ALTA / ACSM LAND TITLE SURVEY

OF

ERIE SHORE LANDING APARTMENTS
5115 LAKE ROAD
PARCEL NO. 03-00-034-101-001
PARCEL NO. 03-00-035-102-~~029~~ - 030
PARCEL NO. ~~03-00-035-101-021~~
CITY OF SHEFFIELD LAKE
COUNTY OF LORAIN
STATE OF OHIO

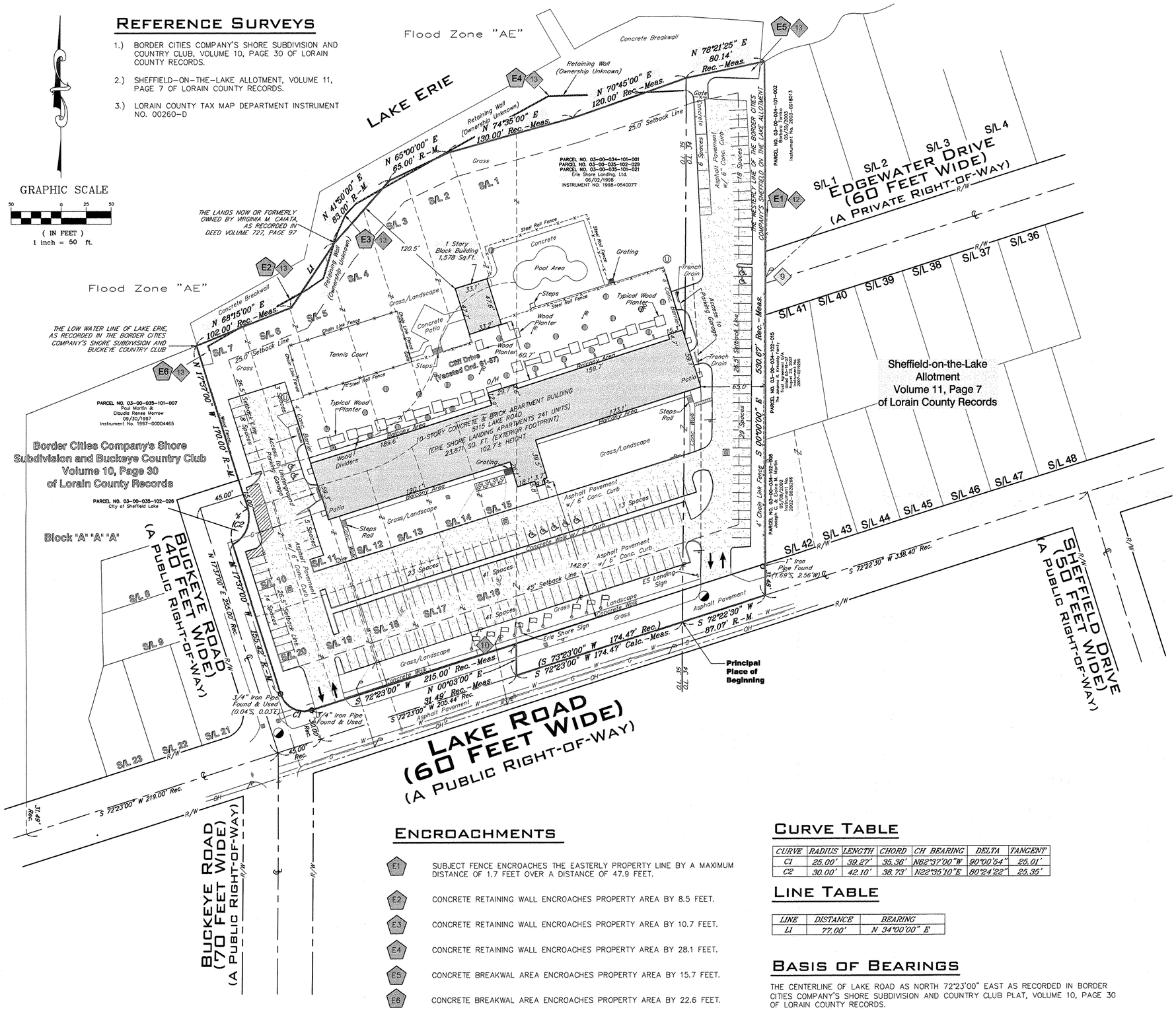
REFERENCE SURVEYS

1.) BORDER CITIES COMPANY'S SHORE SUBDIVISION AND COUNTRY CLUB, VOLUME 10, PAGE 30 OF LORAIN COUNTY RECORDS.

2.) SHEFFIELD-ON-THE-LAKE ALLOTMENT, VOLUME 11, PAGE 7 OF LORAIN COUNTY RECORDS.

3.) LORAIN COUNTY TAX MAP DEPARTMENT INSTRUMENT NO. 00260-D

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



ENCROACHMENTS

E1 — SUBJECT FENCE ENCROACHES THE EASTERLY PROPERTY LINE BY A MAXIMUM DISTANCE OF 1.7 FEET OVER A DISTANCE OF 47.9 FEET.

E2 — CONCRETE RETAINING WALL ENCROACHES PROPERTY AREA BY 8.5 FEET.

E3 — CONCRETE RETAINING WALL ENCROACHES PROPERTY AREA BY 10.7 FEET.

E4 — CONCRETE RETAINING WALL ENCROACHES PROPERTY AREA BY 28.1 FEET.

E5 — CONCRETE BREAKWAL AREA ENCROACHES PROPERTY AREA BY 15.7 FEET.

E6 — CONCRETE BREAKWAL AREA ENCROACHES PROPERTY AREA BY 22.6 FEET.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CH BEARING	DELTA	TANGENT
C1	25.00'	39.27'	35.36'	N62°37'00"W	90°00'54"	25.01'
C2	30.00'	42.10'	38.73'	N22°35'10"E	80°24'22"	25.35'

LINE TABLE

LINE	DISTANCE	BEARING
L1	77.00'	N 34°00'00" E

BASIS OF BEARINGS

THE CENTERLINE OF LAKE ROAD AS NORTH 72°23'00" EAST AS RECORDED IN BORDER CITIES COMPANY'S SHORE SUBDIVISION AND COUNTRY CLUB PLAT, VOLUME 10, PAGE 30 OF LORAIN COUNTY RECORDS.

LEGEND

- M = 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

A.	Arc Length	N.	North
Ac.	Acres	N/A	Not Available
Adj.	Adjacent	ODOT	Ohio Department of Transportation
Asph.	Asphalt Pavement		
B.F.	Basement Floor	OUPS.	Ohio Utility Protection Service
B.N.	Building Number		
Bldg.	Building	O.L.	Original Lot
B/W	Bottom of Wall	O.R.	Official Record
C.L.F.	Chain Link Fence	Obs.	Observed
Calc./C.	Calculated	Ord.	Ordinance
CB	Catch Basin	P.C.	Point of Curvature
Cl	Class	P.O.B.	Place of Beginning
CH	Chord	PARCEL	Permanent Parcel Number
Cr.	Cleara		
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
		R/W	Right-of-Way
D.V.	Deed Volume	RCP	Reinforced Concrete Pipe
Doc.	Document		
E.	East	Rec./R.	Record
Elec.	Electric	Res.	Residence
Elev.	Elevation	S.	South
Encr.	Encroachment	S/L	Sublot
Ex.	Existing	San.	Sanitary
F.F.	Finished Floor	Sp.	Parking Spaces
G.F.	Garage Floor	Sq.Ft.	Square Feet
Gar.	Garage	Sta.	Station
Gut	Gutter	Stm.	Storm
H.N.	House Number	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
L.F.	Linear Feet	TBM	Temporary Benchmark
L/S	Landscape	TBR	To Be Removed
Meas./M.	Measured	T/W	Top of Wall
MH	Manhole	Typ.	Typical
		VCP	Vitrified Clay Pipe
		V/Vol.	Volume
		W.	West

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

April 10, 2014
EDWARD B. DUDLEY, III — Date
P.S. No. 6747

№ 03242

APPROVED
LORAIN CO.
MAP DEPT.
DATE 4/10/14
PARCEL 3-00-034 & 025
BY T. Sullivan
FOR #14- 03242

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

13-384 , PAGE 2 OF 2

scan # 4789 7