

RECORD LEGAL DESCRIPTIONS

PARCEL ONE, SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN, AND IN THE TOWNSHIP OF CARLISLE, AND KNOWN AS BEING PART OF ORIGINAL CARLISLE TOWNSHIP SECTION NO. 3, BEING AT THE INTERSECTION OF THE CENTER LINE OF THE OBERLIN-ELYRA ROAD, SO CALLED, WITH THE CENTER LINE OF THE HALL ROAD, SO CALLED, BEING DATED FEBRUARY 4, 1960, AND RECORDED IN VOLUME 462, PAGE 66 OF LORAIN COUNTY RECORDS, BEING MORE DEFINITELY DESCRIBED AS FOLLOWS: BEING WESTERLY ALONG THE NORTHERLY LINE OF LAND SO CONVERTED TO OBERLIN-ELYRA ROAD, A DISTANCE OF 20.29 FEET TO A POINT IN THE SAME MORE OR LESS, ALONG THE CENTER LINE OF HALL ROAD TO THE PLACE OF BEGINNING AND CONTAINING WITHIN SAID BOUNDS ABOUT 1.99 ACRES, BE THE SAME MORE OR LESS.

PROPERTY ADDRESS: 613 OBERLIN ELYRA ROAD, ELYRA, OH 44035 PARCEL NUMBER: 10-00-003-124-020

PARCEL TWO, SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN, AND IN THE TOWNSHIP OF CARLISLE, AND KNOWN AS BEING PART OF ORIGINAL CARLISLE TOWNSHIP SECTION NO. 3, BEING AT THE INTERSECTION OF THE CENTER LINE OF THE OBERLIN-ELYRA ROAD, SO CALLED, WITH THE CENTER LINE OF THE HALL ROAD, SO CALLED, BEING DATED FEBRUARY 4, 1960, AND RECORDED IN VOLUME 462, PAGE 66 OF LORAIN COUNTY RECORDS, BEING MORE DEFINITELY DESCRIBED AS FOLLOWS: BEING WESTERLY ALONG THE NORTHERLY LINE OF LAND SO CONVERTED TO OBERLIN-ELYRA ROAD, A DISTANCE OF 20.29 FEET TO A POINT IN THE SAME MORE OR LESS, ALONG THE CENTER LINE OF HALL ROAD TO THE PLACE OF BEGINNING AND CONTAINING WITHIN SAID BOUNDS ABOUT 1.99 ACRES, BE THE SAME MORE OR LESS.

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PROPERTY ADDRESS: 613 OBERLIN ELYRA ROAD, ELYRA, OH 44035 PARCEL NUMBER: 10-00-003-124-022

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PROPERTY ADDRESS: 613 OBERLIN ELYRA ROAD, ELYRA, OH 44035 PARCEL NUMBER: 10-00-003-124-028

PARCEL FIVE, SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN, AND IN THE TOWNSHIP OF CARLISLE, AND KNOWN AS BEING PART OF ORIGINAL CARLISLE TOWNSHIP SECTION NO. 3, BEING AT THE INTERSECTION OF THE CENTER LINE OF THE OBERLIN-ELYRA ROAD, SO CALLED, WITH THE CENTER LINE OF THE HALL ROAD, SO CALLED, BEING DATED FEBRUARY 4, 1960, AND RECORDED IN VOLUME 462, PAGE 66 OF LORAIN COUNTY RECORDS, BEING MORE DEFINITELY DESCRIBED AS FOLLOWS: BEING WESTERLY ALONG THE NORTHERLY LINE OF LAND SO CONVERTED TO OBERLIN-ELYRA ROAD, A DISTANCE OF 20.29 FEET TO A POINT IN THE SAME MORE OR LESS, ALONG THE CENTER LINE OF HALL ROAD TO THE PLACE OF BEGINNING AND CONTAINING WITHIN SAID BOUNDS ABOUT 1.99 ACRES, BE THE SAME MORE OR LESS.

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APPROVED	LOREAN CO.
DATE	7-3-18
PAGE	6 OF 6
BY	R. HANDEL
#	18137

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-027
-028
-030

SURVEYED LEGAL DESCRIPTIONS

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LEGEND

MONUMENT BOX	ASPH	ALTIMATIC FILE NUMBER
IRON PIN FD	BLDG	
5/8" X 30" CAPPED REBAR INSCRIBED	CLP	CHAIN LINK FENCE
KS ASSOC'S INC PROP MARKER	COAR	CUYAHOGA COUNTY MAP RECORDS
5/8" X 30" CAPPED REBAR INSCRIBED	CONC	CONCRETE
KS ASSOC'S INC REFERENCE	COR	CORNER
MAG NAIL SET	CP	CORRUGATED PLASTIC PIPE
5/8" X 30" CAPPED REBAR INSCRIBED	DS	DOWNSPOUT
KS ASSOC'S INC REFERENCE	ELEC	ELECTRIC
MAG NAIL SET	FD	FOUND
5/8" X 30" CAPPED REBAR INSCRIBED	FEN	FENCE
KS ASSOC'S INC REFERENCE	FRV	FRANCOIS
MAG NAIL SET	HC	HANDICAP
5/8" X 30" CAPPED REBAR INSCRIBED	P	PAGE
KS ASSOC'S INC REFERENCE	PAVT	PAVEMENT
MAG NAIL SET	PPN	POLYNYLCHLORIDE
5/8" X 30" CAPPED REBAR INSCRIBED	PVC	RECORD
KS ASSOC'S INC REFERENCE	R	RECORD
MAG NAIL SET	RCP	REINFORCED CONCRETE PIPE
5/8" X 30" CAPPED REBAR INSCRIBED	RR	RAILROAD
KS ASSOC'S INC REFERENCE	R/W	RIGHT OF WAY
MAG NAIL SET	S	SURVEYED
5/8" X 30" CAPPED REBAR INSCRIBED	SAN	SANITARY
KS ASSOC'S INC REFERENCE	STL	STEEL
MAG NAIL SET	TF	TRANSFORMER
5/8" X 30" CAPPED REBAR INSCRIBED	UC	UNDERGROUND
KS ASSOC'S INC REFERENCE	V	VOLUME
MAG NAIL SET	VCP	VITRIFIED CLAY PIPE
5/8" X 30" CAPPED REBAR INSCRIBED	WAT	WATER
KS ASSOC'S INC REFERENCE	WAT	WATER

UTILITY REFERENCES

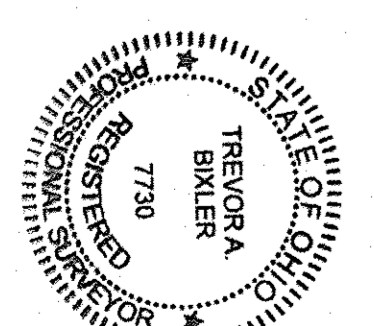
- LOCATED BY KS ASSOCIATES FROM UTILITY MARKINGS.
- COLUMBIA GAS OF OHIO PLANS.
- CITY WATER PLANS.

SURVEYOR'S NOTES

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH BASED ON GPS OBSERVATIONS PERFORMED JUNE 22, 2018.
- PERMIT RECORDS USED ARE AS SHOWN HEREON AND INCLUDE LORAIN COUNTY TAX MAPS.
- THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT SURVEY IS INTENDED TO DETECT ONLY THOSE EASEMENTS AND RIGHTS-OF-WAY IDENTIFIED IN SAID REPORT TO THE EXTENT THEY CAN BE SHOWN.
- UNDERGROUND UTILITIES ARE SHOWN FROM PLANS AND FIELD MARKINGS PROVIDED BY UTILITY COMPANIES AND AGENCIES. ACTUAL LOCATIONS MAY VARY.
- AS OF 6-29-18, THE FOLLOWING COMPANIES HAVE RESPONDED TO THE INITIAL GPS REQUEST TICKET NOS. B817007275-008 AND B817007285-008) FOR UTILITY PLANS: WINDUSTREAL, CITY OF ELYRIA, CARLISLE TOWNSHIP, LORAIN COUNTY ENGINEERS, OHIO EDISON, COLUMBIA GAS OF OHIO, CHARTER COMMUNICATIONS AND EVERSTEAD SOLUTIONS.
- THE SURVEY SHOW HEREON LIES WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR LORAIN COUNTY, OHIO COMMUNITY PANEL NO. 390932028D ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AND HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008.
- PARKING SPACE STRIPS ARE NOT TO BE DEFINED IN CERTAIN AREAS. THE TOTAL NUMBER OF OPEN SPACES IDENTIFIED PARKING SPACES IS 71 SPACES.
- THE MARKING OF SURVEY RECORDS INCLUDING PLANS, SKETCHES, AND FIELD NOTES SHALL BE MADE IN ACCORDANCE WITH THE 2017 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11 AND 13 OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 28, 2018.
- THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN SUBJECT PARCEL NOS. ONE THROUGH SIX, INCLUSIVE. ALL PARCELS, WHICH COMPRISE THE PROPERTY ARE CONTIGUOUS. THERE IS A GAP BETWEEN SUBJECT PARCEL NO. 3 (10-00-003-124-022) AND THE ADJOINING PARCEL TO THE WEST (10-00-003-124-007) AS NOTED HEREON.

TO CHAPIN MANUFACTURING, INC. A NEW YORK CORPORATION, 635 OBERLIN ELYRA ROAD, ELYRA, OHIO, A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY. AT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2017 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11 AND 13 OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 28, 2018.

TREVOR A. BIKLER, P.E. DATE OF MAP: JUNE 28, 2018
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730



CHAPIN PARCELS		ALTA/NSPS LAND TITLE SURVEY		PART OF ORIGINAL CARLISLE TOWNSHIP SECTION NO. 3 TOWNSHIP OF CARLISLE, COUNTY OF LORAIN STATE OF OHIO	
SHEET 1		OF 3		JOB NO. 18137	
DATE: 06-28-18		DRAWN BY: PPP		DATE: 06-28-18	
CWD BY: TAB		DWN NAME: 18137-ALTA		DESCRIPTION	
PATH: CIVIL 20 2017		F.B.: 987, 988		BY	

