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. 8 OF 9

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

MATCH LINE (SEE SHEET 6)
MATCH LINE (SEE SHEET 7)

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)

COMMITMENT PARCEL – TRACT 2, PARCEL NO. 2

COMMITMENT PARCEL – TRACT 2, PARCEL NO. 1

CONCRETE & METAL COMMERCIAL BUILDING
1301 LOWELL STREET
BUILDING FOOTPRINT AREA: APPROXIMATELY 188,248 SQUARE FEET

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

PPN 06-24-023-300-001
PENNSYLVANIA LINES LLC.
FILE NO. 20022-0851798 L.C.D.R.

PPN 06-24-04-109-016
ELYRIA AERIE NO 431 FRAT ORDER OF EAGLES
DEED VOL. 1003, PG. 852 L.C.D.R.

PART OF COMMITMENT PARCEL – TRACT 2, PARCEL 2

METAL BUILDING
BUILDING FOOTPRINT AREA: APPROX. 2,826 SQUARE FEET
BUILDING HEIGHT: APPROX. 18.5 FEET

1 STORY FRAME BUILDING

N 07°25'13" W 1,520.69' TRACT 2, PARCEL 2
S 06°17'19" E 1,516.34' CALC. & USED
1515.64' REC. LOUDON-SIMON-CAHL & ASSOC. SURVEY
1519.48' LAUNDON-SIMON-CAHL-SURVEY
S 02°25'48" E 1521.07' CALC. & USED
N 01°15'04" E 1,525.49' CALC.

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

S 11°31'25" E CALC. & USED
S 12°40'22" E TRACT 2, PARCEL 1 & 2 442.20' DEED & USED

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

S 89°08'25" E 217.59' CALC. & USED
S 89°45'00" W 217.48' TRACT 2, PARCEL 2

1" PIPE FD.
255.75' REC. 255.68' CALC.
S 89°04'52" E
3/4" PIPE FD. ON LINE

N 73°31'54" W CALC. & USED
N 77°21'46" W TRACT 1, PARCEL 1
N 74°40'18" W TRACT 2, PARCEL 2
484.00' DEED & USED

142.64' CALC. & USED
N 73°31'54" W
N 77°21'46" W 142.50' TRACT 1, PARCEL 1
N 74°40'18" W 142.50' TRACT 2, PARCEL 2

5/8" REBAR W/ ID CAP "MCLAUGHLIN-PLS 6688" FD. S 55°51'54" W @ 0.67'

N 59°53'14" W TRACT 1, PARCEL 1
N 59°11'16" W TRACT 2, PARCEL 1
N 59°03'22" W CALC. & USED
134.00' DEED & USED

S 01°29'39" W CALC. & USED 588.06' DEED & USED
N 00°19'50" E TRACT 2, PARCEL 2

N 89°27'00" W CALC. & USED 295.98' DEED & USED
S 86°27'47" W TRACT 1, PARCEL 1
S 89°09'15" W TRACT 2, PARCELS 1 & 2

N 01°15'04" E 590.96' REC. 591.00' CALC.

S 89°39'33" E 1,191.35' CALC.

1/2" PIPE FD. & USED
1.12' N. PER RAFTER A. LTD. SURVEY

1" PIPE FD. & USED

POINT OF COMMENCEMENT TRACT 1, PARCEL 1 TRACT 2, PARCEL 1 TRACT 2, PARCEL 2

PLACE OF BEGINNING TRACT 2, PARCEL 1

LOWELL STREET
(66' PUBLIC RIGHT-OFWAY)
FORMERLY STATE ROUTE 113)
(O.D.O.T. PROJECT LOR-CR 209-11.26)

PENFIELD AVENUE
(66' Public Right of Way)

SEE DETAIL "E" ON SHEET 9
SEE DETAIL "D" ON SHEET 9

O. L. 13
O. L. 23
O. L. 24
O. L. 25

LEGEND

- UTILITY POLE
- UTILITY POLE/ELECTRIC METER
- UTILITY POLE/LIGHT
- LIGHT POLE
- HYDRANT
- SIAMESE HYDRANT
- WATER MANHOLE
- GAS PUMP
- FILLER CAP
- 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
- RAILROAD RIGHT-OF-WAY 1982 TAX MAP
- OHIO TELEPHONE RIGHT-OF-WAY VOLUME 12, PAGE 13 L.C.D.R.
- 25' WATER LINE EASEMENT VOLUME 220, PAGE 719 L.C.D.R.
- WATER LINE EASEMENT VOLUME 326, PAGE 737 L.C.D.R.
- OHIO EDISON EASEMENT VOL. 283, PG. 613 L.C.D.R.
- OHIO EDISON EASEMENT VOL. 315, PG. 351 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

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C21	27°54'08" REC. & USED	414.50' REC. & USED	201.86' CALC. & USED	102.97' CALC. & USED	199.87' REC. & CALC.	N 72°11'29" W CALC. & USED N 76°01'21" W TRACT 1, PARCEL 1
C22	70°02'21" CALC. & USED 70°02'02" TRACT 1, PARCEL 1 & TRACT 2, PARCEL 1	350.59' DEED & USED	428.57' CALC. & USED 429.35' TRACT 1, PARCEL 1 & TRACT 2, PARCEL 1	245.66' CALC. & USED	402.38' CALC. & USED 403.02' TRACT 1, PARCEL 1 & TRACT 2, PARCEL 1	S 89°55'28" W CALC. & USED S 86°01'45" W TRACT 1, PARCEL 1 S 88°43'13" W TRACT 2, PARCEL 1
C23	16°35'28" CALC. & USED	414.50' DEEDS & USED	120.03' CALC. & USED 120.52' TRACT 2, PARCEL 2	60.44' CALC. & USED	119.61' CALC. & USED 120.09' TRACT 2, PARCEL 2	S 77°50'50" E CALC. & USED S 78°57'10" E TRACT 2, PARCEL 2
C24	11°18'42" CALC. & USED 11°14'36" TRACT 2, PARCEL 1	414.50' DEEDS & USED	81.83' CALC. & USED 81.34' TRACT 2, PARCEL 1	41.05' CALC. & USED	81.70' CALC. & USED 81.21' TRACT 2, PARCEL 1	N 63°53'45" W CALC. & USED N 65°00'00" W TRACT 2, PARCEL 1
C25	28°93'15" CALC. & USED	220.00' DEEDS & USED	109.64' DEEDS & CALC.	55.98' CALC. & USED	108.51' DEEDS & CALC.	S 35°16'23" E CALC. & USED N 36°25'20" E DEEDS
C26	51°01'51" CALC. & USED	264.39' DEEDS & USED	235.48' DEEDS & CALC.	126.19' CALC. & USED	227.77' DEEDS & CALC.	S 24°02'06" E CALC. & USED S 25°11'03" E DEEDS

LINE DATA

LINE	BEARING	DISTANCE
L15	S 16°28'06" W CALC. & USED S 12°38'14" W TRACT 1, PARCEL 1 S 15°19'42" W TRACT 2, PARCEL 1	20.00' DEED & USED
L16	S 01°28'47" W CALC. & USED S 00°19'50" W TRACT 2, PARCELS 1 & 2	103.19' CALC. & USED 102.70' TRACT 2, PARCEL 1 & 2

Job No.: 18-073

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