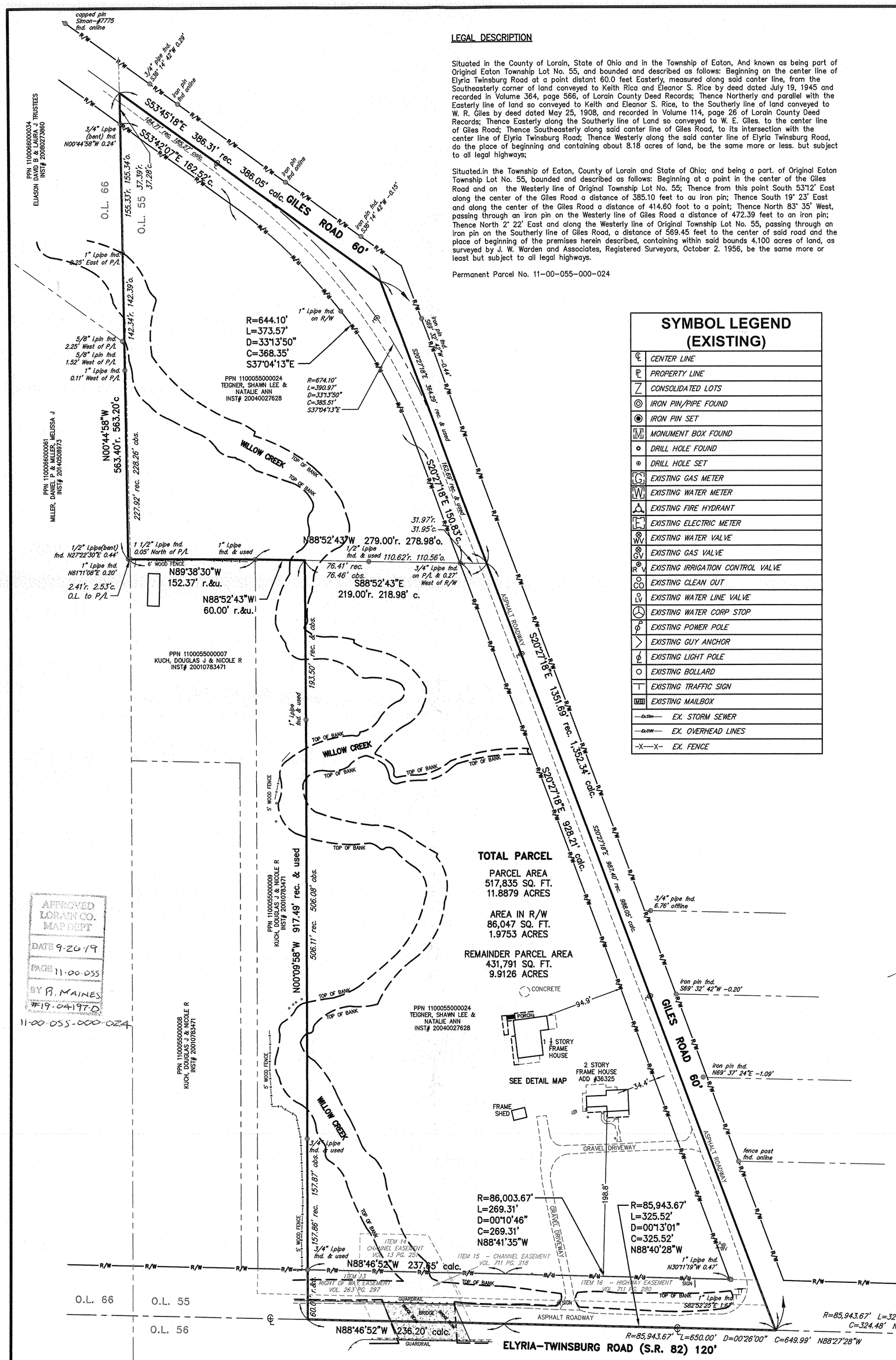


APPROVED LORAIN CO. MAP DEPT
DATE 9-26-19
PACH 11-00-055
BY B. MAINES
#19-041970

11-00-055-000-024

LEGAL DESCRIPTION

Situated in the County of Lorain, State of Ohio and in the Township of Eaton, And known as being part of Original Eaton Township Lot No. 55, and bounded and described as follows: Beginning on the center line of Elyria Twinsburg Road at a point distant 60.0 feet Easterly, measured along said canter line, from the Southeasterly corner of land conveyed to Keith Rica and Eleanor S. Rice by deed dated July 19, 1945 and recorded in Volume 364, page 566, of Lorain County Deed Records; Thence Northerly and parallel with the Easterly line of land so conveyed to Keith and Eleanor S. Rica, to the Southerly line of land conveyed to W. R. Giles by deed dated May 25, 1908, and recorded in Volume 114, page 26 of Lorain County Deed Records; Thence Easterly along the Southerly line of Land so conveyed to W. E. Giles. to the center line of Giles Road; Thence Southeasterly along said canter line of Giles Road, to its intersection with the center line of Elyria Twinsburg Road; Thence Westerly along the said canter line of Elyria Twinsburg Road, do the place of beginning and containing about 8.18 acres of land, be the same more or less. but subject to all legal highways;

Situated.In the Township of Eaton, County of Lorain and State of Ohio; and being a part. of Original Eaton Township Lot No. 55, bounded and described as follows: Beginning at a point in the center of the Giles Road and on the Westerly line of Original Township Lot No. 55; Thence from this point South 53°12' East along the center of the Giles Road a distance of 385.10 feet to au iron pin; Thence South 19° 23' East and along the center of the Giles Road a distance of 414.60 foot to a point; Thence North 83° 35' West, passing through an iron pin on the Westerly line of Giles Road a distance of 472.39 feet to an iron pin; Thence North 2° 22' East and along the Westerly line of Original Township Lot No. 55, passing through an iron pin on the Southerly line of Giles Road, a distance of 569.45 feet to the center of said road and the place of beginning of the premises herein described, containing within said bounds 4.100 acres of land, as surveyed by J. W. Warden and Associates, Registered Surveyors, October 2. 1956, be the same more or least but subject to all legal highways.

Permanent Parcel No. 11-00-055-000-024

SYMBOL LEGEND (EXISTING)

℄	CENTER LINE
ℙ	PROPERTY LINE
	CONSOLIDATED LOTS
	IRON PIN/PIPE FOUND
	IRON PIN SET
MON MB	MONUMENT BOX FOUND
	DRILL HOLE FOUND
	DRILL HOLE SET
GM	EXISTING GAS METER
WM	EXISTING WATER METER
	EXISTING FIRE HYDRANT
EM	EXISTING ELECTRIC METER
WV	EXISTING WATER VALVE
GV	EXISTING GAS VALVE
IRCV	EXISTING IRRIGATION CONTROL VALVE
CO	EXISTING CLEAN OUT
WLV	EXISTING WATER LINE VALVE
	EXISTING WATER CORP STOP
	EXISTING POWER POLE
	EXISTING GUY ANCHOR
	EXISTING LIGHT POLE
	EXISTING BOLLARD
	EXISTING TRAFFIC SIGN
MB	EXISTING MAILBOX
—D.STM—	EX. STORM SEWER
—O.HW—	EX. OVERHEAD LINES
-X—X-	EX. FENCE

SCHEDULE B, SECTION II

This survey coordinated with a title commitment for an ALTA Owner's Policy of Title Insurance No. 30962 dated August 12, 2019 at 7:59 am issued by Old Republic National Title Insurance Company.

ITEM 13 – Easement from Wm. F & Matilda Rice Splete to State of Ohio, filed March 29, 1932, as recorded in Deed Volume 263 Page 297 of Lorain County Records, appears certain conditions which affect insured premises. **AFFECTS SUBJECT PARCEL AS SHOWN.**

ITEM 14 – Agreement for Channel Change from Wm F. Splete, etal to Department of Highways, State of Ohio, filed March 29, 1932, as recorded in Misc Volume 13, Page 251 of Lorain County Records, appears certain conditions, which affect insured premises. **AFFECTS SUBJECT PARCEL AS SHOWN.**

ITEM 15 – Agreement for Channel Change from Mathilda Rice Splete to State of Ohio, filed December 18, 1957, as recorded in Deed Volume 711, Page 218 of Lorain County Records, appears certain conditions, which affect insured premises. **AFFECTS SUBJECT PARCEL AS SHOWN.**

ITEM 16 – Easement from Mathilda Rice Splete to State of Ohio, filed December 18, 1957, as recorded in Deed Volume 711, Page 280 of Lorain County Records, appears certain conditions which affect insured premises. **AFFECTS SUBJECT PARCEL AS SHOWN.**

SURVEYOR'S NOTES

As to Item 9 of Table A of the Survey Requirements, there are **0** total striped parking spaces of which **0** are marked disabled spaces and **0** are standard spaces.

As to Item 16 of Table A of the Survey Requirements, there is **NO** observed evidence of current earth moving work, building construction or building additions.

As to Item 17 of Table A of the Survey Requirements, there are **NO** known changes in street right of way lines or observed evidence of recent street or sidewalk construction or repairs.

The Property has direct access to Giles Road and Royalton Road (State Route 82), both being dedicated public right of ways.

The **basis of bearings** for the premises surveyed is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401).

FLOOD ZONE CERTIFICATION

I hereby certify that the Title Parcel shown hereon **does partially** lie within a special flood hazard zone according to the National Flood Insurance Program as shown on the Flood Insurance Rate Map of Community Panel Number **39093C0234D** dated **August 19, 2008** and noted as **Zones X and AE**.

TOTAL LAND AREA

SOUTH PARCEL:
PARCEL AREA – 358,097 SQ. FT. – 8.2208 ACRES
AREA IN R/W – 60,811 SQ. FT. – 1.3960 ACRES
REMAINDER PARCEL AREA – 297,286 SQ. FT. – 6.8248 ACRES

NORTH PARCEL:
PARCEL AREA – 159,741 SQ. FT. – 3.6671 ACRES
AREA IN R/W – 25,236 SQ. FT. – 0.5793 ACRES
REMAINDER PARCEL AREA – 134,505 SQ. FT. – 3.0878 ACRES

TOTAL PARCEL AREA – 517,835 SQ. FT. – 11.8879 ACRES
AREA IN R/W – 86,047 SQ. FT. – 1.9753 ACRES
REMAINDER PARCEL AREA – 431,791 SQ. FT. – 9.9126 ACRES

ENCROACHMENTS

None visible

ZONING REGULATIONS

No zoning report was provided to the surveyor by the client or the insurer.

ZONING DISTRICT
North Parcel – Zoning District R-1 (Residential District)
South Parcel – Zoning District LC-1 (Local Commercial District)

SURVEY CERTIFICATION

Crossbuck Properties, LLC
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it was 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), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17. 20 and 21 of Table A thereof. The field work was completed on September 15, 2019.

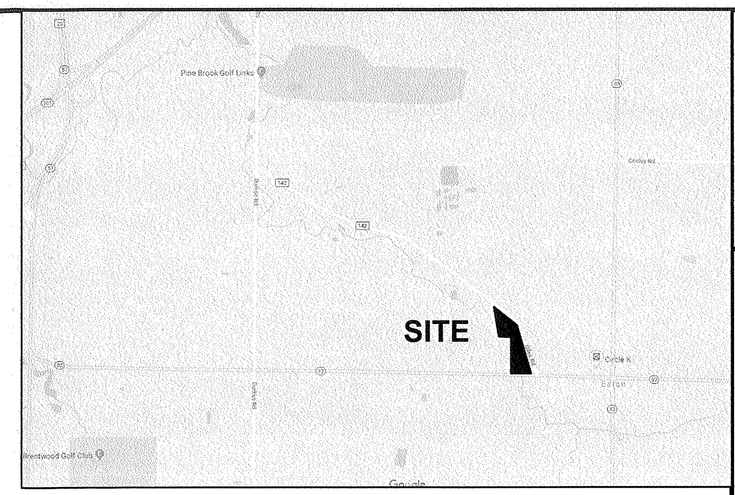
Steven J. Metcalf
Registered Surveyor No. 8622–Ohio

9–23–19
Date

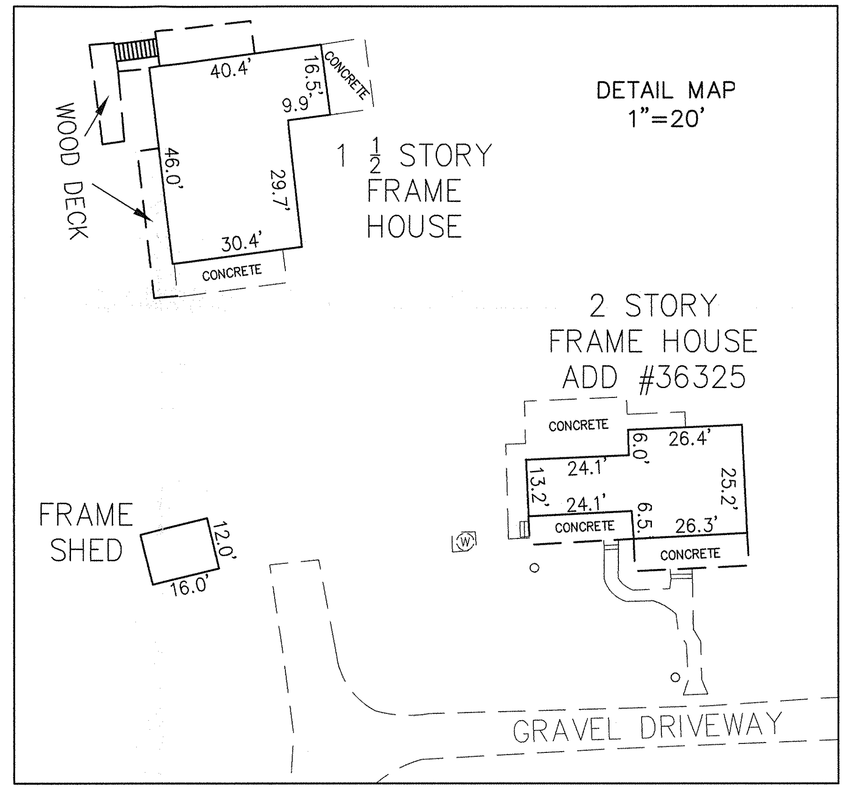
STATE OF OHIO
STEVEN J. METCALF
S–8622
REGISTERED
PROFESSIONAL SURVEYOR

ABBREVIATIONS

AFN	AUTOMATED FILING NO.
ASPH	ASPHALT
C. or CALC	CALCULATED
℄	CENTER LINE
CONC	CONCRETE
C.D.R.	COUNTY DEED RECORD
C.M.R.	COUNTY MAP RECORD
D	DEED
EX	EXISTING
FD	FOUND
FF EL	FINISH FLOOR ELEVATION
INSTR	INSTRUMENT
L/A	LIMITED ACCESS
MON	MONUMENT
O. or OBS	OBSERVED
PG	PAGE
ℙ or P/L	PROPERTY LINE
PVMT	PAVEMENT
R. or REC	RECORD
R/W	RIGHT OF WAY
U	USED
VOL	VOLUME
SAN	SANITARY
STM	STORM
WAT	WATER
INV	INVERT
PVC	POLYVINYL CHLORIDE
VCP	VITRIFIED CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
GUT	GUTTER
TC	TOP OF CURB



VICINITY MAP
NOT TO SCALE



SURVEYOR'S LEGAL DESCRIPTION

Situated in the Township of Eaton, County of Lorain, State of Ohio and known as being part of Original Eaton Township Lot No. 55 and is further bounded and described as follows:

Beginning at the intersection of the center line of Elyria–Twinsburg Road (State Route 82) (120 Feet Wide) and the center line of Giles Road (60 Feet Wide);

Course 1 Thence Northwesterly by the arc of curve along the center line of said Elyria–Twinsburg Road, deflecting to the left, a distance of 325.52 feet to a point of tangency. Said arc having a radius of 85,943.67 feet, a central angle of 00°13'01" and a chord which bears North 88°40'28" West, a distance of 325.52 feet;

Course 2 Thence North 88°46'52" West, continuing along the center line of said Elyria–Twinsburg Road, a distance of 236.20 feet to the Southeasterly corner of a parcel of land conveyed to Douglas J. & Nicole R. Kuch by deed recorded in Instrument No. 20010783471 of Lorain County Records;

Course 3 Thence North 00°09'58" West, along the Easterly line of said Douglas J. & Nicole R. Kuch parcel, a distance of 917.49 feet to the Northeasterly corner of said parcel and a point within Willow Creek and passing over a 3/4" iron pipe found on the Northerly right of way for said Elyria–Twinsburg Road, a distance of 60.01 feet and also passing over a 3/4" iron pipe found a distance of 217.88 feet and a 1" iron pipe found a distance of 723.96 feet;

Course 4 Thence North 88°52'43" West, along the Northerly line of said Douglas J. & Nicole R. Kuch parcel, a distance of 60.00 feet to Northwesterly corner of said parcel and the Northeasterly corner of a second parcel of land conveyed to Douglas J. & Nicole R. Kuch by deed recorded in Instrument No. 20010783471 of Lorain County Records;

Course 5 Thence North 89°38'30" West, along the Northerly line of the second Douglas J. & Nicole R. Kuch parcel, a distance of 152.37 feet to the Northwesterly corner of said parcel and a point on the Easterly line of a parcel of land conveyed to Daniel P. & Melissa J. Miller by deed recorded in Instrument No. 20140508973 of Lorain County Records and witnessed by a 1" iron pipe found North 61°11'08" East, a distance of 0.20 feet;

Course 6 Thence North 00°44'58" West, along the Easterly line of said Daniel P. & Melissa J. Miller parcel and continuing along a parcel of land conveyed to David B. & Laura J. Eliason, Trustees by deed recorded in Instrument No. 20080273860 of Lorain County Records, a distance of 563.20 feet to the Northeasterly corner of said David B. & Laura J. Eliason, Trustees parcel and a point on the center line of Giles Road;

Course 7 Thence South 53°45'18" East, along the center line of said Giles Road, a distance of 386.05 feet to an angle point on said center line;

Course 8 Thence South 20°27'18" East, along the center line of said Giles Road, a distance of 1352.34 feet to the place of beginning and containing 11.8879 Acres (517,835 Square Feet) of land of which 1.9753 Acres (86,047 Square Feet) is within the right of way for said Elyria–Twinsburg Road and Giles Road, leaving a remainder parcel of 9.9126 Acres (431,791 Square Feet), according to a surveyed by Steven J. Metcalf, Registered Surveyor No. 8622–Ohio of Neff & Associates, dated September 5, 2019.

Basis of bearings for this survey is Grid North of NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

Be the same more or less, but subject to all legal highways and easements of record.

CROSSBUCK PROPERTIES, LLC - 36325 GILES ROAD

ALTA/NSPS LAND TITLE SURVEY

TOWNSHIP OF EATON - COUNTY OF LORAIN - STATE OF OHIO

REV NO	DATE	DESCRIPTION
02	09–26–19	Submit to County – Map on File
01	09–24–19	Added additional data
	09–23–19	Submit to client

DWG NAME	DRAWN BY	CHK'D BY	JOB NO
14371-ALTA	MK-TW	SJM	14371

NEFF & ASSOCIATES
Civil Engineering • Land Development • Surveying • Water Resources
9455 York Road | Parma Heights, Ohio 44130
T: 440.884.3100 | Fax: 440.884.3104
www.neffassociates.com

SHEET NO.
1 OF 1

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