

Record Legal Description

Situated in the City of Elyria, County of Lorain and State of Ohio and known as being a part of Original Lot 11, East of River of said Township and bounded and described as follows:

Beginning at a point in the Easterly line of Abbe Road (60 feet in width) at its intersection with the Southerly line of Taylor Street; thence South 4° 32' West along the Easterly line of Abbe Road, a distance of 117.93 feet to an iron pin set which point is also the principal place of beginning of lands herein described; thence South 85° 11' 27" East a distance of 453.85 feet to an iron pin set in the Westerly line of land conveyed to the State of Ohio by a Perpetual Easement as mentioned in Volume 800, Page 354, dated April 4, 1981, of Lorain County Deed Records; thence South 2° 34' West along the Perpetual Easement granted to the State of Ohio, a distance of 172.53 feet to an iron pin set; thence South 4° 40' West along the Perpetual Easement granted to the State of Ohio a distance of 231.17 feet to an iron pin set at the Northeast corner of land conveyed to the Ohio Edison Company by deed dated July 23, 1952, and recorded in Volume 552, Page 269 of Lorain County Records; thence North 86° 42' West along the Northerly line of land so conveyed to the Ohio Edison Company a distance of 459.23 feet to an iron pin set in the Easterly line of Abbe Road; thence North 4° 32' East along the Easterly line of Abbe Road, a distance of 417.23 feet to an iron pin set at the principal place of beginning of land herein described and containing within said bounds 4.3142 acres of land, be the same more or less.

For Informational Purposes Only:
PPN: 0625011103004

The above described property is the same property described in Chicago Title Insurance Company, Commitment No. 38250075, dated February 19, 2025.

Notes Corresponding to Schedule B

- 14 Easement to The Ohio Fuel Gas Company, of record in Deed Volume 459, Page 364, Recorder's Office, Lorain County, Ohio. **DOES NOT PERTAIN TO THE SURVEYED PROPERTY**
- 15 Easement for Driveway Purposes granted to The New York Central Railroad Company, of record in Deed Volume 541, Page 482, Recorder's Office, Lorain County, Ohio. **DOES NOT PERTAIN TO THE SURVEYED PROPERTY**
- 16 Easement for Highway Purposes to the State of Ohio, of record in Deed Volume 800, Page 354, Recorder's Office, Lorain County, Ohio. **PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON**
- 17 Easement and right-of-way to Ohio Edison Company, an Ohio corporation, of record in Deed Volume 809, Page 18, Recorder's Office, Lorain County, Ohio. **PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON**
- 18 Easement and right-of-way to Ohio Edison Company, an Ohio corporation, of record in Deed Volume 820, Page 637, Recorder's Office, Lorain County, Ohio. **PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON**

Miscellaneous Notes

1. Dimensions on this plat are expressed in feet and decimal parts thereof, unless otherwise noted.
2. The meridian for all bearings shown hereon is the Ohio State Plane Coordinate System, North Zone NAD83 (2011 Adjustment). For the purposes of this survey, the meridian for all bearings shown hereon is the East line of Abbe Road South, being North 00°53'42" East.
3. There are 17 regular parking spaces and 02 handicapped parking spaces for a total of 19 parking spaces on the subject property.
4. At the time of this ALTA Survey there was no observable evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.
6. At the time of this survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
7. The subject property has direct access to Abbe Road South, being a dedicated public right-of-way.
8. To the best of the surveyor's knowledge, the subject property shows no evidence of being used as a cemetery, gravesite, or burial ground.
9. All above ground utilities are shown from visual evidence only.
10. The posted address on site is 300 Abbe Road South.
11. The property described hereon is the same as the property described in Chicago Title Insurance Company, Commitment No. 38250075, dated February 19, 2025 at 7:59 AM and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
12. All building heights were measured at the Northwest corner of each building.
13. Surveyor Reference: ALTA Survey prepared by Bramhall Engineering and Surveying Company, dated April 14, 2023, Job No. 23-5968.
14. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures, or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises except as follows: 10' Electric Easement extends through buildings by varying distances.
15. The surveyed property forms a mathematically-closed perimeter without any gaps, gores, hiatus or overlaps.

Encroachment Statement

- ▲ 10' Electric Easement extends through buildings by varying distances as shown hereon.

Utility Notes

The location of utilities shown hereon are from observed evidence of above ground appurtenances only; the surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

Zoning

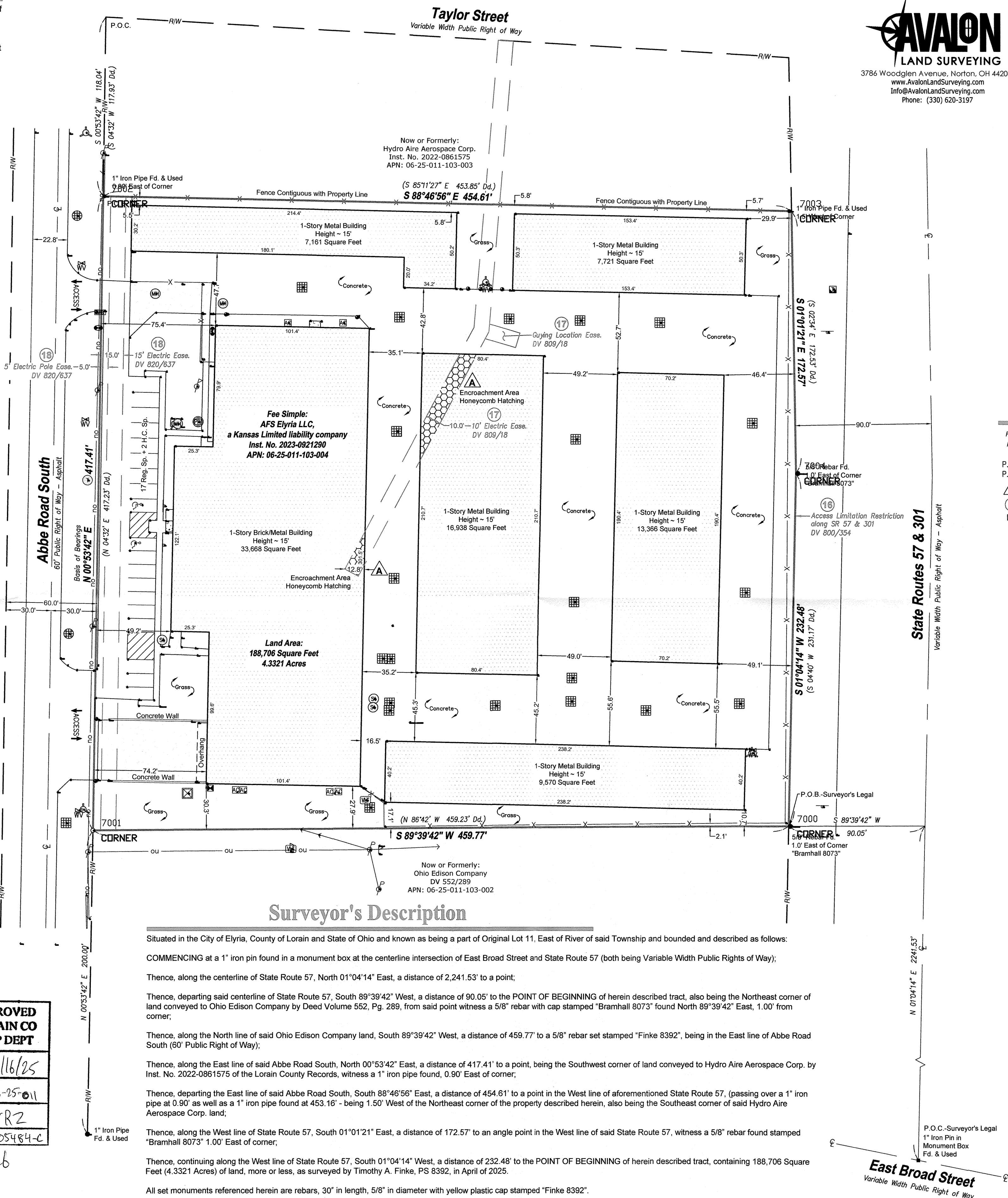
At the time of this survey, no zoning information had been provided to the surveyor pursuant to Table A Item 6.

Flood Note

Said described property is located within an area having a Zone Designation X Unshaded by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39093C0227D, with a date of identification of August 19, 2008, for Community No. 390350, in Lorain County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

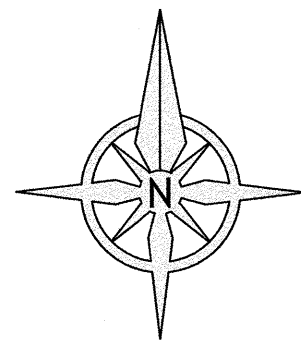
APPROVED
LORAIN CO
MAP DEPT
DATE 4/16/25
PAGE 06-25-011
BY WRZ
25-05484-C

51426

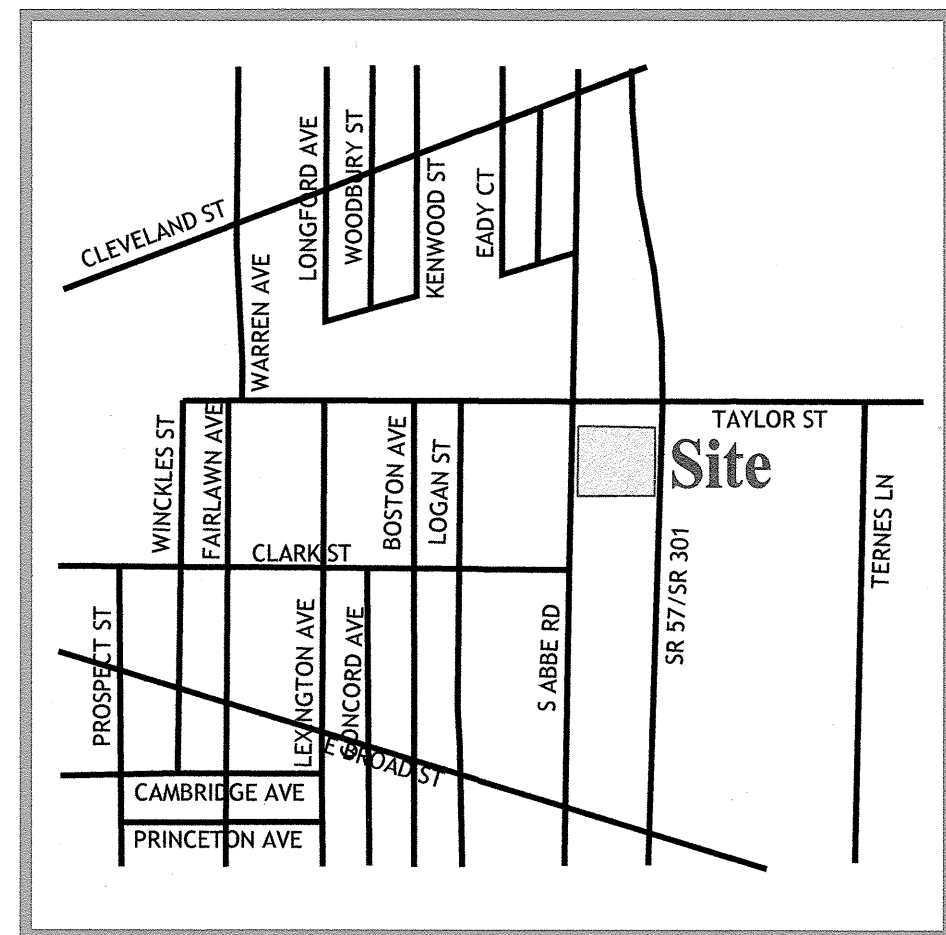


SURVEYED BY:

AVALON
LAND SURVEYING
3786 Woodglen Avenue, Norton, OH 44203
www.AvalonLandSurveying.com
Info@AvalonLandSurveying.com
Phone: (330) 620-3197



SCALE : 1" = 40'



Vicinity Map

Legend of Symbols & Abbreviations

R/W	- Right-of-Way	Manhole	- Manhole	Utility Cabinet	- Utility Cabinet
P/L	- Adjoiner Property Line	Storm Manhole	- Storm Manhole	Electric Meter	- Electric Meter
CL	- Centerline	Curb Inlet Basin w/ Grate	- Curb Inlet Basin w/ Grate	Electric Transformer	- Electric Transformer
P.O.B.	- Place/Point of Beginning	Catch Basin	- Catch Basin	Electric Manhole	- Electric Manhole
P.O.C.	- Place/Point of Commencement	Cleanout	- Cleanout	Electric Vault	- Electric Vault
▲	- Encroachment Item	Fire Hydrant	- Fire Hydrant	Utility Pedestal	- Utility Pedestal
○	- Schedule B-Section II Item	Water Stand Pipe	- Water Stand Pipe	Telephone Manhole	- Telephone Manhole
Dd.	- Deed	Post Indicator Valve	- Post Indicator Valve	Utility Vault	- Utility Vault
●	- Monumentation Found as Noted	Water Valve	- Water Valve	Underground Utility Marker	- Underground Utility Marker
○	- 5/8" Iron Pin w/Cap Set Stamped "FINKE 8392"	Water Meter	- Water Meter	Bollard Post	- Bollard Post
		Gas Meter	- Gas Meter	Handicap Space	- Handicap Space
		Gas Valve	- Gas Valve	Sign	- Sign
		Air Condition Unit	- Air Condition Unit	Mail Box	- Mail Box
				Light Pole	- Light Pole
				Traffic Pole	- Traffic Pole
				Traffic Control Box	- Traffic Control Box
				Flag Pole	- Flag Pole
				Guy Wire	- Guy Wire
				Chain Link Fence	- Chain Link Fence
				Overhead Utilities	- Overhead Utilities
				Concrete Area	- Concrete Area
				No Parking Area	- No Parking Area
				Building Area	- Building Area

ALTA/NSPS Land Title Survey

for
Abbe Rd

Project #25-05445-Site #004
300 Abbe Rd S
Elyria, OH 44035
County of Lorain

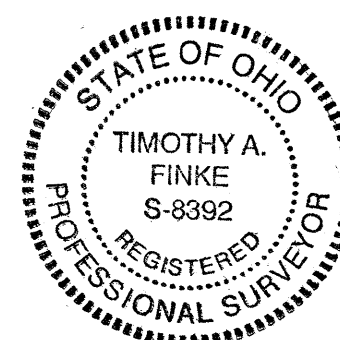
Surveyor Certification:

To: ESP Midwest LLC, a Delaware limited liability company; Chicago Title Insurance Company; and CREtelligent, Inc.;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on March 4, 2024.

Timothy A. Finke
Ohio Professional Surveyor No. 8392

Date of Plat or Map: March 18, 2025
Date of last revision: April 16, 2025



ALS Job #: 2738
Sheet 1 of 1

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CREtelligent
EMAIL: support@cretelligent.com
PHONE: (866) 941-6813

2717 S. Arlington Road, Suite C, Akron, OH 44312

CREtelligent (866) 941-6813