



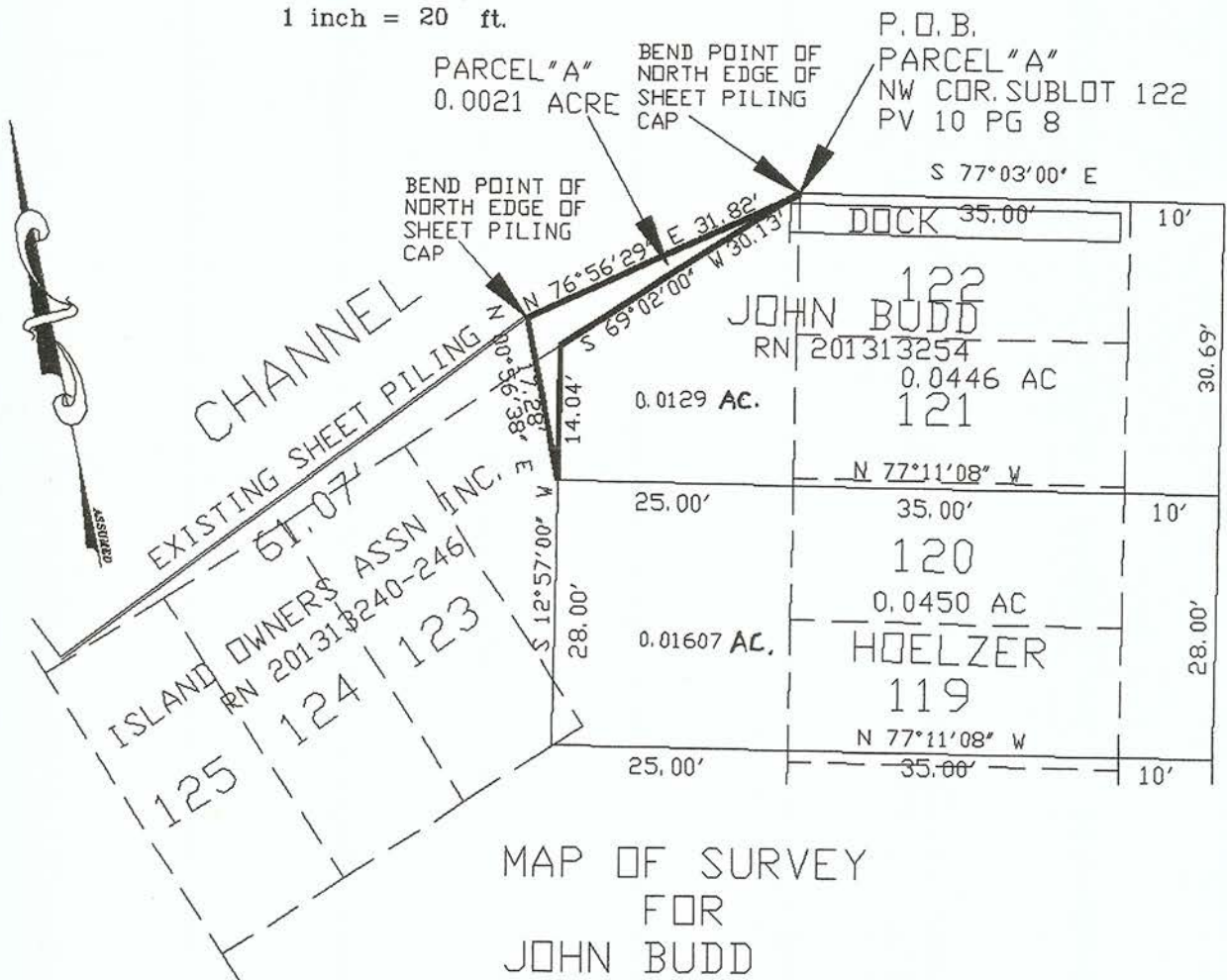
Daniel E. Hartung Jr., PE, PS

346 North Main St • P.O. Box 426 • Huron, OH 44839-0426
 (419) 433-4321 • fax (419) 433-7879
 hartungsurveyors@bex.net

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



MAP OF SURVEY
 FOR
 JOHN BUDD

PART SECOND ADDITION TO COVE PARK SUBDIVISION
 PLAT VOLUME 10 PG 8 FIRST WARD
 CITY OF SANDUSKY, OHIO ERIE COUNTY, OHIO
 FEBRUARY 2021 SCALE 1"=20'

APPROVED as per Erie County Requirements
 And Sections 4733-37 thru 4733-37-07 of the Ohio
 Administrative Code only. No Field Verifications
 for Accuracy made.

John D. Puschman
 Engineer/Surveyor: Erie County Engineer's
 Date: 3-01-2021

I HEREBY CERTIFY THE WITHIN
 TO BE A TRUE REPRESENTATION
 OF A SURVEY MADE BY ME.

Daniel E. Hartung Jr. 2/25/21
 DANIEL E. HARTUNG, JR., PE, PS



ALTA/NSPS TABLE A ITEMS	
6(a).	No zoning information was provided to our office.
11(b).	Underground utilities marked by Ohio Utilities Protection Service (OUPS), Ticket #A233203A08
16.	No observed evidence of current earth moving work.
17.	No information of changes in street right-of-way lines or observed evidence of recent street or sidewalk construction repairs.
18.	No off-site easements benefiting the surveyed property were found or provided.
	No observable evidence of cemeteries was found.

ZONING INFORMATION	
PARCEL IS WITHIN THE CITY OF SANDUSKY, OHIO: Based on the City of Sandusky, Ohio Zoning, Erie County, State of Ohio found at www.sanduskyohio.com/departments/planning_and_zoning/index.php .	
ZONING CLASSIFICATION:	Downtown Business District (DDB)
ZONING REGULATIONS - 1123.00:	Minimum Lot Requirements for Downtown Business District
Front Yard Setback:	10 feet
Rear Yard Setback:	20 feet Adjoining Residential
Side Yard Setback:	15 feet Adjoining Residential
Maximum Building Height:	125 feet

- REMAINING LANDS, AS-SURVEYED**
- Being a parcel of land located in all of Lots 41, 43 & part of Lot 45 on Washington Street, part of Lots 9 & 11 on Hancock Street and part of Lots 8 & 10 on Franklin Street in Block 31, Ward 1, City of Sandusky, Erie County, Firelands Connecticut Western Reserve, State of Ohio, and further particularly described as follows:
- Beginning at a "X" cut on a manhole rim at the intersection of the centerlines of Franklin Street (66' R/W) and Washington Street (99' R/W); Thence South 66° 11' 25" West, along the centerline of Washington Street, a distance of 166.52 feet to a point; Thence North 23° 41' 06" West, a distance of 49.50 feet to a 1" iron pipe found at the westerly right-of-way line of Washington Street and a southwesterly corner of land now or formerly owned by H & K Properties as recorded in Deed Volume 160, Page 345 of the Erie County Recorder's Office and being the principal place of beginning;
- Thence South 66° 11' 25" West, along the northerly right-of-way line of Washington Street, a distance of 142.97 feet to a drill hole set at southeasterly corner of land now or formerly owned by EWC 44870, LLC as recorded in RN 202204629 of the Erie County Recorder's Office;
 - Thence North 23° 42' 27" West, along east lines of said EWC 44870, LLC's land, land now or formerly owned by William P. Scheid, Jr. as recorded in Deed Volume 560, Page 807 and SMSVC, LLC as recorded in RN 202203238 of the Erie County Recorder's Office, a distance of 201.55 feet to a mag spike found at a northeasterly corner of said SMSVC, LLC's land, passing over a 5/8" iron rod with a "CDE" cap found at a distance of 167.94 feet;
 - Thence South 66° 15' 00" West, along a northerly line of SMSVC, LLC's land, the south line of Lot 11, and the north line of Lot 45, a distance of 10.45 feet to a 5/8" iron rod with a "CDE" cap found;
 - Thence North 23° 42' 27" West, along easterly lines of said SMSVC, LLC's land and land now or formerly owned by T & D Hayes Group & Faith Christian Ministries, Inc. as recorded in RN 201405207, a distance of 133.38 feet to a mag spike set at a northeasterly corner of said T & D Hayes Group & Faith Christian Ministries, Inc.'s land and a southerly line of land now or formerly owned by the City of Sandusky (Market Grounds), passing over a 5/8" iron rod with a "CDE" cap found at a distance of 65.58 feet;
 - Thence North 66° 22' 35" East, along a southerly line of said City of Sandusky's (Market Grounds) land, a distance of 154.05 feet to a 5/8" iron rod found at a northwesterly corner of land now or formerly owned by H & K Properties as recorded in RN 200515842 of the Erie County Recorder's Office;
 - Thence South 23° 41' 06" East, along westerly lines of said Hancock's land and land now or formerly owned by H & K Properties as recorded in RN 200515842 of the Erie County Recorder's Office, a distance of 135.04 feet to a 5/8" iron rod set;
 - Thence South 66° 15' 00" West, a distance of 3.00 feet to a 5/8" iron rod set;
 - Thence South 23° 41' 06" East, a distance of 171.40 feet to a 5/8" iron rod set;
 - Thence North 66° 11' 25" East, a distance of 3.00 feet to a 5/8" iron rod set at a westerly line of land now or formerly owned by H & K Properties as recorded in Deed Volume 160, Page 345 of the Erie County Recorder's Office;
 - Thence South 23° 41' 06" East, along a westerly line of said H & K Properties' land, a distance of 28.00 feet to the principal place of beginning and containing 1.1207 acres (48,815.0354 sq. ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.

- LOT SPLIT "A" LEGAL DESCRIPTION, AS-SURVEYED**
- Being a parcel of land located in part of Lot 41 on Washington Street in Block 31, Ward 1, City of Sandusky, Erie County, Firelands Connecticut Western Reserve, State of Ohio, and further particularly described as follows:
- Beginning at a "X" cut on a manhole rim at the intersection of the centerlines of Franklin Street (66' R/W) and Washington Street (99' R/W); Thence South 66° 11' 25" West, along the centerline of Washington Street, a distance of 166.52 feet to a point; Thence North 23° 41' 06" West, a distance of 49.50 feet to a 1" iron pipe found at the westerly right-of-way line of Washington Street and a southwesterly corner of land now or formerly owned by H & K Properties as recorded in Deed Volume 160, Page 345 of the Erie County Recorder's Office; Thence continuing, North 23° 41' 06" West, along a westerly line of said H & K Properties' land, a distance of 28.00 feet to a 5/8" iron rod set and being the principal place of beginning;
- Thence South 66° 11' 25" West, a distance of 3.00 feet to a 5/8" iron rod set;
 - Thence North 23° 41' 06" West, a distance of 171.40 feet to a 5/8" iron rod set;
 - Thence North 66° 15' 00" East, a distance of 3.00 feet to a 5/8" iron rod set at a westerly line now or formerly owned by H & K Properties as recorded in RN 200515842 of the Erie County Recorder's Office;
 - Thence South 23° 41' 06" East, along westerly lines of said H & K Properties' land, a distance of 171.40 feet to the principal place of beginning and containing 0.0118 acres (514.1950 sq. ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.

EXISTING PARKING	
Regular Spaces:	61
Handicap Parking Spaces:	1
Total Spaces:	62 Spaces
Note: Striping for parking was very faded at the time of survey.	

REFERENCES
Erie County Survey Records
Survey by Garcia Surveyors, Inc. in May, 2019
Erie County Deed Records Vol. and Pages as indicated

SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
●	○	IRON PIPE
●	○	MAG SPIKE
□	□	MONUMENT BOX
⊗	⊗	DRILL HOLE
(D)	(M)	MEASURED
(P)	(C)	CALCULATED
	(S)	SURVEY

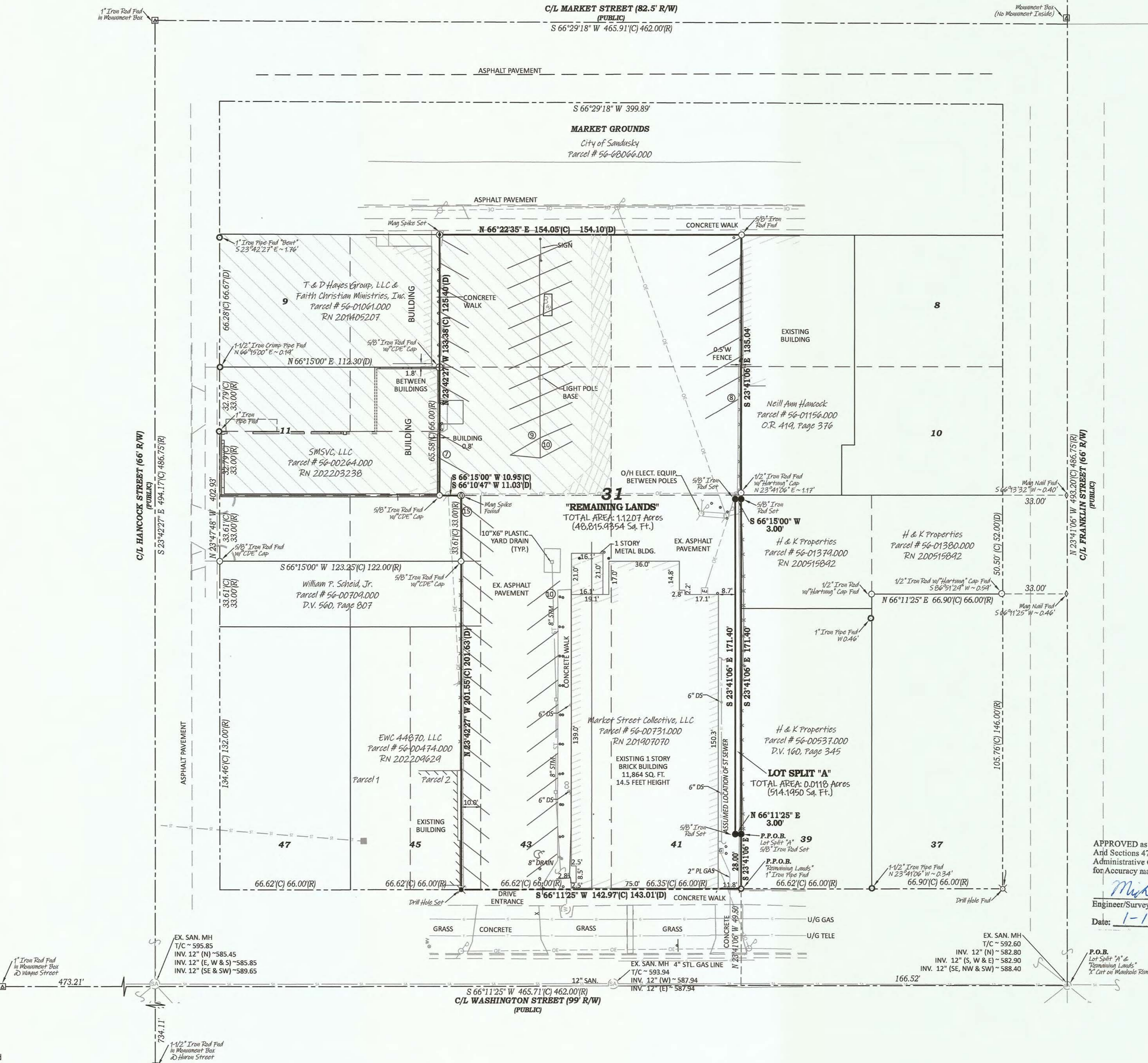
ALL 5/8" IRON PINS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8458 & 8512"

ALTA/NSPS LAND TITLE SURVEY FOR MARKET STREET COLLECTIVE, LLC.

317 EAST WASHINGTON STREET, SANDUSKY, OH 44870
BEING A PARCEL OF LAND IN ALL OF LOTS 41, 43 & PART OF LOT 45 ON WASHINGTON STREET, PART OF LOTS 9 & 11 ON HANCOCK STREET AND PART OF LOTS 8 & 10 ON FRANKLIN STREET IN BLOCK 31, WARD 1, CITY OF SANDUSKY, ERIE COUNTY, FIRELANDS CONNECTICUT WESTERN RESERVE, OHIO

SCHEDULE B - SECTION II					
Item numbers listed below correspond to item numbers in commitment for Local Initiatives Support Corporation, Its Successors and/or Assigns Commitment No. E-317745C Commitment Date: October 21, 2022 at 7:30 A.M.					
NO.	TYPE OF EASEMENT	WIDTH	GRANTEE	TYPE	DEED/LEASE
12	Rights & Reservations	---	Henry Webster	Deed	92 184 Shown on Survey
13	Drainage Rights	---	August Kaeber, Jr.	Deed	105 526 Shown on Survey

AFFECTS KEY:
A. Affects the property and is located
B. Affects the property and similar in nature
C. Does not affect the property
D. Does not affect the property but is shown on survey



REASONS FOR NEW LEGAL DESCRIPTION

No pins set by Garcia Surveying on ALTA dated May 20, 2019.
No pin in monument box at the intersection of Franklin Street & E. Market Street. (Monument box is located in the wrong place).
"X" cut on manhole no longer there (new manhole) at the intersection of Hancock Street & Washington Street.
8.88' error between legal description and plat done by Garcia Surveying.
3' Lot Split Exception to H & K Properties.

FLOOD ZONE CLASSIFICATION

Subject property is within Zone X. Zone X is NOT WITHIN a special Flood Hazard Zone.
COMMUNITY-PANEL NO.: 390A30079E
EFFECTIVE DATE: September 1, 2022

SURVEYOR'S CERTIFICATE

To Local Initiatives Support Corporation, its successors and assigns, Market Street Collective, LLC, Hartung Title Agency, Inc., and First American Title Insurance Company:

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, 6(a), 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 13, 14, 16, 17, & 18 of Table A thereof. The field work was completed on November 29, 2022.

Alexander B. Etchill
Alexander B. Etchill
Registered Surveyor #0512
Date of Plat or Map: 9th day of January, 2023

LEGEND

- ST Storm
- Underground Electric
- Overhead Electric
- Water Line
- Gas Line
- Centerline
- Right-of-Way Line
- Fence
- Gas Valve
- Gas Meter
- Utility Pole
- Telephone Pedestal
- Catch Basin
- Sanitary Manhole
- Electric Pedestal
- Sign
- Bollard
- Cleanout

12. Right-of-way of an alley.

13. Easement and right of drainage across Lots 9 and 11 benefiting Lot 43 and the east 10 feet of the south 2/3 of Lot 45.

APPROVED as per Erie County Requirements and Sections 4733-37 through 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's
Date: 1-17-2023

SCALE 1" = 30'
BEARINGS ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83 DATUM, EPOCH 12A, BY ODOT VRS

ALTA/NSPS LAND TITLE SURVEY
MARKET STREET COLLECTIVE, LLC
CITY OF SANDUSKY, ERIE COUNTY, OHIO
ALTA/NSPS LAND TITLE SURVEY

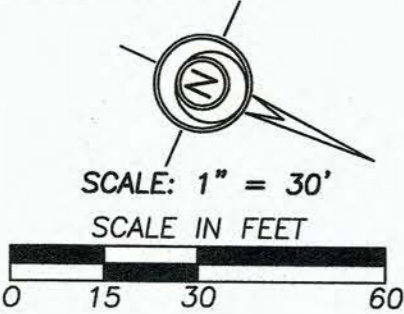
CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE: 1"=30' DATE: DECEMBER, 2022 C.D. BY: ABE PROJECT NO. 22-540
DR: DMM REV'D

File Name: P:\CDG\22-540 Market Street Collective ALTA.dwg - City of Sandusky 22-540 Market Street Collective ALTA.dwg

LEGEND:

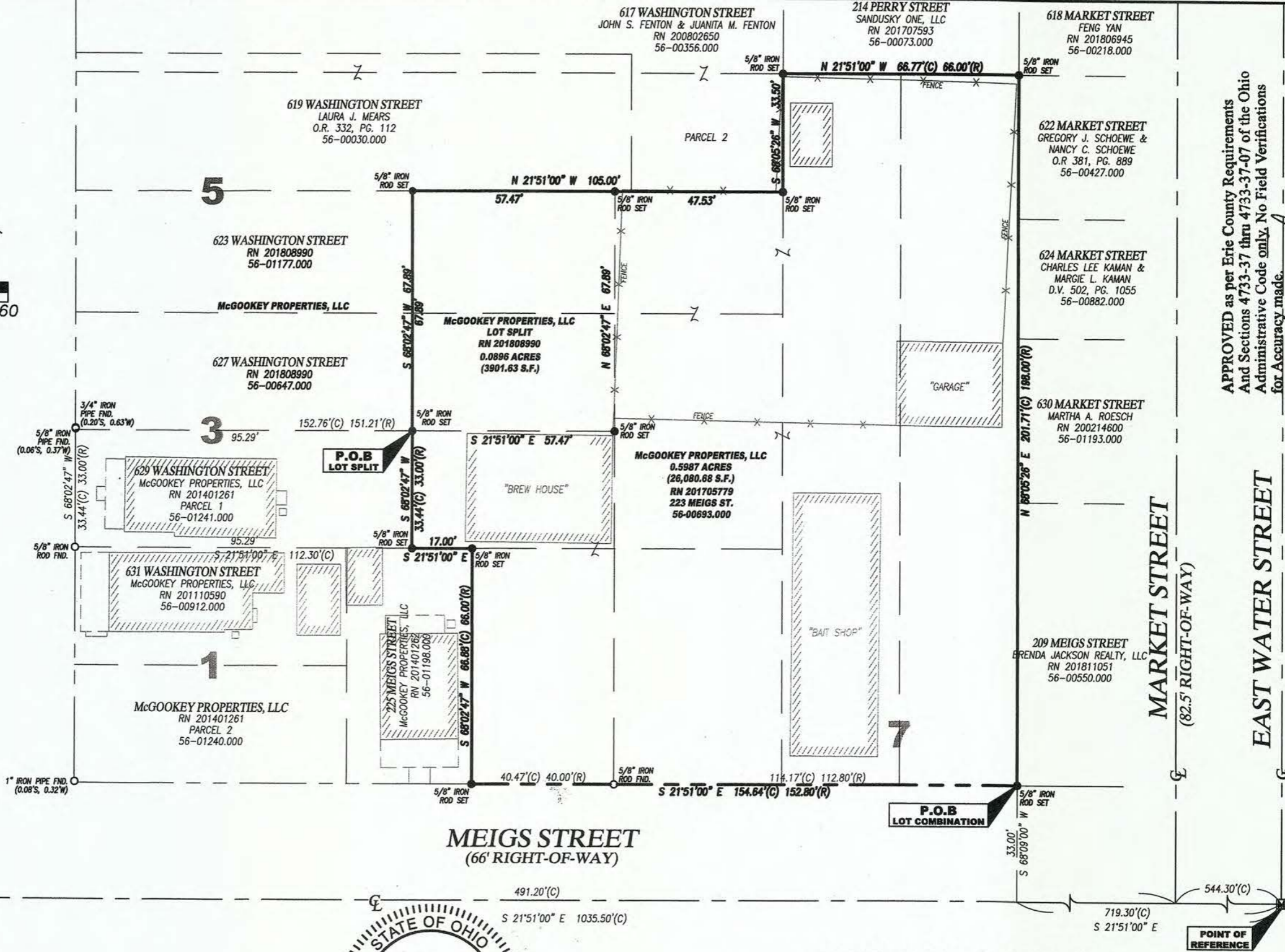
- ☐ Iron Pin in Monument Box
- Monument Found (Size Noted)
- 5/8" Iron Rod Set With Cap
- (C) Calculated Distance
- (R) Record Distance



MAG NAIL FND.
● WARREN STREET

MONROE STREET

WASHINGTON STREET
(99' RIGHT-OF-WAY)



Bearings herein are based on the centerline of Meigs Street bearing S 21°51'00" E as contained in the plat of East Battery dated 4/01/1936.

I hereby certify that this plat was prepared from an actual field survey of the premises conducted by me pursuant to chapter 4733-37 of the Ohio Administrative Code.

John Hancock
JOHN HANCOCK, P.S.
OHIO R.L.S. 6918

DATE: FEBRUARY 9, 2021



MEIGS STREET
(66' RIGHT-OF-WAY)

MARKET STREET
(82.5' RIGHT-OF-WAY)

EAST WATER STREET

SPLIT FROM McGOOKEY PROPERTIES, LLC
RN 201808990 0.0896 AC
McGOOKEY PROPERTIES, LLC
RN 201705779 0.5987 AC
COMBINED PARCEL 0.6883 AC

NOTE:
Lots have been prorated based upon centerline monuments found and shown on this survey.

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

LOT SPLIT & COMBINATION SURVEY
FOR McGOOKEY PROPERTIES, LLC
PART OF LOTS 1, 3 & 5 ON WASHINGTON STREET
AND LOT 7 MEIGS STREET
WARD 1, CITY OF SANDUSKY, ERIE COUNTY, OHIO

JOB NO.:	164608
DRN BY:	JAG
FILE NO.:	1646-COMB
DATE:	2/1/2021
SCALE:	1" = 30'
SHEET NO.:	1

REvised:
Engineer/Surveyor: Eric County Engineer's
Date: 2-11-2021

X:\164608\2021_Survey\1646-COMB.dwg

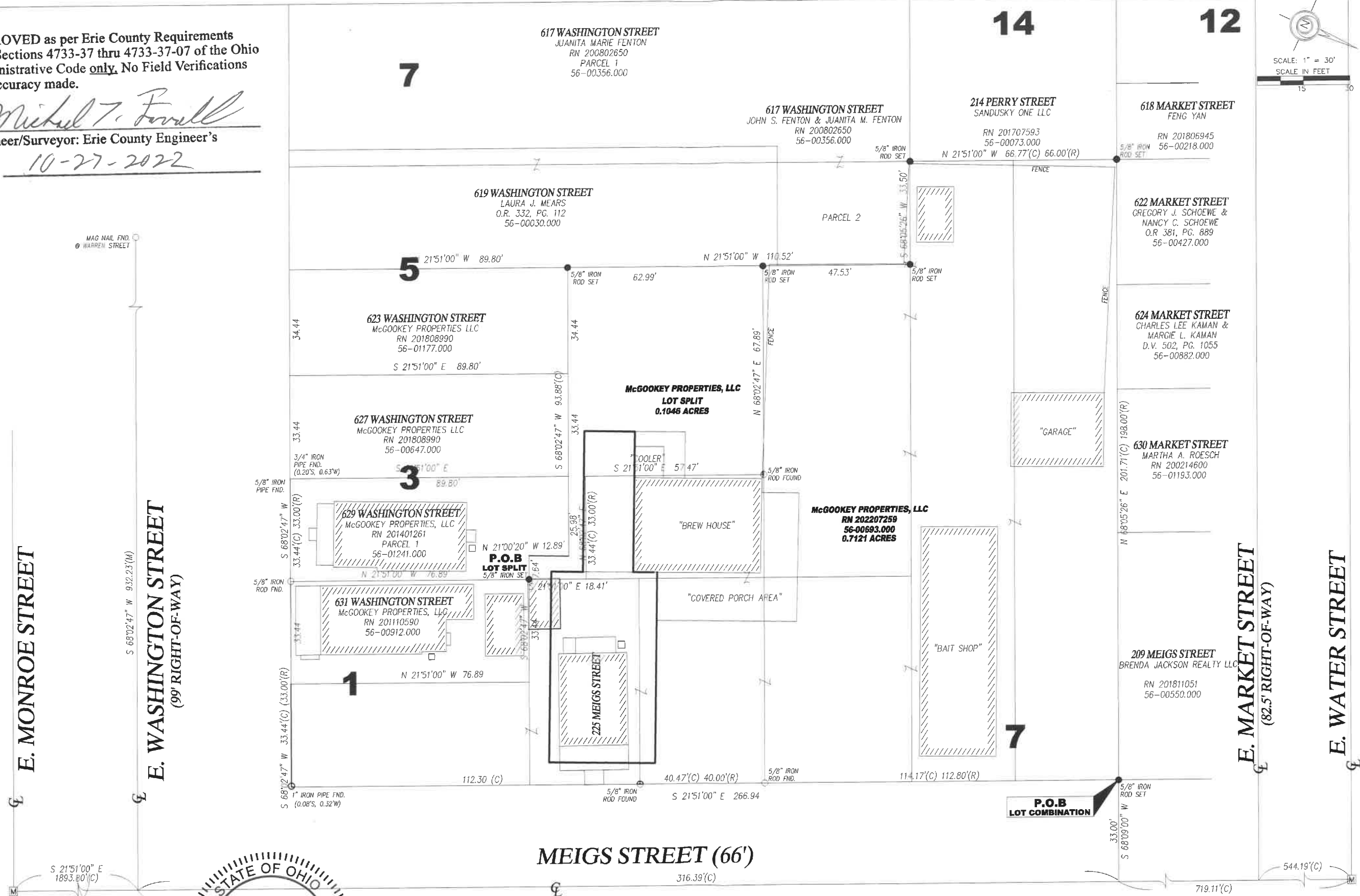
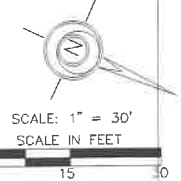
APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

Michel T. Fovall
Engineer/Surveyor: Erie County Engineer's

Date: *10-27-2022*

REVISED:

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 902-1215



E. MONROE STREET
E. WASHINGTON STREET
(99' RIGHT-OF-WAY)

E. MARKET STREET
(82.5' RIGHT-OF-WAY)
E. WATER STREET

MEIGS STREET (66')

LOT COMBINATION
0.8167 ACRES
35577 S.F.

BEARINGS HEREON ARE BASED UPON THE
CENTERLINE OF MEIGS STREET BEARING
S 21°51'00" E AS CONTAINED IN THE
PLAT OF EAST BATTERY DATED 4/01/1936

I HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED FROM AN ACTUAL FIELD
SURVEY OF THE PREMISES CONDUCTED
BY ME PURSUANT TO CHAPTER 4733-37
OF THE OHIO ADMINISTRATIVE CODE.

John Hancock
JOHN HANCOCK
OHIO S-6918
DATE: *10-26-2022*



LEGEND:
 MONUMENT BOX
 MONUMENT FOUND (SIZE NOTED)
 MONUMENT SET (SIZE NOTED)
 CALCULATED DISTANCE
 RECORD DISTANCE

LOT SPLIT AND COMBINATION
McGOOKEY PROPERTIES, LLC
LOT 7 ON MEIGS STREET AND PART OF LOTS 1, 3 & 5
WASHINGTON STREET
WARD 1, CITY OF SANDUSKY, ERIE COUNTY, OHIO

JOB NO.: 164608
DRN BY: JHH
1646-COMB_2022_3
DATE: 04/26/2022
SCALE: 1" = 30'
SHEET NO.:
1 OF 1

ALTA/NSPS TABLE A ITEMS	
6(a).	No zoning information was provided to our office.
11(b).	Underground utilities marked by Ohio Utilities Protection Service (OUPS), Ticket #A233203A08
16.	No observed evidence of current earth moving work.
17.	No information of changes in street right-of-way lines or observed evidence of recent street or sidewalk construction repairs.
18.	No off-site easements benefiting the surveyed property were found or provided.
No observable evidence of cemeteries was found.	

ZONING INFORMATION	
PARCEL IS WITHIN THE CITY OF SANDUSKY, OHIO: Based on the City of Sandusky, Ohio Zoning, Erie County, State of Ohio found at www.ci.sandusky.oh.us/departments/planning_and_zoning/index.php .	
ZONING CLASSIFICATION:	Downtown Business District (DBD)
ZONING REGULATIONS - 1133.00:	Minimum Lot Requirements for Downtown Business District
Front Yard Setback:	10 feet
Rear Yard Setback:	20 feet Adjoining Residential
Side Yard Setback:	15 feet Adjoining Residential
Maximum Building Height:	125 feet

MARKET STREET COLLECTIVE LEGAL, AS-SURVEYED

Being a parcel of land located in part of Lots 41, 43 & part of Lot 45 on Washington Street, part of Lots 9 & 11 on Hancock Street and part of Lots 8 & 10 on Franklin Street in Block 31, Ward 1, City of Sandusky, Erie County, Firelands Connecticut Western Reserve, State of Ohio, and further particularly described as follows:

Beginning at a "X" cut on a manhole rim at the intersection of the centerlines of Franklin Street (66' R/W) and Washington Street (99' R/W); Thence South 66° 11' 25" West, along the centerline of Washington Street, a distance of 166.52 feet to a point; Thence North 23° 41' 06" West, a distance of 44.50 feet to a 1" iron pipe found at the westerly right-of-way line of Washington Street and a southwesterly corner of land now or formerly owned by H & K Properties as recorded in Deed Volume 160, Page 345 of the Erie County Recorder's Office and being the principal place of beginning;

- Thence South 66° 11' 25" West, along the northerly right-of-way line of Washington Street, a distance of 142.97 feet to a drill hole set at southeasterly corner of land now or formerly owned by EWC 44870, LLC as recorded in RN 202204629 of the Erie County Recorder's Office;
- Thence North 23° 42' 27" West, along east lines of said EWC 44870, LLC's land, land now or formerly owned by William P. Scheid, Jr. as recorded in Deed Volume 560, Page 807 and SMSVC, LLC as recorded in RN 202203238 of the Erie County Recorder's Office, a distance of 201.55 feet to a mag spike found at a northeasterly corner of said SMSVC, LLC's land, passing over a 5/8" iron rod with a "CDE" cap found at a distance of 167.94 feet;
- Thence South 66° 15' 00" West, along a northerly line of said SMSVC, LLC's land, the south line of Lot 11 and the north line of Lot 45, a distance of 10.95 feet to a 5/8" iron rod with a "CDE" cap found;
- Thence North 23° 42' 27" West, along easterly lines of said SMSVC, LLC's land and land now or formerly owned by T & D Hayes Group & Faith Christian Ministries, Inc. as recorded in RN 201405207, a distance of 133.38 feet to a mag spike set at a northeasterly corner of said T & D Hayes Group & Faith Christian Ministries, Inc.'s land and a southerly line of land now or formerly owned by the City of Sandusky (Market Grounds), passing over a 5/8" iron rod with a "CDE" cap found at a distance of 65.58 feet;
- Thence North 66° 22' 35" East, along a southerly line of said City of Sandusky's (Market Grounds) land, a distance of 154.05 feet to a 5/8" iron rod found at a northeasterly corner of land now or formerly owned by Neill Ann Hancock as recorded in O.R. 419, Page 376 of the Erie County Recorder's Office;
- Thence South 23° 41' 06" East, along westerly lines of said Hancock's land, land now or formerly owned by H & K Properties as recorded in RN 200515842 of the Erie County Recorder's Office and land now or formerly owned by H & K Properties as recorded in Deed Volume 160, Page 345 of the Erie County Recorder's Office, a distance of 334.44 feet to the principal place of beginning and containing 1.1325 acres (44,330.1304 sq. ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.

EXISTING PARKING	
Regular Spaces:	61
Handicap Parking Spaces:	1
Total Spaces:	62 Spaces
Note: Striping for parking was very faded at the time of survey.	

REFERENCES	
Erie County Survey Records	Survey by Garcia Surveyors, Inc. in May, 2019
Erie County Deed Records Vol. and Pages as indicated	

LEGEND		
SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
●	○	IRON PIPE
●	○	MAG SPIKE
⊠	⊠	MONUMENT BOX
⊠	⊠	DRILL HOLE
(D)	(M)	DEED PLATTED SURVEY
(P)	(C)	MEASURED CALCULATED

ALL 5/8" IRON PINS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"

ALTA/NSPS LAND TITLE SURVEY FOR

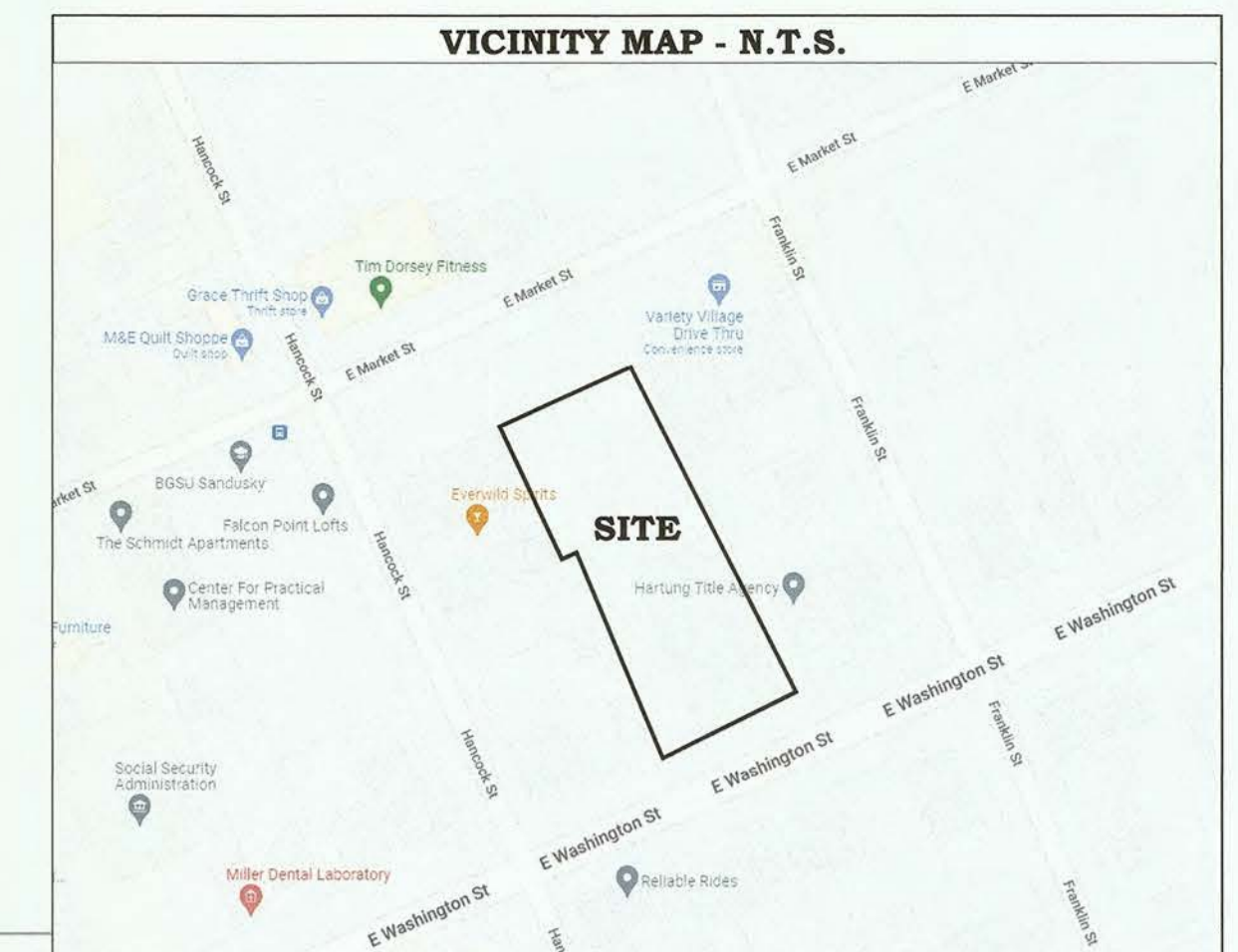
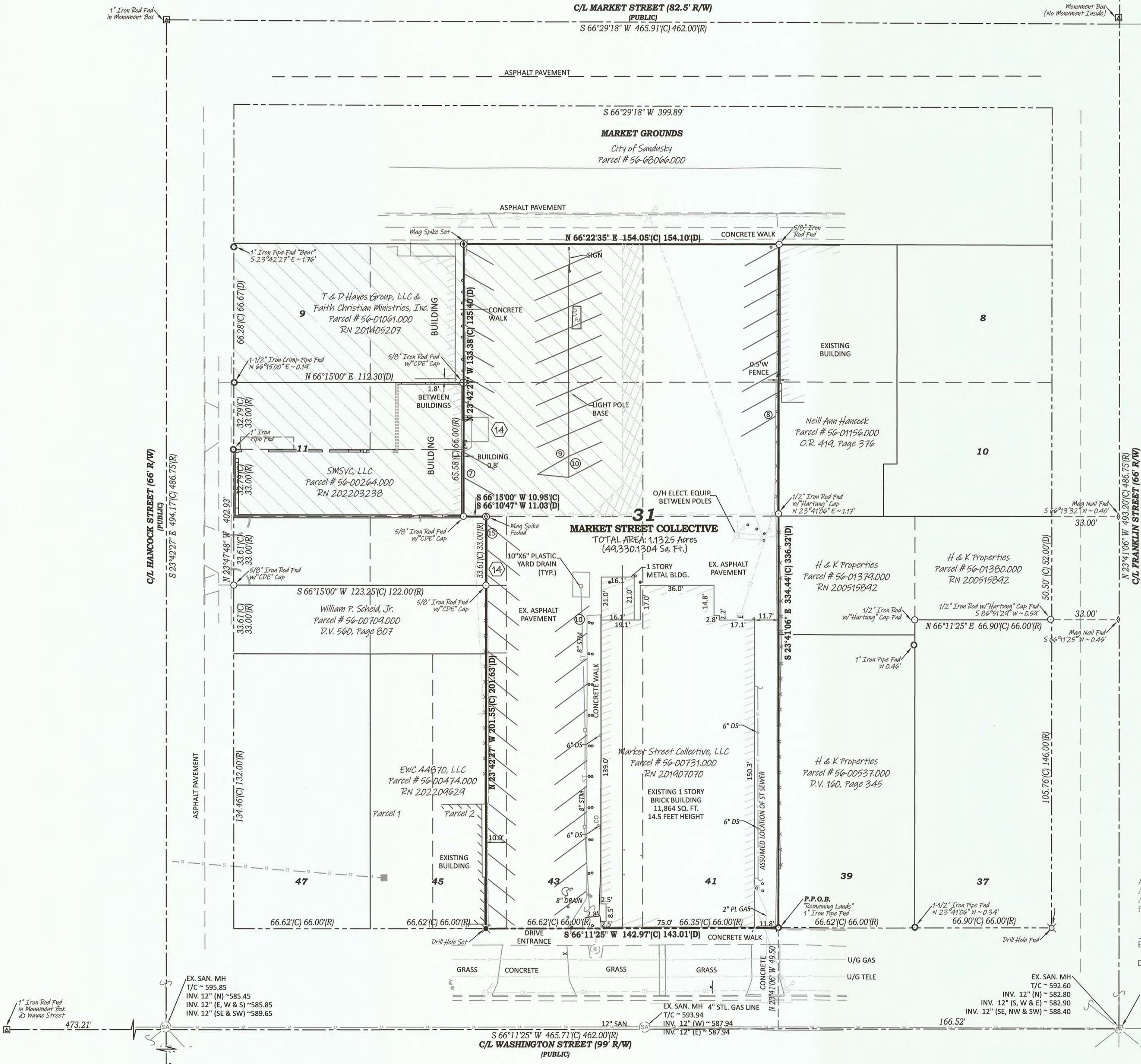
MARKET STREET COLLECTIVE, LLC.

317 EAST WASHINGTON STREET, SANDUSKY, OH 44870

BEING A PARCEL OF LAND IN ALL OF LOTS 41, 43 & PART OF LOT 45 ON WASHINGTON STREET, PART OF LOTS 9 & 11 ON HANCOCK STREET AND PART OF LOTS 8 & 10 ON FRANKLIN STREET IN BLOCK 31, WARD 1, CITY OF SANDUSKY, ERIE COUNTY, FIRELANDS CONNECTICUT WESTERN RESERVE, OHIO

SCHEDULE B - SECTION II (PUBLIC)						
Item numbers listed below correspond to item numbers in commitment for Local Initiatives Support Corporation, Its Successors and/or Assigns Commitment No. E-31745C Commitment Date: October 21, 2022 at 7:30 A.M.						
NO.	TYPE OF EASEMENT	WIDTH	GRANTEE	DEED/LEASE	VOL. PAGE	REMARKS
12	Rights & Reservations		Henry Webster	Deed	46 184	Shown on Survey
13	Drainage Rights		August Kuchler, Jr.	Deed	105 526	Shown on Survey
14	Reciprocal Easement Agreement		By and Between Market Street Collective, LLC & SMSVC, LLC	Not Recorded		Shown on Survey

AFFECTS KEY:
 A. Affects the property and is located
 B. Affects the property and blankets in nature
 C. Does not affect the property
 D. Does not affect the property but is shown on survey



REASONS FOR NEW LEGAL DESCRIPTION

No pins set by Garcia Surveying on ALTA dated May 20, 2019.

No pin in monument box at the intersection of Franklin Street & E. Market Street. (Monument box is located in the wrong place.)

"X" cut on manhole no longer there (new manhole) at the intersection of Hancock Street & Washington Street.

8.98' error between legal description and plat done by Garcia Surveying.

FLOOD ZONE CLASSIFICATION

Subject property is within Zone X. Zone X is NOT WITHIN a special Flood Hazard Zone.

COMMUNITY-PANEL NO.: 340430079E

EFFECTIVE DATE: September 1, 2022

SURVEYOR'S CERTIFICATE

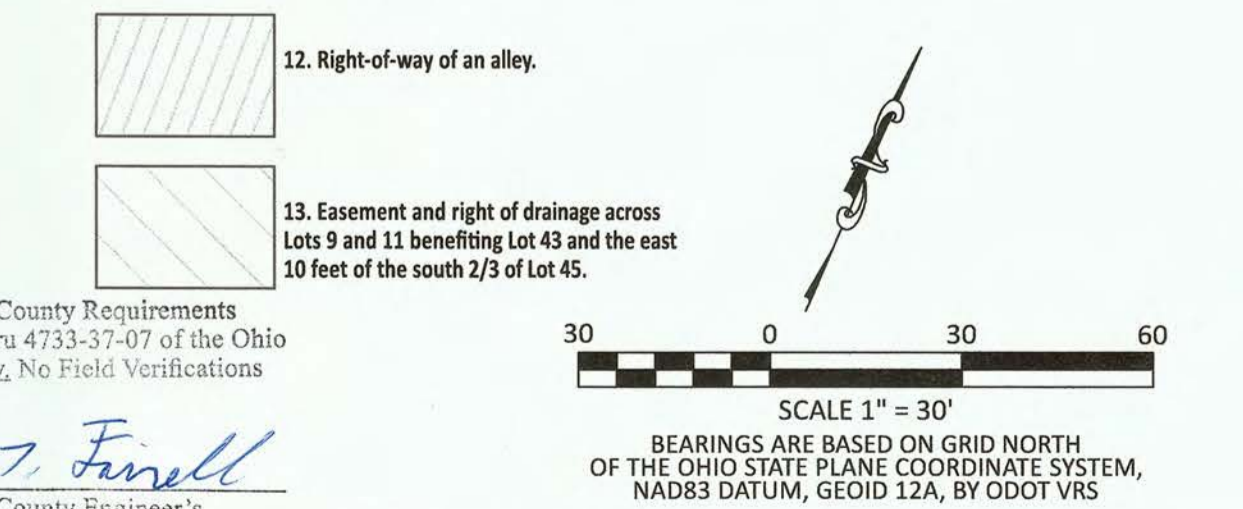
To Local Initiatives Support Corporation, its successors and assigns, Market Street Collective, LLC, Hartung Title Agency, Inc., and First American Title Insurance Company:

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, 6(a), 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 13, 14, 16, 17, & 18 of Table A thereof. The field work was completed on November 29, 2022.

Alexander B. Etchill
 Alexander B. Etchill
 Registered Surveyor #8512

Date of Plat or Map: 2nd day of February, 2023

LEGEND		
ST	Storm	Utility Pole
UE	Underground Electric	Telephone Pedestal
OE	Overhead Electric	Catch Basin
W	Water Line	Water Manhole
GL	Gas Line	Electric Pedestal
CL	Centerline	Sign
ROW	Right-Of-Way Line	Bollard
F	Fence	Cleanout
GV	Gas Valve	Schedule B Easement
GM	Gas Meter	



APPROVED AS PER Erie County Requirements AND SECTIONS 4733-37 THRU 4733-37-07 OF THE OHIO ADMINISTRATIVE CODE ONLY. NO FIELD VERIFICATIONS FOR ACCURACY MADE.

Michael J. Finell
 Engineer/Surveyor: Erie County Engineer's
 Date: 2-6-2023

P.O.B. Lot Split in Sandusky, Ohio. "X" Cut on Manhole Rim

ALTA/NSPS LAND TITLE SURVEY			
MARKET STREET COLLECTIVE, LLC			
CITY OF SANDUSKY, ERIE COUNTY, OHIO			
ALTA/NSPS LAND TITLE SURVEY			

CONTRACTORS DESIGN ENGINEERING
 CONSULTING ENGINEERS & SURVEYORS
 NORWALK, OHIO

SCALE: 1"=30'	DATE: FEBRUARY, 2023	CR'D. BY: ABE	PROJECT NO. 22-540
	DR: DMM	REV'D	

File Name: Z:\CD\Fig2123-540 Market Street Collective, LLC - City of Sandusky\22-540 Market Street Collective ALTA.dwg

LEGEND

- ⊙ - FIRC - FOUND IRON ROD, CAPPED AS NOTED
- - FIR - FOUND IRON ROD AS NOTED
- - FIP - FOUND IRON PIPE AS NOTED
- - SIRC - 5/8" X 30" SET IRON ROD, CAPPED - "EXACTA SURVEYORS 8423"
- Ⓢ - FD/SET DRILL HOLE AS NOTED
- Ⓜ - FD/SET MAG NAIL AS NOTED
- Ⓡ - FD/SET RR SPIKE AS NOTED
- Ⓣ - FD T-POST AS NOTED
- - FOUND MONUMENT AS NOTED
- C - CALCULATED
- D - DEED
- M - MEASURED
- P - PLATTED
- S - SURVEY
- AC - ACRES
- AFN - AUDITORS FILE NUMBER
- B/E - BASEMENT ENTRY
- CONC. - CONCRETE
- C/L - CENTERLINE
- C.S.R. - CITY OF CLEVELAND SURVEY RECORD
- D/W - DRIVEWAY
- EP - EDGE OF PAVEMENT
- GAR. - GARAGE
- INSTR. - INSTRUMENT
- O.L. - ORIGINAL LOT
- O.R. - OFFICIAL RECORD
- P.N. - PARCEL NUMBER
- P.O.B. - POINT OF BEGINNING
- RES. - RESIDENCE
- R/W - RIGHT OF WAY
- PG. - PAGE
- S.F. - SQUARE FEET
- T.P.O.B. - TRUE POINT OF BEGINNING

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS), HOLDING FOUND AND USED MONUMENTATION ALONG THE NORTH RIGHT OF WAY OF CLEVELAND ROAD W AS SHOWN HEREON, WHICH IS BEARING S 59°58'28" E.

NOTES:

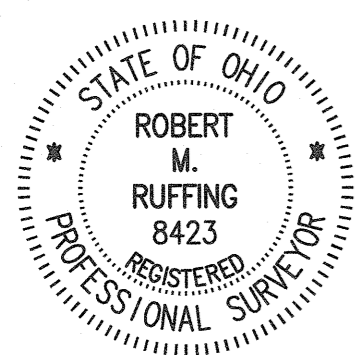
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND COMFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN DECEMBER OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DOCUMENTS USED:

- ALTA/ACSM LAND TITLE SURVEY, SITUATED IN OUTLOT 4, IN DARLING'S SURVEY EAST OF SYCAMORE LINE, CITY OF SANDUSKY, ERIE COUNTY, STATE OF OHIO, APRIL 27, 1992, BY HARTUNG ENGINEERS & SURVEYORS, APRIL 27, 1992, ON FILE AT THE ERIE COUNTY ENGINEER'S OFFICE.
- RECORD MAP FOR 2206 CLEVELAND ROAD W, BY MCSTEEN LAND SURVEYORS, AUGUST 24, 2023, ON FILE AT THE ERIE COUNTY ENGINEER'S OFFICE.
- RIGHT OF WAY LEGEND SHEET, ERI-06-09.07, BY AMERICAN STRUCTUREPOINT INC., 9-2-2022, ON FILE AT THSANDUCKY CITY ENGINEER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- ERIE COUNTY TAX MAPS/GIS.



ROBERT M. RUFFING, P.S. 8423
STATE OF OHIO
DATE 12-18-2023
REV. 12-21-2023
REV. 1-4-2024

SURVEY OF
PN 57-04599.000
KNOWN AS
2218 CLEVELAND ROAD W
SANDUSKY, OHIO
IN THE CITY OF SANDUSKY, COUNTY OF
ERIE AND STATE OF OHIO, BEING PART
OF OUTLOT NO. 3 IN DARLINGS SURVEY
EAST OF SYCAMORE LINE.

C-1
R= 3819.78' (P)
L= 91.96' (P)
Δ= 1°22'46" (P)
S 58°29'07" E 91.96' (P)

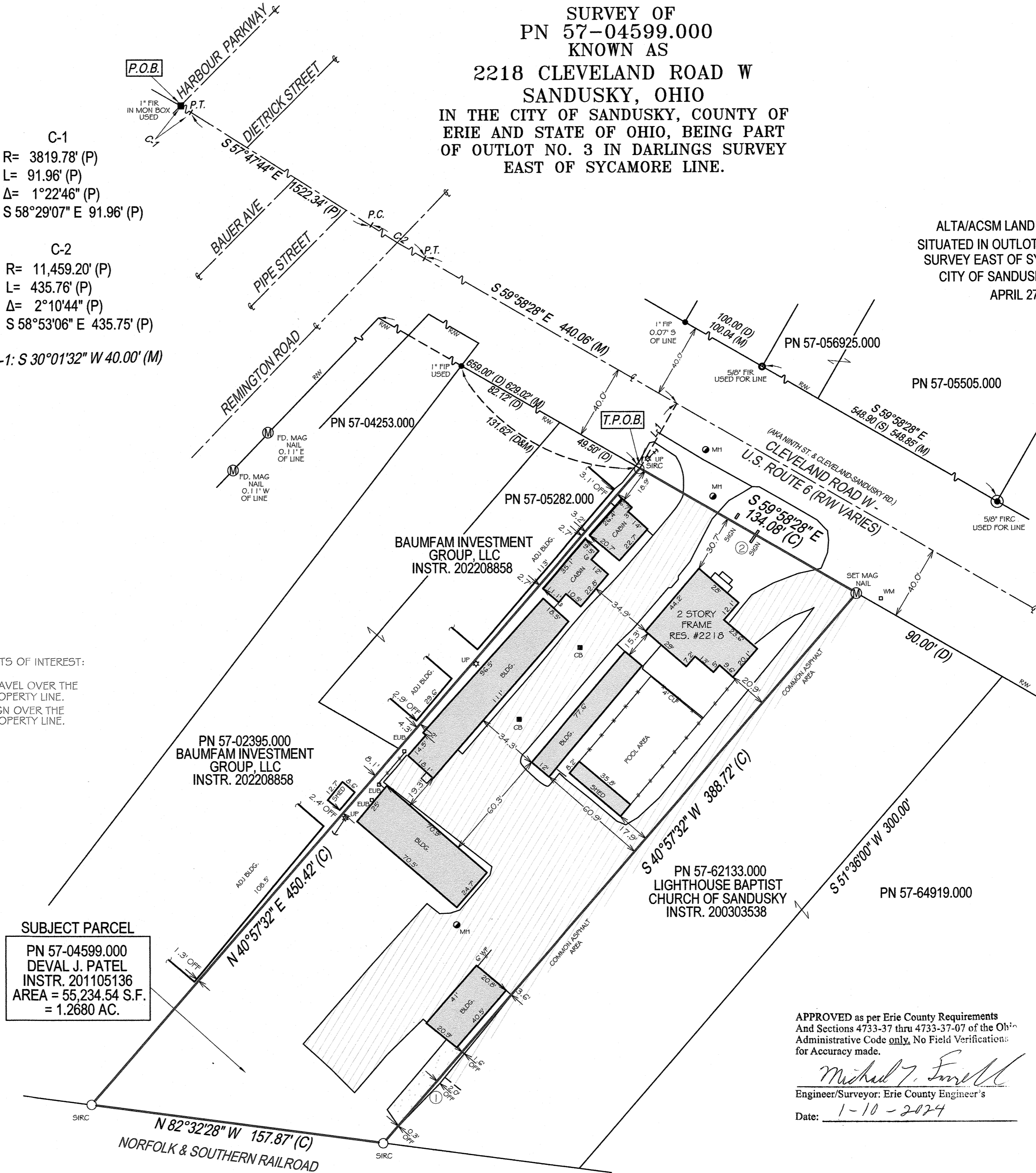
C-2
R= 11,459.20' (P)
L= 435.76' (P)
Δ= 2°10'44" (P)
S 58°53'06" E 435.75' (P)

L-1: S 30°01'32" W 40.00' (M)

POINTS OF INTEREST:

- ① GRAVEL OVER THE PROPERTY LINE.
- ② SIGN OVER THE PROPERTY LINE.

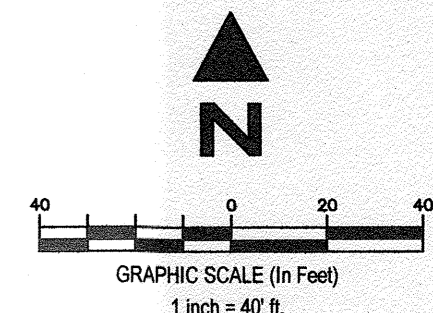
SUBJECT PARCEL
PN 57-04599.000
DEVAL J. PATEL
INSTR. 201105136
AREA = 55,234.54 S.F.
= 1.2680 AC.



ALTA/ACSM LAND TITLE SURVEY
SITUATED IN OUTLOT 4, IN DARLING'S
SURVEY EAST OF SYCAMORE LINE,
CITY OF SANDUSKY ERIE COUNTY
APRIL 27, 1992

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

Michael J. Farrell
Engineer/Surveyor: Erie County Engineer's
Date: 1-10-2024



EXACTA LAND SURVEYORS
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
DATE 12-18-2023
WWW.EXACTALAND.COM
JOB NO. 2311.2491

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

- INDICATES MON.BOX FOUND
- INDICATES 1/2" IRON PIN & CAP SET
- INDICATES 1" IRON PIPE FOUND
- ⊙ INDICATES PK NAIL SET
- INDICATES 3/4" DRILL HOLE CUT

MCKELVEY STREET

MON. BOX FOUND

S 35°51'13" E

MILAN

P.O.B. "A"

ROAD

MARK & SHARON LEE FANTUZ
RN 201806483

PARCEL "A" 0.1587 ACRE
EXISTING RESIDENCE

GARAGE
GARAGE

EXISTING BRICK BUILDING

EXISTING RESIDENCE

CANTELLI GROUP LLC
RN 202007087

CANTELLI GROUP LLC
RN 202007087

CANTELLI GROUP LLC
RN 202007087

CANTELLI GROUP LLC
RN 202007087

SYCAMORE LINE 60FT

MAP OF SURVEY FOR CANTELLI GROUP, LLC


PART LOT 23 SCRANTON'S SURVEY
SOUTH OF SOUTHWARK SECOND WARD
CITY OF SANDUSKY ERIE COUNTY, OH
NOVEMBER 2023 SCALE 1"=20'

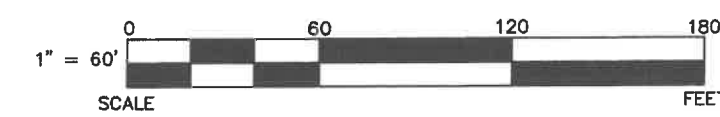
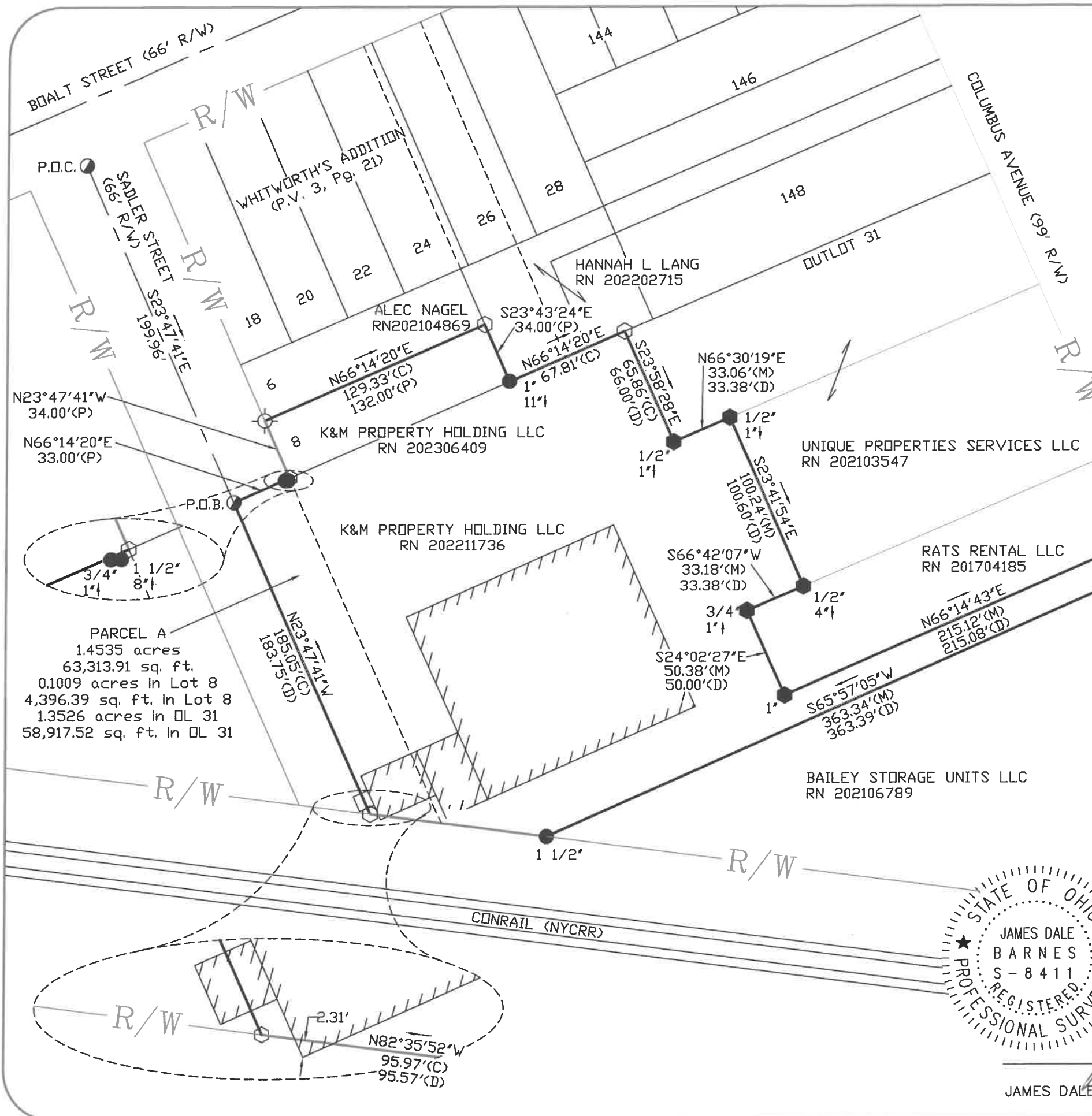
I HEREBY CERTIFY THE WITHIN TO BE A TRUE REPRESENTATION OF A SURVEY MADE BY ME.

Daniel E Hartung Jr 11/13/23
DANIEL E. HARTUNG, JR, PE, PS



APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.
Michael J. Furr
Engineer/Surveyor: Erie County Engineer's
Date: 11-15-2023

 HARTUNG & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 426, 346 NORTH MAIN ST., HURON, OH 44839-0426
(419) 433-4321 FAX(419) 433-7879
DANIEL E. HARTUNG JR., PE, PS



LEGEND

SET	FOUND	DESCRIPTION
⊕	⊕	MONUMENT
⊕	⊕	RAILROAD SPIKE
⊙	⊙	P.K. NAIL
○	●	IRON PIPE
○	●	DRILL HOLE
○	●	5/8"Øx30" IRON ROD
○	●	IRON ROD
■	■	FENCE POST
▲	▲	STONE
□	□	MONUMENT BOX
	D	DEED
	P	PLAT
	M	MEASURED
	C	CALCULATED
	Ø	OUTSIDE DIAMETER
	SR	SURVEY RECORD

APPROVED as per Erie County Requirements
 And Sections 4733-37 thru 4733-37-07 of the Ohio
 Administrative Code only. No Field Verifications
 for Accuracy made.

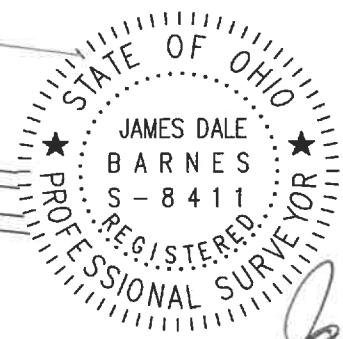
Michael J. Farrell
 Engineer/Surveyor: Erie County Engineer's
 Date: 1-17-2024

REFERENCES

DEED VOLUMES AND PAGES AS SHOWN
 PLAT VOLUME 3, PAGE 21

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING JANUARY, 2024 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.



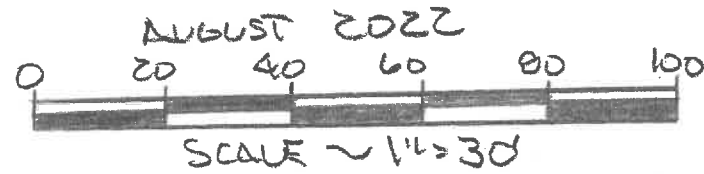
James Dale Barnes 1/17/24
 JAMES DALE BARNES, P.S. 8411 DATE

BARNES SURVEYING
 10312 MASON ROAD, CASTALIA, OHIO 44824-9218
 OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: K & M PROPERTY HOLDING LLC
 SITUATED IN PART OF THE S 1/2 OF OUTLOT 31 AND ALL OF LOT 8 IN
 WHITWORTH'S ADDITION (P.V. 3, Pg. 21) OF THE CITY OF SANDUSKY,
 ERIE COUNTY, OHIO

PLAT OF A SURVEY

BEING ALL OF LOT NO. 887,
 LOT NO. 904, LOT NO. 905, LOT
 NO. 906 AND LOT NO. 907 IN
 THE SANDUSKY BUSINESS MEN'S
 SUBDIVISION NO. 2 P.V. 6 PG 39
 2ND WARD CITY OF SANDUSKY
 ERIE COUNTY, OHIO



David A. Williams
 DAVID A. WILLIAMS
 REG. SURVEYOR #7166

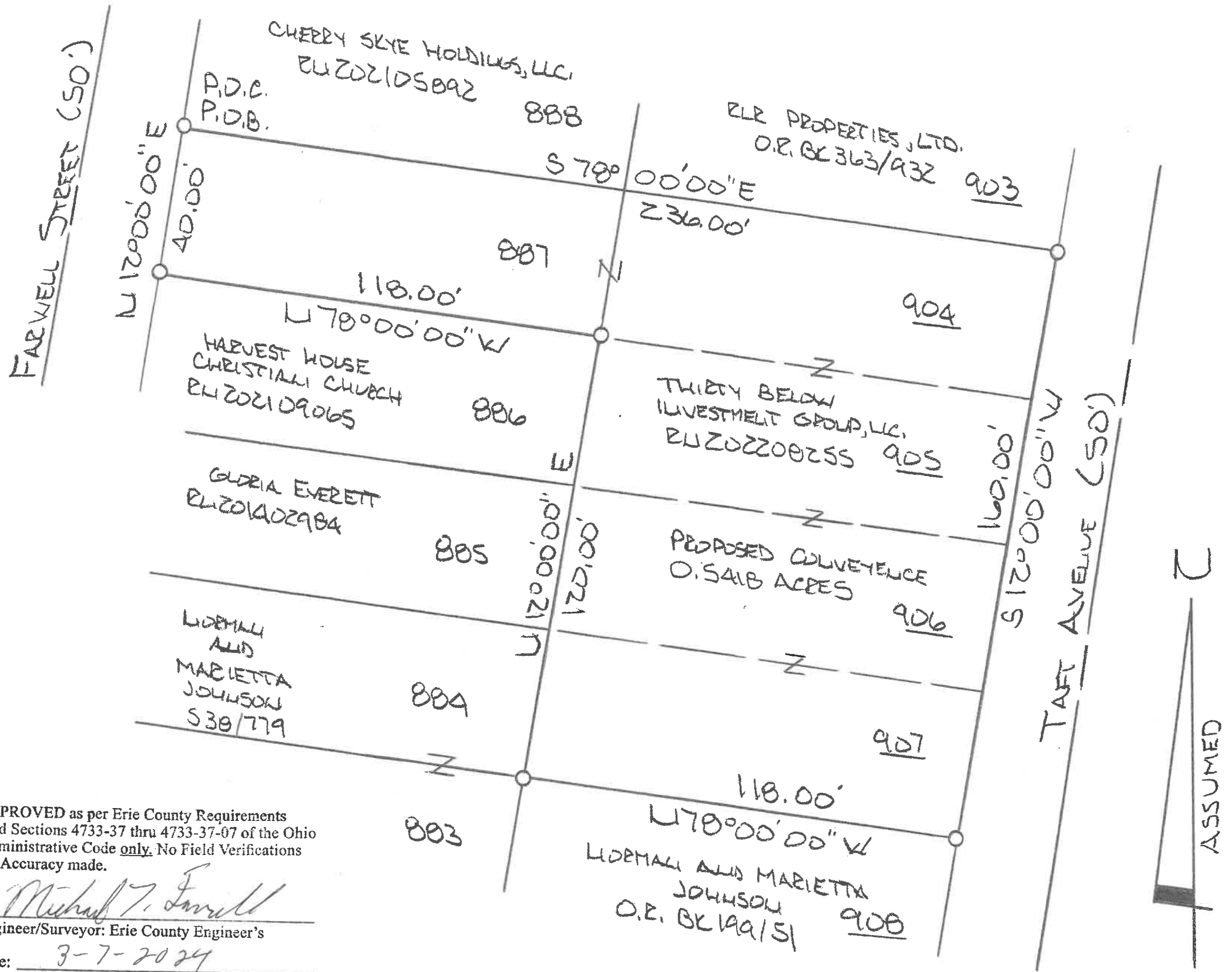
LEGEND

0 5/16" IRON PIN SET

APPROVED as per Erie County Requirements
 and Sections 4733-37 thru 4733-37-07 of the Ohio
 Administrative Code only. No Field Verifications
 for Accuracy made.

Michael J. Farrell
 Engineer/Surveyor: Erie County Engineer's

Date: 3-7-2024



PART OF A SURVEY

BEING ALL OF LOT NO. 47A AND
 ALL OF LOT NO. 47S IN LOCKWOOD
 SUBDIVISION BY SANDUSKY BUSINESS
 MEN'S ASSOCIATION P.V. 6 Pgs. 37 & 38
 SECOND WARD CITY OF SANDUSKY
 ERIE COUNTY, OHIO
 NOVEMBER 2023



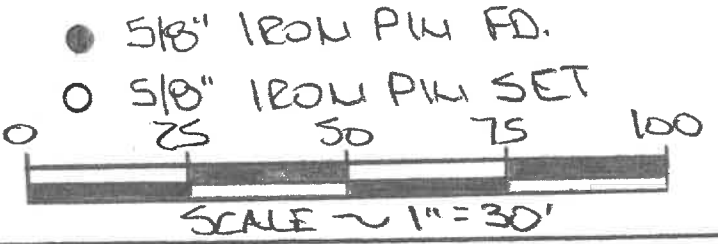
David A. Williams
 DAVID A. WILLIAMS
 REG. SURVEYOR #7166

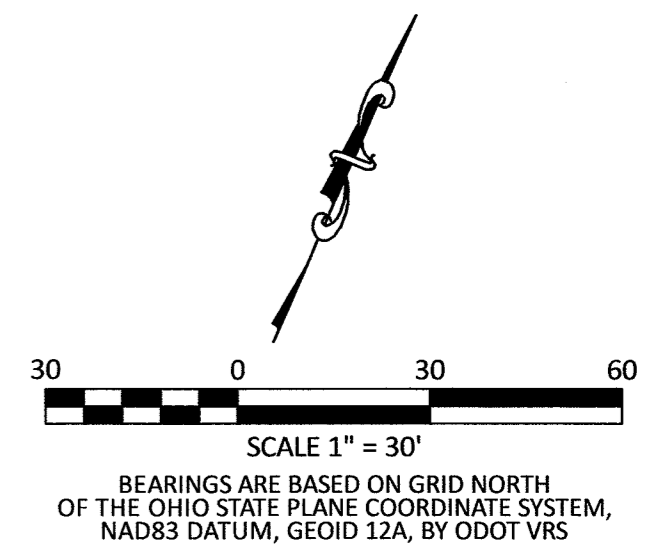
APPROVED as per Erie County Requirements
 And Sections 4733-37 thru 4733-37-07 of the Ohio
 Administrative Code only. No Field Verifications
 for Accuracy made.

Michael J. Farrell
 Engineer/Surveyor: Erie County Engineer's
 Date: 11-20-2023



LEGEND

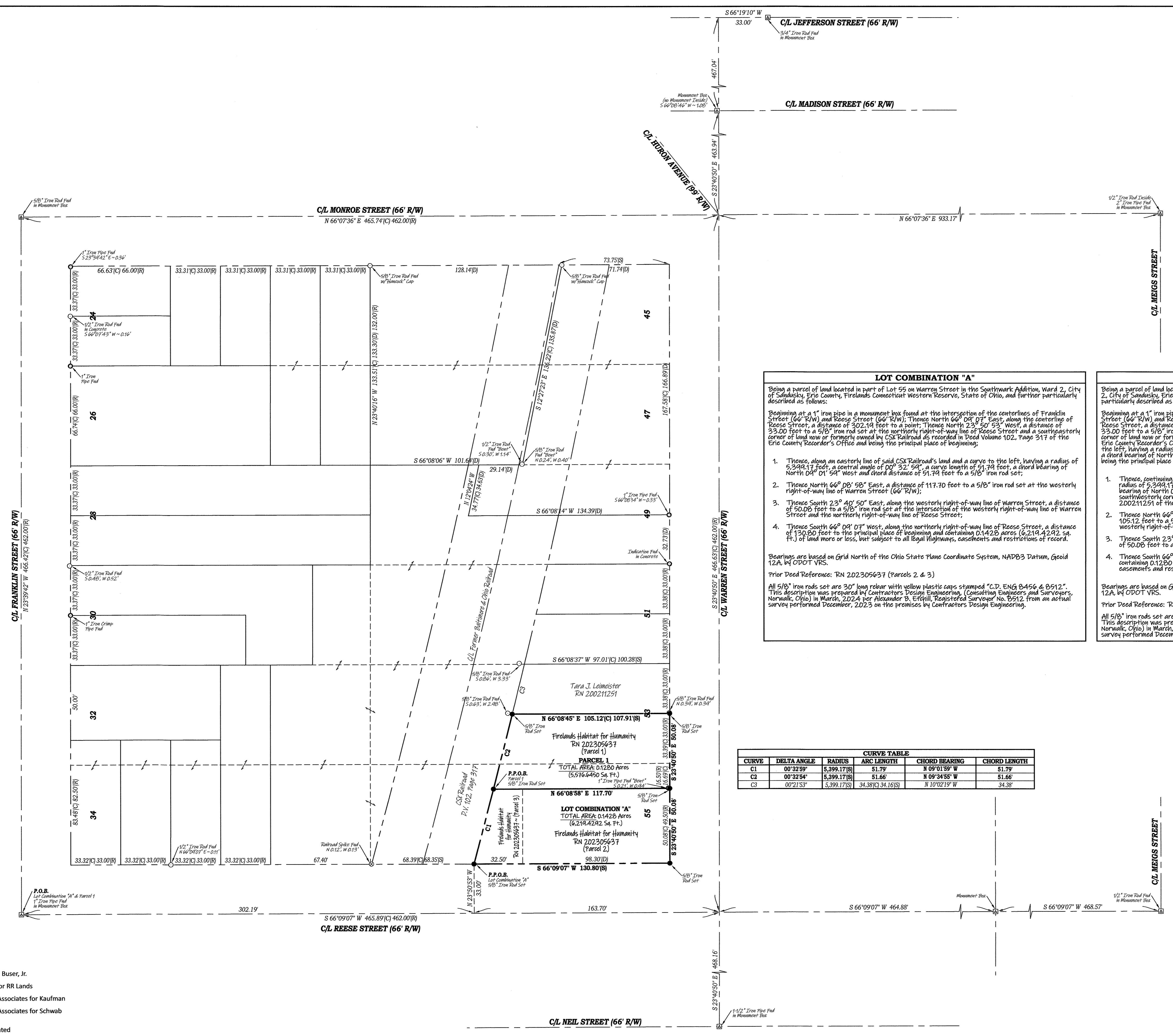




LEGEND

SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
○	○	IRON PIPE
□	□	MONUMENT BOX
(D)	(M)	DEED MEASURED
(P)	(C)	PLATTED CALCULATED
(R)	(S)	RECORD SURVEY

ALL 5/8" IRON RODS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"



LOT COMBINATION "A"

Being a parcel of land located in part of Lot 55 on Warren Street in the Southwark Addition, Ward 2, City of Sandusky, Erie County, Firelands Connecticut Western Reserve, State of Ohio, and further particularly described as follows:

Beginning at a 1" iron pipe in a monument box found at the intersection of the centerlines of Franklin Street (66' R/W) and Reese Street (66' R/W); Thence North 66° 04' 07" East, along the centerline of Reese Street, a distance of 302.14 feet to a point; Thence North 23° 50' 53" West, a distance of 33.00 feet to a 5/8" iron rod set at the westerly right-of-way line of Reese Street and a southeasterly corner of land now or formerly owned by CSX Railroad as recorded in Deed Volume 102, Page 317 of the Erie County Recorder's Office and being the principal place of beginning;

- Thence, along an easterly line of said CSX Railroad's land and a curve to the left, having a radius of 5,299.17 feet, a central angle of 00° 32' 59", a curve length of 51.79 feet, a chord bearing of North 04° 01' 54" West and chord distance of 51.79 feet to a 5/8" iron rod set;
- Thence North 66° 08' 58" East, a distance of 117.70 feet to a 5/8" iron rod set at the westerly right-of-way line of Warren Street (66' R/W);
- Thence South 23° 40' 50" East, along the westerly right-of-way line of Warren Street, a distance of 50.06 feet to a 5/8" iron rod set at the intersection of the westerly right-of-way line of Warren Street and the westerly right-of-way line of Reese Street;
- Thence South 66° 04' 07" West, along the westerly right-of-way line of Reese Street, a distance of 130.80 feet to the principal place of beginning and containing 0.1428 acres (6,219.42 sq. ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 Datum, Geoid 12A, by ODOT VRS.

Prior Deed Reference: RN 202305637 (Parcels 2 & 3)

All 5/8" iron rods set are 30" long rebar with yellow plastic caps stamped "C.D. ENG 8456 & 8512". This description was prepared by Contractors Design Engineering, (Consulting Engineers and Surveyors, Norwalk, Ohio) in March, 2024 per Alexander B. Effenill, Registered Surveyor No. 8512 from an actual survey performed December, 2023 on the premises by Contractors Design Engineering.

PARCEL 1

Being a parcel of land located in part of Lots 53 & 55 on Warren Street in the Southwark Addition, Ward 2, City of Sandusky, Erie County, Firelands Connecticut Western Reserve, State of Ohio, and further particularly described as follows:

Beginning at a 1" iron pipe in a monument box found at the intersection of the centerlines of Franklin Street (66' R/W) and Reese Street (66' R/W); Thence North 66° 04' 07" East, along the centerline of Reese Street, a distance of 302.14 feet to a point; Thence North 23° 50' 53" West, a distance of 33.00 feet to a 5/8" iron rod set at the westerly right-of-way line of Reese Street and a southeasterly corner of land now or formerly owned by CSX Railroad as recorded in Deed Volume 102, Page 317 of the Erie County Recorder's Office; Thence, along an easterly line of said CSX Railroad's land and a curve to the left, having a radius of 5,299.17 feet, a central angle of 00° 32' 59", a curve length of 51.79 feet, a chord bearing of North 04° 01' 54" West and chord distance of 51.79 feet to a 5/8" iron rod set and being the principal place of beginning;

- Thence, continuing along an easterly line of said CSX Railroad's land and a curve to the left, having a radius of 5,299.17 feet, a central angle of 00° 32' 59", a curve length of 51.79 feet, a chord bearing of North 04° 01' 54" West and chord distance of 51.79 feet to a 5/8" iron rod set at a southeasterly corner of land now or formerly owned by Tara J. Leimeister as recorded in RN 200211251 of the Erie County Recorder's Office;
- Thence North 66° 08' 45" East, along the southeasterly line of said Leimeister's land, a distance of 105.12 feet to a 5/8" iron rod set at southeasterly corner of said Leimeister's land and the westerly right-of-way line of Warren Street (66' R/W);
- Thence South 23° 40' 50" East, along the westerly right-of-way line of Warren Street, a distance of 50.06 feet to a 5/8" iron rod set;
- Thence South 66° 08' 58" West, a distance of 117.70 feet to the principal place of beginning and containing 0.1280 acres (5,576.64 sq. ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 Datum, Geoid 12A, by ODOT VRS.

Prior Deed Reference: RN 202305637 (Parcel 1)

All 5/8" iron rods set are 30" long rebar with yellow plastic caps stamped "C.D. ENG 8456 & 8512". This description was prepared by Contractors Design Engineering, (Consulting Engineers and Surveyors, Norwalk, Ohio) in March, 2024 per Alexander B. Effenill, Registered Surveyor No. 8512 from an actual survey performed December, 2023 on the premises by Contractors Design Engineering.

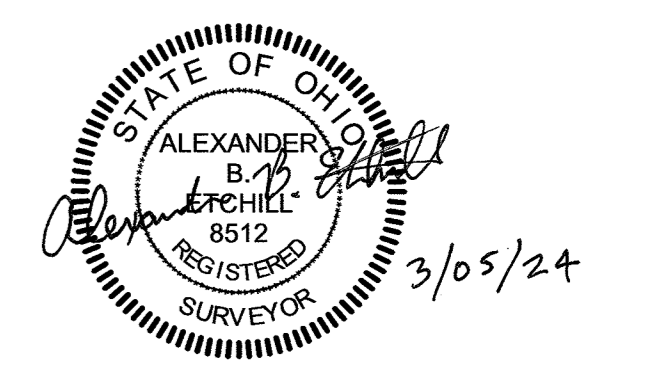
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	00° 32' 59"	5,399.17(S)	51.79'	N 09° 01' 59" W	51.79'
C2	00° 32' 54"	5,399.17(S)	51.66'	N 09° 34' 55" W	51.66'
C3	00° 21' 53"	5,399.17(S)	34.38(C) 34.16(S)	N 10° 02' 19" W	34.38'

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

Michael J. Farrell
Engineer/Surveyor: Erie County Engineer's

Date: 3-7-2024



**LOT COMBINATION SURVEY PLAT FOR
FIRELANDS HABITAT FOR HUMANITY**

Being a parcel of land located in part of Lots 53 & 55 on Warren Street in the Southwark Addition, Ward 2, City of Sandusky, Erie County, Firelands Connecticut Western Reserve, State of Ohio

**CONTRACTORS
DESIGN ENGINEERING**
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE: 1" = 30'	DATE: MARCH, 2024	BY: DMM	CHK'D: ABE	REV'D: BY:	PROJECT NO. 23-478
--------------------	----------------------	------------	---------------	---------------	-----------------------

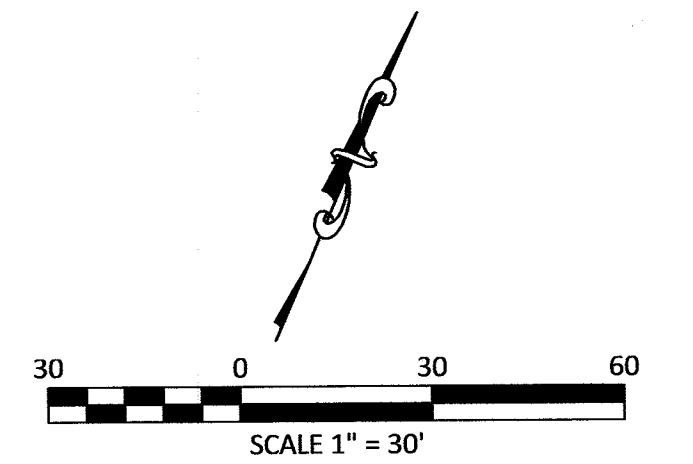
File Name: Z:\CD\2023\23-478 Firelands Habitat for Humanity - Lot Combo - 725 Warren St\313-478 725 Warren Street Combination (Revised 3-5-24).dwg

REFERENCE

Erie Survey Road Records
Survey by Benhardt Wayne Buser, Jr.
Dated: October, 1992
Survey by Feick Surveyors for RR Lands
Dated: March, 2006
Survey by John Hancock & Associates for Kaufman
Dated: March, 2012
Survey by John Hancock & Associates for Schwab
Dated: April, 2012

Erie County Deed Records
Volume and Pages as Indicated

File Name: S:\CD\23-23-478 Habitat for Humanity - Lot Combo - 729 Warren St\23-23-478 Warren Street Combination.dwg

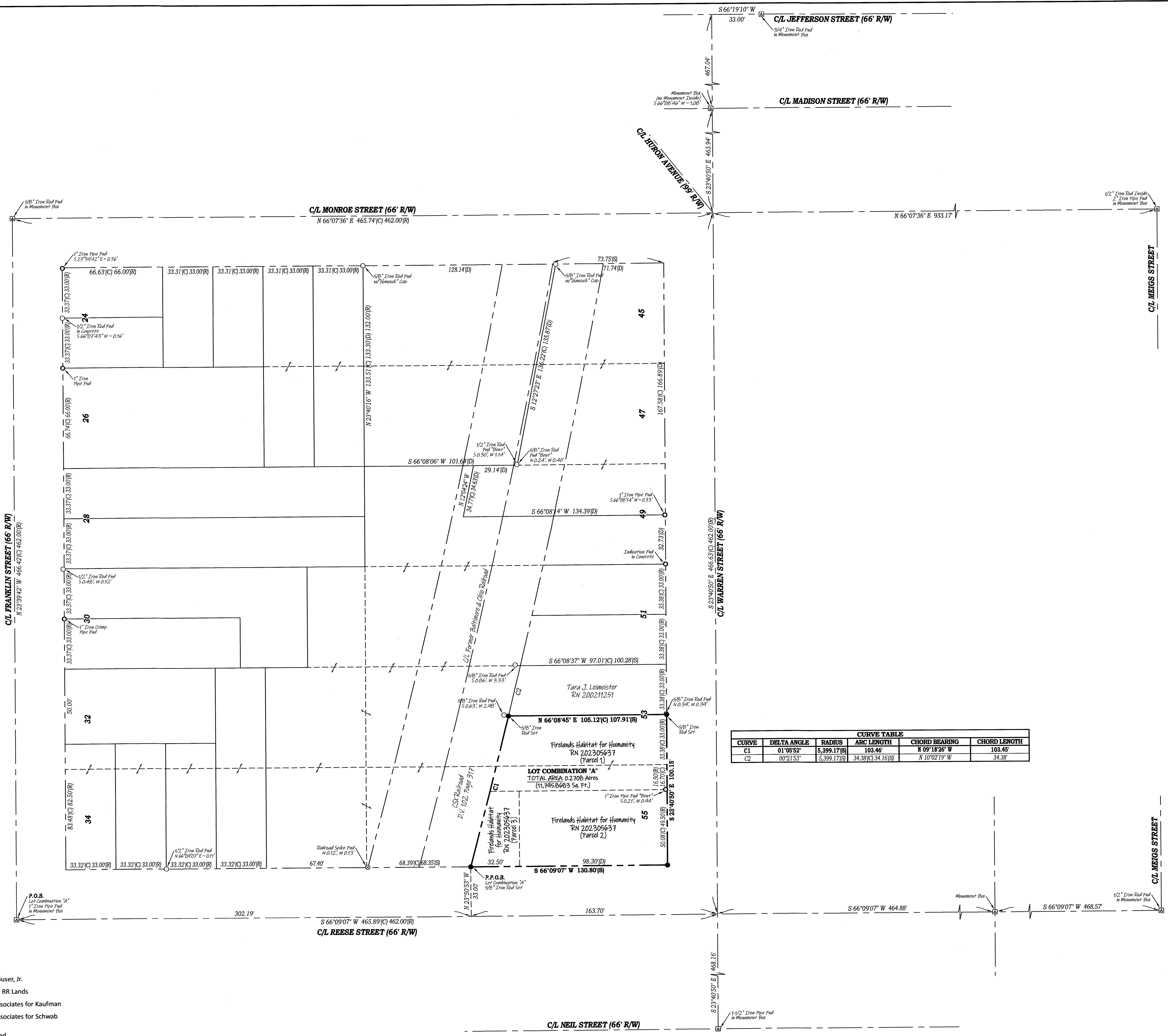


BEARINGS ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83 DATUM, GEOID 12A, BY ODOT VRS

LEGEND

SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
●	○	IRON PIPE
□	□	MONUMENT BOX
(D)	(M)	MEASURED
(P)	(C)	CALCULATED
(R)	(S)	SURVEY

ALL 5/8" IRON RODS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"

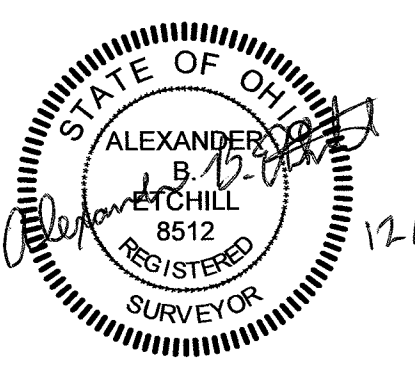


CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°05'52"	5,399.17(S)	103.46'	N 09°18'26" W	103.45'
C2	00°21'53"	5,399.17(S)	34.38(C) 34.16(S)	N 10°02'19" W	34.38'

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code ONLY. No Field Verifications or Accuracy made.

Michael J. Farrell
 Engineer/Surveyor: Erie County Engineer's
 Date: 12-26-2023



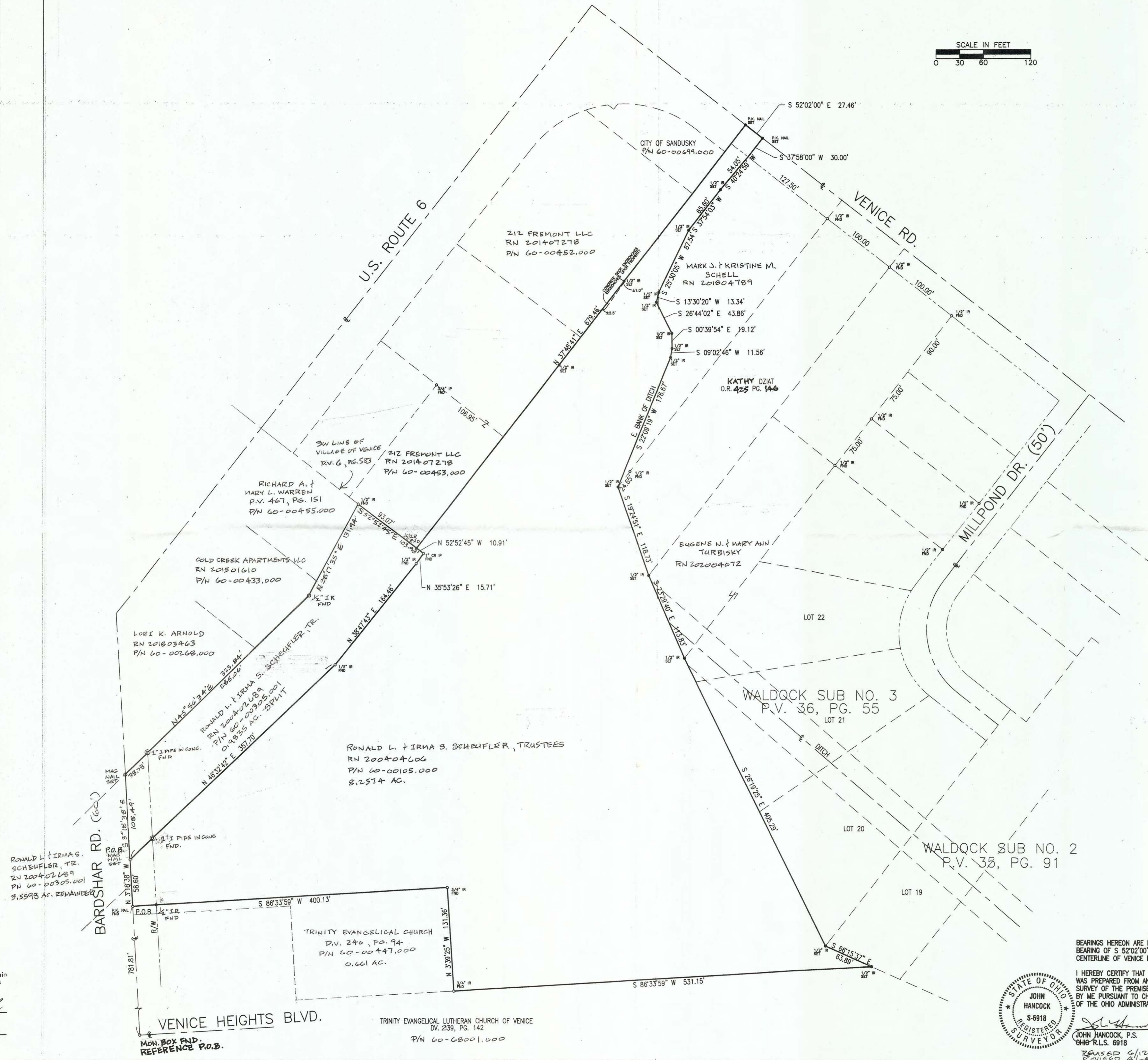
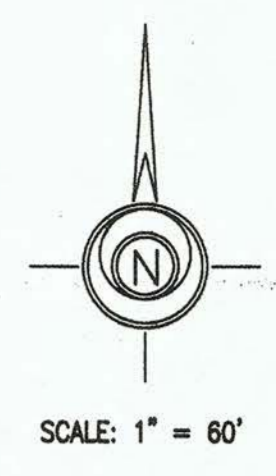
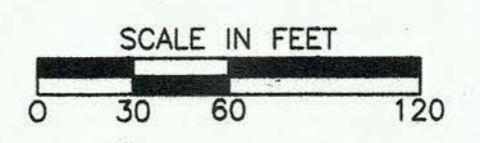
LOT COMBINATION SURVEY PLAT FOR FIRELANDS HABITAT FOR HUMANITY
 Being a parcel of land located in part of Lots 53 & 55 on Warren Street in the Southwalk Addition, Ward 2, City of Sandusky, Erie County, Firelands Connecticut Western Reserve, State of Ohio

REFERENCE
 Erie Survey Road Records
 Survey by Benhardt Wayne Buser, Jr.
 Dated: October, 1992
 Survey by Feick Surveyors for RR Lands
 Dated: March, 2006
 Survey by John Hancock & Associates for Kaufman
 Dated: March, 2012
 Survey by John Hancock & Associates for Schwab
 Dated: April, 2012
 Erie County Deed Records
 Volume and Pages as Indicated

CONTRACTORS DESIGN ENGINEERING
 CONSULTING ENGINEERS & SURVEYORS
 NORWALK, OHIO

SCALE: 1" = 30'	DATE: DECEMBER, 2023	BY: DMM	REV'D	PROJECT NO. 23-478
-----------------	----------------------	---------	-------	--------------------

REVISED:
 4/24/08 - MARK UP WEST & EAST SIDE OF CREEK
 6/12/09 - 1/2" IR SET EAST SIDE OF CREEK
 8/04/11 SPLIT OF 0.9835 AC ON COLD CREEK



LOT COMBINATION:
 0.9835 AC. OUT OF 4.5433 AC.
 8.2574 AC. DEED
 9.2409 AC. TOTAL
 9.2410 AC. CALCULATED

SURVEY FOR:
 RONALD L. SCHEUFLEL

LOT SPLIT OF A 4.5433 AC PARCEL ON COLD CREEK
 0.9835 AC SPLIT
 (3.5598 AC REMAINDER)

BEARINGS HEREON ARE BASED UPON A BEARING OF S 52°02'00" E FOR THE CENTERLINE OF VENICE ROAD.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES CONDUCTED BY ME PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.



JOHN HANCOCK, P.S.
 OHIO R.L.S. 6918
 REVISED 6/12/09
 REVISED 8/04/11
 REVISED 10/25/11

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell
 Engineer/Surveyor: Erie County Engineer's
 Date: 10-26-2021

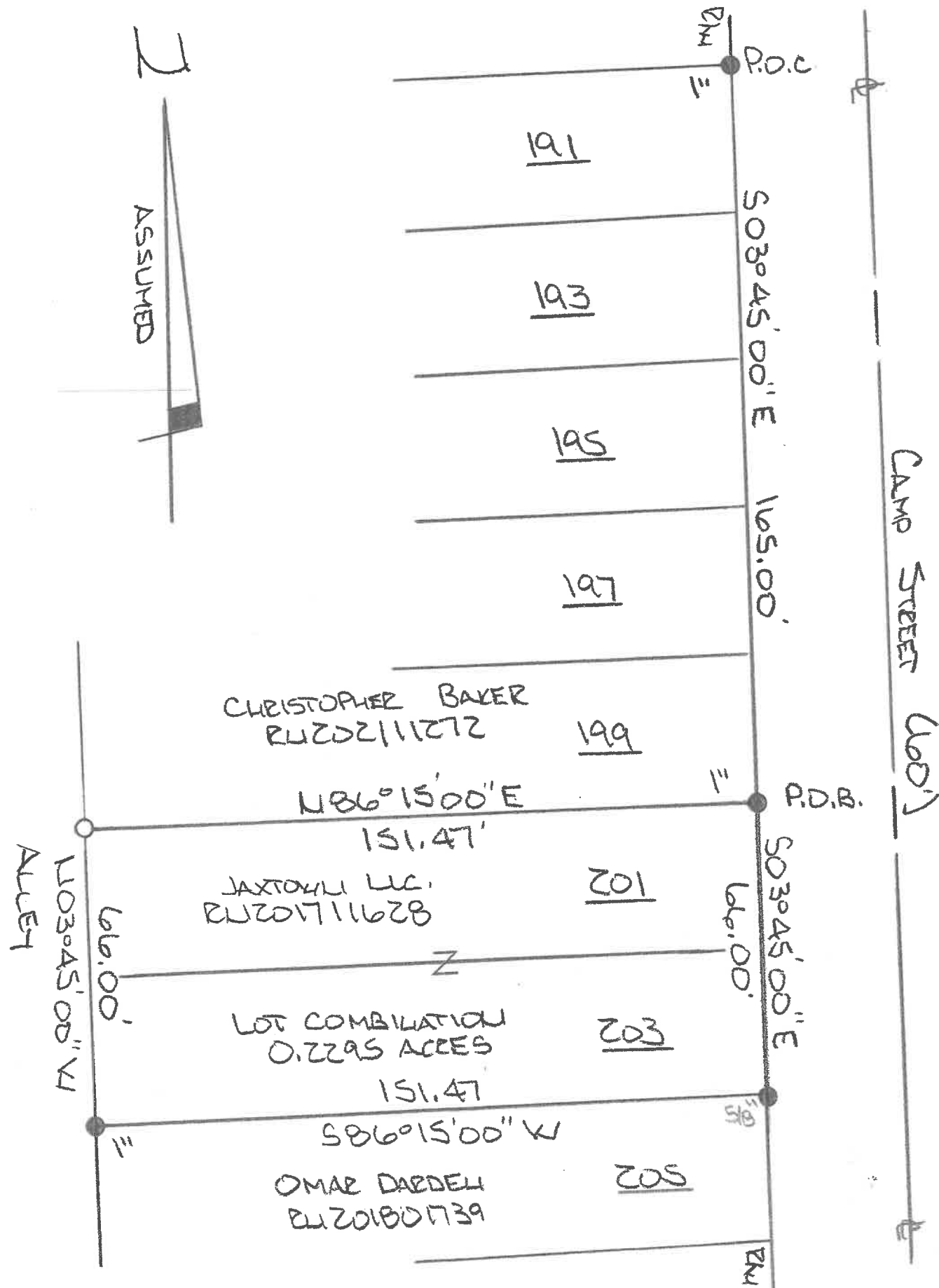
John Hancock & Associates
 INCORPORATED
 ENGINEERS - SURVEYORS
 326 E. MARKET STREET SANDUSKY, OHIO 44870
 (419) 625-7838

PLAT OF SURVEY
 CITY OF SANDUSKY
 PART OF LOTS 45 1/2, 46 & 47 IN HEYWOOD'S SUBDIVISION AND PART OF ORIGINAL LOT 20 IN THE ANNEXATION OF MARGARETTA TWP., ERIE COUNTY, MARGARETTA TOWNSHIP, OHIO

JOB NO.:	91496
DRN BY:	JAF,SDC,JAG
FILE NO.:	914-2000
DATE:	8/15/00
SCALE:	1" = 60'
SHEET NO.:	1 OF 1

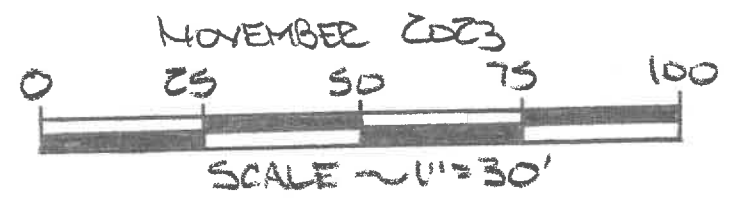
N

ASSUMED



PLAT OF A SURVEY

BEING ALL OF LOT NUMBER 201 AND
 LOT NUMBER 203 IN WILLIAM H.
 MILLS SUBDIVISION PLAT Vol. 2 Pg. 35
 THIRD WARD CITY OF SANDUSKY
 ERIE COUNTY, OHIO



LEGEND

- 1/8" P.I.U. FD. (SIZE NOTED)
- 5/8" 1/8" P.I.U. SET



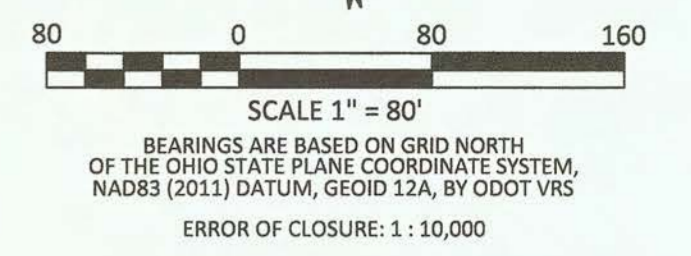
David A. Williams
 DAVID A. WILLIAMS
 REG. SURVEYOR #7166

APPROVED as per Erie County Requirements
 And Sections 4733-37 thru 4733-37-07 of the Ohio
 Administrative Code only. No Field Verifications
 for Accuracy made.

Michael T. Farrell
 Engineer/Surveyor: Erie County Engineer's
 Date: 11-16-2023

LOT SPLIT SURVEY PLAT FOR THE BILLMAN FAMILY

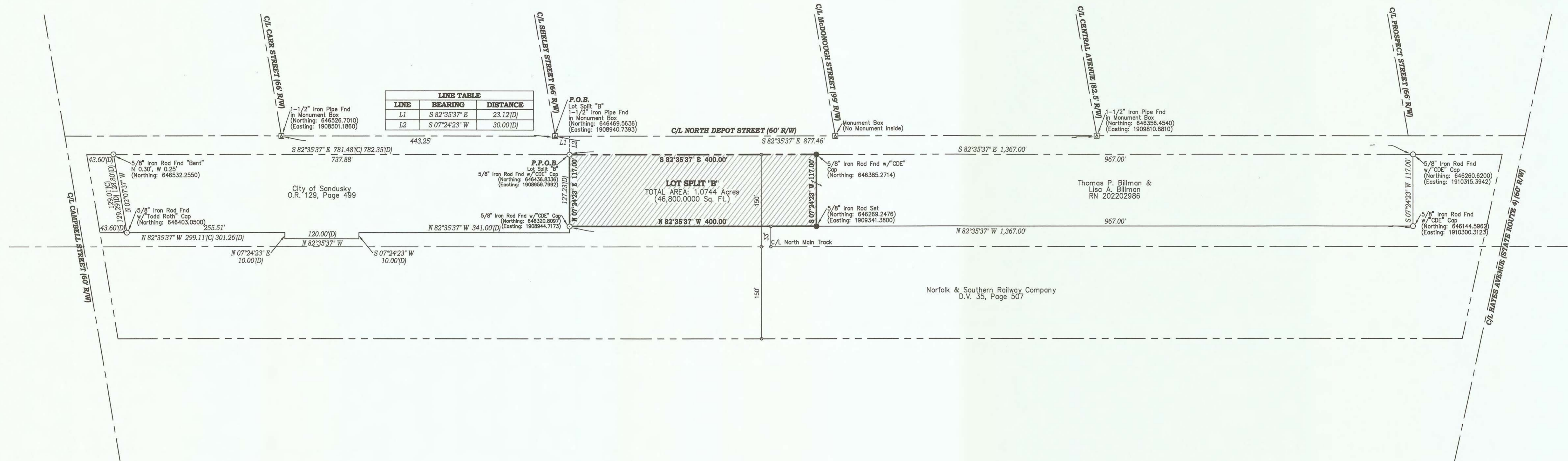
Being a parcel of land located in part of Outlots 37 and 38,
Ward 3, City of Sandusky, Erie County,
Firelands Connecticut Western Reserve, State of Ohio.



LEGEND

SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
⊠	⊠	MONUMENT BOX
(D)	(M)	DEED MEASURED
(P)	(C)	PLATTED CALCULATED
(R)	(S)	RECORD SURVEY

ALL 5/8" IRON RODS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"



LOT SPLIT "B" LEGAL DESCRIPTION

Being a parcel of land located in part of Outlots 37 and 38, Ward 3, City of Sandusky, Erie County, Firelands Connecticut Western Reserve, State of Ohio, and further particularly described as follows:

Beginning at a 1-1/2" iron pipe found in a monument box (Northing: 646469.5636) (Easting: 1908940.7393) at the intersection of the centerlines of Shelby Street 66' R/W and North Depot Street (60' R/W); Thence South 82° 35' 37" East, along the centerline of North Depot Street, a distance of 23.12 feet to a point; Thence South 07° 24' 23" West, a distance of 30.00 feet to a 5/8" iron rod with a "CDE" cap found (Northing: 646436.8336) (Easting: 1908959.7992) at the south right-of-way line of North Depot Street and a northeast corner of land now or formerly owned by City of Sandusky as recorded in O.R. 129, Page 499 of the Erie County Recorder's Office and being the principal place of beginning;

1. Thence South 82° 35' 37" East, along the south right-of-way line of North Depot Street, a distance of 400.00 feet to a 5/8" iron rod set (Northing: 646385.2714) (Easting: 1909356.4620);
2. Thence South 07° 24' 23" West, a distance of 117.00 feet to a 5/8" iron rod set (Northing: 646269.2476) (Easting: 1909341.3800) at a north line of land now or formerly owned by the Norfolk & Southern Railway Company as recorded in Deed Volume 35, Page 507;
3. Thence North 82° 35' 37" West, along a north line of said Norfolk & Southern Railway Company's land, a distance of 400.00 feet to a 5/8" iron rod with a "CDE" cap found (Northing: 646320.8097) (Easting: 1908944.7173) at the east line of said City of Sandusky's land;
4. Thence North 07° 24' 23" East, along an east line of said City of Sandusky's land, a distance of 117.00 feet to the principal place of beginning and containing 1.0744 acres (46,800,000 sq. ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 (2011) Datum, Geoid 12A, by ODOT VRS.

Prior Deed Reference: RN 202202986

All 5/8" iron rods set are 30" long rebar with yellow plastic caps stamped "C.D. ENG 8456 & 8512". This description was prepared by Contractors Design Engineering, (Consulting Engineers and Surveyors, Norwalk, Ohio) in July, 2022 per Alexander B. Etchill, Registered Surveyor No. 8512 from an actual survey performed December, 2021 on the premises by Contractors Design Engineering.

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

Michael J. Farrell
Engineer/Surveyor: Erie County Engineer's
Date: 7-18-2022

SURVEYOR'S CERTIFICATE

I, Alexander B. Etchill, certify that all measurements are correct and that all monuments indicated were found or set as shown. This plat of survey is based upon an actual field survey performed under my direct supervision in December, 2021 and conforms to the minimum standards for boundary surveys as established under Ohio Administrative Code Section 4733-37.

Contractors Design Engineering
1623 Old State Road N.
Norwalk, Ohio 44857
Phone: (419) 663 - 0885

Alexander B. Etchill
Alexander B. Etchill
Registered Surveyor #8512

Date of Plat or Map 15th day of July, 2022



REFERENCE

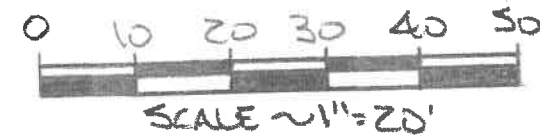
- Erie County Plat Records
Right-of-Way Dedication Plat of Camp Street
Plat Volume 49, Page 86
- Erie County Survey Records
Survey by Brunkhorst Engineering Consultants, Inc.
for Browning Ferris Industries of Ohio, Inc.
Dated: August, 1998
- Survey by Rudy O. Hartung
Dated: April, 2004
- Erie County Deed Records

**CONTRACTORS
DESIGN ENGINEERING**
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE: 1"=80'	DATE: JULY, 2022	CD. BY: ABE	PROJECT NO. 21-532
	DR: DMM	REV'D BY:	

PLAT OF A SURVEY

BEING ALL OF LOT NUMBER 129
 AND ALL OF LOT NUMBER 131
 IN H. DEL COOKE'S SUBDIVISION
 PLAT VOL 2 PG. 23
 THIRD WARD CITY OF SALOUSKY
 ERIE COUNTY, OHIO
 NOVEMBER 2022

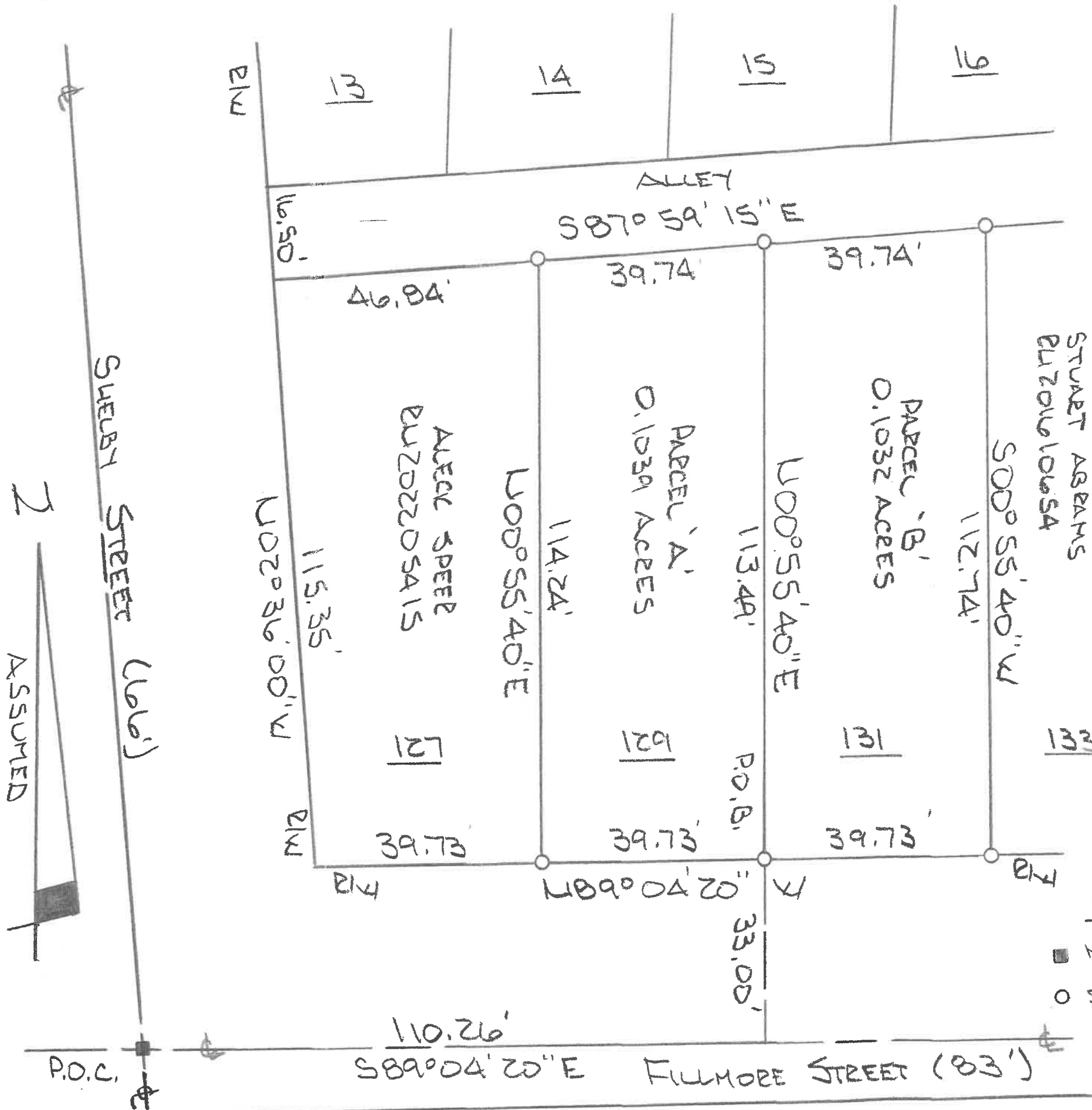


David A. Williams
 DAVID A. WILLIAMS
 REG. SURVEYOR #7166

APPROVED as per Erie County Requirements
 And Sections 4733-37 thru 4733-37 of the Ohio
 Administrative Code only. No Field Conditions
 for Accuracy made.

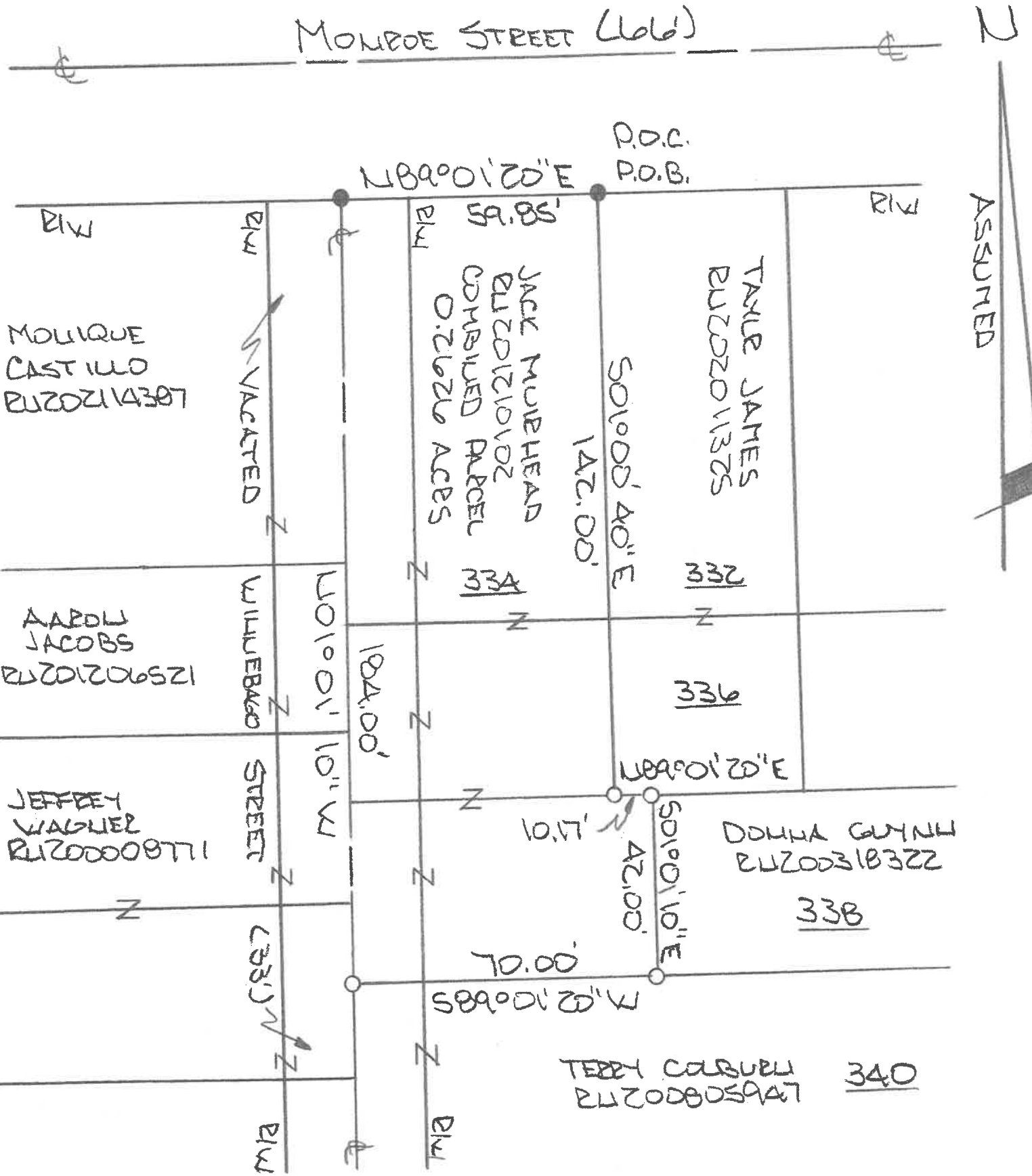
Michael J. Farrell
 Engineer/Surveyor: Erie County Engineer's

Date: 11-21-2022



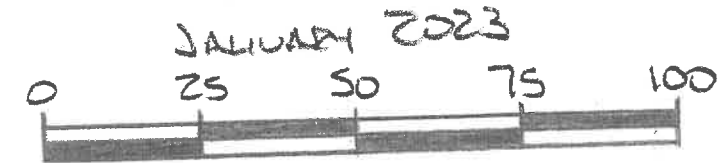
LEGEND

- MOU BOX FD
- 5/8" I.P. SET



PLAT OF A SURVEY

BEING PART OF LOT NUMBER 334, PART OF LOT NUMBER 336 AND PART OF LOT NUMBER 338 IN WESTATE SUBDIVISION NO. 2 P.V. 13 P. 10 AND PART OF VACATED WILHEBAGO STREET THIRD WARD CITY OF SANDUSKY ERIE COUNTY, OHIO



David A. Williams
 DAVID A. WILLIAMS
 REG. SURVEYOR #7166

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell
 Engineer/Surveyor: Erie County Engineer's
 Date: 1-5-2023

- LEGEND
- 1" IRON PIN FD.
 - 5/8" IRON PIN SET

JEFFERSON STREET (66' R/W)

BARKER STREET (66' R/W)

PEARL STREET (66' R/W)

CLINTON ST (66' R/W)

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

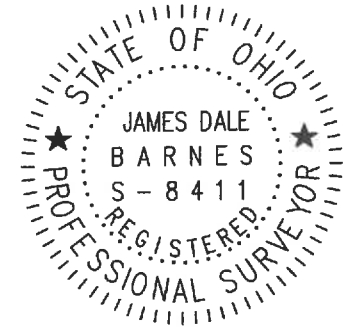
Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's

Date: 3-4-2024



LEGEND

SET	FOUND	DESCRIPTION
⊗	⊗	MONUMENT
⊕	⊕	RAILROAD SPIKE
⊙	⊙	P.K. NAIL
○	●	IRON PIPE
○	●	DRILL HOLE
○	●	5/8"Øx30" IRON ROD
○	●	IRON ROD
■	■	FENCE POST
▲	▲	STONE
□	□	MONUMENT BOX
D		DEED
P		PLAT
M		MEASURED
C		CALCULATED
∅		OUTSIDE DIAMETER
SR		SURVEY RECORD



REFERENCES

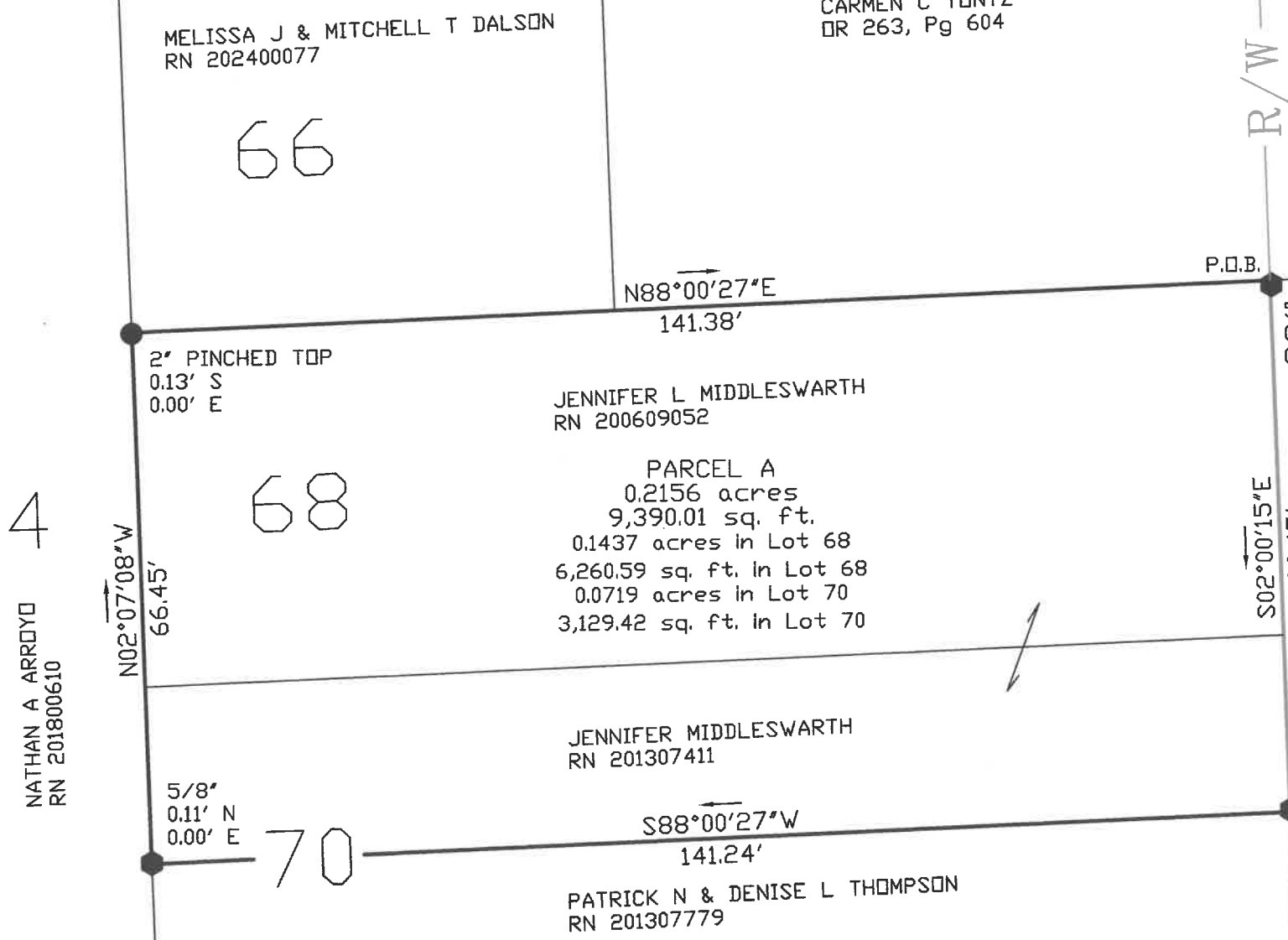
DEED VOLUMES AND PAGES AS SHOWN
PLAT VOLUME 2, PAGE 1

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING FEBRUARY 2024 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.

James Dale Barnes
JAMES DALE BARNES, P.S. 8411

2/27/24
DATE

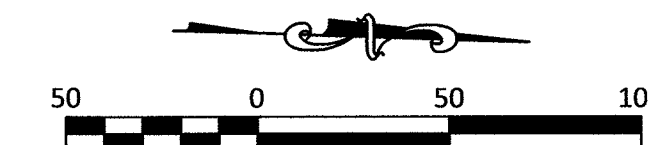


BARNES SURVEYING

10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: JENNIFER MIDDLESWARTH

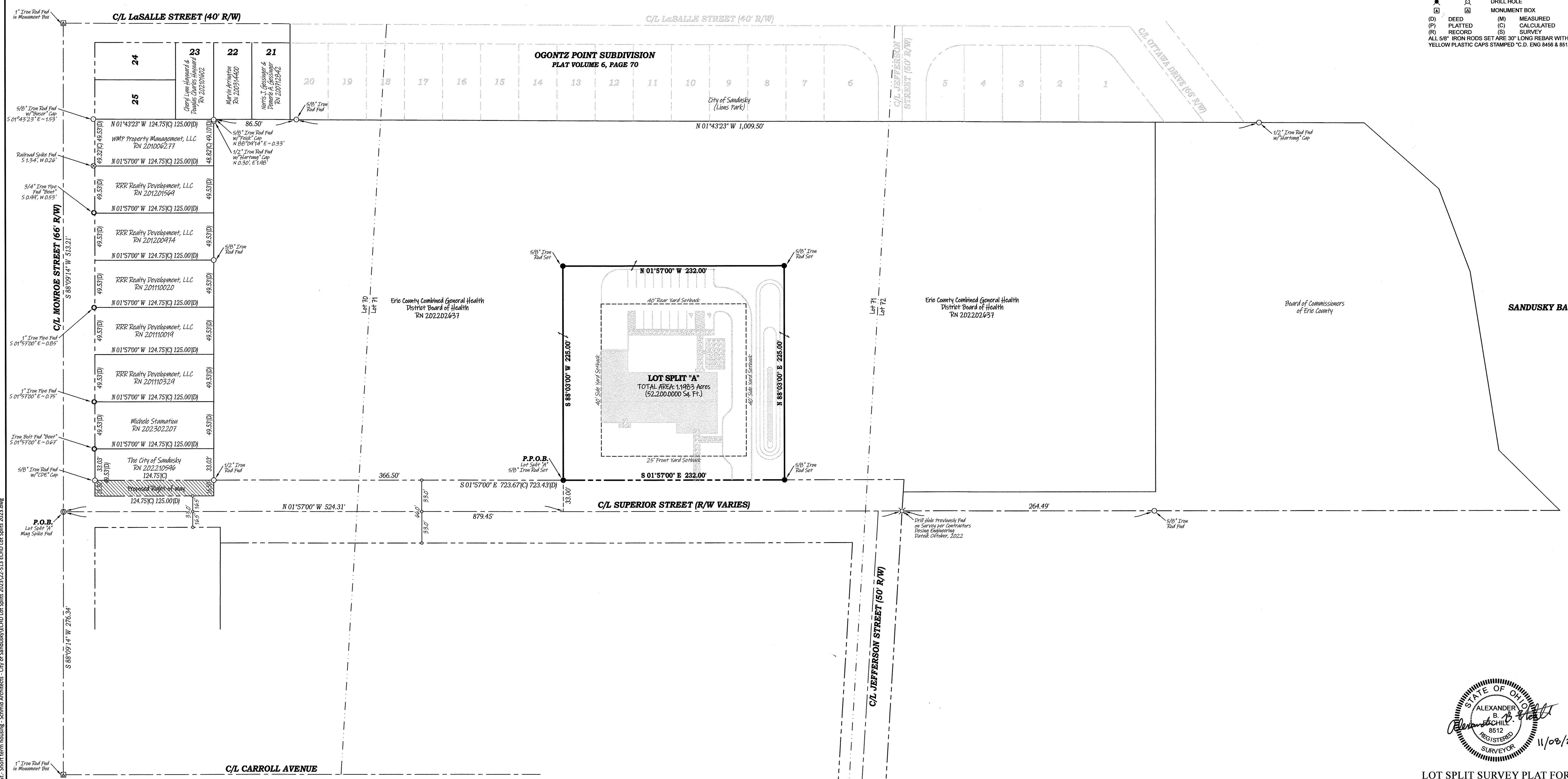
SITUATED IN LOT 68 AND THE NORTH HALF OF LOT 70 OF THE WESTERN LIBERTIES ADDITION, THIRD WARD, IN THE CITY OF SANDUSKY, ERIE CO., OHIO



BEARINGS ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83 DATUM, GEOID 12A, BY ODOT VRS

LEGEND		
SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
○	○	IRON PIPE
⊙	⊙	RAILROAD SPIKE
⊕	⊕	MAG SPIKE
⊗	⊗	DRILL HOLE
⊠	⊠	MONUMENT BOX
(D)	(M)	DEED (M) MEASURED
(P)	(C)	PLATTED (C) CALCULATED
(R)	(S)	RECORD (S) SURVEY

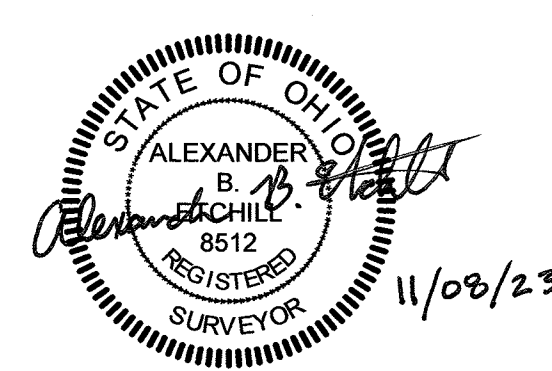
ALL 5/8" IRON RODS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"



File Name: Z:\CD\2023\22-513-Erie Co. Health Dpt. Superior St. Short term housing - Schmid Architects - City of Sandusky\ECCHD Lot Split\22-513-ECCHD Lot Split\2023.dwg

REFERENCE
 Erie County Survey Records
 Survey by David A. Williams
 Dated: September, 2002
 Survey by David A. Williams
 Dated: June, 2021
 Survey by Daniel E. Hartung, Jr.
 Dated: December, 2013
 Erie County Deed Records
 Volume and Pages as Indicated

APPROVED as per Erie County Requirements
 And Sections 4733-37 thru 4735-37-07 of the Ohio
 Administrative Code only. No Field Verifications
 for Accuracy made.
 Michael T. Fennell
 Engineer/Surveyor: Erie County Engineer's
 Date: 11-19-2023



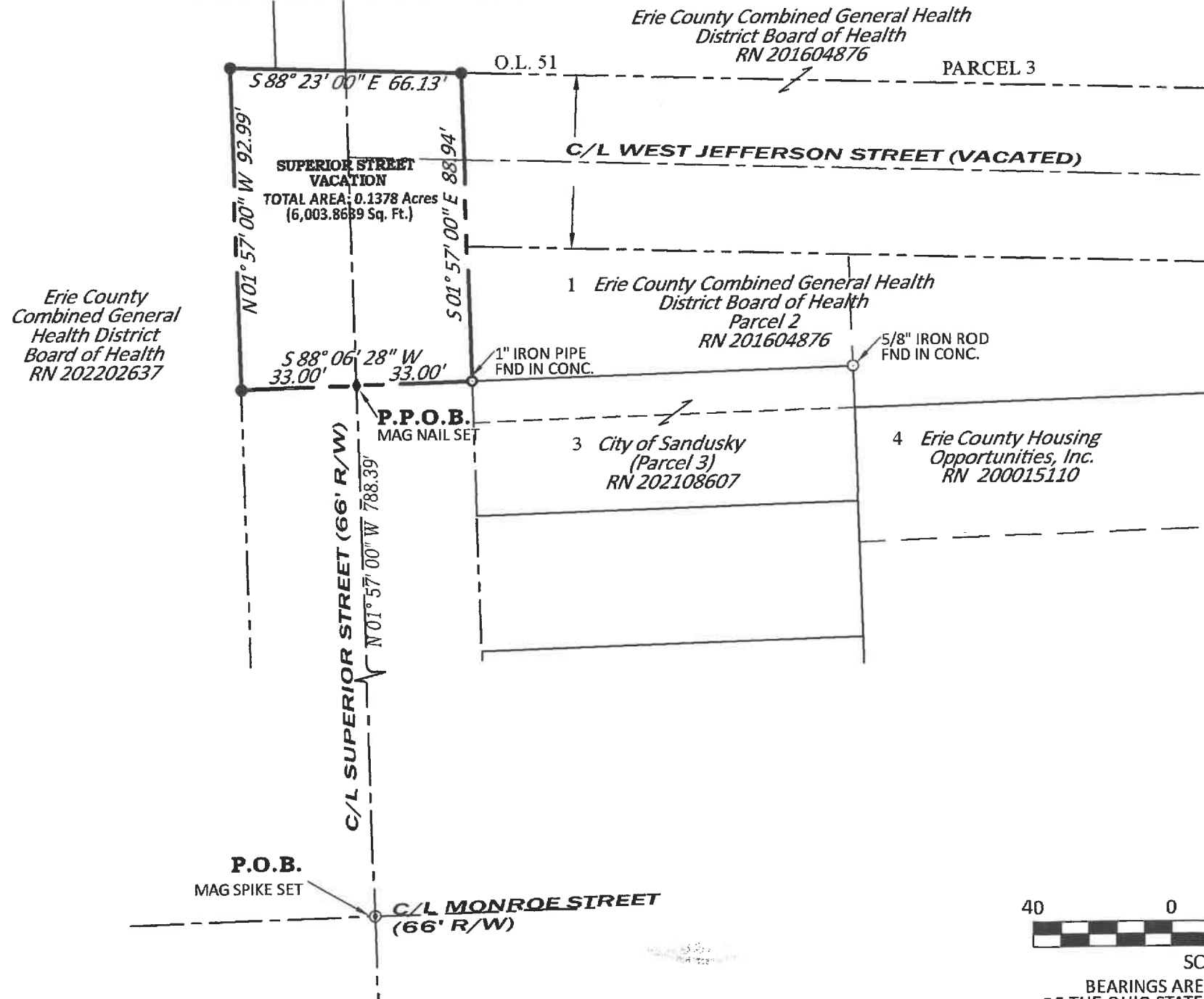
**LOT SPLIT SURVEY PLAT FOR
 ERIE COUNTY COMBINED GENERAL
 HEALTH DISTRICT BOARD OF HEALTH**
 Being a parcel of land located in part of Lot 71
 of the Mills 479 Acre Tract, Plat Volume 1, Page 14,
 Ward 3, City of Sandusky, Erie County,
 Firelands Connecticut Western Reserve, State of Ohio

CONTRACTORS DESIGN ENGINEERING		CONSULTING ENGINEERS & SURVEYORS NORWALK, OHIO	
SCALE: 1" = 50'	DATE: NOVEMBER, 2023 DR. BY: DMM	CK'D. BY: ABE REV'D BY:	PROJECT NO. 22-513

File Name: Z:\CD\Eng21\21-454-Erie Co Health Dept.-420 Superior Street\legal description -City of Sandusky\21-454 Erie County Health - Superior Street Vacation.dwg

LEGEND		
SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
●	⊙	IRON PIPE
◆	◇	MAG NAIL
⊕	⊗	MAG SPIKE
(D)	DEED	(C) CALCULATED
(P)	PLATTED	(S) SURVEY

ALL 5/8" IRON PINS(RODS) SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456/8512"



SUPERIOR STREET VACATION LEGAL DESCRIPTION

Being part of Superior Street north of Monroe Street in Ward 4, City of Sandusky, Erie County, Firelands Connecticut Western Reserve, State of Ohio, and further particularly described as follows:

Beginning at a mag spike set at the intersection of centerlines of Monroe Street (66' R/W) and Superior Street (66' R/W); Thence North 01° 57' 00" West, along the centerline of Superior Street, a distance of 788.39 feet to a mag nail set, and being the principal place of beginning;

1. Thence South 88° 06' 28" West, a distance of 33.00 feet to a 5/8" iron rod set on the west right-of-way line of Superior Street;
2. Thence North 01° 57' 00" West, along the west right-of-way line of Superior Street a distance of 92.99 feet to a 5/8" iron rod set;
3. Thence South 88° 23' 00" East, along the northerly terminus of Superior Street, a distance of 66.13 feet to a 5/8" iron rod set at the intersection of the east right-of-way line of Superior Street and the former north right-of-way line of West Jefferson Street (vacated);
4. Thence South 01° 57' 00" East, a distance of 88.94 feet to a 1" iron pipe found in concrete at the east right-of-way line of Superior Street and the northwest corner of land now or formerly owned by City of Sandusky as recorded in RN 202108607 of the Erie County Recorder's Office;
5. Thence South 88° 06' 28" West, a distance of 33.00 feet to the principal place of beginning and containing 0.1378 acres (6,003.8639 Sq. Ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.

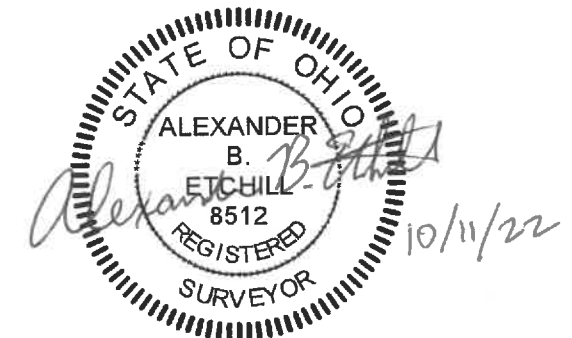
Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 Datum, Geoid 12A, by ODOT VRS.

This description was prepared by Contractors Design Engineering, (Consulting Engineers and Surveyors, Norwalk, Ohio) in August, 2022 per Alexander B. Etchill, Registered Surveyor No. 8512 from an actual survey performed January, 2020 on the premises by Contractors Design Engineering.

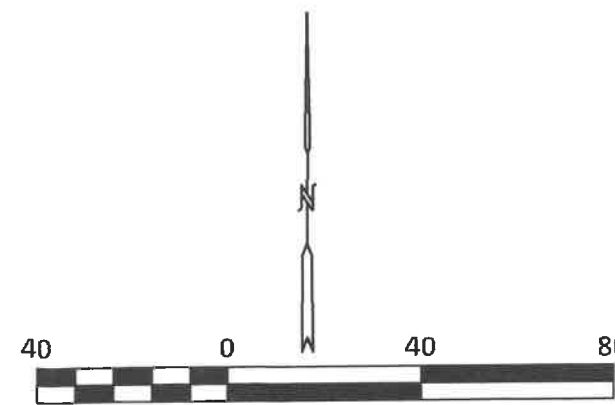
APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's

Date: 10-12-2022



Part of Superior Street Road Vacation Plat For
**Erie County Combined General Health
 District Board of Health**
 Being a part of Superior Street north of Monroe Street in Ward 4,
 City of Sandusky, Erie County,
 Firelands Connecticut Western Reserve, State of Ohio



BEARINGS ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83 DATUM, GEOID 12A, BY ODOT VRS

**CONTRACTORS
 DESIGN ENGINEERING**
 CONSULTING ENGINEERS & SURVEYORS
 NORWALK, OHIO

DATE: AUGUST, 2022	CK'D. BY: ABE	PROJECT NO. 21-454
DR. BY: KNR	REV'D BY:	