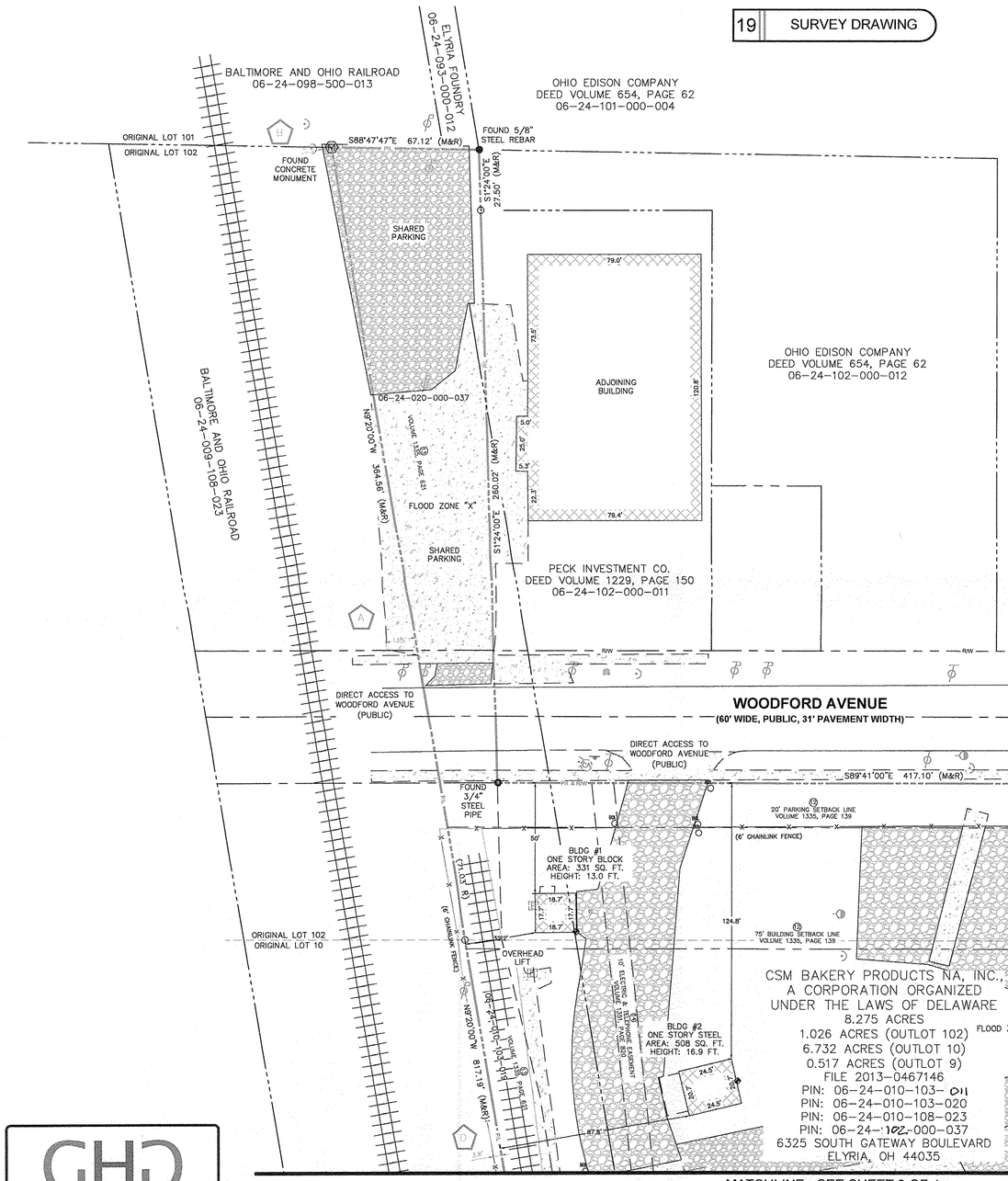
CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



10 BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011), established in the area of the tract by a Global Positioning Survey (GPS) performed by Gandee Heydinger Group, LLC during March 2018, with the west line of Gateway Boulevard South having a bearing of South 0 degrees 11 minutes West (S 0°11' W) as described in File 2013-0467146, and all angles calculated from this bearing.

7 STATEMENT OF ENCROACHMENTS

- A — CONCRETE PARKING AREA ENCROACHES ACROSS WESTERLY PROPERTY LINE BY A DISTANCE OF 13.5 FEET.
- B — GRAVEL PARKING AREA ENCROACHES ACROSS WESTERLY PROPERTY LINE BY A DISTANCE OF 4.1 FEET.
- C — GRAVEL PARKING AREA ENCROACHES ACROSS 20 FOOT PARKING SETBACK BY A DISTANCE OF 2.1 FEET.
- D — CHAINLINK FENCE ENCROACHES ACROSS WESTERLY PROPERTY LINE BY A DISTANCE OF 3.8 FEET.
- E — PUBLIC SIDEWALK ENCROACHES ACROSS THE PROPERTY LINE BY A DISTANCE OF 8.8 FEET.

SCALE : 1" = 30'

17 NORTH ARROW / SCALE

0 15 30 60

9 LEGEND

- ELECTRIC
- OVERHEAD ELECTRIC
- WATER
- RAILROAD TRACKS
- FENCE
- EASEMENT
- SETBACK LINE
- RIGHT-OF-WAY
- CENTERLINE
- SUBJECT PROPERTY LINE
- LOT LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- WOOD
- CONCRETE
- ASPHALT
- GRAVEL
- EXISTING BUILDING
- PIN FOUND
- PIPE FOUND
- WATER VALVE
- WATER METER
- POWER POLE
- TELEPHONE POLE
- TELEPHONE BOX
- ELECTRIC METER
- GAS METER
- GUY WIRE
- SANITARY CLEANOUT
- SQUARE CATCH BASIN
- CURB INLET
- MANHOLE
- AIR CONDITIONER
- FIRE HYDRANT
- SPIGOT
- TRENCH DRAIN

POINT OF BEGINNING	P.O.B.
POINT OF COMMENCING	P.O.C.
AS-SURVEYED CALL	(M)
RECORD CALL	(R)

Key to CDS ALTA Survey

1. TITLE DESCRIPTION
2. TITLE INFORMATION
3. SCHEDULE 'B' ITEMS
4. SURVEYOR CERTIFICATION
5. FLOOD INFORMATION
6. CEMETERY
7. POSSIBLE ENCROACHMENTS
8. ZONING INFORMATION
9. LEGEND
10. BASIS OF BEARING
11. SURVEYOR'S NOTES
12. PARKING INFORMATION
13. LAND AREA
14. BUILDING AREA
15. BUILDING HEIGHT
16. VICINITY MAP
17. NORTH ARROW / SCALE
18. CLIENT INFORMATION BOX
19. SURVEY DRAWING
20. PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.finstamcds.com
Toll Free: 888.322.7371

Drwn By:	CMC	Date:	
Surveyor Ref.No:	18-089-09 ALTA.dwg	Revision:	
Aprvd By:	ASH	Date:	
Field Date:	March 27, 2018	Revision:	
Scale:	1" = 30'	Date:	
		Revision:	

Prepared For:

PROJECT FLASH

Client Ref. No:

20 PROJECT ADDRESS

6325 GATEWAY BOULEVARD SOUTH
ELYRIA, OHIO

Project Name:
Spartanburg & Elyria Facilities

CDS Project Number:
17-11-0194:002

GHD
Gandee Heydinger Group
Civil Engineering & Energy Services

Copyright Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.