Situated in the City of Elyrla, County of Lorain and State of Ohio, and known as being Sublot No. 12 Block No. 32 in City Farms Allotment of a part of Original Elyria Township Lots Nos. 22, 23 and 26, East of Black River, as shown by the recorded plat in Volume 9 of Maps, Page 3 of Lorain County Records.

Said Subjot No. 12, Block No. 32 has a frontage of 64.51 feet on the Westerly side of Wesley Avenue and extends back 140 feet on the Northerly line 140 feet on the Southerly line and has a rear line of 64.66 feet, as appears by said plat, be the same more or less.

Parcel No. 2

Situated in the City of Elyria, County of Lorain and State of Ohio, and known as being part of Sublots Nos. 1, 2 and 3, Block No. 62 in City Farms Allotment of a part of Original Elyria Townships Lots Nos. 22, 23 and 26, East of Black River, as shown by the recorded plat in Volume 9 of Maps, Page 3 of Lorain County Records and bounded and described as

Beginning on the Westerly line of Wesley Avenue, at the Northeasterly corner of said Sublot No.3;

Thence Westerly along the Northerly line of said Sublot No. 3, to the Northeasterly corner of land conveyed to The City of Elyria by deed dated October 6, 1959 and recorded in Volume 763, Page 718 of Lorain County Deed Records;

Thence Southwesterly along the Southeasterly line of said land so conveyed to the City of Elyria, as aforesaid, to the Westerly line of said Sublot No. 1;

Thence Southerly along the Westerly line of said Sublot No. 1 to the Southwesterly corner thereof;

Thence Easterly along the Southerly line of said Sublot No. 1, 140 feet to the Westerly line of Wesley Avenue;

Thence Northerly along the Westerly line of Wesley Avenue 132 feet to the place of beginning, as appears by said plat, be the same more or less.

Parcel No. 3

Situated in the City of Elyria, County of Lorain and State of Ohio, and known as being Sublots Nos. 10 and 11, Block No. 32 in the City Farms Allotment of a part of Original Elyria Township Lots Nos. 22, 23 and 26, East of Black River, as shown by the recorded plat in Volume 9 of Maps, Page 3 of Lorain County Records, and together forming a parcel of land having a frontage of 88 feet on the Westerly side of Wesley Avenue and extending back between parallel lines 165 feet, as measured from the centerline of Wesley Avenue, as appears by said plat, be the same more or less.

Parcel No. 4

Situated in the City of Elyria, County of Lorain and State of Ohio, and known as being parts of Sublots Nos. 4, 5 and 6, Block No. 62 in the City Farms Allotment of a part of Original Elyria Townships Lots Nos. 22, 23 and 26, East of Black River, as shown by the recorded plat in Volume 9 of Maps, Page 3 of Lorain County Records, and being bounded and

Beginning at a point in the Southerly line of Sublot No. 4 at its intersection with the Southeasterly line of land conveyed to the City of Elyria, by deed dated May 8, 1939 and recorded in Volume 755, Page 661 of Lorain County Deed Records;

Thence Easterly along the Southerly line of SubLot No. 4 and the Easterly extension thereof, a distance of 130.52 feet to the centerline of Wesley Avenue;

Thence Northerly along the center line of Wesley Avenue, a distance of 132 feet;

Thence Westerly along the Easterly extension of the Northerly line of Sublot No. 6 and along the Northerly line of Sublot No. 6, a distance of 87.63 feet to the Southeasterly line of land conveyed to the City of Elyria, as aforesaid;

Thence Southwesterly along said Southeasterly line of land conveyed to the City of Elyria, to the place of beginning, be the same more or less.

Parcel No. 5

LAND AREA

98,842 Sq. Feet

2.269 Acres

PARKING SPACES

REGULAR = 45 HANDICAP = 1

TOTAL= 46

PARKING REQUIREMENTS

AUTOMOTIVE SALES: 1 SPACE PER

**AUTOMOTIVE SERVICE: 2 SPACES** 

PARKING SETBACK: NO PARKING

AREA SHALL BE LOCATED WITHIN

THE FRONT YARD OR SIDE STREET

YARD REQUIRED ON ANY LOT

CONTACT: CITY OF ELYRIA

PHONE/EMAIL: 440-326-1473

GRS PROJECT NO. 19-39689.2

REPORT DATE: APRIL 25, 2019

BUILDING DEPARTMENT

PROPERTY LINE

FOR EACH SERVICE BAY

BUSINESS GENERAL DISTRICT) 800 SQUARE FEET OF FLOOR AREA

Situated in the City of Elyria, County of Lorain and State of Ohio, and known as being parts of Original Elyria Township Lots Nos. 22 and 23, East of Black River, bounded and described as described as follows:

Beginning at an iron pin at the intersection of the West line of proposed fifty foot street with the North line of Cleveland Street, said pin being North 3° 06 1/2' East and 32.5 feet from a point in the center line of Cleveland Street and point being South 70°12' West and 1991.37 feet from a stone monument set at the intersection of said center line and the Township line of Elyria and Ridgeville:

Running thence from the Iron pin first described North 3° 06 1/2' East, a distance of 188.56 feet; Thence North 86° 53 1/2' West, a distance of 140 feet;

Thence South 3° 06 1/2' West, a distance of 247.07 feet to the North line of Cleveland Street;

Thence in said North line North 70° 13' East, a distance of 151.96 feet to the place of beginning and containing .701 acre of land divided as follows: .561 acre in Lot No. 22 and .14 acre in Lot No. 23, be the same more or less.

Situated in the City of Elyria, County of Lorain and State of Ohio and being part of Sublots Nos. 1 & 2, Block 32, City Farms Allotment, as recorded in Plat Volume 9, Page 3 of Lorain County Record of Plats; bounded and described as

Beginning at a drill hole in the Northerly line of Cleveland Street, 40 feet Easterly from the center line thereof, and in the Southerly line of Sublot 1, Blk. 32, City Farms Allotment;

Thence Northerly in said Easterly line of Lot 1 and Westerly line of lands conveyed to the Grantee herein by Deed dated April 25, 1964 and recorded in Deed Volume 873, Page 178, Lorain County Record of Deeds; a distance of 127.93 feet to an Iron pin set in the Southerly line of State of Ohlo, John F. Kennedy Parkway lands;

Thence Westerly in said Southerly line forming an angle of 90°, a distance of 55.01 feet to an iron pin set in the Easterly line of said John F. Kennedy Parkway;

Thence in said Easterly line, Southerly, forming an angle of 90° a distance of 135.86 feet to a drill hole set;

Thence continuing said Easterly line of said Parkway, Southeasterly, forming an angle from North to East of 123° 41' 24', a distance of 16.71 feet to a drill in the Northerly line of Cleveland Street;

Thence in said Northerly line Northeasterly, forming an angle from North to East, of 123° 40' 36', a distance of 44.56 feet to the place of beginning of lands herein described; containing within said bounds 0.177 acres of land, be the same more or less.

Parcel No. 7

Part of Parcels Nos. 10LA, 11LA, 12LA & 13LA (Combined).

Situated in the City of Elyria, Lorain County, Ohio, East of Black River, Original Lot No. 22, Town 6N, Range 17W and being more fully described as follows:

Being the Easterly part of Sublots No. 4, 5, 6, 7, and 8 in Block 32 in the City Farms Allotment, recorded May 19, 1917, in Plat Book 9, Page 3 of Lorain County Records and bounded and described as follows:

Beginning in the Southeast corner of Subiot No. 4 aforesaid;

Thence N-89 degrees-28'-39" W. 55.01 feet along the South line of Sublot No. 4, said point being 82.07 feet Easterly of and radially to the centerline of survey made for State Route 57 and recorded in Plat Book 21, Page 42 of Lorain County

Thence N-9 degrees-22'-32" E. 222.65 feet through Sublots Nos. 4, 5, 6, 7, and 8 to a point in the North line of Sublot No. 8 aforesald, said point also being 80 feet Easterly of and radially to the centerline of State Route 57 aforesald;

Thence S-89 degrees-28'-39" E, 20,73 feet along the North line of Sublot No. 8 to the Northeast corner thereof;

Thence S-0 degrees-31'-21" W. 220 feet along the East line of Sublots No. 8, 7, 6, 5 and 4 to the place of beginning and containing 0.191 acres (8330) square feet), more or less.

SCHEDULE B-WITEMS

12. Matter as disclosed in Plat recorded in Plat Book 9, Page 3 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS

\_ 13. Pipeline Easement from Neva Beard to The Ohlo Fuel Gas Company recorded March 14, 1949 In/as Volume 459, Page 356 of Lorain County Records. Assigned to Columbia Gas of Ohio, Inc. by instrument recorded May 6, 1974 in/as Volume 68, Page 5 of Lorain County Records. MAY PERTAIN TO THE SUBJECT PROPERTY EASEMENT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED

- 14. Pipeline Easement from Rothgery Service and Equipment Co. and Edna C. Rothgery to The Ohio Fuel Gas Company recorded March 14, 1949 in/as Volume 459, Page 360 of Lorain County Records. Assigned to Columbia Gas of Ohio, Inc. by instrument recorded May 6, 1974 in/as Volume 68, Page 5 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - EASEMENT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE DOCUMENT

- 15. Pipeline Easement from H.D. Gilbert to The Ohio Fuel Gas Company recorded August 31, 1949 in/as Volume 471, Page 238 of Lorain County Records. Assigned to Columbia Gas of Ohio, Inc. by instrument recorded May 6, 1974 in/as Volume 68, Page 5 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - EASEMENT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE DOCUMENT

- 16. Easement from Neva Beard to Rothgery Realty and Construction Company recorded December 09, 1958 in/as Volume 735, Page 119 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - EASEMENT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE DOCUMENT

17. Easement from George C. Nemec and Helen A. Nemec to Rothgery Realty and Construction Company recorded December 09, 1958 in/as Volume 735, Page 121 of Lorain County Records. MAY PERTAIN TO THE SUBJECT PROPERTY EASEMENT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED

- 18. Easement for Highway Purposes from Annie Dunn to State of Ohio recorded September 01, 1959 in/as Volume 754, Page 406 of Lorain County Records. As Supplemented with respect to access restrictions and other matters by Final Journal Entry recorded April 10, 1991 in/as Volume 385, Page 152 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

- 19. Easement for Highway Purposes from John R. Herwig to State of Ohio recorded September 01, 1959 in/as Volume 754, Page 409 of Lorain County Records. As Supplemented with respect to access restrictions and other matters by Final Journal Entry recorded April 10, 1991 in/as Volume 385, Page 152 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

- 20. Easement for Highway Purposes from George C. Nemec and Helen A. Nemec to State of Ohio recorded September 01, 1959 in/as Volume 754, Page 412 of Lorain County Records. As Supplemented with respect to access restrictions and other matters by Final Journal Entry recorded April 10, 1991 in/as Volume 385, Page 152 of Lorain County PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

- 21. Easement for Highway Purposes from Neva Beard to State of Ohio recorded September 01, 1959 in/as Volume 754, Page 415 of Lorain County Records. As Supplemented with respect to access restrictions and other matters by Final Journal Entry recorded April 10, 1991 in/as Volume 385, Page 152 of Lorain County Records PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

22. This item has been intentionally deleted

23. This item has been intentionally deleted

24. Easement for Highway Purposes from Edna C. Rothgery to State of Ohio recorded January 21, 1960 in/as Volume 765, Page 511 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

- 25. Perpetual Easements and other matters contained in the Journal Entry Settlement recorded September 08, 1961 in/as Volume 805, Page 136 of Lorain County Records PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

- 26. Access Restriction contained in deed from the City of Elyria to The Fairlane Realty Co., Inc. recorded October 20, 1987 in/as Volume 15, Page 849 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

(27) — 27. Restrictions/Encumbrances contained in the deed from Edna C. Rothgery to Barber Motors, Inc., recorded April 30, 1964 in/as Volume 873, Page 178 of Lorain County Records. [Note: (a) Lease to Roy E. Fankhouser, dba Cleveland Chicago Amusement Sales Company expired by terms therein. See Lease Volume 70, Page 53. (b) Month to month tenancy of The Auto Clinic not found of record. PERTAINS TO THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS

28. Restriction contained in the deed from The Home Land Company to A.E. and Bessie B. Knight, recorded September 07, 1911 in/as Volume 121, Page 381 of Lorain County PERTAINS TO THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS

29. Temporary Easement from Fairland Realty Co., Inc. to State of Ohio, Department of Transportation recorded August 10, 2018 in/as Document No. 2018-0683266 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

- 31. Access restrictions and other matters contained in the Final Journal Entry recorded April 10, 1991 in/as Volume 385, Page 152 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

**C**EVOXEDA LORAIN CO. MAPDEM 10ATE 6-21-19 本理 6-25-0ZZ BY R. MAINES #19-041ZZ-C

06-25-022-108-063

TITLE COMMITMENT INFORMATION THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: NCS-950733-CLE, VITH AN EFFECTIVE DATE OF MARCH 13, 2019.	/ JOB NO. 195					
GENERAL SURVEY NOTES  ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.  THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS.  ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.	GRS PROJECT NO. 19-39689.1	SCALE:	,	DRAWN BY:  JJT	APPROVED BY:	22
AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESITES.  THE BASIS OF BEARING FOR ALL BEARINGS SHOWN HEREON IS THE EAST LINE OF THE SUBJECT PROPERTY, KNOWN AS BEING SOUTH 03°06'30" WEST, AND IS THE SAME BEARING AS RECORDED PLAT BOOK 100, PAGE 3 OF LORAIN COUNTY RECORDS.  THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.  THE PARCELS CONTAINED IN THE RECORD LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP, GORES OR OVERLAYS.  THE SUBJECT PROPERTY HAS ACCESS TO AND FROM WESLEY AVENUE, A PUBLIC RIGHT OF WAY.  AT THE TIME OF THE FIELD WORK, THERE IS NO OBSERVABLE EVIDENCE OF THE SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.  IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.  IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTING STREET IS SHOWN HEREON.  IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE WIDDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.  IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET IGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING URISDICTION. THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR LEPAIRS.  IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THIS SURVEY, NO VISIBLE FIELD DELINEATION MARKERS FOR WETLANDS WERE OBSERVED.	REVISION HISTORY	COMMENTS/ZONING	COMMENTS/SURVEY LEGAL			
	DATE	5.7.19	5.19.19			
ALTA/NSPS LAND TITLE SURVEY						Comment of the Commen
750 CLEVELAND STREET						167

LORAIN COUNTY

ELYRIA, OHIO 44035

SURVEYOR'S CERTIFICATE

TO: YDA REAL ESTATE INVESTMENT, LLC; PRIMALEND CAPITAL PARTNERS; FIRST AMERICAN TITLE INSURANCE COMPANY AND GRS GROUP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 18, 2019.

DATE OF PRELIMINARY PLAT OR MAP: MAY 4, 2019

PRELIMINARY

Edward E. Northrop, PS Ohio Professional Surveyor No. 8199 For and on behalf of Titan USA Commercial Real Estate Services, LLC



DATED 2019 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GRS GROUP, LLC.

	NONE OBSERVE	)	
2011	LEGEND	- Traffic	Vault
R/W P/L	- Right-of-Way - Adjoiner Property Line	- Traffic - Handica - Sign	ap Space
Ę	- Centerline	<del>-v−</del> - Sign	
P.O.B.	- Place/Point of Beginning	P - Utility I	Pole
P.O.C.	- Place/Point of Commencement	7	Class Cusacult
	- Encroachment/Observation	φ - iraπic	Signal/Crosswalk
(X)	- Schedule B-Section II Item	G - Alpha L	lght Pole
Calc.	- Calculated	⊖ - Gas Me	ter
Msd. Dd.	Measured     Bearing/Distance from Deed Record	-☆ Light P	ole
Plat	- Bearing/Distance from Plat Record		re
•	- Monumentation Found as Noted	O O - Guardr	all
0	- 5/8" Iron Pin with Cap Set	X Fence (	(As Noted)
	Stamped "NORTHROP OH PLS 8199"	- Overhe	ad Utilities
	- Catch Basin		te Area
B	- Electric Meter	- No Pari	king Area
$\boxtimes$	- Electric Transformer	- Bulldin	g Area
	- Electric Vault		MENT

SITE PICTURE

**ZONING DATA** 

REQUIRED

AUTO DEALERSHIP & SERVIC

NONE

NONE

NONE

NONE

PRINCIPAL: 40 FEET

ACCESSORY: 25 FEET

NONE\*

NONE\*

20 FEET

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT

AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER

39093C0139D, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 19, 2008 AND IS NOT IN A

SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN

THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN

ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR

SIGNIFICANT OBSERVATIONS

TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES: \* NONE REQUIRED, EXCEPT 20 FEET WHEN ABUTTING AN R-DISTRICT; \*\* NONE REQUIRED,

NOT TO SCALE

ZONING ITEM

MINIMUM LOT AREA (SQ.FT.) MINIMUM LOT WIDTH

ZONING DISTRICT

MINIMUM LOT DEPTH

MAXIMUM DENSITY

FRONT

SIDE

REAR

MINIMUM LOT FRONTAGE

MAXIMUM FLOOR AREA RATIO

MAXIMUM IMPERVIOUS COVER

MAX BUILDING HEIGHT

BUILDING SETBACKS

EXCEPT 10 FEET WHEN ABUTTING AN R-DISTRICT

PERMITTED USE