

ABBE ROAD (S.R. 301) R/W VARIES

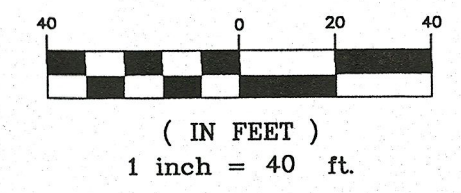
BEARINGS ARE PER THE CENTERLINE BEARING OF WATERFORD PLACE (N00°38'03"E) PER THE WATERFORD PLACE DEDICATION SURVEY AS RECORDED IN VOLUME 73, PAGE 40 OF THE LORAIN COUNTY PLAT RECORDS AND ARE USED TO DENOTE ANGLES ONLY.

ZONING:
C-2 OFFICE/LIMITED RETAIL
MINIMUM LOT AREA: 20,000 SQ.FT.
MINIMUM SETBACK: 50'
MINIMUM SIDE YARD: 20'
MINIMUM REAR YARD: 20'

PARKING:
MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 5'

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	46.49'	255.00'	23.31'	46.43'	N85°21'56"E	10°26'45"
C2	51.58'	255.00'	25.88'	51.49'	N84°47'37"E	11°35'22"
C3	109.33'	255.00'	55.52'	108.49'	N66°42'59"E	24°33'55"
C4	51.25'	255.00'	25.71'	51.16'	N48°40'34"E	11°30'55"
C5	105.74'	210.00'	54.01'	104.62'	S57°20'34"W	28°50'57"
C6	212.16'	255.00'	112.65'	206.09'	N66°45'12"E	47°40'12"
C7	92.89'	240.00'	47.03'	92.31'	S60°40'47"W	22°10'32"
C8	27.95'	240.00'	13.99'	27.94'	S46°15'19"W	6°40'25"
C9	104.06'	225.00'	52.98'	103.14'	N56°10'04"E	26°29'55"
C10	213.32'	200.00'	118.07'	203.35'	S31°11'25"W	61°06'43"
C11	108.24'	230.00'	55.14'	107.25'	S14°07'00"W	26°57'54"
C12	137.07'	230.00'	70.64'	135.06'	S44°40'21"W	34°08'49"
C13	245.32'	230.00'	135.78'	233.85'	S31°11'24"W	61°06'43"
C14	181.32'	170.00'	100.36'	172.85'	S31°11'25"W	61°06'43"

GRAPHIC SCALE

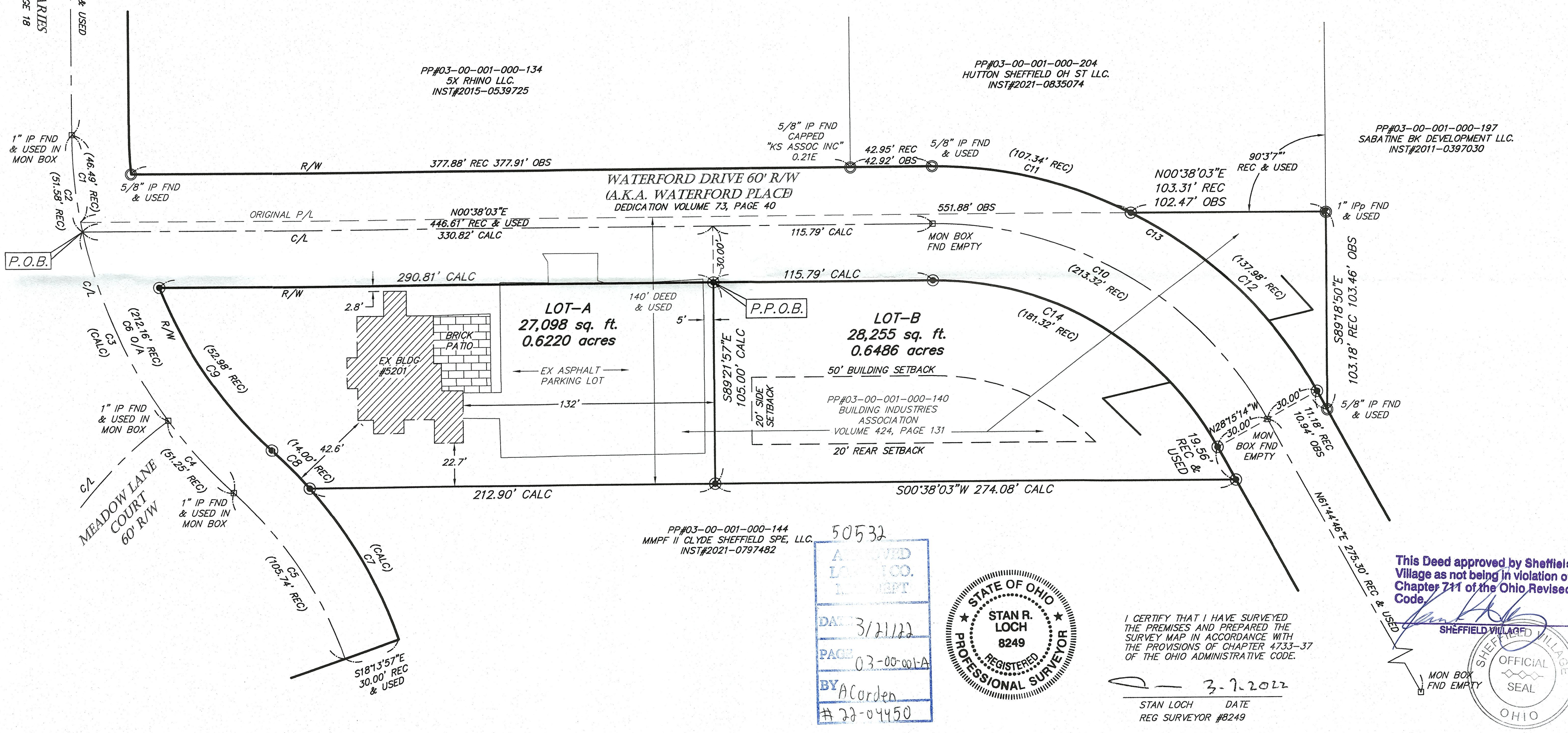


LEGEND

- = MONUMENT BOX
- = IRON PIN FND
- = IRON PIPE FND
- ⊙ = IRON PIN SET

5/8"X30" REBAR CAPPED "AZTECH 8249"

- REFERENCES:**
- LOT CONSOLIDATION SURVEY FOR HUTTON SHEFFIELD OH ST, LLC BY DEMPSEY/SURVEYING/COMPANY DATED: 8/19/2021 SURVEY#50352
 - BOUNDARY SURVEY BY KS ASSOCIATES INC. DATED: JUNE 12, 1991 SURVEY#19470
 - HOAG DRIVE STREET DEDICATION PLAT BY KS ASSOCIATES INC. DATED: MARCH, 1991 SURVEY#129336
 - WATERFORD PLACE & WATERFORD CIRCLE STREET DEDICATION PLAT BY CONTRACTORS DESIGN ENGINEERING DATED: SEPTEMBER, 2002 SURVEY#863160 73/40 & 73/41
 - BOUNDARY SURVEY BY CONTRACTORS DESIGN ENGINEERING DATED: JUNE, 2002 SURVEY#02-01218



PP#03-00-001-000-144
MMPF II CLYDE SHEFFIELD SPE, LLC.
INST#2021-0797482

50532

APPROVED
LORAIN CO.
DEPT

DATE 3/21/22

PAGE 03-00-001-A

BY ACorden

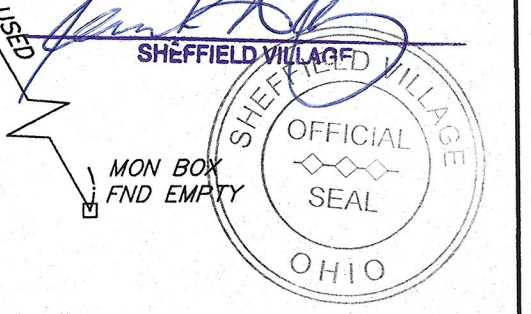
22-04450



I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

STAN LOCH DATE 3-7-2022
REG SURVEYOR #8249

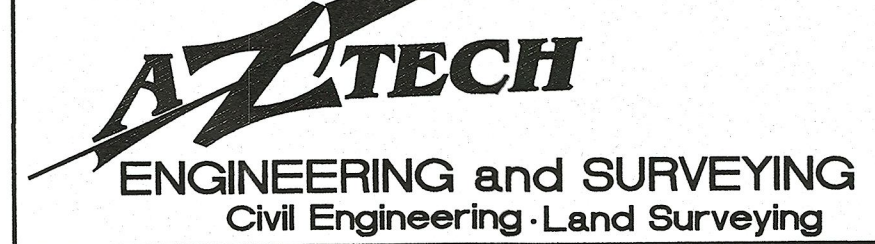
This Deed approved by Sheffield Village as not being in violation of Chapter 711 of the Ohio Revised Code.



NO.	DATE	DESCRIPTION	BY

LOT SPLIT SURVEY
FOR
BUILDING INDUSTRIES ASSOCIATION
PP#03-00-001-000-140
PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 1
SITUATED IN THE VILLAGE OF SHEFFIELD
LORAIN COUNTY, OHIO

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071 FAX 216-369-0259



HORIZ. SCALE: 1" = 40'	VERT. SCALE:
DRAWN BY: CL	DATE: 3/7/2022
CHECKED BY: SRL	DRAWING NO.: 2021.3768
JOB NO.: 2021.3768	SHEET: 1 OF 1