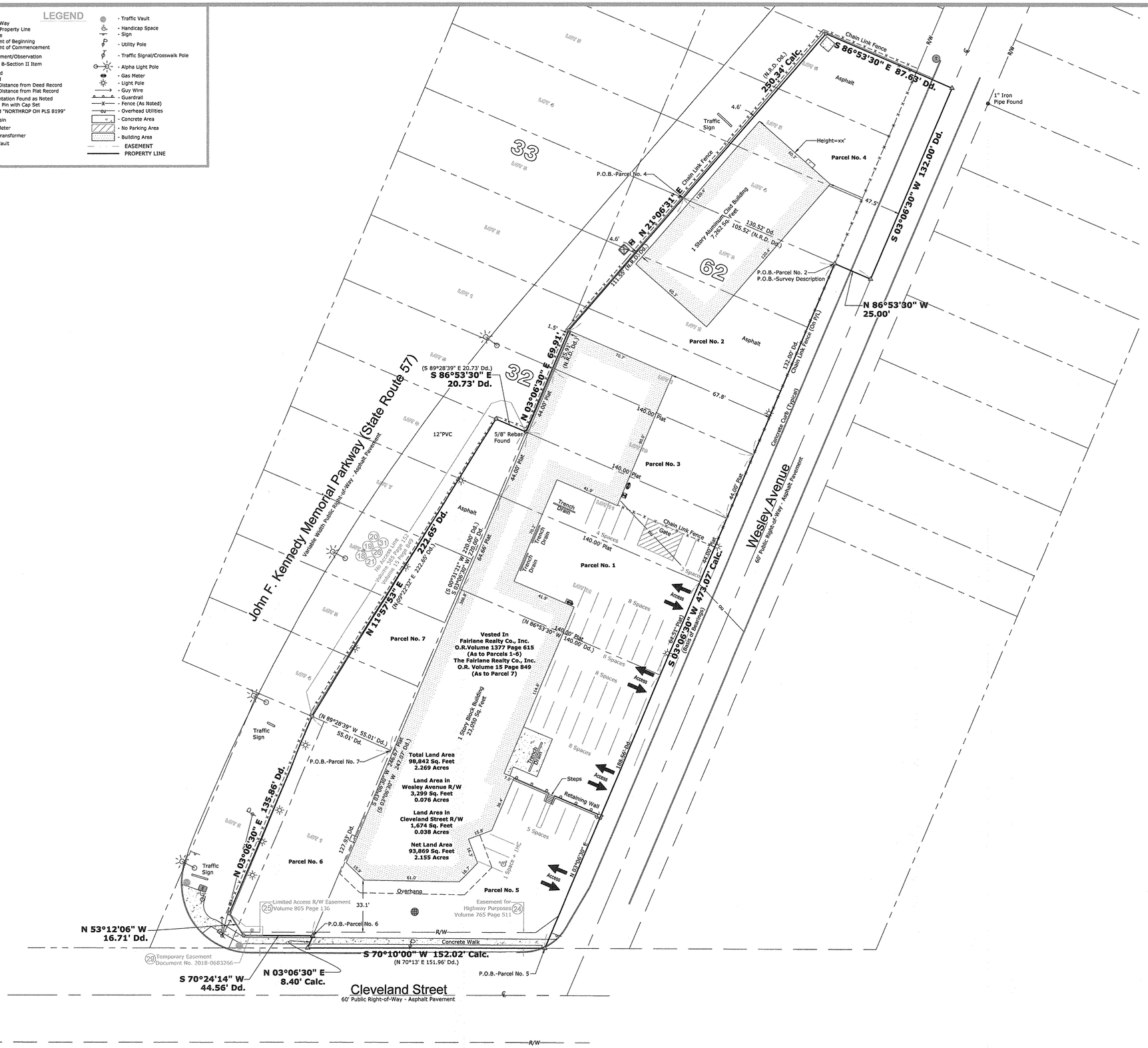
LEGEND

R/W - Right-of-Way
P/L - Adjoiner Property Line
℄ - Centerline
P.O.B. - Place/Point of Beginning
P.O.C. - Place/Point of Commencement
- Encroachment/Observation
- Schedule B-Section II Item
Calc. - Calculated
Msd. - Measured
Dd. - Bearing/Distance from Deed Record
Plat - Bearing/Distance from Plat Record
- Monumentation Found as Noted
- 5/8" Iron Pin with Cap Set Stamped "NORTHROP OH PLS 8199"
- Catch Basin
- Electric Meter
- Electric Transformer
- Electric Vault
- Traffic Vault
- Handicap Space
- Sign
- Utility Pole
- Traffic Signal/Crosswalk Pole
- Alpha Light Pole
- Gas Meter
- Light Pole
- Guy Wire
- Guardrail
- Fence (As Noted)
- Overhead Utilities
- Concrete Area
- No Parking Area
- Building Area
EASEMENT
PROPERTY LINE



SURVEY DESCRIPTION

Situated in the City of Elyria, County of Lorain and State of Ohio: Known as being Sublot Nos. 10, 11 and 12, Block 32, a part of Lot Nos. 1, 2, 4, 5, 6, 7, 8 and 9, Block 32, and a part of Lot Nos. 1, 2, 3, 4, 5 and 6, Block 62, City Farms Allotment of a part of Original Elyria Township Lot Nos. 22, 23, 26, East of Black River, as recorded in Map Volume 9, Page 3 of Lorain County Records and additional land lying in Original Elyria Township Lot Nos 22 and 23. Also being all of the land now or formerly conveyed to Fairlane Realty Co., Inc. as recorded in O.R. Volume 1377, Page 615 and O.R. Volume 15, Page 849 of Lorain County Records and being more particularly described as follows:

Commencing at a MAG nail set on the west line of Wesley Avenue (50' Wide) at the northeast corner of Lot 3, Block 62;

Thence, along the east line of Block 62 and the west line of Wesley Avenue, South 03°06'30" West, 473.07 feet to MAG nail set at the intersection of the west line of Wesley Avenue with the original north line of Cleveland Street as platted;

Thence, along the original north line of Cleveland Street, South 70°10'00" West, 152.02 feet to a MAG nail set at the southeast corner of Lot 1, Block 32;

Thence, along the east line of Lot 1, Block 32, North 03°06'30" East, 8.40 feet to a MAG nail set;

Thence, crossing through Lot 1, Block 32, South 70°24'14" West, 44.56 feet to a 5/8" rebar with a plastic cap stamped "NORTHROP OH PS 8199" set on the east line of John F. Kennedy Memorial Parkway (State Route 57)(Variable Width);

Thence, along the east line of John F. Kennedy Memorial Parkway, the following seven (7) courses and distances:

1. North 53°12'06" West, crossing through Lot Nos. 1 and 2, Block 32, 16.71 feet to a 5/8" rebar with a plastic cap stamped "NORTHROP OH PS 8199" set;
2. Thence, crossing through Lot No. 2, North 03°06'30" East, 135.86 feet to a 5/8" rebar with a plastic cap stamped "NORTHROP OH PS 8199" set on the north line of Lot No. 2;
3. Thence, crossing through Lot Nos. 4 through 8, Block 32, North 11°57'53" East, 222.65 feet to a 5/8" rebar with a plastic cap stamped "NORTHROP OH PS 8199" set on the south line of Lot No. 9, Block 32;
4. Thence, along the south line of Lot No. 9, South 86°53'30" East, 20.73 feet to a 5/8" rebar found at the southeast corner of Lot 9, Block 32;
5. Thence, along the division line between Block Nos. 32 and 62, North 03°06'30" East, 69.91 feet to a 5/8" rebar with a plastic cap stamped "NORTHROP OH PS 8199" set;
6. Thence, crossing through Lot Nos. 1 through 6, Block 62, North 21°06'31" East, 250.34 feet to a 5/8" rebar with a plastic cap stamped "NORTHROP OH PS 8199" set on the north line of Lot No. 6;
7. Thence, along the north line of Lot No. 6, South 86°53'30" East, 87.63 to a MAG nail set at the intersection of the north line of Lot No. 6, extended, with the centerline of Wesley Avenue;

Thence, along the centerline of Wesley Avenue, South 03°06'30" West, 132.00 feet to MAG nail set;

Thence, crossing through the right of way of Wesley Avenue, North 86°53'30" West, 25.00 feet to the Point of Beginning and containing 2.269 acres (98,842 square feet) of land, more or less, of which 0.076 acres lies within the right of way of Wesley Avenue and 0.038 acres lies within the right of way of Cleveland Street, and is subject to all legal highways, easements and restrictions of record.

GRAPHIC SCALE
0 30 60
1 INCH = 30 FT.

GRS PROJECT NO. / JOB NO. 19-59089.1
SCALE: 1" = 30'
DRAWN BY: JJT
APPROVED BY: EEN

DATE	REVISION HISTORY
5.7.19	COMMENTS/ZONING
5.19.19	COMMENTS/SURVEY LEGAL

SURVEY COORDINATED BY:
GRS GROUP
300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 I FIELDSURVEY@GRS-GLOBAL.COM I PHONE: 330-779-1167