

**BASIS OF BEARINGS**

Basis of Bearings: Bearings are based on Ohio State Plane Coordinate System, North, NAD 1983.

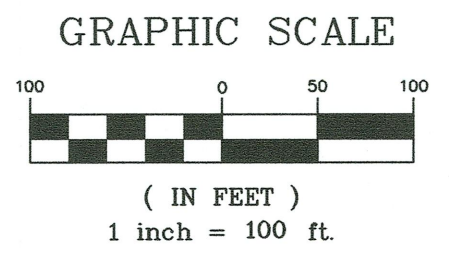
**CLEVELAND STREET (WIDTH VARIES)  
(AKA CENTER RIDGE ROAD)  
(U.S. ROUTE 20, STATE ROUTE 113)  
(A PUBLIC RIGHT-OF-WAY)**

**LINE TABLE**

Line #	Length	Bearing
L1	35.74'	N 00° 35' 06" E
L2	34.85'	S 03° 13' 59" E

**STATE ROUTE 57  
(WIDTH VARIES)  
(A PUBLIC RIGHT-OF-WAY)**

**PERFORMANCE  
LANE 66  
(DEDICATED VOLUME 102,  
PAGE 43 OF LORAIN  
COUNTY RECORDS)  
(A PUBLIC RIGHT-OF-WAY)**



**REFERENCE SURVEYS**

- ALTA/NSPS Survey of 914 Cleveland Street performed by McSteen dated August 2022
- Developers Diversified Enterprises Ltd. Subdivisions Volume 32, Page 27 of Lorain County Records. (32/27)
- Plot of The Cleveland Street Subdivision Volume 101, Page 36 of Lorain County Records. (Plot)
- Plot of Survey Split & Combination for One Elyria Shopping Center LLC performed by Thomas Simon PS NO. 7775, October 2011
- Ohio Department of Transportation Plans (ODOT) LOR-20-(18.23-21.29) S.H. No. 31
- Survey of 0.422 Acres performed by Richland D. Keller PS No. 5648 in June 1978
- Boundary Survey & Split Map of Parcel No. 06-025-008-000-019 performed by KS Associates, Inc. in May 2010 (KS)

**CONSOLIDATION  
OF  
BENDIX COMMERCIAL VEHICLE SYSTEMS  
901 CLEVELAND STREET  
PARCEL NO. 06-25-010-101-005  
PARCEL NO. 06-25-009-000-008  
PARCEL NO. 06-25-008-000-001  
PARCEL NO. 06-25-008-000-002  
PARCEL NO. 06-25-008-000-003**

Situated in the City of Elyria, County of Lorain, and State of Ohio, and known as being part of Original Elyria Township Lot Nos. 8, 9 and 10, East of Black River

**DEED OF RECORD**

Land conveyed to Bendix Commercial Vehicle Systems LLC, successor by conversion to Honeywell Commercial Vehicle Systems Company, fka AlliedSignal Truck Brake Systems Company, a Delaware general partnership, by deed filed for record December 14, 2001 and recorded in Instrument No. 2001079336 and by instrument filed for record January 22, 2002 and recorded in Instrument No. 20020804952, of the Lorain County, Ohio Records.

**CERTIFICATION**

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.



*Brian Siebenthal*

August 27, 2024

Brian Siebenthal P.S. No. 8740 Date

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS8646-PS8740"



LAND SURVEYING - ENGINEERING - DESIGN  
3800 LAKESIDE AVENUE - SUITE 100  
CLEVELAND - OHIO - 44114  
PHONE: (216) 491-2000 FAX: (216) 491-9640  
WWW.RIVERSTONESURVEY.COM

**APPROVED  
LORAIN CO  
MAP DEPT**

DATE 8/12/24

PAGE 06-25-008  
06-25-009  
06-25-010

BY TJS

24-04900

51267

**LEGEND**

- Ⓜ = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- ⊙ = Drill Hole Set / Found
- ⊕ = Mag Nail Set / Found
- ⊖ = Centerline

**LAND AREA**

Total	37.0254 Acres	1,612,827 Sq.Ft.
Within R/W	00.1743 Acres	7,591 Sq.Ft.
Net	36.8511 Acres	1,605,236 Sq.Ft.
Part of O.L. 8	17.3938 Acres	757,672 Sq.Ft.
Part of O.L. 9	17.4219 Acres	758,896 Sq.Ft.
Part of O.L. 10	2.2097 Acres	96,257 Sq.Ft.

901 CLEVELAND STREET - LOT CONSOLIDATION