

BOUNDARY SURVEY

PPN 02-02-023-101-029 LEGAL DESCRIPTION

DECEMBER 2014 1.5509 ACRES

SITUATED IN THE CITY OF CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 23, TRACT 2 AS DESCRIBED IN A DEED TO THE NATIONAL BANK AND TRUST COMPANY AS RECORDED IN INSTRUMENT NUMBER 20130469606 OF THE LORAIN COUNTY DEED RECORDS, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF WEST ERIE AVENUE (A.K.A. LAKE SHORE ROAD) (R/W VARIES), WITH THE CENTERLINE OF LEAVITT ROAD (A.K.A. STATE ROUTE 58) (60' R/W) AND ALSO BEING THE EASTERLY LINE OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 23;

THENCE SOUTH 80°22'08" WEST, ALONG SAID CENTERLINE OF WEST ERIE AVENUE, A DISTANCE OF 306.97 FEET TO A POINT IN THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED TO OHIO EDISON COMPANY AS RECORDED IN VOLUME 645, PAGE 446 OF THE LORAIN COUNTY DEED RECORDS AND THE TRUE PLACE OF BEGINNING;

COURSE 1: THENCE CONTINUING SOUTH 80°22'08" WEST, ALONG THE CENTERLINE OF SAID WEST ERIE AVENUE, A DISTANCE OF 138.71 FEET TO A POINT IN THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED TO NEW CASTLE RESTAURANT, INC. AS RECORDED IN O.R. VOLUME 154, PAGE 896 OF THE LORAIN COUNTY DEED RECORDS;

COURSE 2: THENCE NORTH 00°14'08" EAST, ALONG THE EASTERLY LINE OF SAID NEW CASTLE RESTAURANT PARCEL, PASSING THROUGH 5/8-INCH IRON REBAR WITH CAPS STAMPED "BRAMHALL 8073" SET AT 60.00 FEET AND 449.78 FEET, AN OVERALL DISTANCE OF 504.78 FEET TO THE EXISTING SHORELINE OF LAKE ERIE;

COURSE 3: THENCE NORTH 89°01'45" EAST, ALONG SAID EXISTING SHORELINE OF LAKE ERIE, A DISTANCE OF 136.69 FEET TO A POINT IN THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED TO COLLEEN A. MCFARLAND AS RECORDED IN INSTRUMENT NUMBER 20060163491 OF THE LORAIN COUNTY DEED RECORDS;

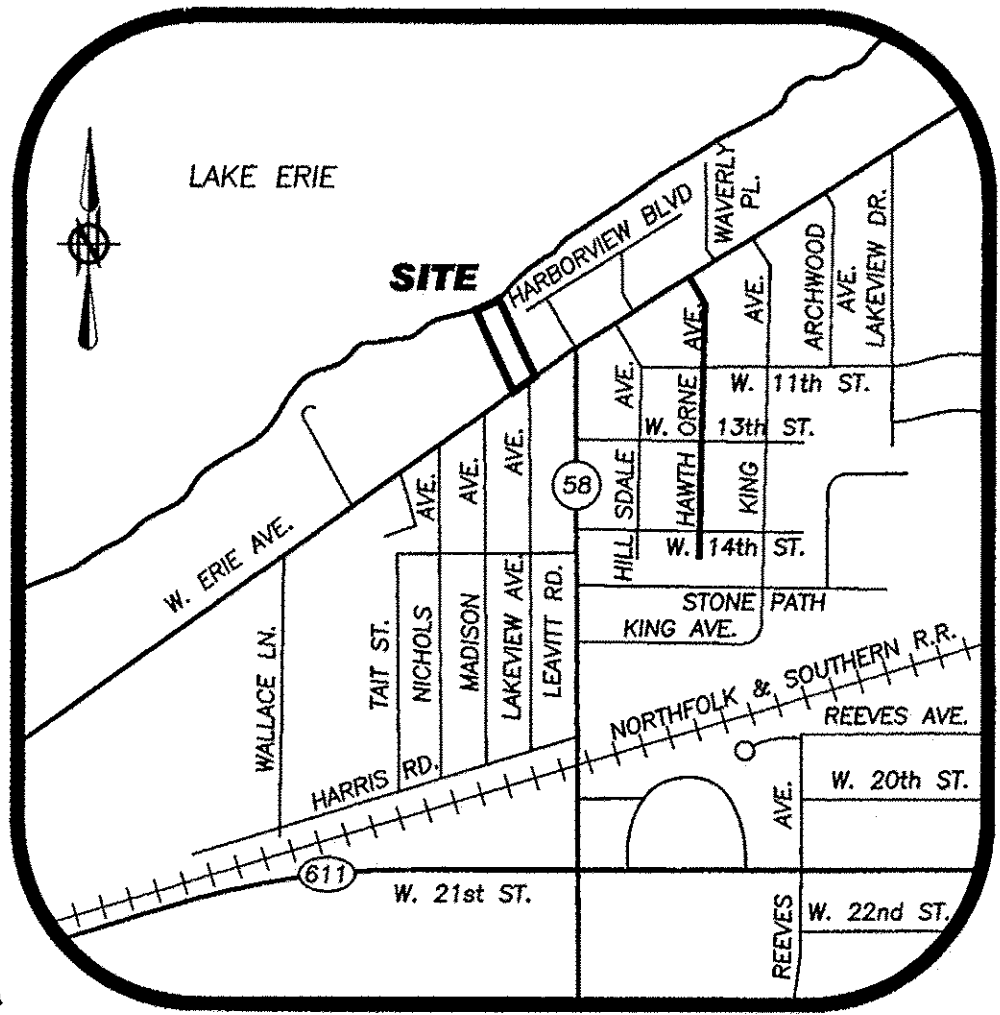
COURSE 4: THENCE SOUTH 00°14'08" WEST ALONG THE WESTERLY LINE OF SAID MCFARLAND PARCEL AND THE WESTERLY LINE OF SAID OHIO EDISON PARCEL, PASSING THROUGH 5/8-INCH IRON REBAR WITH CAPS STAMPED "BRAMHALL 8073" SET AT 100.00 FEET AND 423.89 FEET, AN OVERALL DISTANCE OF 483.89 FEET TO A POINT IN THE CENTERLINE OF SAID WEST ERIE AVENUE AND THE TRUE PLACE OF BEGINNING;

CONTAINING WITHIN SAID BOUNDS 1.5509 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY, INC. IN NOVEMBER 2014 BY AMY M. KELLY, P.S., REGISTERED OHIO SURVEYOR NO. 8469. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DESCRIBE ANGLES ONLY. THE BASIS OF BEARINGS USED WAS A PORTION OF THE CENTERLINE OF WEST ERIE AVENUE, WHICH WAS ASSUMED TO BE SOUTH 80° 22' 08" WEST.

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF WEST ERIE AVENUE WHICH WAS ASSUMED TO BE SOUTH 80° 22' 08" WEST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING CO., INC. IN NOVEMBER OF 2014

SITUATED IN CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 23, TRACT NO. 2.



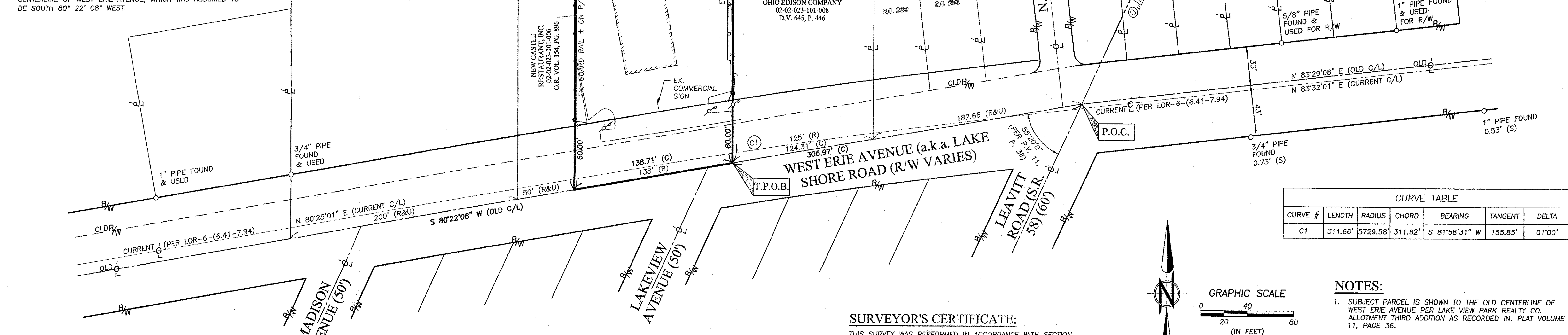
LOCATION MAP - NOT TO SCALE

Scan # 48588
02-02-023-101-029

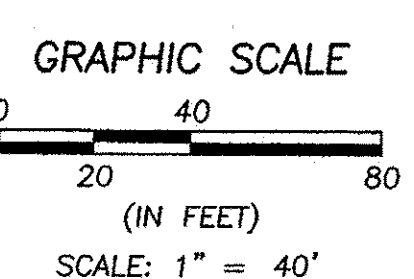
APPROVED
LORAIN CO. MAP DEPT
DATE 2-19-15
PAGE 202-023A
BY R. MAINES
#15-03117-D

LEGEND

- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊠ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- ⊗ DHF. DRILL HOLE FOUND
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (CALC.REC.) CALCULATED FROM RECORD INFORMATION
- (N.) NORTH
- (S.) SOUTH
- (E.) EAST
- (W.) WEST
- ⊖ CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ LIGHT & POWER POLE
- ⊕ GUY ANCHOR
- FENCE
- GUARDRAIL



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD	BEARING	TANGENT DELTA
C1	311.66'	5729.58'	311.62'	S 81°58'31" W	155.85' 01°00'



NOTES:

- SUBJECT PARCEL IS SHOWN TO THE OLD CENTERLINE OF WEST ERIE AVENUE PER LAKE VIEW PARK REALTY CO. ALLOTMENT THIRD ADDITION AS RECORDED IN PLAT VOLUME 11, PAGE 36.
- RIGHT-OF-WAY FOR WEST ERIE AVENUE IS SHOWN BASED ON THE CURRENT CENTERLINE INFORMATION ON CENTERLINE REFERENCE PLAN LOR-6-(6.41-7.94) RECORDED IN PLAT VOLUME 18, PAGE 35 AND IS FOR INTENT ONLY.

SURVEYOR'S CERTIFICATE:

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8469
DATE 1/20/2015

DRAWN BY: BMM
CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1
JOB NO. 14-4049

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- LAKE VIEW ALLOTMENT, NOVEMBER 18, 1904, VOLUME 6, PAGES 9-10
- O.F. HAGEMAN TRUSTEE ALLOTMENT, SEPTEMBER 9, 1909, VOLUME 6, PAGE 2
- WEST ERIE ALLOTMENT, JULY 2, 1918, VOLUME 9, PAGE 23
- LAKE VIEW PARK REALTY CO ALLOTMENT, THIRD ADDITION, MAY 27, 1925, PLAT VOLUME 11, PAGE 36
- HARBOR VIEW ALLOTMENT, DECEMBER 16, 1940, PLAT VOLUME 13, PAGE 34
- CENTERLINE REFERENCE PLAN LOR-6-(6.41-7.94) DATED DECEMBER 15, 1955 RECORDED IN PLAT VOLUME 18, PAGE 35

DATE	BY	DESCRIPTION
01-28-15	AMK	ISSUE TO CLIENT

J:\144049 2010 West Erie Boundary Survey\DRAWING\8114-4049_Master.dwg, Plotted: Jan 28, 2015 - 11:57am