CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING

MATCHLINE - SEE SHEET 3 OF 4

SCALE : 1" = 30'

17 NORTH ARROW / SCALE

0 15 30 60

WOODED AREA

CSM BAKERY PRODUCTS NA, INC.,
A CORPORATION ORGANIZED
UNDER THE LAWS OF DELAWARE
8.275 ACRES
1.026 ACRES (OUTLOT 102)
6.732 ACRES (OUTLOT 10)
0.517 ACRES (OUTLOT 9)
FILE 2013–0467146
PIN: 06–24–010–103–019
PIN: 06–24–010–103–020
PIN: 06–24–010–108–023
PIN: 06–24–020–000–037
6325 SOUTH GATEWAY BOULEVARD
ELYRIA, OH 44035

FLOOD ZONE "X"

BALTIMORE AND OHIO RAILROAD
06–24–009–108–023

N19°20'00"W 617.19' (M&R)

06–24–010–103–019

VOLUME 1335, PAGE 621

S89°52'00"E 20.28' (M&R)

ORIGINAL LOT 10

ORIGINAL LOT 9

N89°52'00"W 280.04' (M&R)

FOUND 5/8" STEEL REBAR W/ CAP "KS ASSOCIATES PROP CORNER"

FOUND 3/4" PIPE

75' BUILDING SETBACK LINE
VOLUME 1335, PAGE 139

20' PARKING SETBACK LINE
VOLUME 1335, PAGE 139

S0°11'00"W 875.65' (M&R)
(BASIS OF BEARINGS)

50'

R/W

GUILFORD ALLOTMENT
PLAT VOLUME 13, PAGE 44

CHARLES L. WIRTH AND
CHRISTINE A. WIRTH
INST 2006–0143605

LOT 1 06–24–009–103–001
LOT 2 06–24–009–103–002
LOT 3 06–24–009–103–003
LOT 4 06–24–009–103–004
LOT 5 06–24–009–103–005
LOT 6 06–24–009–103–006

**GATEWAY BOULEVARD SOUTH**
**(60' WIDE, PUBLIC, 29' PAVEMENT WIDTH)**

**BLAKE STREET**
**(50' WIDE, PUBLIC, 25' PAVEMENT WIDTH)**

FOUND 2" PIPE

ADJOINING BUILDING
.9'
6.3'

S89°20'00"E 309.25' (M&R)

N19°20'00"W 619.68' (M&R)

06–24–010–108–023

WILLIAM RICHARDSON
INST 1992–0186992

LOT 12 06–24–009–106–001
LOT 11 06–24–009–106–002
LOT 10 06–24–009–106–003
LOT 9 06–24–009–106–004
LOT 8 06–24–009–106–005
LOT 7 06–24–009–106–006

WILLIE CABBIL AND JOHN W. KELLY
INST 1996–0429268
06–24–009–108–001

S89°20'00"E 101.40' (M&R)

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE THIS SHEET

WILLIE CABBIL AND JOHN W. KELLY
INST 1996–0429268
06–24–009–108–001

N19°20'00"W 619.68' (M&R)

S89°20'00"E 101.40' (M&R)

BALTIMORE AND OHIO RAILROAD
06–24–009–108–023

FLOOD ZONE "X"

LEON S. ALTFELD AND
HARVEY ALTFELD
DEED VOLUME 919, PAGE 987
06–24–009108–027

S9°20'00"E 193.90' (M&R)

S35°29'00"E 9.70' (M&R)

S80°40'00"W 40.00' (M&R)

FOUND 5/8" STEEL REBAR

MAVERICK TUBE CORPORATION
06–24–009–108–011

S89°20'00"E 101.40' (M&R)

MATCHLINE - SEE THIS SHEET

9 LEGEND

| | |
|---|---|
| E — ELECTRIC | PIN FOUND |
| OHE — OVERHEAD ELECTRIC | PIPE FOUND |
| W — WATER | M |
| RAILROAD TRACKS | |
| X — X — FENCE | WATER VALVE |
| EASEMENT | WM WATER METER |
| SWB SETBACK LINE | POWER POLE |
| RIGHT-OF-WAY | TELEPHONE POLE |
| CENTERLINE | T TELEPHONE BOX |
| P/L SUBJECT PROPERTY LINE | E ELECTRIC METER |
| LOT LINE | G GAS METER |
| EDGE OF ASPHALT | GUY WIRE |
| EDGE OF CONCRETE | |
| EDGE OF GRAVEL | SANITARY CLEANOUT |
| | SQUARE CATCH BASIN |
| WOOD | CURB INLET |
| CONCRETE | MANHOLE |
| ASPHALT | AC AIR CONDITIONER |
| GRAVEL | FIRE HYDRANT |
| EXISTING BUILDING | 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.
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| | |
|---|---|
| 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


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