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

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C14	22°49'00" PLAT & USED	743.46' PLAT & USED	296.07' PLAT & USED	150.02' CALC. & USED	294.11' PLAT & USED	S 78°15'37" E
C15	11°31'33" PLAT & USED	719.05' PLAT & USED	144.65' PLAT & USED	72.57' CALC. & USED	144.40' PLAT & USED	S 72°36'53" E
C16	02°56'18" PLAT & USED	713.46' REC. & USED	36.58' PLAT & USED	18.30' CALC. & USED	36.59' CALC. & USED	S 88°11'58" E
C17	04°47'00" PLAT & USED	713.46' REC. & USED	59.56' PLAT & USED	29.80' CALC. & USED	59.54' PLAT & USED	S 84°20'19" E
C18	04°50'16" PLAT & USED	713.46' REC. & USED	60.24' PLAT & USED	30.14' CALC. & USED	60.22' PLAT & USED	S 84°20'19" E
C19	04°55'52" PLAT & USED	713.46' REC. & USED	61.40' CALC. & USED 61.43' PLAT	30.72' CALC. & USED	61.38' CALC. & USED 61.41' PLAT	S 74°38'37" E
C20	05°04'08" PLAT & USED	713.46' REC. & USED	63.12' CALC. & USED 63.09' PLAT	31.58' CALC. & USED	63.10' CALC. & USED 63.07' PLAT	S 69°38'37" E

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

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

SHEET NO. 6 / 9

MATCH LINE (SEE SHEET 4)

S 89°40'07" E 302.71' REC. & USED
OAKWOOD STREET
(60' Public Right of Way)
HIGHLAND ACRES SUBDIVISION NO. 2, SECTION-B
VOLUME 23, PAGE 64 L.C.M.R.
DEMAS DRIVE (60' Public Right of Way)
CLEMENS AVENUE (60' Public Right of Way)
O. L. 23 / O. L. 24 / O. L. 25
S/L 67 S/L 68 S/L 69 S/L 70 S/L 71 S/L 72 S/L 73 S/L 74 S/L 75 S/L 76 S/L 77 S/L 78
PPN 06-24-023-104-013
1100 OAKWOOD DRIVE I LLC.
FILE NO. 2018-0665651 L.C.D.R.
COMMITMENT PARCEL - TRACT 2, PARCEL NO. 3
PPN 06-24-024-109-013
LOWELL STREET PROPERTIES
INST. NO. 2018-0681930 L.C.D.R.
SEE DETAIL "B" ON SHEET 9
S 89°38'54" E 369.18' CALC. & USED
N 89°10' E 369.28' DEED
N 88°47'54" E 651.61' CALC. & USED
652.53' DEED
S 88°47'54" W CALC. & USED 869.97' DEED & USED
S 87°26'03" W DEED
N 00°19'53" E 182.00' CALC. & USED
281.90' DEED
NORTHERLY – NO DEED DIMENSION
PLACE OF BEGINNING TRACT 2, PARCEL 3
WESTERLY – NO DEED DISTANCE
S 88°47'54" W 606.66' CALC. & USED
S 88°47'54" W 388.30' CALC. & USED
356.98' REC.
S 00°19'35" W 132.76' CALC. & USED
S 00°50' E NO DEED DISTANCE
PPN 06-24-024-109-012
CITY OF ELYRIA
DEED VOL. 864, PG. 522 L.C.D.R.
PPN 06-24-024-110-003
CITY OF ELYRIA
(UNABLE TO FIND CURRENT DEED)
PPN 06-24-024-109-022
CITY OF ELYRIA
DEED VOL. 1313, PG. 477 L.C.D.R.
PARCEL NO. 1
1/2" PIPE FD. & USED FOR LINE
RAILROAD SPIKE FD. 1.00' S.
5/8" REBAR W/ ID CAP "MCLAUGHLIN-PLS 6688" FD. ON R/W
5/8" REBAR W/ID CAP "MCLAUGHLIN-6688" FD. & USED (W. EDGE)
5/8" REBAR W/ID CAP "MCLAUGHLIN-PLS 6688" FD. & USED
5/8" REBAR FD. ON LINE 0.20' E.
1" PIPE FD. & USED FOR LINE 0.23' E.
1" PIPE FD. & USED
1" PIPE FD. 0.52' E.
1" PIPE FD. @ 30.00' (E. SIDE)
1" PIPE FD. ON R/W 0.19' N.
1" PIPE FD. 0.26' N.
1" PIPE FD. 0.09' S.
1" PIPE FD. & USED
119.00' REC. 119.78' CALC. S 89°43'53" E
172.50' REC.
47.46' REC. 47.42' CALC.
105°58'14" REC. & USED
S 01°24'53" W
95.11' CALC. 95.08' REC.
168.33' REC.
168.41' REC. & USED
168.44' CALC. S 00°19'35" W
114.07' REC. 114.14' CALC. S 00°16'10" W
119.40' REC. 119.49' CALC. S 00°16'28" W
130.00' REC. & CALC.
129.07' REC. 129.18' CALC. S 00°22'31" W
803.39' CALC.
90°00'00" REC. & USED
30.00' REC.
60.00' REC.
Δ=90° REC. R=30.00' REC.
R/W
N 00°19'53" E 130.00' REC.
S 00°19'53" E 281.90' DEED
5/8" REBAR W/ID CAP "MCLAUGHLIN-PLS 6688" FD. & USED
30.00' REC. & USED
L3 L4 L5 L6 L7 L8 L9 L10
C14 C15 C16 C17 C18 C19 C20
B

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

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
26 25' WATER LINE EASEMENT VOLUME 220, PAGE 719 L.C.D.R.

LINE DATA

LINE	BEARING	DISTANCE
L3	N 89°42'33" E CALC. & USED N 89°10' E DEED	59.51' CALC. & USED 59.28' DEED
L4	S 00°16'40" W CALC. & USED S 00°50' E DEED	5.94' DEED & USED
L5	S 89°34'39" E CALC. & USED N 89°10' E DEED	59.28' DEED, CALC. & USED
L6	S 00°16'28" W CALC. & USED S 00°50' E DEED	10.60' DEED & USED
L7	S 89°42'23" E CALC. & USED N 89°10' E DEED	59.28' DEED, CALC. & USED
L8	S 00°16'10" W CALC. & USED S 00°50' E DEED	16.09' CALC. & USED 15.93' DEED
L9	S 89°52'26" E CALC. & USED N 89°10' E DEED	59.15' CALC. & USED 59.28' DEED
L10	S 00°19'35" W CALC. & USED	58.03' CALC. & USED 57.92' REC.

MATCH LINE (SEE SHEET 5)

COMMITMENT PARCEL - TRACT 2, PARCEL NO. 2
PPN 06-24-023-104-014
LOWELL STREET PROPERTIES, LLC.
FILE NO. 2018-0681930 L.C.D.R.
(SEE MN-7)
PPN 06-24-024-109-025
LOWELL STREET PROPERTIES, LLC.
FILE NO. 2018-0681930 L.C.D.R.
(SEE MN-7)
N 07°28'13" W 1,520.69' TRACT 2, PARCEL 2
S 06°17'19" E 1,516.34' CALC. & USED
1515.84' REC. LOUDON SIMON, CAHL & ASSOC. SURVEY
PPN 06-24-04-109-016
ELYRIA AERIE NO 431 FRAT ORDER OF EAGLES
DEED VOL. 1003, PG. 852 L.C.D.R.
1519.48' LAUNDON-SIMON-CAHL-SURVEY
S 02°25'48" E 1521.07' CALC. & USED
N 01°59'4" E 1,553.49' CALC.
O. L. 23 / O. L. 24 / O. L. 25
26 WATER EASEMENT VOL. 220, PG. 719 L.C.D.R.

MATCH LINE (SEE SHEET 8)

Job No.: 18-073
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