LE PROJECT : 48465
CONTRACT : I-15898

ALTA/NSPS LAND TITLE SURVEY:
PT. OF ORIGINAL LOT 110
SHEFFIELD TOWNSHIP, LORAIN COUNTY, OHIO

6494

EASEMENTS

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No: 2269865NE EFFECTIVE DATE: JANUARY 13, 2016

SCHEDULE "B" ITEM #	GRANTEE	DESCRIPTION	RECORDED IN	ENCUMBRANCE
ITEM 15	ROWLAND	EASEMENT	O.R.V.292, P.267	DOES NOT AFFECT SUBJECT PARCEL
ITEM 16	ROWLAND	EASEMENT	O.R.V.292, P.277	DOES NOT AFFECT SUBJECT PARCEL
ITEM 17	OHIO EDISON	EASEMENT	O.R.V.814, P.901	10' EDISON EASEMENT, AS SHOWN
ITEM 18	GARGUS	EASEMENT	V.1219, P.569	15' INGRESS – EGRESS EASEMENT, AS SHOWN
ITEM 19	STATE OF OHIO	EASEMENT	D.V.639, P.491	DOES NOT AFFECT SUBJECT PARCEL
ITEM 20	STATE OF OHIO	EASEMENT	D.V.639, P.497	DOES NOT AFFECT SUBJECT PARCEL
ITEM 21	STATE OF OHIO	EASEMENT	D.V.639, P.554	12' EASEMENT FOR HIGHWAY PURPOSES (PARCEL 151), AS SHOWN
ITEM 22	STATE OF OHIO	EASEMENT	D.V.639, P.579	DOES NOT AFFECT SUBJECT PARCEL
ITEM 23	STATE OF OHIO	EASEMENT	D.V.639, P.582	DOES NOT AFFECT SUBJECT PARCEL
ITEM 24	STATE OF OHIO	EASEMENT	D.V.646, P.288	DOES NOT AFFECT SUBJECT PARCEL
ITEM 25	OHIO PUBLIC SERVICE	EASEMENT	V.437, P.334	DOES NOT AFFECT SUBJECT PARCEL
ITEM 26	OHIO PUBLIC SERVICE	EASEMENT	V.431, P.335	OHIO PUBLIC SERVICE EASEMENT OVER ROADS, AS SHOWN
ITEM 27	OHIO PUBLIC SERVICE	EASEMENT	V.437, P.338	DOES NOT AFFECT SUBJECT PARCEL
ITEM 28	OHIO PUBLIC SERVICE	EASEMENT	V.426, P.555	DOES NOT AFFECT SUBJECT PARCEL
ITEM 29	OHIO PUBLIC SERVICE	EASEMENT	V.426, P.556	DOES NOT AFFECT SUBJECT PARCEL
ITEM 30	OHIO FUEL GAS	RIGHT-OF-WAY EASEMENT	L.V.61, P.373	DOES NOT AFFECT SUBJECT PARCEL
ITEM 31	OHIO FUEL GAS	RIGHT-OF-WAY EASEMENT	L.V.60, P.302	DOES NOT AFFECT SUBJECT PARCEL

THIS SURVEY DEPICTS THE REAL PROPERTY AS CONTAINED IN THE REFERENCED TITLE WORK AND DELINEATES THE PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN. ITEMS PERTAINING TO TAXES, FINANCING, LEASES, LIENS, ENVIRONMENTAL COVENANTS, UNRECORDED DOCUMENTS AND OTHER INTANGIBLE TITLE MATTERS ARE NOT REPRESENTED HEREON.

EXIST. LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

AND BEING PART OF ORIGINAL LOT NO. 110, LORAIN COUNTY, OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF NORTH RIDGE ROAD, WHICH POINT IS ALSO IN THE SOUTH LINE OF ORIGINAL LOT NO. 110 AND A DISTANCE OF 648.87 WESTWARD FROM A STONE MONUMENT IN THE SOUTHEAST CORNER OF SAID LOT NO. 110;

THENCE NORTH 0° 02' WEST AND PASSING THROUGH AN IRON PIN IN THE NORTHERLY LINE OF SAID ROAD A DISTANCE OF 280.02 FEET TO AN IRON PIN;

THENCE NORTH 88° 0' EAST A DISTANCE OF 100 FEET TO AN IRON PIN;

THENCE SOUTH 0° 02' EAST A DISTANCE OF 280.02 FEET AND PASSING THROUGH AN IRON PIN IN THE NORTHERLY LINE OF SAID ROAD TO A POINT IN THE SOUTH LINE OF ORIGINAL LOT NO. 110 AND THE CENTER LINE OF NORTH RIDGE ROAD;

THE SOUTH 88° 0' WEST IN THE SOUTH LINE OF SAID LOT AND CENTER LINE OF ROAD A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING;

CONTAINING .642 ACRES OF LAND BE THE SAME MORE OR LESS.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED HEREIN ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS.

PROPERTY ADDRESS: 1957 NORTH RIDGE ROAD EAST, LORAIN, OH 44055
PARCEL NO.: 03--00--110--105--021

PROP. LEGAL DESCRIPTION

LEGAL DESCRIPTION PART OF ORIGINAL LOT 110: BEING PART OF ORIGINAL LOT 110 IN SHEFFIELD TOWNSHIP, LORAIN COUNTY, OHIO, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE WITH DRILL HOLE FOUND AT THE INTERSECTION OF PEARL AVENUE, SO CALLED, AND NORTH RIDGE ROAD EAST, SO CALLED.

THENCE NORTH 88 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE CENTERLINE OF NORTH RIDGE ROAD EAST, SAID LINE ALSO BEING THE SOUTH LINE OF ORIGINAL LOT 110, A DISTANCE OF 1486.03 FEET TO THE EAST LINE OF A PARCEL OF LAND AS CONVEYED TO BILLY S. ROWLAND, TRUSTEE, IN LORAIN COUNTY OFFICIAL RECORD VOLUME 349, PAGE 22, AND BEING LORAIN COUNTY PARCEL 03--00--110--105--052, SAID POINT BEING 649.34 FEET (PREVIOUSLY RECORDED AS 648.87 FEET) FROM THE SOUTHEAST CORNER OF ORIGINAL LOT 110, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 00 DEGREES, 02 MINUTES, 35 SECONDS EAST, ALONG THE EAST LINE OF A PARCEL OF LAND AS CONVEYED TO BILLY S. ROWLAND, TRUSTEE, IN LORAIN COUNTY OFFICIAL RECORD VOLUME 349, PAGE 22, AND BEING LORAIN COUNTY PARCEL 03--00--110--105--052, PASSING A 5/8 INCH IRON BAR WITH CAP NUMBER 6698 FOUND AT A DISTANCE OF 44.98 FEET, ALSO PASSING THE NORTH RIGHT-OF-WAY OF NORTH RIDGE ROAD EAST AT A DISTANCE OF 45.03 FEET, AN OVERALL DISTANCE OF 279.83 FEET (PREVIOUSLY RECORDED AS 280.02 FEET) TO A 5/8 INCH IRON BAR WITH CAP NUMBER 6698 FOUND ON THE SOUTH LINE OF A PARCEL OF LAND AS CONVEYED TO BILLY S. ROWLAND, TRUSTEE, IN LORAIN COUNTY OFFICIAL RECORD VOLUME 349, PAGE 22, AND BEING LORAIN COUNTY PARCEL 03--00--110--105--052.

THENCE NORTH 88 DEGREES, 05 MINUTES, 04 SECONDS EAST, ALONG THE SOUTH LINE OF A PARCEL OF LAND AS CONVEYED TO BILLY S. ROWLAND, TRUSTEE, IN LORAIN COUNTY OFFICIAL RECORD VOLUME 349, PAGE 22, AND BEING LORAIN COUNTY PARCEL 03--00--110--105--052, PASSING A 5/8 INCH IRON BAR WITH CAP NUMBER 6698 FOUND AT A DISTANCE OF 99.74 FEET, ALSO PASSING THE NORTHWEST CORNER OF A PARCEL OF LAND AS CONVEYED TO GARY GARGUS IN OFFICIAL RECORD VOLUME 227, PAGE 600, AND BEING LORAIN COUNTY PARCEL 03--00--110--105--022, SAID LINE ALSO BEING THE SOUTH LINE OF ORIGINAL LOT 110.

THENCE SOUTH 00 DEGREES, 01 MINUTE, 12 SECONDS EAST, ALONG THE WEST LINE OF A PARCEL OF LAND AS CONVEYED TO GARY GARGUS IN OFFICIAL RECORD VOLUME 227, PAGE 600, AND BEING LORAIN COUNTY PARCEL 03--00--110--105--022, PASSING THE NORTH RIGHT-OF-WAY OF NORTH RIDGE ROAD EAST AT A DISTANCE OF 234.64 FEET, ALSO PASSING A 1 INCH IRON PIPE FOUND AT A DISTANCE OF 234.84 FEET, AN OVERALL DISTANCE OF 279.67 FEET (PREVIOUSLY RECORDED AS 280.02 FEET) TO THE CENTERLINE OF NORTH RIDGE ROAD EAST, SAID LINE ALSO BEING THE SOUTH LINE OF ORIGINAL LOT 110.

THENCE SOUTH 88 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG THE CENTERLINE OF NORTH RIDGE ROAD EAST, SAID LINE ALSO BEING THE SOUTH LINE OF ORIGINAL LOT 110, A DISTANCE OF 100.06 FEET (PREVIOUSLY RECORDED AS 100 FEET) TO THE TRUE POINT OF BEGINNING.

CONTAINING 27,930.49 SQUARE FEET OR 0.641 ACRES OF LAND, OF WHICH, 4,501.44 SQUARE FEET OR 0.103 ACRES OF LAND FALL WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGULAR MEASUREMENT ONLY. THIS LEGAL DESCRIPTION IS BASED UPON A FIELD SURVEY PREPARED BY LEWANDOWSKI ENGINEERS ON MARCH 31, 2016.

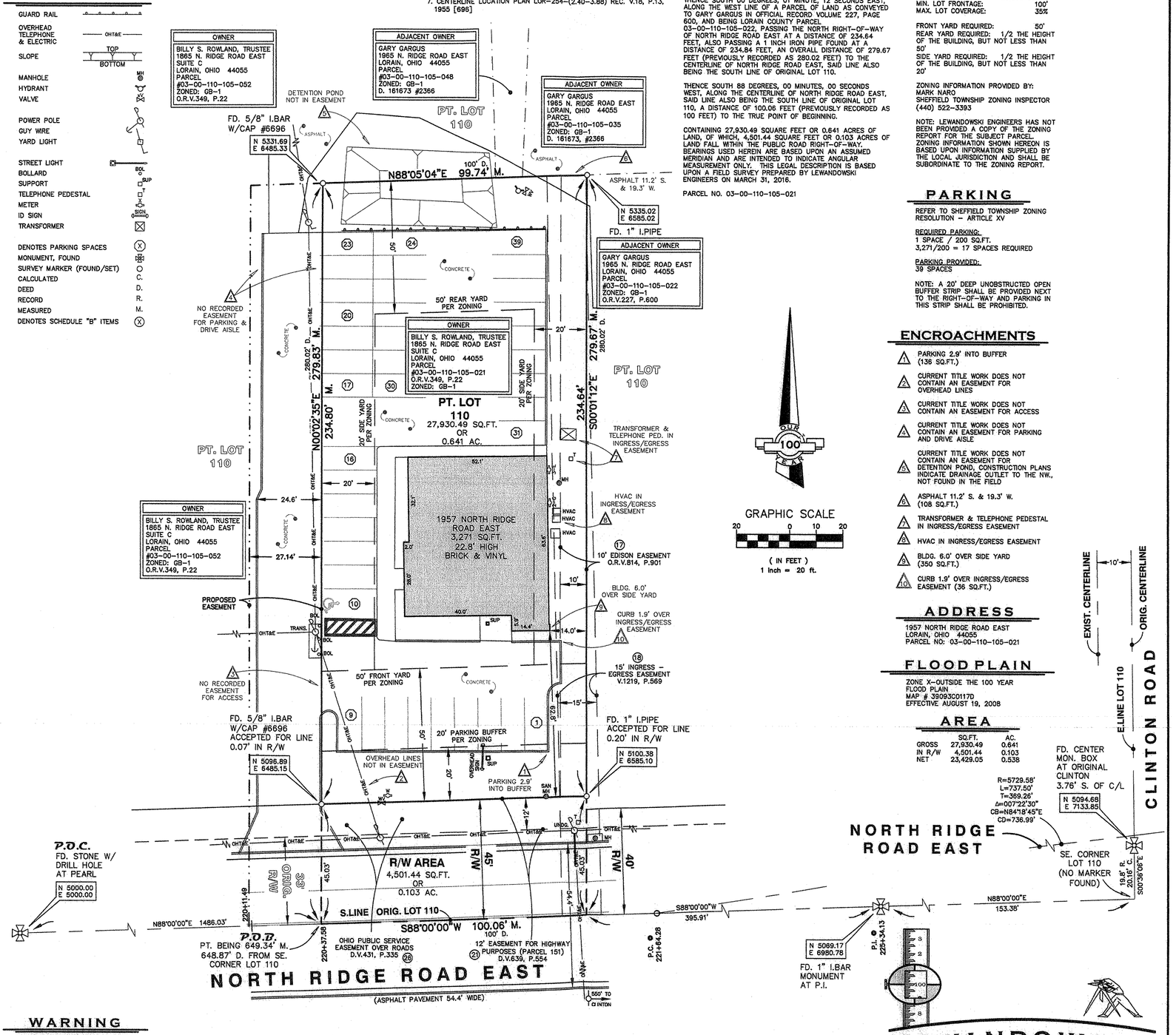
PARCEL NO. 03--00--110--105--021

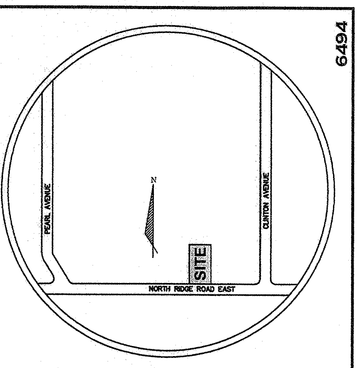
REFERENCE DOCS

1. SURVEY OF PART OF ORIGINAL LOT 110 BY SIMON, 2006 [02225]
2. OUTLINE AND TOPOGRAPHICAL SURVEY OF PARCEL NO. 03--00--110--105--021, UNSIGNED, 1993. [47863]
3. PLAT OF LOT SPLIT FROM PARCEL NO. 3--00--110--105--023 BY HURA, 1989 [18492]
4. OUTLINE AND TOPOGRAPHICAL SURVEY OF PARCEL NOS. 03--00--110--105--024 & 03--00--110--105--023, UNSIGNED, 1989 [47812]
5. SURVEY OF PART OF O.L. 110 BY KOEPP, 1985 [16425]
6. SURVEY OF PART OF ORIGINAL LOT 110 BY PENFOUND, 1965 [35716]
7. CENTERLINE LOCATION PLAN LOR--254--(2.40--3.88) REC. V.18, P.13, 1955 [696]

LEGEND

GUARD RAIL
OVERHEAD TELEPHONE & ELECTRIC — OHT&E
SLOPE — TOP / BOTTOM
MANHOLE — MH
HYDRANT
VALVE
POWER POLE
GUY WIRE
YARD LIGHT
STREET LIGHT
BOLLARD — BOL
SUPPORT — SUP
TELEPHONE PEDESTAL
METER
ID SIGN — SIGN
TRANSFORMER — XFMR
DENOTES PARKING SPACES (X)
MONUMENT, FOUND
SURVEY MARKER (FOUND/SET) O
CALCULATED C.
DEED D.
RECORD R.
MEASURED M.
DENOTES SCHEDULE "B" ITEMS (X)





SITE MAP

NOT TO SCALE

ZONING

ZONED: GB--GENERAL BUSINESS
REFER TO SHEFFIELD TOWNSHIP ZONING RESOLUTION – ARTICLE IX

MAX. BUILDING HEIGHT: 35'
MIN. LOT AREA: 25,000 SQ.FT.
MIN. LOT FRONTAGE: 100'
MAX. LOT COVERAGE: 35%

FRONT YARD REQUIRED: 50'
REAR YARD REQUIRED: 1/2 THE HEIGHT OF THE BUILDING, BUT NOT LESS THAN 50'
SIDE YARD REQUIRED: 1/2 THE HEIGHT OF THE BUILDING, BUT NOT LESS THAN 20'

ZONING INFORMATION PROVIDED BY:
MARK NARO
SHEFFIELD TOWNSHIP ZONING INSPECTOR
(440) 522--3393

NOTE: LEWANDOWSKI ENGINEERS HAS NOT BEEN PROVIDED A COPY OF THE ZONING REPORT FOR THE SUBJECT PARCEL. ZONING INFORMATION SHOWN HEREON IS BASED UPON INFORMATION SUPPLIED BY THE LOCAL JURISDICTION AND SHALL BE SUBORDINATE TO THE ZONING REPORT.

PARKING

REFER TO SHEFFIELD TOWNSHIP ZONING RESOLUTION – ARTICLE XV

REQUIRED PARKING:
1 SPACE / 200 SQ.FT.
3,271/200 = 17 SPACES REQUIRED

PARKING PROVIDED:
39 SPACES

NOTE: A 20' DEEP UNOBSTRUCTED OPEN BUFFER STRIP SHALL BE PROVIDED NEXT TO THE RIGHT--OF--WAY AND PARKING IN THIS STRIP SHALL BE PROHIBITED.

ENCROACHMENTS

1. PARKING 2.9' INTO BUFFER (135 SQ.FT.)
2. CURRENT TITLE WORK DOES NOT CONTAIN AN EASEMENT FOR OVERHEAD LINES
3. CURRENT TITLE WORK DOES NOT CONTAIN AN EASEMENT FOR ACCESS
4. CURRENT TITLE WORK DOES NOT CONTAIN AN EASEMENT FOR PARKING AND DRIVE AISLE
5. CURRENT TITLE WORK DOES NOT CONTAIN AN EASEMENT FOR DETENTION POND, CONSTRUCTION PLANS INDICATE DRAINAGE OUTLET TO THE NW., NOT FOUND IN THE FIELD
6. ASPHALT 11.2' S. & 19.3' W. (108 SQ.FT.)
7. TRANSFORMER & TELEPHONE PEDESTAL IN INGRESS/EGRESS EASEMENT
8. HVAC IN INGRESS/EGRESS EASEMENT
9. BLDG. 6.0' OVER SIDE YARD (350 SQ.FT.)
10. CURB 1.9' OVER INGRESS/EGRESS EASEMENT (36 SQ.FT.)

ADDRESS

1957 NORTH RIDGE ROAD EAST
LORAIN, OHIO 44055
PARCEL NO: 03--00--110--105--021

FLOOD PLAIN

ZONE X--OUTSIDE THE 100 YEAR FLOOD PLAIN
MAP # 39093C0117D
EFFECTIVE AUGUST 19, 2008

AREA

	SQ.FT.	AC.
GROSS	27,930.49	0.641
IN R/W	4,501.44	0.103
NET	23,429.05	0.538

WARNING

UNDERGROUND CONDUITS IN AREA; CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) TWO WORKING DAYS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.....1--800--362--2764

CONTRACTOR SHALL IDENTIFY AND CONTACT ANY UTILITY COMPANIES THAT DO NOT PARTICIPATE IN THE OUPS SYSTEM.

811 Know what's below. Call before you dig.

100 YEARS - WORK WITH PRIDE 1916-2016

D:	4-4-16
P:	3-00-110
R. MAINES	
#16-03405 C	

03-00-110-105-021

ENVIRONMENTAL STUDIES

AN ENVIRONMENTAL STUDY, INCLUDING FLOODPLAIN DELINEATION, WETLAND DELINEATION, PHASE 1 ENVIRONMENTAL STUDY, AND/OR HISTORICAL REVIEW, IS NOT PART OF THIS WORK. THE CLIENT SHALL INFORM LEWANDOWSKI ENGINEERS, LLC. IF THIS WORK IS REQUIRED.

LEWANDOWSKI ENGINEERS HAS NOT BEEN PROVIDED A COPY OF ANY WETLAND DELINEATION FOR THIS SITE, NOR DID THE FIRM FIND ANY FIELD EVIDENCE MARKING THE LIMITS OF ANY POTENTIAL WETLAND.

CERTIFICATION

TO MPRI PROPERTIES, (NAME OF LENDER, IF KNOWN) AND FIRST AMERICAN 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, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 10B, 11A, 13, 14, 16, 17, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 31, 2016.

DATE OF PLAT OR MAP: MARCH 31, 2016

STATE OF OHIO — MATTHEW D. LEWANDOWSKI — PROFESSIONAL SURVEYOR NO. 7476 — REGISTERED PROFESSIONAL SURVEYOR

MATTHEW D. LEWANDOWSKI, STATE OF OHIO #7476

LEWANDOWSKI ENGINEERS

CIVIL ENGINEERS & SURVEYORS
THE CHIEF BLDG 234 N. ERIE ST.
TOLEDO, OHIO, 43604
LEWANDOWSKIENG.COM
OFFICE: 419.255.4111

ALTA/NSPS LAND TITLE SURVEY:
PT. OF ORIGINAL LOT 110
SHEFFIELD TOWNSHIP, LORAIN COUNTY, OHIO

DATE: 3/31/16	SCALE: 1"=20'
DRAWN: JLA	DWG #: 48465
CHECKED: MDL	DIR #: 48465
BOUNDARY: RPL	DATUM NAVD 88 GPS
TOPO: SPT	CIVIL 3D 2014
UTILITIES: N/A	GIS: ARCVIEW 9.2
GPS: NAD '83, GEOID--12A, OHIO N. 3401	

1/1

6494

PT. ORIG. LOT 110, LORAIN COUNTY