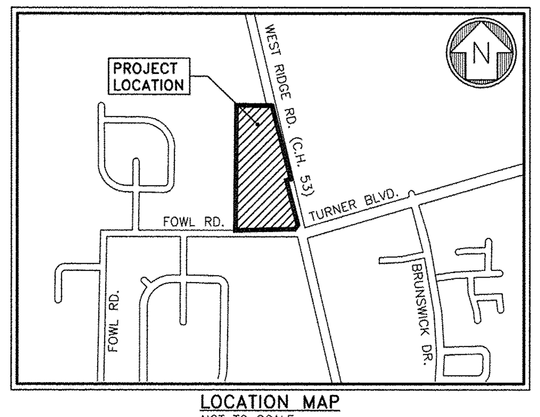
ALTA/ACSM LAND TITLE SURVEY

FOR

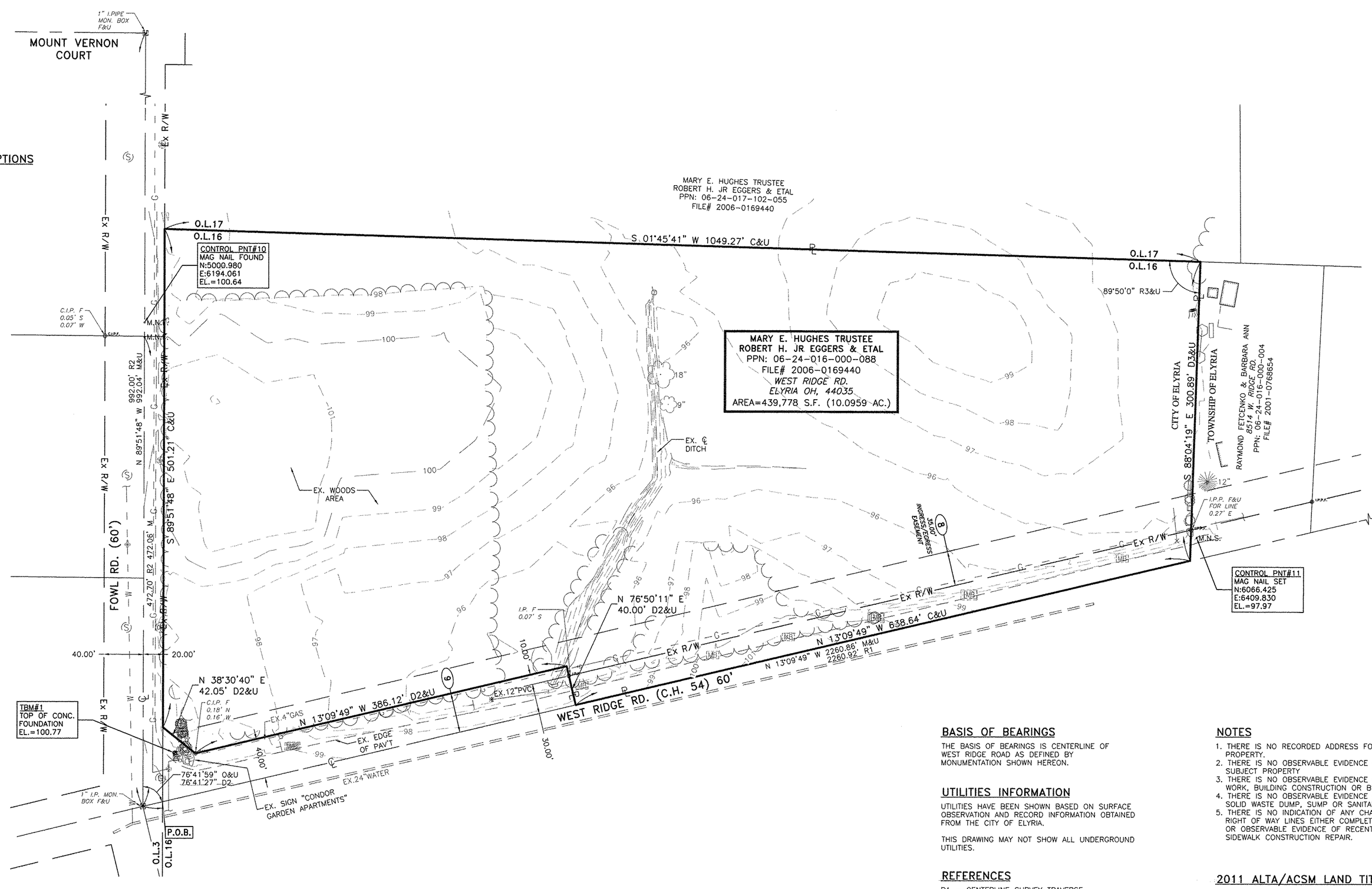
PARCEL# 06-24-016-000-088

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ELYRIA TOWNSHIP ORIGINAL LOT NO. 16 WEST OF BLACK RIVER

SCALE: 1" = 50'



LOCATION MAP
NOT TO SCALE



NOTES CORRESPONDING TO SCHEDULE B – SECTION II EXCEPTIONS

PPN: 06-24-016-000-088

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT 01-12131491-01T EFFECTIVE DATE: 8/29/12

1–7 (NOT PLOTTED HEREON – NOT APPLICABLE)

8. ROADSIDE RIGHT OF WAY IN FAVOR OF THE OHIO FUEL GAS COMPANY, RECORDED 4/29/1960 IN VOLUME 771 PAGE 442 OF OFFICIAL RECORDS. (PLOTTED HEREON)

9. DEED FOR ROAD PURPOSES IN FAVOR OF THE CITY OF ELYRIA, OHIO, RECORDED 3/5/2003, AS DOCUMENT NO. 20030895187 OF OFFICIAL RECORDS. (PLOTTED HEREON)

LEGAL DESCRIPTION

PPN: 06-24-016-000-088

SITUATED IN THE COUNTY OF LORAIN, STATE OF OHIO:
AND KNOWN AS BEING A PART OF ORIGINAL ELYRIA TOWNSHIP LOTS NOS. 16 AND 17, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE CENTERLINE OF WEST RIDGE ROAD AND THE SOUTHERLY LINE OF ORIGINAL LOT NO. 16; SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND CONVEYED TO FRED VIETZEN BY DEED DATED MAY 5, 1932 AND RECORDED IN VOLUME 162, PAGE 366 OF LORAIN COUNTY DEED RECORDS; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF ORIGINAL LOT NO. 16, ALSO BEING THE NORTHERLY LINE OF LAND SO CONVEYED TO FRED VIETZEN AS AFORESAID, TO THE WESTERLY LINE OF ORIGINAL LOT NO. 16 AND THE NORTHWESTERLY CORNER OF LAND SO CONVEYED TO FRED VIETZEN AS AFORESAID; THENCE CONTINUING IN A STRAIGHT LINE AND ALONG THE SOUTHERLY LINE OF ORIGINAL LOT NO. 17 AND ALSO BEING THE NORTHERLY LINE OF LAND SO CONVEYED IN PARCEL NO. 1 OF LAND CONVEYED
TO HENRY AND ELAINE SZEWCZYK BY DEED DATED JUNE 5, 1945 AND RECORDED IN VOLUME 601, PAGE 543 OF LORAIN COUNTY DEED RECORDS, TO THE SOUTHEASTERLY CORNER OF LAND CONVEYED IN PARCEL NO. 4 OF LAND SO CONVEYED TO HENRY AND ELAINE SZEWCZYK AS AFORESAID; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LAND SO CONVEYED IN PARCEL NO. 4 OF LAND SO CONVEYED TO HENRY AND ELAINE SZEWCZYK AS AFORESAID, A DISTANCE OF ABOUT 1085.5 FEET TO THE NORTHEASTERLY CORNER THEREOF. SAID POINT BEING ON THE SOUTHERLY LINE OF LAND CONVEYED TO LEROY FORTHOFER BY DEED DATED JANUARY 25, 1965 AND RECORDED IN VOLUME 902, PAGE 172 OF LORAIN COUNTY DEED RECORDS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO LEROY FORTHOFER AS AFORESAID, AND ALONG THE SOUTHERLY LINE OF LAND CONVEYED TO JOHN AND IRENE ENGEL BY DEED DATED AUGUST 31, 1955 AND RECORDED IN VOLUME 638, PAGE 517 OF LORAIN COUNTY DEED RECORDS TO THE CENTERLINE OF WEST RIDGE ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF WEST RIDGE ROAD TO THE SOUTHERLY LINE OF ORIGINAL LOT NO. 16 AND TRUE PLACE OF BEGINNING AND CONTAINING WITHIN SAID BOUNDS ABOUT 19.31 ACRES OF LAND, OF WHICH, IN ORIGINAL LOT 16 THERE ARE 10.31 ACRES OF LAND AND IN ORIGINAL LOT 17 THERE ARE 9.00 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS EXCEPTING THEREFROM 0.402 ACRES OF LAND AS TRANSFERRED BY GENERAL WARRANTY DEED TO THE CITY OF ELYRIA UNDER INSTRUMENT NO. 20030895187.

LEGEND

- MONUMENT BOX FOUND
- IRON PIN FOUND
- CAPPED IRON PIN FOUND
- IRON PIPE FOUND
- M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET
- BENCH MARK SET
- I.P.S. CAPPED IRON PIN SET, "PROP CORNER, PS 8243"
- PROPERTY LINE
- CENTERLINE
- R/W RIGHT-OF-WAY
- F FOUND
- O OBSERVED
- U USED
- M MEASURED
- D DEED
- R RECORD
- C CALCULATED
- P.E. POSSIBLE ENCROACHMENT
- X DENOTES CORRESPONDING SCHEDULE B – SECTION 2 EXCEPTIONS (SEE THIS SHEET)
- EX. WATER VALVE
- EX. GAS VALVE
- EX. GAS MARKER
- EX. POLE
- EX. NEWSPAPER BOX
- EX. MAIL BOX
- EX. ROCK
- EX. STUMP
- EX. SIGN
- EX. POST
- EX. COMM. BOX
- EX. TRAFFIC BOX
- EX. CATCH BASIN
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. CONIFEROUS TREE TYPE
- EX. DECIDUOUS TREE TYPE
- EX. SHRUB
- EX. STORM LINE
- EX. WATER LINE
- EX. GAS LINE
- EX. FENCE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS CENTERLINE OF WEST RIDGE ROAD AS DEFINED BY MONUMENTATION SHOWN HEREON.

UTILITIES INFORMATION

UTILITIES HAVE BEEN SHOWN BASED ON SURFACE OBSERVATION AND RECORD INFORMATION OBTAINED FROM THE CITY OF ELYRIA.

THIS DRAWING MAY NOT SHOW ALL UNDERGROUND UTILITIES.

REFERENCES

R1 – CENTERLINE SURVEY TRAVERSE, DATED SEPTEMBER, 1967
R2 – BOUNDARY AND LOT SPLIT SURVEY, DATED APRIL, 2001
R3 – PLAT OF SURVEY FOR RAYMOND B. FLOCK, DATED JULY, 1955
R4 – LORAIN TAX MAPS
D1 – DEED TO MARY E. HUGHES TRUSTEE ROBERT H. JR EGGERS & ETAL, DATED 09/2006 (FILE# 2006-169439)
D2 – WARRANTY DEED TO CITY OF ELYRIA, DATED 10/2001 (FILE# 2001-895187)
D3 – DEED TO REYMOND & BARBARA FETCENKO, DATED 08/2001 (FILE# 2001-768654)

NOTES

1. THERE IS NO RECORDED ADDRESS FOR THE SUBJECT PROPERTY.
2. THERE IS NO OBSERVABLE EVIDENCE OF BUILDING ON THE SUBJECT PROPERTY
3. THERE IS NO OBSERVABLE EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
4. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. THERE IS NO INDICATION OF ANY CHANGE IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIR.

2011 ALTA/ACSM LAND TITLE CERTIFICATION

TO MIDWEST X, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7(a), 8, 9, 10(a), 11(b), 14, 17 & 20(a)(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN NOVEMBER 2012.

DATE OF PLAT _____

BY: _____
PROFESSIONAL SURVEYOR REGISTRATION NO. 8243

NO	DATE	DESCRIPTION	BY
0	11/16/12	ORIGINAL ISSUE	PRP

REVISIONS

REFERENCE DRAWINGS

R.E. WARNER SURVEYORS INC.
LA OFFICE PLAZA II · SUITE 200
25777 DETROIT ROAD
WESTLAKE, OHIO 44145
TELEPHONE (440) 835-9400

JOB NUMBER 46312

DSN BY XXX
DR BY PRP
CHK BY CJT
DATE 11/15/12
SCALE 1" = 50'-0"

ALTA/ACSM LAND TITLE SURVEY
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ELYRIA TOWNSHIP ORIGINAL LOT NO. 16 WEST OF BLACK RIVER

PREPARED FOR:
WESTWIND CONSTRUCTION

DRAWING NUMBER
1/1

Printed by PRP on Friday, November 16, 2012 - 9:13 AM
O:\46312\survey\46312y.dwg PRP 11/16/2012 9:12 AM