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

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585-3800 www.mcsteen.com

SHEET NO. 4 OF 9

MATCH LINE (SEE SHEET 3)

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

O. L. 22 | O. L. 23 | O. L. 24

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

PLAN INT. 596+10.00
CALC. INT. 596+10.91

CONCRETE APRON

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

122.45' REC. & USED
S 23°55'11" E

121.75' REC. & USED
N 23°55'11" W

122.10' REC. & USED
N 23°55'11" W

PART OF COMMITMENT PARCEL – TRACT 1, PARCEL 1

PPN 06-24-022-000-034
LOWELL STREET PROPERTIES, LLC.
FILE NO. 2018–0681930 L.C.D.R.

SADDLER DRIVE (70') (UN–IMPROVED)

S 01°39'04" W 460.00' REC. & USED

400.00' REC. & USED
N 01°39'04" E

346.42' REC. & USED
N 01°39'04" E

70.00'

PC STA: 602+66.88

PI STA: 603+83.64
(NO MON. RECOVERED)
05°15'00" REC. DEFLECTION USED

PCC. STA: 605+00.24 BACK
STA: 605+00.20 AHEAD

116.76' REC. & USED

STA: 604+00/100' RT

STA. 600+00/125.00' RT

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

N 59°07'26" E 250.66' DEED
N 62°58'22" E 250.76' CALC. & USED

CHAIN LINK FENCE

5/8" REBAR W/ ID CAP "MCLAUGHLIN–PLS 6688" FD. 0.16' S.

SEE DETAIL "A" ON SHEET 4

S/L 32 | S/L 33 | S/L 34 | S/L 35

BELL AVENUE (60')

5/8" REBAR IN MON. BOX FD.

S 02°16'12" E 1,306.48' DEED
S 01°34'13" W 1,308.04' CALC. & USED
S 01°34'13" W 275.52' CALC. & USED

5/8" REBAR FD. 0.21' W.

N 01°31'36" E 163.06' CALC. 163.00' REC.

PLAT FOR COURTLAND BELL SUBDIVISION
VOLUME 69, PAGE 24 AND 25 L.C.M.R.

101.56' REC. & USED
N 89°42'56" W 101.55' REC. 100.89' CALC.

S 89°42'56" E 100.21' REC. & USED

30.01'

COURTLAND STREET (60')

N 89°42'56" W 164.90' REC. & CALC.

S 89°42'56" E 494.86' REC. 494.81' CALC. & USED

5/8" REBAR IN MON. BOX FD. & USED

PART OF COMMITMENT PARCEL – TRACT 1, PARCEL 1 AND SURVEYED PARCEL "A"

PPN 06-24-023-101-014
LOWELL STREET PROPERTIES, LLC.
FILE NO. 2018–0681930 L.C.D.R.
(SEE MN–7)

PART OF COMMITMENT PARCEL – TRACT 1, PARCEL 1

SURVEYED PARCEL "B"

S 01°39'04" W 216.16' REC. & USED
N 01°39'04" E 270.37' REC. 270.39' CALC. & USED

TRACT 1, PARCEL 1 EXCEPTION

S 01°34'13" W 213.98' CALC. & USED
N 01°39'04" E

S 01°34'13" W 263.99' CALC. & USED

WOOD FENCE

S 01°34'13" W 324.07' CALC. & USED

S/L 1 | S/L 2 | S/L 3 | S/L 4 | S/L 120 | S/L 119 | S/L 118

5/8" REBAR FD. N 61°13'55" E @ 2.39'

99.40' REC. & USED
N 89°42'56" W

R=30.00'

CONCRETE

HIGH STREET (60')
617.41' REC. 616.71' CALC. & USED
N 89°42'56" W 666.71' CALC. & USED

323.92' CALC. FROM REC., & USED

DEMAS DRIVE (60')

N 00°19'53" E 803.39' CALC.

HIGHLAND ACRES SUBDIVISION NO. 3
VOLUME 23, PAGE 11 L.C.M.R.

S 01°34'13" W 3,095.54' CALC. & USED
S 01°34'13" W 3,095.49' DEED

S/L 121 | S/L 122 | S/L 123

PPN 06-24-023-104-013
1100 OAKWOOD DRIVE I LLC.
FILE NO. 2018–0665651 L.C.D.R.

S 01°34'13" W 2,436.01' CALC. & USED
S 01°34'13" W 646.50' CALC. & USED

5/8" REBAR W/ ID CAP "RIVERSTONE CO. PS 6747 & PS 8219" FD. 0.47' W.

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

PPN 06-24-023-101-014
LOWELL STREET PROPERTIES, LLC.
FILE NO. 2018–0681930 L.C.D.R.
(SEE MN–7)

TRACT 1, PARCEL 1 EXCEPTION (14) (15) S 89°42'56" E (R.G. LLOYD SUBDIVISION STREET DEDICATION PLAT VOLUME 25, PAGE 9 L.C.M.R.)

S 89°42'56" E 415.62' REC. & USED

88°38'00" REC. & USED

319.95' REC. & USED

155.05' REC. & USED

N 89°42'56" W 204.92' REC. & USED

60.00' REC. & USED

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 6)

PI STA: 607+20.80
(NO MON. RECOVERED)
13°10'40" REC. DEFLECTION USED

N 71°21'49" E 337.36' REC. & USED

N 84°32'29" E 337.36' REC. & USED

PCC. STA: 609+39.46

5/8" REBAR IN MON. BOX FD. & USED
PI STA: 610+56.22

116.76' REC. & USED

PT STA: 611+72.82

STA: 612+89.50 BACK
STA: 612+89.46 AHEAD

1" PIPE IN MON. BOX FD.

101.42' MCLAUGHLIN SURVEY 101.66' CALC.

270.30' CALC. 270.30' MCLAUGHLIN SURVEY S 00°13'44" E

201.42' MCLAUGHLIN SURVEY & CALC. S 00°13'44" E

5/8" REBAR (BENT) IN MON. BOX FD.

CLEMENS AVENUE

928.88' MCLAUGHLIN SURVEY & CALC. N 89°47'29" E

1/4" NAIL SHAFT FD. & USED FOR LINE CAL. STA: 621+01.67

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

REBAR W/ID CAP "MCLAUGHLIN–PLS 6688" FD. & USED FOR LINE 0.23' S. REC. OFFSET – 111.05' CALC. OFFSET – 111.26'

N 59°07'26" E 250.66' DEED
N 62°58'22" E 250.76' CALC. & USED

7.75'

5/8" REBAR FD. 0.26' W.

S/L 33

S 02°16'12" E 1,306.48' DEED
S 01°34'13" W 1,308.04' CALC. & USED
S 01°34'13" W 275.52' CALC. & USED

DETAIL "A"
SCALE: 1" = 10'

NORTH

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

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.O.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

LINE DATA

LINE	BEARING	DISTANCE
L1	N 01°39'04" E	3.55' REC. & USED
L2	S 66°39'19" W	70.00' REC. & USED

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	91°22'00" REC. & USED	25.00' REC. & USED	39.87' REC. & USED	25.60' REC. & USED	35.77' REC. & USED	N 44°01'56" W
C2	88°38'00" REC. & USED	25.00' REC. & USED	38.67' REC. & USED	24.41' REC. & USED	34.93' REC. & USED	N 45°58'04" E
C3	88°38'00" REC. & USED	85.00' CALC. & USED	131.49' REC. & USED	83.00 CALC. & USED	118.77' CALC. & USED	S 45°58'04" W
C4	88°38'00" REC. & USED	25.00' REC. & USED	38.67' REC. & USED	24.41' REC. & USED	34.93' REC. & USED	S 45°58'04" W
C5	91°22'00" REC. & USED	25.00' REC. & USED	39.87' REC. & USED	25.60' REC. & USED	35.77' REC. & USED	N 44°01'56" W
C6	25°34'15" REC. & USED	431.67' CALC. & USED	192.65' REC. & USED	97.96' CALC. & USED	191.06' CALC. & USED	N 11°08'03" W
C7	25°34'15" REC. & USED	361.67' CALC. & USED	161.41' REC. & USED	82.07' CALC. & USED	160.08' CALC. & USED	S 11°08'03" E
C8	88°38'00" REC. & USED	25.00' REC. & USED	38.67' REC. & USED	24.41' REC. & USED	34.93' REC. & USED	N 45°58'04" E
C9	88°38'00" REC. & USED	55.00' REC. & USED	85.08' REC. & USED	53.70' REC. & USED	76.85' REC. & USED	S 45°58'04" W
C10	25°34'15" REC. & USED	396.67' REC. & USED	177.03' REC. & USED	90.02' CALC. & USED 90.00' REC.	175.57' CALC. & USED 175.53' REC.	S 11°08'03" W
C11	05°15'00" REC. & USED	2,546.73' REC. & USED	233.36' REC. & USED	116.76' REC. & USED	233.27' CALC. & USED	N 68°44'19" E
C12	13°10'40" REC. & USED	1,909.86' REC. & USED	439.26' REC. & USED	220.60' REC. & USED	438.29' CALC. & USED	N 77°57'09" E
C13	05°15'00" REC. & USED	2,546.73' REC. & USED	233.36' REC. & USED	116.76' REC. & USED	233.27' CALC. & USED	N 87°09'59" E

Job No.: 18–073

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