SCAN # 47301

ALTA / ACSM LAND TITLE SURVEY

OF

LORAIN OVERLOOK APARTMENTS
2715 EAST ERIE AVENUE
CITY OF LORAIN
COUNTY OF LORAIN
STATE OF OHIO

PERMANENT PARCEL NO. 03-00-048-101-005
PERMANENT PARCEL NO. 03-00-048-101-006

LEGEND

- = Monument Box Found
- = Iron Pin or Pipe Found
- = 5/8"x30" Iron Pin Set
- = Drill Hole Set / Found
- = P.K. Nail Set / Found
- = Gas Meter
- = Gas Manhole
- = Gas Valve / Shut Off
- = Utility Pole with ID Number
- = Light Pole with ID Number
- = Traffic Pole
- = Ground Light
- = Guy Anchor & Line
- = Flag Pole
- = Electric Meter
- = Electric Manhole
- = Electric Box
- = Transformer
- = Air Conditioning Unit
- = Telephone Box / Manhole
- = Cable Box / Manhole
- = Traffic Control Box
- = Flood Zone Determination
- = Tree
- = Encroachments
- = Violations
- = Spot Elevation Tag
- = Hydrant
- = Stand Pipe
- = Water Service Valve
- = Water Line Valve
- = Water Meter
- = Water Manhole
- = Sanitary Manhole
- = Clean Out
- = Unknown Manhole
- = Storm Manhole
- = Catch Basin
- = Yard Basin
- = Curb Inlet
- = Trench Drain
- = Traffic Flow/Access
- = Sign Post
- = Bollard
- = Handicap Parking
- = Benchmark
- = Monitoring Well
- = Centerline
- = Property Line
- = Easement No.

Parcel / Sublot line
Original Parcel / Sublot Line
Original Lot / Section Line
Centerline
Subject Property Line
Right-of-way Line
Easement Line
Waterline — Water Line
Gas Line — Gas Line
Overhead Utility Line — Overhead Lines
Electric Line — Electric Line
Sanitary Sewer — Sanitary Line
Storm Sewer — Storm Line
Telephone Line — Telephone
Railroad Tracks
Wood Fence Line
Chain Link Fence
Woven Fence Line
Guardrail
Tree or Brush Line

Ac.	Acres	N.	North
Adj.	Adjacent	N/A	Not Available
Asph.	Asphalt Pavement	O.D.O.T	Ohio Department of Transportation
B.F.	Basement Floor		
B.N.	Building Number	O.U.P.S.	Ohio Utility Protection Service
Bldg.	Building		
B/W	Bottom of Wall	O.L.	Original Lot
C.L.F.	Chain Link Fence	O.R.	Official Record
Calc./C.	Calculated	Obs.	Observed
CB	Catch Basin	Ord.	Ordinance
Cl.	Class	P.C.	Point of Curvature
CH	Chord	P.O.B.	Place of Beginning
Clr.	Clears	Parcel	Permanent Parcel Number
CMP	Corrugated Metal Pipe	P.P.O.B.	Principal Place of Beginning
Conc.	Concrete	Pcl.	Parcel
Conn.	Connection	P/L	Property Line
CPP	Corrugated Plastic Pipe	Plat	Filed / Recorded Plat
D.H.	Drill Hole	Prop.	Proposed
D.I.W.M.	Ductile Iron Water Main	PVC	Polyvinyl Chloride Pipe
D.V.	Deed Volume	R/W	Right-of-Way
Doc.	Document	RCP	Reinforced Concrete Pipe
E.	East		
Elec.	Electric	Rec./R.	Record
Elev.	Elevation	Res.	Residence
Encr.	Encroachment	S.	South
Ex.	Existing	S/L	Sublot
F.F.	Finished Floor	San.	Sanitary
G.F.	Garage Floor	Sp.	Parking Spaces
Gar.	Garage	Sq.Ft.	Square Feet
Gut	Gutter	Sta.	Station
H.N.	House Number	Stm.	Storm
H.N.S.	Historical National Shoreline	Sty.	Story
Inst.	Instrument	T/Tele	Telephone
Inv.	Invert Elevation	T.F.	Top of Footer
L.C.A.	Limited Common Area	T/C	Top of Curb
		TBM	Temporary Benchmark
L.F.	Linear Feet	TBR	To Be Removed
L/S	Landscape	T/W	Top of Wall
L.C.M.R.	Lorain County Map Records	Typ.	Typical
		VCP	Vitrified Clay Pipe
Meas./M.	Measured	V/Vol.	Volume
MH	Manhole	W.	West

NOTE

Due to the severe winter (ice and snow) conditions at the time of the field surveying, the existing break wall, as shown hereon, was located from field measurements and scaled aerial imagery.

The approximate Historical Natural Shoreline, the areas of the submerged seawall/ breakwater structures present at the site, as scaled from the 1980 aerial imagery provided by the Ohio Department of Natural Resources, Office of Coastal Management. The lake ward face of the scaled seawall/breakwater structures represents the coterminous boundary with the public's interest in the Territory of Lake Erie.

FLOOD NOTE

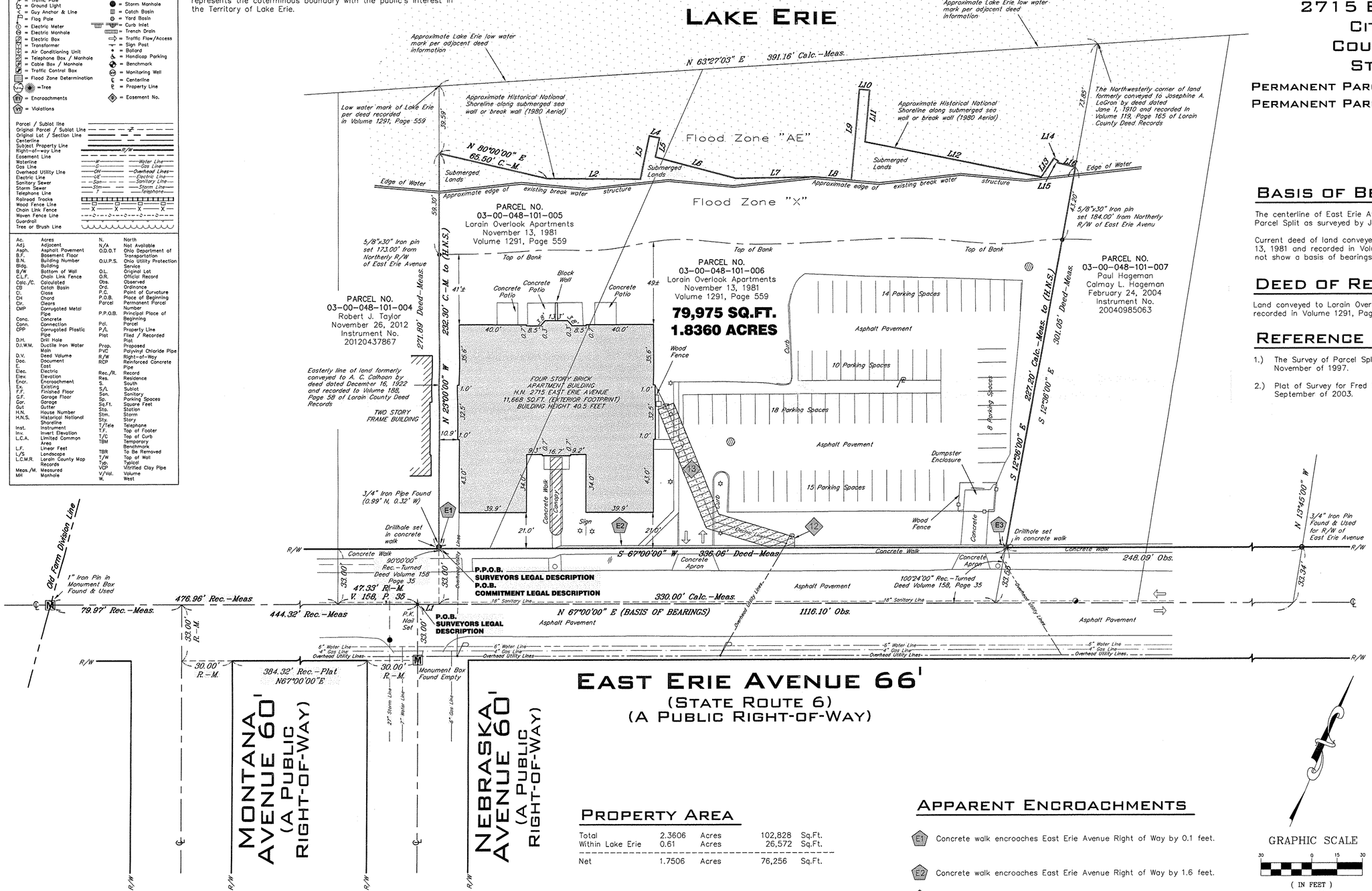
By Graphic Plotting only, this property is situated in Zone "AE" and "X", a minimum flood zone, and is partially in a Special Flood Hazard Area as shown on the Federal Flood Map Community Panel No. 39093C-0107D, Effective: August 19, 2008.

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. APPROXIMATE SCALED LOCATION FROM FEMA FLOOD MAPS.

Flood Zone Definitions
X represent areas outside the 500-year flood plain with less than 0.2% annual probability of flooding.

AE represent areas subject to 100-year flood with base flood elevation determined.

Flood Zone "AE" Hatch



BASIS OF BEARINGS

The centerline of East Erie Avenue as North 67°00'00" East as shown on the Survey of Parcel Split as surveyed by John Pozyway, P.S. No. 5292 in November of 1997.

Current deed of land conveyed to Lorain Overlook Apartments by deed dated November 13, 1981 and recorded in Volume 1291, Page 559 of Lorain County Deed Records does not show a basis of bearings.

DEED OF RECORD

Land conveyed to Lorain Overlook Apartments by deed dated November 13, 1981 and recorded in Volume 1291, Page 559 of Lorain County Deed Records.

REFERENCE SURVEYS

1.) The Survey of Parcel Split as surveyed by John Pozyway, P.S. No. 5292 in November of 1997.

2.) Plat of Survey for Fred Walters performed by Thomas Simon and Associates in September of 2003.

LINE TABLE

Line	Length (C.-M.)	Bearing
L1	12.67'	N67°00'00"E
L2	55.40'	N67°30'00"E
L3	26.00'	N11°24'00"W
L4	6.00'	N78°36'00"E
L5	11.50'	S11°24'00"E
L6	49.55'	N81°43'20"E
L7	46.50'	N85°56'40"E
L8	22.00'	N72°16'55"E
L9	53.50'	N17°43'05"W
L10	6.00'	N72°16'55"E
L11	30.50'	S17°43'05"E
L12	106.55'	N78°17'40"E
L13	13.20'	N11°38'05"E
L14	3.00'	S78°21'55"E
L15	1.00'	S11°38'05"W
L16	11.08'	N80°54'06"E

PROPERTY AREA

Total	2.3606	Acres	102,828	Sq.Ft.
Within Lake Erie	0.61	Acres	26,572	Sq.Ft.
Net	1.7506	Acres	76,256	Sq.Ft.

APPARENT ENCROACHMENTS

E1 Concrete walk encroaches East Erie Avenue Right of Way by 0.1 feet.

E2 Concrete walk encroaches East Erie Avenue Right of Way by 1.6 feet.

E3 Concrete walk encroaches East Erie Avenue Right of Way by 1.4 feet.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

STATE OF OHIO
EDWARD B. DUDLEY, III
6747
REGISTERED
PROFESSIONAL SURVEYOR

February 28, 2013
EDWARD B. DUDLEY, III
P.S. No. 6747
Date

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2310 SUPERIOR AVENUE - SUITE 110
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

LORAIN OVERLOOK APARTMENTS

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