NORTH

GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

ALTA / NSPS LAND TITLE SURVEY
for
1301 LOWELL STREET
CITY OF ELYRIA
COUNTY OF LORAIN – STATE OF OHIO

INDEX OF SHEETS

SHEET 1: COVER SHEETS, CERTIFICATION, SCHEDULE A LEGAL DESCRIPTION, SCHEDULE B ITEMS, NOTE REGARDING ZONING, SIGNIFICANT OBSERVATIONS, FLOOD ZONE DESIGNATION, PARKING TABULATION, AREA OF SURVEYED PREMISES, SURVEY REFERENCES AND MISCELLANEOUS NOTES

SHEET 2: SHEET INDEX MAP AND VICINITY MAP

SHEET 3: NORTHWEST PORTION OF SURVEYED PREMISES

SHEET 4: NORTHEAST PORTION OF SURVEYED PREMISES, DETAIL A

SHEET 5: WESTERN PORTION OF SURVEYED PREMISES

SHEET 6: EASTERN PORTION OF SURVEYED PREMISES

SHEET 7: SOUTHWEST PORTION OF SURVEYED PREMISES

SHEET 8: SOUTHEAST PORTION OF SURVEYED PREMISES

SHEET 9: DETAIL B, DETAIL C, DETAIL D, AND DETAIL E

SHEET NO. 3 OF 9

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

LEGEND

- UTILITY POLE
- UTILITY POLE/ELECTRIC METER
- UTILITY POLE/LIGHT
- LIGHT POLE
- HYDRANT
- SIAMESE HYDRANT
- WATER MANHOLE
- GAS PUMP
- GAS VENT PIPE
- CATCH BASIN
- STORM MANHOLE
- DOWN SPOUT
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE BOX/VAULT
- ELECTRIC BOX/VAULT
- LIGHT
- UTILITY BOX/VAULT (UNKNOWN)
- MANHOLE (UNKNOWN)
- UTILITY VALVE (UNKNOWN)
- AIR CONDITIONING UNIT
- MONITORING WELL
- FLAG POLE
- BOLLARD
- SIGN
- MAILBOX
- HANDICAP PARKING SPACE
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LORAIN COUNTY MAP RECORDS
- L.C.D.R. LORAIN COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

OVERHEAD UTILITY WIRES
CHAIN LINK FENCE
WOOD FENCE
VINYL FENCE

CONCRETE PAVEMENT | ASPHALT PAVEMENT
GRAVEL | LANDSCAPE AREA

(17) (19) STATE OF OHIO RIGHT-OF-WAY VOL. 978, PG. 185 L.C.D.R.

(18) 10' DITCH EASEMENT VOL. 993 PG. 853 L.C.D.R.

MONUMENT LEGEND

- denotes rebar found as noted
- denotes rebar inside monument box assembly found as noted
- denotes iron pipe found as noted
- denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96–026" ID cap set
- denotes monument box found as noted
- denotes P–K (masonry) nail found as noted
- denotes P–K (masonry) nail set
- denotes iron pipe inside monument box assembly found as noted
- denotes stone with "X" found as noted
- denotes railroad spike found as noted

O.L. 21 | O.L. 22

MILAN–ELYRIA ROAD
STATE ROUTE 113
(CENTER LINE SURVEY PLAT LOR–113–10.09/11.64 PLAT BOOK 25, PAGES 53–56)

N 66°06'49" E 2,514.68' REC. TO PC STA: 602+66.88' & USED

N 62°15'52" E 844.42' DEED
N 66°06'49" E 844.47' CALC. & USED
R/W

125.00' REC. & CALC.
1571.18' REC. & USED
125.00' REC. & USED

5/8" REBAR W/ ID CAP "MCLAUGHLIN–PLS–6688" FD. & USED

178.10' CALC. N89°33'08"W
STA: 590+68.98 REC. & USED

98.74' DEED
98.91' CALC.
35.67' CALC.

PPN 06–24–022–000–020
MARY J. MCKISIC
FILE NO. 2006–0131922 L.C.D.R.

PPN 06–24–022–000–034
LOWELL STREET PROPERTIES, LLC.
FILE NO. 2018–0681930 L.C.D.R.
(SEE MN–7)

5/8" REBAR FD. 1.10' W. & USED

10' DITCH EASEMENT VOL. 993, PG. 853 L.C.D.R.

N 67°15'05" E 501.49' O.D.O.T. 503.68' CALC.
CHAIN LINK FENCE

PPN 06–24–022–000–022
JOANNE MAIDEN AND
LAWRENCE L. MAIDEN
FILE NO. 2014–0521761 L.C.D.R.

98.91' DEED & USED

ELYRIA CORPORATION LINE
CENTERLINE OF DITCH

COMMITMENT PARCEL – TRACT 1, PARCEL NO. 1
SURVEYED PARCEL "A"

S 89°36'56" E 536.81' CALC. & USED

COMMITMENT PARCEL – TRACT 1, PARCEL NO. 4
PPN 06–24–022–000–018
LOWELL STREET PROPERTIES, LLC.
INST. NO. 2018–0681930 L.C.D.R.
(SEE MN–7)

5/8" REBAR FD. & USED FOR LINE 0.81' W.

S 2°27' W 98.12' DEED
S 01°40'36" W 98.08' CALC. & USED

N 89°37'06" W 754.30' CALC. & USED

PPN 06–24–022–000–004
CERVUS PROPERTIES LLC.
FILE NO. 2006–0125739 L.C.D.R.

87.27' DEED
N 01°40'36" E 2,349.95' CALC. & USED
N 01°39'55" W 2,349.72' DEED

ELYRIA CORPORATION LINE

STONE W/ "X" FD. 1.31' W.

PPN 06–24–022–000–031
BRIAN E. NAGEL
FILE NO. 2010–0325425 L.C.D.R.

S 89°36'55" E 1,325.01' DEED 1,327.47' CALC.

115.00' REC. & USED

S 88°55' E 1,320.07' DEED S 89°36'56" E 1,325.29' CALC.

785.92' O.D.O.T. 788.48' CALC.

PLACE OF BEGINNING TRACT 1, PARCEL 4

98.91' DEED & USED

99.10' DEED & USED
N 01°01' E DEED

TRACT 1, PARCEL NO. 4 EXCEPTION
STATE OF OHIO
DEED VOL. 974, PG 722 L.C.D.R.

MURRAY RIDGE ROAD
(60' Public Right of Way)
229.43' REC. & USED
N 00°24'49" E CALC.

566.88' O.D.O.T. 568.81' CALC.

240.83' O.D.O.T. 241.03' CALC. & USED
N 66°06'49" E

N 88°55' W 1,317.60' DEED N 89°37'06" W 1,323.11' CALC.

S 67°31'59" W
CHAIN LINK FENCE

105.00' REC. & USED

STA: 579+20.80 REC. & USED

185.42.00" REC. & USED

STA: 578+17.26 BACK
STA: 578+17.18 AHEAD

STA: 577+57.28
C/L SR 113
STA: 30+00 C/L MURRAY RIDGE

MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 5)

Job No.: 18–073
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