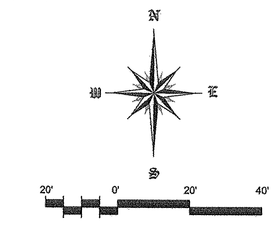
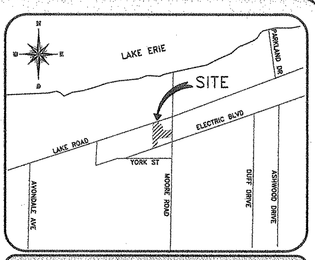
AS-BUILT BOUNDARY SURVEY



SCALE: 1" = 20'

THIS DRAWING WAS CREATED TO BE VIEWED IN DWG FORMAT. IF IT IS REPRODUCED OR VIEWED IN PDF OR ANY OTHER ELECTRONIC FORMAT, IT MAY NOT BE TO SCALE

NORTH INDEX IS
DEED, (FILE #2008-0238994)



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO, AND
BEING A PART OF ORIGINAL SECTION NO. 6, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY LINE OF THE MOORE ROAD AND ON THE NORTHERLY LINE OF ELECTRIC BOULEVARD; THENCE FROM THIS POINT NORTH 1 DEG. 00' EAST ALONG THE WESTERLY LINE OF MOORE ROAD, A DISTANCE OF 60.00 FEET TO AN IRON PIN AND THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES HEREIN TO BE DESCRIBED; THENCE CONTINUING NORTH 1 DEG. 00' EAST ALONG THE WESTERLY LINE OF MOORE ROAD A DISTANCE OF 290.04 FEET TO AN IRON PIN; THENCE SOUTH 81 DEG. 26' WEST A DISTANCE OF 141.35 FEET TO AN IRON PIN; THENCE SOUTH 3 DEG. 46' WEST A DISTANCE OF 50.00 FEET TO AN IRON PIN; THENCE NORTH 84 DEG. 34' EAST A DISTANCE OF 87.60 FEET TO AN IRON PIN; THENCE NORTH 78 DEG. 10' EAST A DISTANCE OF 56.20 FEET TO AN IRON PIN AND THE PRINCIPAL PLACE OF BEGINNING. AS SURVEYED BY J.W. WARDEN AND ASSOCIATES, REG. SURVEYORS. THE ABOVE PREMISES CONTAINS 0.22 ACRE OF LAND, MORE OR LESS, TO THE CENTERLINE OF MOORE ROAD.

PARCEL 2:

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 6, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LAKE AVENUE, 50.00 FEET WIDE, WITH THE WESTERLY LINE OF MOORE ROAD, 60.00 FEET WIDE; THENCE SOUTH 72 DEG. 05' WEST ALONG THE SOUTHERLY LINE OF LAKE ROAD, A DISTANCE OF 154.00 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING, SAID POINT BEING THE NORTHWESTERLY CORNER OF LAND CONVEYED TO CITIES SERVICE OIL COMPANY BY DEED DATED MARCH 15, 1965, AND RECORDED IN DEED VOLUME 905, PAGE 202 OF LORAIN COUNTY RECORDS; THENCE SOUTH 52 DEG. 42' 04" EAST IN THE WESTERLY LINE OF LAND SO CONVEYED TO CITIES SERVICE OIL COMPANY AS AFORESAID, A DISTANCE OF 61.79 FEET TO AN ANGLE; THENCE SOUTH 3 DEG. 34' EAST, IN THE WESTERLY LINE OF LAND SO CONVEYED TO CITIES SERVICE OIL COMPANY AS AFORESAID, A DISTANCE OF 40.00 FEET TO A POINT; THENCE NORTH 81 DEG. 26' EAST ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO CITIES SERVICE OIL COMPANY AS AFORESAID, A DISTANCE OF 87.12 FEET TO A POINT IN THE WESTERLY LINE OF MOORE ROAD; THENCE SOUTH 1 DEG. 00' WEST IN THE WESTERLY LINE OF MOORE ROAD, TO A POINT IN THE NORTHERLY LINE OF LAND CONVEYED TO JAMES KING BY DEED DATED JULY 31, 1953 AND RECORDED IN VOLUME 578, PAGE 306, LORAIN COUNTY DEED RECORDS; THENCE SOUTH 81 DEG. 26' WEST IN THE NORTHERLY LINE OF LAND SO CONVEYED TO JAMES KING AS AFORESAID, TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 3 DEG. 46' WEST IN THE WESTERLY LINE OF LAND SO CONVEYED TO JAMES KING AND LAND SO CONVEYED TO AUTOMATIC HEATING COMPANY, INC. BY DEED JANUARY 27, 1961 AND RECORDED IN VOLUME 790, PAGE 234 OF LORAIN COUNTY DEED RECORDS, A DISTANCE OF 139.03 FEET TO A POINT IN THE NORTHERLY LINE OF ELECTRIC BOULEVARD; THENCE SOUTH 71 DEG. 18' WEST IN THE NORTHERLY LINE OF ELECTRIC BOULEVARD, A DISTANCE OF 45.20 FEET TO THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO ROBERT W. ARNOLD BY DEED DATED MARCH 8, 1945 AND RECORDED IN VOLUME 350, PAGE 580 OF LORAIN COUNTY DEED RECORDS; THENCE NORTH 0 DEG. 02' EAST IN THE EASTERLY LINE OF LAND SO CONVEYED TO ROBERT W. ARNOLD AS AFORESAID, TO A
POINT ON THE SOUTHERLY LINE OF LAKE ROAD; THENCE NORTH 72 DEG. 05' EAST IN THE SOUTHERLY LINE OF LAKE ROAD, TO THE PRINCIPAL PLACE OF BEGINNING, BE THE SAME MORE OR LESS.

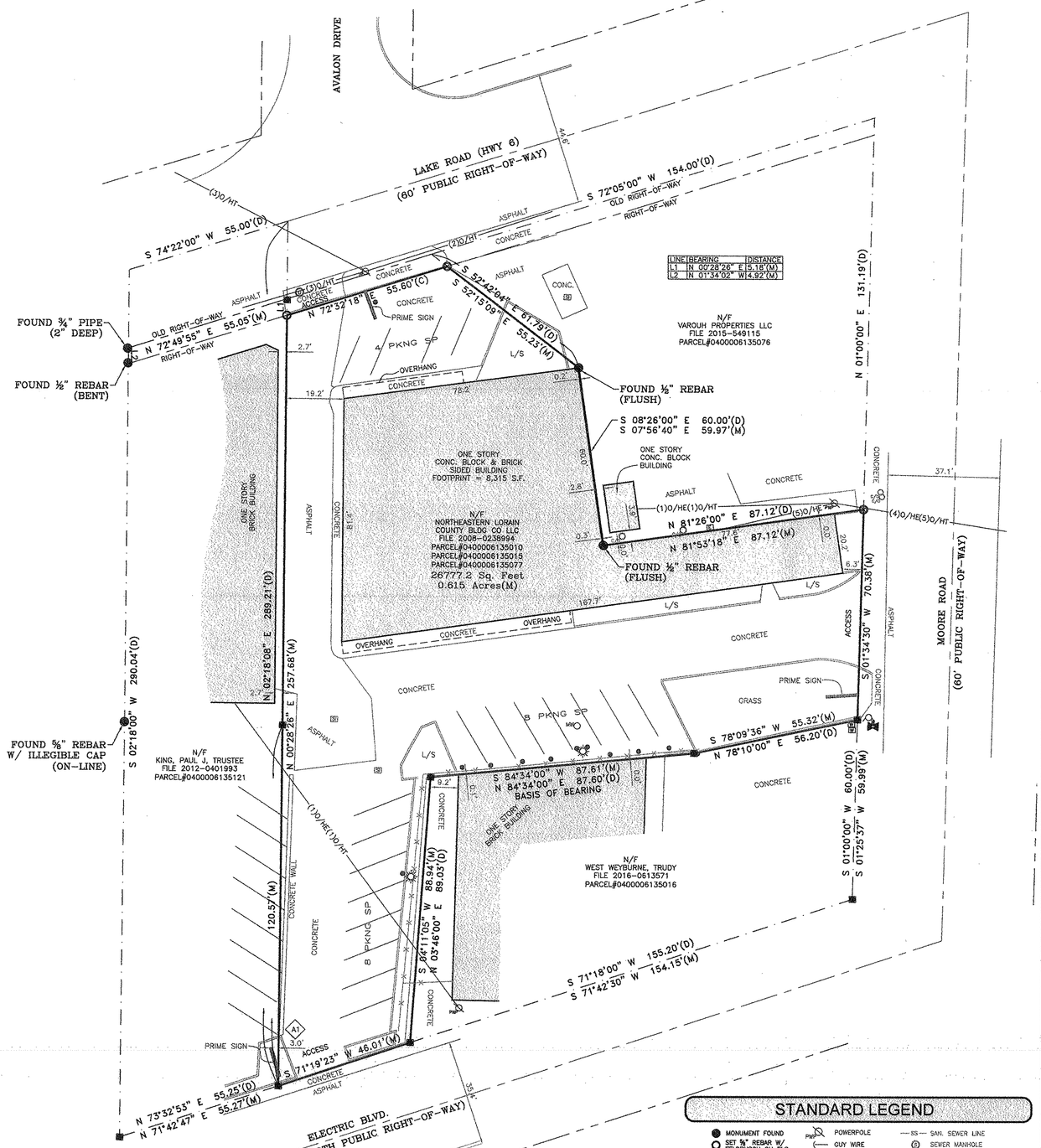
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND DRILL HOLE ON THE WESTERLY LINE OF THE MOORE ROAD (60' RIGHT-OF-WAY) AND ON THE NORTHERLY LINE OF ELECTRIC BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 01 DEGREES 25 MINUTES 37 SECONDS WEST ALONG THE WESTERLY LINE OF MOORE ROAD, A DISTANCE OF 59.99 FEET TO A FOUND DRILL HOLE AND THE POINT OF BEGINNING; THENCE SOUTH 78 DEGREES 09 MINUTES 36 SECONDS WEST ALONG THE NORTHERLY LINE OF TRUDY WEST WEYBURNCE, FILE NUMBER 2016-0613571, A DISTANCE OF 55.32 FEET TO A FOUND DRILL HOLE; THENCE SOUTH 84 DEGREES 34 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY FACE OF A BUILDING, A DISTANCE OF 87.61 FEET TO A FOUND DRILL HOLE; THENCE SOUTH 04 DEGREES 11 MINUTES 05 SECONDS WEST, A DISTANCE OF 88.94 FEET TO FOUND DRILL HOLE ON THE NORTHERLY LINE OF ELECTRIC BOULEVARD; THENCE SOUTH 71 DEGREES 29 MINUTES 23 SECONDS WEST A DISTANCE OF 46.01 FEET TO A FOUND DRILL HOLE; THENCE LEAVING SAID ELECTRIC BOULEVARD CONTINUE NORTH 00 DEGREES 28 MINUTES 26 SECONDS EAST, PASSING THROUGH A FOUND DRILL HOLE AT 120.57 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 257.68 FEET TO A SET 5/8" REBAR WITH "FELDBUSCH OH PLS 7761" CAP ON THE SOUTHERLY LINE OF LAKE ROAD (60' RIGHT-OF-WAY); THENCE NORTH 72 DEGREES 32 MINUTES 18 SECONDS EAST, ALONG SAID LAKE ROAD, A DISTANCE OF 55.60 FEET TO A SET MAG NAIL WITH "U.S. SURVEYOR" DISK; THENCE LEAVING SAID SOUTHERLY LINE OF LAKE ROAD, CONTINUE SOUTH 52 DEGREES 15 MINUTES 09 SECONDS EAST A DISTANCE OF 55.23 FEET TO A FOUND ½" REBAR; THENCE SOUTH 07 DEGREES 56 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY FACE OF A BUILDING, A DISTANCE OF 59.97 FEET TO A FOUND ½" REBAR; THENCE NORTH 81 DEGREES 53 MINUTES 18 SECONDS EAST, ALONG THE NORTHERLY FACE OF SAID BUILDING, A DISTANCE OF 87.12 FEET TO A SET MAG NAIL WITH "U.S. SURVEYOR" DISK ON THE WESTERLY LINE OF SAID MOORE ROAD; THENCE SOUTH 01 DEGREES 34 MINUTES 30 SECONDS WEST, A DISTANCE OF 70.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.615 ACRES, MORE OR LESS

SUBJECT TO ALL LEGAL HIGHWAYS AND RESTRICTIONS OF RECORD, AS SURVEYED BY MICHAEL F. FELDBUSCH REGISTERED PROFESSIONAL SURVEYOR 7761 ON MAY 11, 2017.

AND BEING THE SAME PROPERTY AS DESCRIBED IN PARCEL 1 & 2 AS RECORDED IN FILE 2008-0238994 IN THE OFFICE OF THE RECORDER OF LORAIN COUNTY, OHIO.



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. U.S. SURVEYOR AND THE UNDERSIGNED MAKE NO GUARANTEES AS TO THE SIZE, LOCATION, OR EXISTENCE OF EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS OR OTHER SIMILAR MATTERS.

AS-BUILT BOUNDARY SURVEY

SURVEYOR'S CERTIFICATION

I, Michael F. Feldbusch, P.S. have conducted a survey of the above named property on MAY 11, 2017. The results of that survey are contained herein.
The words "I" and "my" as used herein are to mean that either myself or someone working under my direct supervision.All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted.

FIELD SURVEY: Michael J. Feldbusch, Surveyor

For inquiries, questions or concerns about this survey contact MFeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 208

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
1-800-TO SURVEY

PREPARED FOR:

FIFTH THIRD BANK

PROJECT LOCATION:

LORAIN COUNTY, STATE OF OHIO

PROJECT ADDRESS:	PROJECT TYPE:
33441 LAKE ROAD AVON LAKE, OH 44012	AS-BUILT BOUNDARY SURVEY

STATE OF OHIO
MICHAEL F. FELDBUSCH
S 7761
PROFESSIONAL SURVEYOR

NOT VALID WITHOUT ORIGINAL SIGNATURE

MICHAEL F. FELDBUSCH, P.S.
OHIO REGISTRATION NO. 7761
DATE OF CERTIFICATION 05/12/17

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SHEET 1 OF 1

JOB NUMBER:
SS51845.DWG_MJF

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A1 PRIME SIGN CROSSES DEED LINE AS SHOWN

NOTE:
THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, OR OF ANY KIND, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IF IS A VIOLATION OF THE TERMS AND CONDITIONS OF THIS SURVEY FOR ANY PERSON OR ENTITY TO REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. U.S. SURVEYOR ITS AGENTS AND/OR ASSIGNS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

APPROVED
LORAIN CO.
MAP DEPT.
DATE 9-12-17
PAGE A40-006
BY T. SOLLARS
17A03739.C
SCAN # 49194

811
Know what's below
Call before you dig.

STANDARD LEGEND

MONUMENT FOUND	POWERPOLE	SAN. SEWER LINE
SET ⅝" REBAR W/ FELDBUSCH OH PLS 7761 CAP	GUY WIRE	SEWER MANHOLE
FOUND DRILL HOLE	LIGHT POLE	GREASE TRAP
MAG NAIL FOUND	GROUND LIGHT	FORCE MAIN
SET MAG NAIL W/ U.S. SURVEYOR DISK	STREET LIGHT POLE	CLEAN OUT
FOUND X MARK	ELEC. TRANSFORMER	STORM DRAIN LINE
SET X MARK	AIR CONDITIONER	STORM DRAIN MANHOLE
R.R. SPIKE FOUND	BURIED ELECTRIC	STORM INLET
R.R. SPIKE SET	OVERHEAD ELECTRIC	CATCH BASIN
BENCHMARK	ELECTRIC MANHOLE	CURB INLET
CONC. R/W MARKER	ELECTRIC METER	PAY PHONE
(R) RECORD DATA	ELECTRIC BOX	TELEPHONE BOX
(M) MEASURED DATA	GENERATOR	TELEPHONE PEDESTAL
(C) CALCULATED DATA	ELECTRICAL VAULT	TELEPHONE MANHOLE
(D) ADJACENT DEED DATA	ELECTRICAL PEDESTAL	TELEPHONE POLE
R/W RIGHT OF WAY	WATER LINE	TELEPHONE LINE
BSL BACK SET LINE	WATER MANHOLE	OVERHEAD TELEPHONE
RCP REINFORCED CONC PIPE	WATER VALVE	UNDERGROUND TELEPHONE MARKER
CMP CORRUGATED METAL PIPE	WATER METER	CABLE TELEVISION
PVC PLASTIC PIPE	HYDRANT	FIBER OPTIC CABLE
MTL METAL	BACK FLOW PREVENTOR	OVERHEAD CABLE
AGL ABOVE GROUND LEVEL	FIRE DEPARTMENT CONNECTION	CABLE BOX
F.P. FOOTPRINT	FIRE PROTECTION VALVE	CABLE PEDESTAL
DECIDUOUS TREE	HOSE BIBB	UNDERGROUND CABLE MARKER
L/S LANDSCAPING	CONTROL VALVE	TELECOMMUNICATIONS MANHOLE
CONIFER TREE	IRRIGATION CONTROL VALVE	TELECOMMUNICATIONS PEDESTAL
SQUARE METAL LID	RECLAIMED WATER VALVE	TRAFFIC POLE
FUEL TANK LID	WATER VAULT	TRAFFIC SIGNAL
FLAG POLE	GAS VALVE	TRAFFIC MANHOLE
UNKNOWN MANHOLE	GAS METER	TRAFFIC SIGNAL BOX
FROZEN MANHOLE	UNDERGROUND GAS MARKER	TRAFFIC VAULT
UNKNOWN VAULT	GAS PEDESTAL	STOP SIGN
UNKNOWN VAULT METAL	GAS MANHOLE	SIGN
UNKNOWN VALVE	GAS LINE	GUARD RAIL
MAIL BOX	PROPANE TANK	FENCE
BOLLARD	UNDERGROUND OIL MARKER	
BORE HOLE		
MONITORING WELL		

QUALITY CONTROL	RY
.DWG REVIEWED BY FIELD SURVEYOR	☐
LEGAL DESCRIPTION PROOF READ	☐
PROFORMA REVIEWED BY SIGNING PLS, RY	☐
PDF REVIEWED BY SIGNING PLS, RY	☐
FINAL DRAWING REVIEWED BY RY	☐

MEASURED CLOSURE 1:97,577.0

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.
THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL:	MAY 12	2017
REVISION:	DATE:	2017
REVISION:	DATE:	2017
REVISION:	DATE:	2017