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

MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 6)

MATCH LINE (SEE SHEET 7)

O. L. 21
O. L. 22
O. L. 23
Z

ELYRIA TOWNSHIP
CENTERLINE OF DITCH
CENTERLINE OF DITCH
CENTERLINE OF DITCH
CENTERLINE OF DITCH
10' DITCH EASEMENT VOL. 993 PG. 603 L.C.D.R.
18
14
15

N 01°40'36" E 2,349.95' CALC. & USED
N 01°40'36" E 2,349.72' DEED
N 02°09'55" W 2,349.72' CALC. & USED

S 01°39'04" W 460.00' REC. & USED
R/W
N 01°39'04" E 400.00' REC. & USED
S 88°20'56" E 70.00' REC. & USED
R/W 346.42' REC. & USED
N 01°39'04" E

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

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

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)

S 02°16'12" E 1,308.48' DEED
S 01°34'13" W 1,308.04' CALC. & USED
S 01°34'13" W 848.50' CALC. & USED

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

5/8" REBAR
FD. 0.48' W.

651.61' CALC. & USED
N 88°47'54" E
652.53' DEED
869.97' DEED & USED
S 87°26'03" W DEED
S 88°47'54" W CALC. & USED

S 01°34'13" W 2,436.01' CALC. & USED
S 02°16'12" E 1,788.01' DEED
S 01°34'13" W 1,787.51' CALC. & USED
S 01°34'13" W 1,410.71' CALC. & USED
S 00°25'16" W 1,412.21' TRACT 2, PARCEL 2
S 01°34'13" W 3,095.69' DEED
3,095.54' CALC. & USED

PPN 06-24-023-104-014
LOWELL STREET PROPERTIES, LLC.
FILE NO. 2018-0681930 L.C.D.R.
(SEE MN-7)

COMMITMENT PARCEL – TRACT 2, PARCEL NO. 2

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. 5 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
X CHAIN LINK FENCE X
S WOOD FENCE S
V VINYL FENCE V

CONCRETE PAVEMENT
ASPHALT PAVEMENT
GRAVEL
LANDSCAPE AREA

18 10' DITCH EASEMENT VOL. 993 PG. 603 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

Job No.: 18-073
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