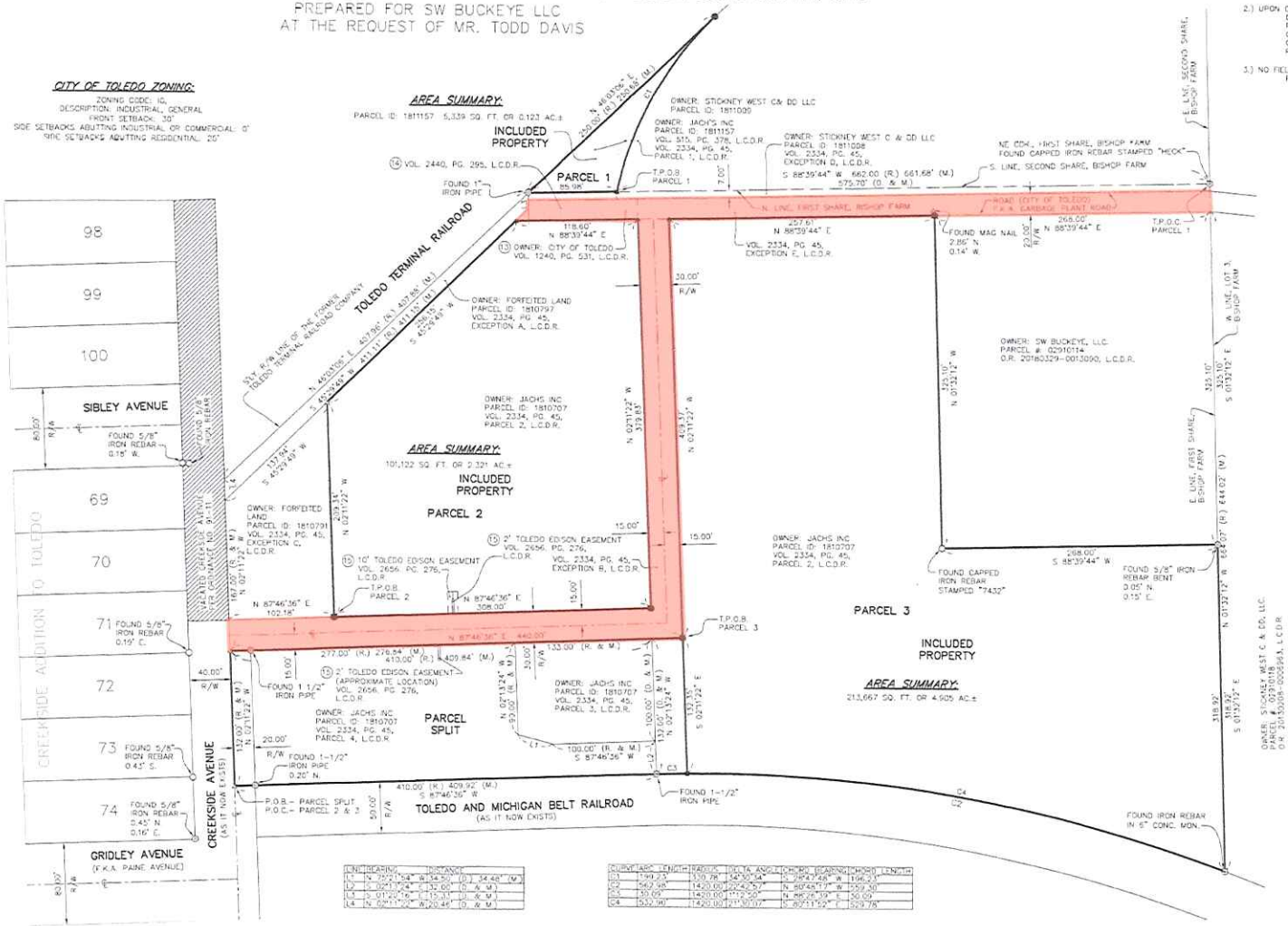
PARCEL SPLIT SURVEY

BEING PART OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 13, TOWN 9 SOUTH, RANGE 7 EAST, ALSO BEING PART OF THE 1ST AND 2ND SHARES OF BISHOP FARM AS SHOWN IN PLAT BOOK 17, PAGE 27, LUCAS COUNTY PLAT RECORDS, ALL IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO

PREPARED FOR SW BUCKEYE LLC
AT THE REQUEST OF MR. TODD DAVIS



LINE	BEARING	DISTANCE
L1	N 75°27'04" W	34.50' (D.) 34.48' (M.)
L2	S 02°13'24" E	132.00' (D. & M.)
L3	S 01°32'16" E	115.31' (D. & M.)
L4	N 04°11'00" W	20.46' (D. & M.)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	199.23'	339.78'	33°35'54"	S 79°47'48" W	196.37'
C2	562.98'	1420.00'	22°42'57"	N 86°48'17" W	559.30'
C3	50.09'	1420.00'	01°48'50"	N 88°26'39" E	50.09'
C4	532.90'	1420.00'	21°30'07"	S 80°51'52" E	529.78'

NOTES:

1.) THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.

2.) UPON CHECKING WITH THE CITY OF TOLEDO ENGINEERING DEPARTMENT, WE WERE INFORMED THAT THERE WERE NO PROPOSED CHANGES IN RIGHT-OF-WAY LINES FOR CREEKSIDE AVENUE. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING FIELDWORK.

3.) NO FIELD DELINEATIONS OF WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PARCEL SPLIT AREA SUMMARY:

REMAINDER PARCEL SPLIT

GROSS AREA –	58,094 SQ. FT. OR 1.333 AC.±
PRO. AREA	2,640 SQ. FT. OR 0.061 AC.±
NET AREA	55,444 SQ. FT. OR 1.272 AC.±

INCLUDED PARCEL

TOTAL AREA – 320,128 SQ. FT. OR 7.349 AC.±

LEGEND

- SET CAPPED IRON REBAR STAMPED 811
- SET MAG NAIL
- FOUND IRON PIPE
- FOUND MAG NAIL
- FOUND IRON REBAR
- FOUND CONCRETE MONUMENT
- (D.) DEED DISTANCE
- (R.) RECORD DISTANCE
- P.R.O. PRESENT ROAD OCCUPIED
- O.R. OFFICIAL RECORD
- L.C.O.R. LUCAS COUNTY DEED RECORDS
- (#) TITLE COMMITMENT NUMBER FOR SCHEDU

SURVEY REFERENCES:

1. ALTA/NSPS LAND TITLE SURVEY BY GARCIA SURVEYORS, INC. – DUANE E. HECK 11-28-2018.
2. VACATION, CREEKSIDE AVENUE, PREPARED BY MS. ROBIN L. WHITNEY, SAID PLA DATED 07-21-2011, HAVING AN ORDINANCE NO. 91-11, RESOLUTION NO. 304-
3. PLAT OF BISHOP FARM BY S. JEFFERSON, 1866.
4. CREEKSIDE ADDITION TO TOLEDO, PLAT BOOK 393, PAGE 127, L.C.P.R. LUCAS COUNTY ENGINEER'S OFFICE REFERENCE SURVEY C-6139.
5. SURVEY OF PART OF THE 1ST & 2ND SHARE OF BISHOP FARM IN FRACTIONAL SECTION 13, TOWN 9 SOUTH, RANGE 7 EAST, CITY OF TOLEDO, LUCAS COUNTY, BY THE MANNIK & SMITH GROUP, INC. – JAMES A BROADWAY 07-24-2002.
6. ALTA/ACSM LAND TITLE SURVEY BY THE MANNIK & SMITH GROUP – JAMES A BROADWAY 10-19-1999.
7. STATION MAP OF THE MICHIGAN CENTRAL RAILROAD, STATION 0+00 TO STATION V I–OHIO S–6–4, MAP 3620M012, LUCAS COUNTY ENGINEER'S OFFICE.
8. ALTA/ACSM LAND TITLE SURVEY BY T. R. WORLINE & ASSOCIATES, INC. – NICHOLAS F. RONAU 05-24-1999

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING JUNE, 2020.

Anthony A. Garcia — Date 3/6/2020
Professional Surveyor No. 8112

STATE OF OHIO — ANTHONY A. GARCIA 8112 — REGISTERED SURVEYOR

DEED REFERENCES:

VOLUME 2334, PAGE 45, L.C.O.R.

FLOOD ZONE NOTE:

THE PROPERTY SHOWN HEREON LIES IN ZONE X (UNSHADED AREA) ACCORDING TO THE FEMA – FLOOD INSURANCE RATE MAP NUMBER: 39537J-0085-F EFFECTIVE DATE MARCH 16, 2010.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF CALCULATING ANGULAR MEASUREMENT.

REV.	DESCRIPTION:	BY:	DATE:

Garcia Surveyors, Inc
P.O. Box 2628
Whitehouse, OH 43571
Phone: (419) 877-0400
Fax: (419) 877-1140

JOB NAME: CREEKSIDE AVE 4102 ALTA	JOB NUMBER: 204S04126
	SCALE: 1" = 50'
	DATE: 06/15/2020
CLIENT NAME: SW BUCKEYE LLC	OUPS TICKET NUMBER: A011903063 A011903060
DESCRIPTION: PARCEL SPLIT SURVEY	DRAWING NAME: