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

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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
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SHEET NO. 7 OF 9

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.3800 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

(10) THE LAKE SHORE AND MICHIGAN SOUTHERN RAILWAY COMPANY VOL. 121, PG. 155 & VOL. 124, PG. 381 L.C.D.R.

(18) 10' DITCH EASEMENT VOL. 893 PG. 803 L.C.D.R.

(20) RAILROAD RIGHT-OF-WAY 1982 TAX MAP

(25) OHIO TELEPHONE RIGHT-OF-WAY VOLUME 12, PAGE 13 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

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 8)

PPN 06-24-022-000-032
BRIAN E. NAGEL
FILE NO. 2010-0325425 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)

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

PPN 06-24-021-000-028
KOKOSING CONSTRUCTION COMPANY INC.
FILE NO. 2004-0885923 L.C.D.R.

PPN 06-24-022-500-002
PENNSYLVANIA LINES LLC

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

PPN 06-24-023-104-015
LOWELL STREET PROPERTIES, LLC.
FILE NO. 2018-0681930 L.C.D.R.
(SEE MN-7)

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

COMMITMENT PARCEL – TRACT 2, PARCEL NO. 2

COMMITMENT PARCEL – TRACT 1, PARCEL NO. 3

COMMITMENT PARCEL – TRACT 1, PARCEL NO. 2

COMMITMENT PARCEL – TRACT 2, PARCEL NO. 1

N 01°40'38" E 2,348.95' CALC. & USED
N 02°09'55" W 2,348.72' DEED

1" IRON PIPE FD. & USED FOR LINE 1.35' S. PER DEED

ELYRIA CORPORATION LINE

N 77°21'46" W 1,021.10' DEED
N 73°31'54" W 1,021.36' CALC. & USED

(SEE MN-8)

S 02°07'30" W 473.26'

S 02°07'30" W 472.74' DEED

S 02°07'28" W 463.46' CALC. & USED

S 02°07'30" W 459.19' CALC. & USED

N 02°07'30" E 477.71' CALC. & USED

N 02°07'30" E 476.58' DEED

S 02°07'30" W

N 1°21' E TRACT 1, PARCEL 2 472.74' CALC.

N 1°21' E TRACT 1, PARCEL 3

S 01°21' W 458.46' DEED

S 01°21' W 458.46' DEED

S 01°23'W TRACT 1, PARCEL 3 N 1°21' E TRACT 1, PARCEL 2 472.74' DEED S 02°07'30" W 473.26' CALC.
585.70' REC. 585.26' CALC.

S 02°16'12" E 1,788.01' DEED
S 01°34'13" W 1,787.51' CALC. & USED

S 01°34'13" W CALC. & USED 1,410.71' CALC. & USED
S 00°25'16" W 1,412.21' TRACT 2, PARCEL 2

S 01°34'13" W 2,636.01' CALC. & USED

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

N 01°34'13" E CALC. & USED 376.80' DEEDS & USED
N 00°25'16" E TRACT 2, PARCEL 1

N 77°19'38" E TRACT 2, PARCEL 1 & 2
N 78°28'35" E CALC. & USED
937.60' DEEDS & USED

POND

CHAIN LINK FENCE

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

PLACE OF BEGINNING TRACT 1, PARCEL 1

125.00' REC. & USED

464.00'
N 73°31'54" W CALC. & USED
DEEDS & USED
N 77°21'46" W TRACT 1, PARCEL 1
N 74°40'16" W TRACT 2, PARCEL 2

RAILROAD TRACKS

OHIO TELEPHONE RIGHT-OF-WAY VOLUME 12, PAGE 13 L.C.D.R.

RAILROAD RIGHT-OF-WAY 1982 TAX MAP

(20) (24) (31)

SEE DETAIL "C" ON SHEET 9

LINE DATA

LINE	BEARING	DISTANCE
L11	S 73°31'54" E S 74°17' W DEED	15.48' DEED & USED
L12	S 73°31'54" E	36.11' CALC. & USED
L13	S 73°31'54" E S 74°17' E DEED	51.59' CALC. & USED 51.61' DEED
L14	S 00°59'30" W	33.00' REC. & USED

MURRAY RIDGE ROAD (60')

MON. BOX 4" DEEP UNDER ASPHALT FD. (CENTER USED)

1,261.40' DEED & USED

S 89°33'30" E 449.92' CALC. & USED
N 89°40' E 451.30' DEED

POINT OF COMMENCEMENT TRACT 1, PARCEL 2

5/8" REBAR FD. ON LINE

3/4" PIPE FD. @ 32.91'

3/4" PIPE FD. @ 32.79'

3/4" PIPE FD. @ 33.79'

1" PIPE FD. & USED @ 33.88'

RAILROAD SPIKE FD. & USED FOR LINE

O. L. 22
O. L. 23
O. L. 14
O. L. 13

ASPHALT PAVEMENT

OVERHEAD WIRES

CHAIN LINK FENCE

R/W

LOWELL STREET
(66' PUBLIC RIGHT-OF-WAY)
FORMERLY STATE ROUTE 113)
(STREET DEDICATION VOL. 24, PAGE 52 L.C.M.R.)

SHILLING DRIVE (60')

Job No.: 18-073

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