

NOTICE TO PETITIONER

Petitions for vacating streets and other public ways shall be accompanied by a filing fee of \$100.00. In addition thereto, prior to the final passage of vacating legislation, the petitioner, in accordance with Rule 6A of the City Council, shall pay the larger of the following two amounts per square foot vacated; (1) the amount of five cents per square foot vacated, or (2) that amount per square foot vacated which is equal to the average tax value per square foot of the land only which immediately abuts the vacated portion upon both sides; together with the cost of restoring or moving, paving, curbing, sidewalks, grading and the like. Until these charges are paid, council shall not enact legislation to vacate.

PETITION TO VACATE

DATE: December 2, 2020

TO THE HONORABLE COUNCIL
OF THE CITY OF TOLEDO

WE, THE UNDERSIGNED PROPERTY OWNERS, RESPECTFULLY REQUEST THE
VACATION OF THE FOLLOWING DESCRIBED PROPERTY:

All public rights of way, within Parcel numbers 18-10707, 18-10708, 18-11157, 18-11008, 18-11009, 18-09792, 18-09793, 18-10791, and 18-10797, and the roads known as Gridley Road and Garbage Plant Road up to the point where they intersect with Creekside Ave., as approximately shown in red on the attached survey, all located within the 1st and 2nd shares of Bishop Farms, in the City of Toledo, Lucas County, Ohio.

WE WAIVE SERVICE OF NOTICE IN CONNECTION THEREWITH AND AGREE TO
RESERVE PUBLIC UTILITY RIGHTS-OF-WAY THEREIN.

NAME	ADDRESS	LOT NUMBER AND ADDITION
Todd Davis	3 Hemisphere Way, Bedford, OH 44146	Parcel numbers: 18-10707, 18-10708, 18-11157, 18- 11008, 18-11009, 18-09792, 18-09793, 18-10791, and 18- 10797

Contact Person: Todd Davis

Signed:  _____

Date: December 2, 2020

Telephone No: 216-464-4105
Email: tdavis@hemispheredev.com

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

CITY OF TOLEDO ZONING:

ZONING CODE: I-2
DESCRIPTION: INDUSTRIAL, GENERAL
FRONT SETBACK: 30'
SIDE SETBACKS ADJUTING INDUSTRIAL OR COMMERCIAL: 0'
SIDE SETBACKS ADJUTING RESIDENTIAL: 20'

AREA SUMMARY:

PARCEL ID: 1811157 5,339 SQ. FT. OR 0.123 AC.±

INCLUDED PROPERTY

⑭ VOL. 2440, PG. 285, L.C.D.R.

OWNER: STICKNEY WEST C & DD LLC
PARCEL ID: 1811009

OWNER: JACH'S INC
PARCEL ID: 1811157

VOL. 915, PG. 378, L.C.D.R.

VOL. 2334, PG. 45, EXCEPTION D, L.C.D.R.

PARCEL 1, L.C.D.R.

OWNER: STICKNEY WEST C & DD LLC
PARCEL ID: 1811008

VOL. 2334, PG. 45, EXCEPTION D, L.C.D.R.

S 88°39'44" W 665.00' (R.) 681.88' (M.)

S 575.70' (U. & M.)

NE COR., HNGT SHARE, BISHOP FARM
FOUND CAPPED IRON REBAR STAMPED "HECK"

S. LINE, SECOND SHARE, BISHOP FARM

AREA SUMMARY:

101,122 SQ. FT. OR 2.321 AC.±

INCLUDED PROPERTY

⑮ 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

⑯ 10' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

⑰ 10' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

⑱ 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

⑲ 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

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VOL. 2656, PG. 276, L.C.D.R.

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VOL. 2656, PG. 276, L.C.D.R.

0 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

1 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

2 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

3 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

4 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

5 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

6 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

7 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

8 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

9 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276, L.C.D.R.

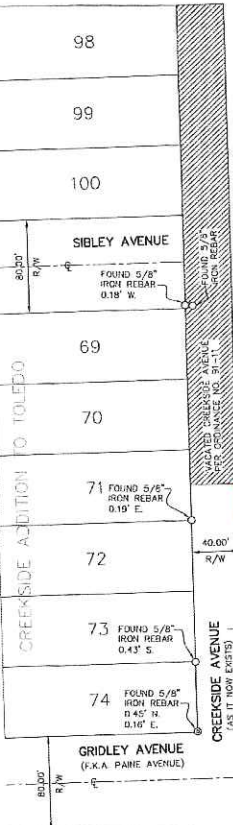
LINE	BEARING	LENGTH	DELTA ANGLE	POINT	BEARING	LENGTH
L1	N 29°31'53" E	113.93' (U. & M.)	0°	P1	S 76°17'48" W	118.23'
L2	S 02°13'24" E	132.00' (U. & M.)	0°	P2	N 80°48'17" W	155.93'
L3	S 01°20'14" E	115.33' (U. & M.)	0°	P3	N 80°20'28" E	130.09'
L4	N 02°11'22" W	126.46' (U. & M.)	0°	P4	S 89°11'52" E	152.97'

FLOOD ZONE NOTE:

THE PROPERTY SHOWN HEREON LIES IN ZONE X (UNSHARED AREA) ACCORDING TO THE FEMA - FLOOD INSURANCE RATE MAP NUMBER: 395373-0053-F EFFECTIVE DATE MARCH 16, 2016.

BASIS OF BEARING:

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



NOTES:

- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 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.
- NO FIELD DELINEATIONS OF WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

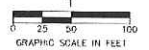
PARCEL SPLIT AREA SUMMARY:

REMAINDER PARCEL SPLIT
GROSS AREA - 56,084 SQ. FT. OR 1.333 AC.±
PNS AREA - 2,848 SQ. FT. OR 0.065 AC.±
NET AREA - 53,236 SQ. FT. OR 1.272 AC.±

INCLUDED PARCEL
TOTAL AREA - 120,128 SQ. FT. OR 2.749 AC.±

LEGEND:

- SET CAPPED IRON REBAR STAMPED 8112
- ▲ SET MAG NAIL
- FOUND IRON PIPE
- △ FOUND MAG NAIL
- FOUND IRON REBAR
- FOUND CONCRETE MONUMENT
- DEED DISTANCE
- RECORD DISTANCE
- P.R.O. PRESENT ROAD OCCUPIED
- O.R. OFFICIAL RECORD
- L.C.D.R. LUCAS COUNTY DEED RECORDS
- ① TITLE COMMITMENT NUMBER FOR SCHEDULE B SECTION 2



SURVEY REFERENCES:

- ALTA/HSPS LAND TITLE SURVEY BY GARCIA SURVEYORS, INC. - DUANE E. HECK 11-28-2018.
- VACATION, CREEKSIDE AVENUE, PREPARED BY MS. ROBIN L. WHITNEY, SAID PLAT DATED 07-21-2011, HAVING AN ORDINANCE NO. 91-11, RESOLUTION NO. 304-09.
- PLAT OF BISHOP FARM BY S. JEFFERSON, 1866.
- CREEKSIDE ADDITION TO TOLEDO, PLAT BOOK 363, PAGE 127, L.C.P.R. LUCAS COUNTY ENGINEER'S OFFICE REFERENCE SURVEY C-6159.
- 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, OHIO BY THE MANNIK & SMITH GROUP, INC. - JAMES A BROADWAY 07-24-2002.
- ALTA/ACSM LAND TITLE SURVEY BY THE MANNIK & SMITH GROUP - JAMES A BROADWAY 10-19-1999.
- STATION MAP OF THE MICHIGAN CENTRAL RAILROAD, STATION 04+09 TO STATION 56+00, V.1-DHD 3-6-A, MAP 3820M12, LUCAS COUNTY ENGINEER'S OFFICE.
- ALTA/ACSM LAND TITLE SURVEY BY T. P. WOLRINE & ASSOCIATES, INC. - NICHOLAS F. HOWALD 05-24-1999.

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

Anthony A. Garcia
Professional Surveyor No. 8112
Date: 7/6/2020



Garcia Surveyors, Inc.

P.O. Box 2628
Willoughby, OH 44097
Phone: (419) 877-0400
Fax: (419) 877-1140



REV.	DESCRIPTION	BY:	DATE:	JOB NAME:	JOB NUMBER: 204504126	DRAWN BY: AAG/JLC
				CREEKSIDE AVE 4102 ALTA <td>SCALE: 1" = 50'</td> <td>SURVEY BY: LP/AJK </td>	SCALE: 1" = 50'	SURVEY BY: LP/AJK
				CLIENT NAME: SW BUCKEYE LLC <td>DATE: 06/15/2020 <td>CHECKED BY: AAG</td> </td>	DATE: 06/15/2020 <td>CHECKED BY: AAG</td>	CHECKED BY: AAG
				DESCRIPTION: PARCEL SPLIT SURVEY <td>CUSP TICKET NUMBER: A011903063 <td>SHEET</td> </td>	CUSP TICKET NUMBER: A011903063 <td>SHEET</td>	SHEET
					AD11903060 <td>1 of 1</td>	1 of 1
					DRAWING NAME:	

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

CITY OF TOLEDO ZONING:

ZONING CODE: IG,
DESCRIPTION: INDUSTRIAL, GENERAL
FRONT SETBACK: 30'
SIDE SETBACKS ABUTTING INDUSTRIAL OR COMMERCIAL: 0'
SIDE SETBACKS ABUTTING RESIDENTIAL: 25'

AREA SUMMARY:

PARCEL ID: 1811157 5,339 SQ. FT. OR 0.123 AC.±

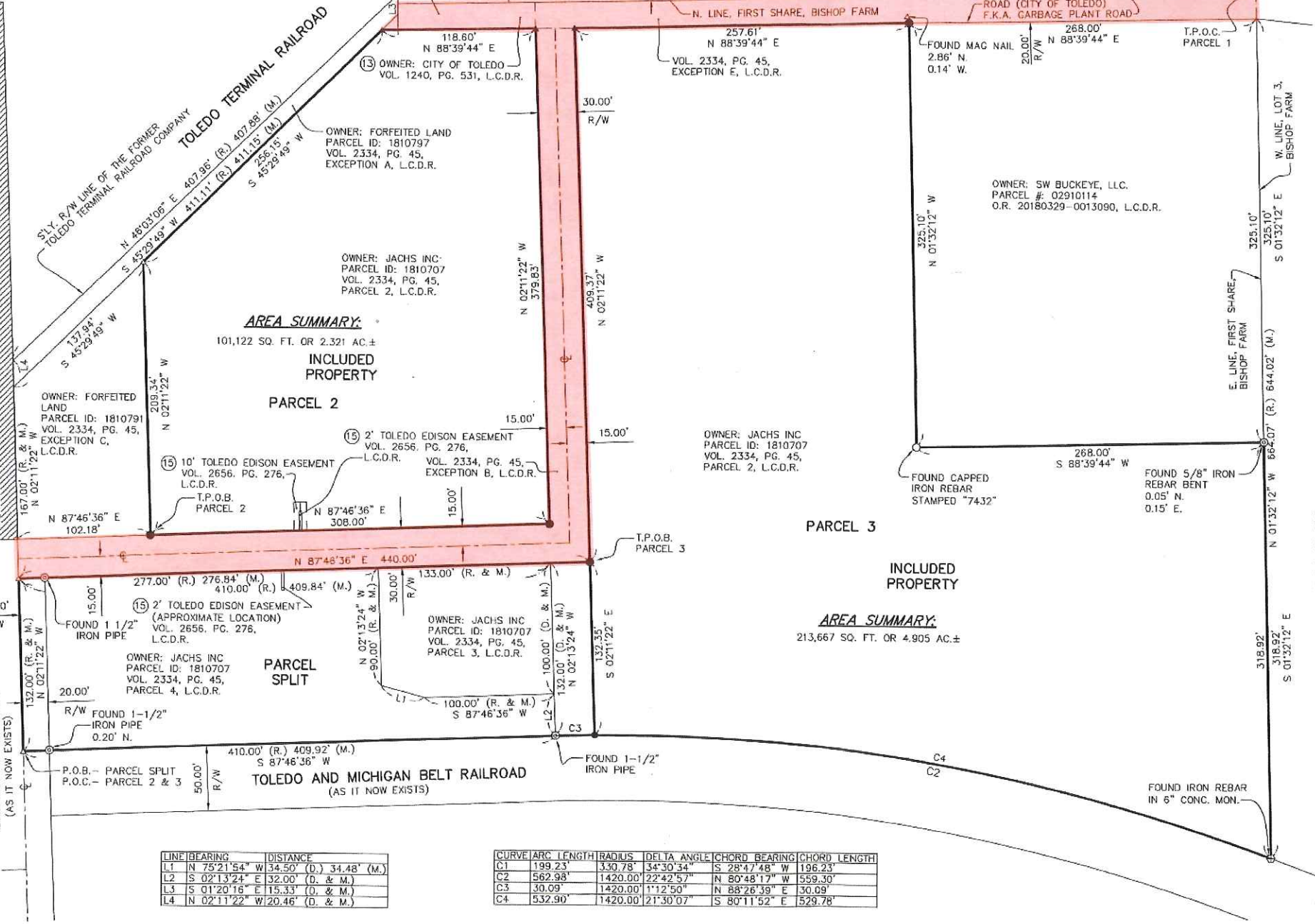
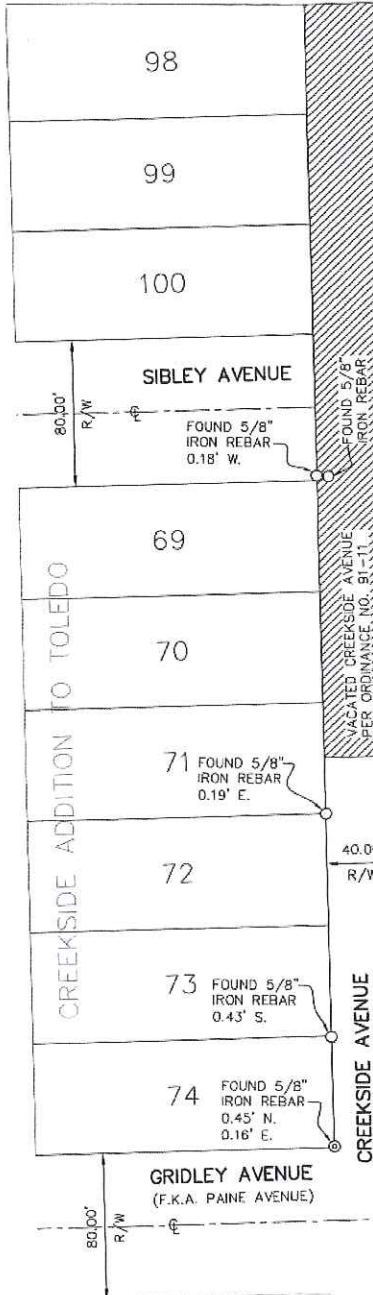
⑭ VOL. 2440, PG. 295, L.C.D.R.

OWNER: STICKNEY WEST C & DD LLC
PARCEL ID: 1811009

OWNER: JACH'S INC
PARCEL ID: 1811157
VOL. 515, PG. 378, L.C.D.R.
VOL. 2334, PG. 45,
PARCEL 1, L.C.D.R.

OWNER: STICKNEY WEST C & DD LLC
PARCEL ID: 1811008
VOL. 2334, PG. 45,
EXCEPTION D, L.C.D.R.
S 88°39'44" W 662.00 (R.) 661.68' (M.)
575.70' (D. & M.)

NE COR., FIRST SHARE, BISHOP FARM
FOUND CAPPED IRON REBAR STAMPED "HECK"
S. LINE, SECOND SHARE, BISHOP FARM



AREA SUMMARY:

101,122 SQ. FT. OR 2.321 AC.±

⑮ 2' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276,
L.C.D.R.

⑯ 10' TOLEDO EDISON EASEMENT
VOL. 2656, PG. 276,
L.C.D.R.

⑰ 2' TOLEDO EDISON EASEMENT
(APPROXIMATE LOCATION)
VOL. 2656, PG. 276,
L.C.D.R.

OWNER: JACHS INC
PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 2, L.C.D.R.

OWNER: JACHS INC
PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

OWNER: JACHS INC
PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 4, L.C.D.R.

OWNER: JACHS INC
PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

OWNER: JACHS INC
PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

OWNER: JACHS INC
PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

OWNER: JACHS INC
PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

OWNER: JACHS INC
PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

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PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

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PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

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PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

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PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

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PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

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PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

OWNER: JACHS INC
PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

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VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

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VOL. 2334, PG. 45,
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VOL. 2334, PG. 45,
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PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

OWNER: JACHS INC
PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

OWNER: JACHS INC
PARCEL ID: 1810707
VOL. 2334, PG. 45,
PARCEL 3, L.C.D.R.

LINE BEARING	DISTANCE
L1 N 75°21'54" W	34.50' (D. & M.) 34.48' (M.)
L2 S 02°13'24" E	32.00' (D. & M.)
L3 S 01°20'16" E	15.33' (D. & M.)
L4 N 02°11'22" W	20.46' (D. & M.)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	199.23'	330.78'	34°30'34"	S 28°47'48" W	196.23'
C2	562.98'	1420.00'	22°42'57"	N 80°48'17" W	559.30'
C3	30.09'	1420.00'	1°12'50"	N 88°26'39" E	30.09'
C4	532.90'	1420.00'	21°30'07"	S 80°11'52" E	529.78'

FLOOD ZONE NOTE:

THE PROPERTY SHOWN HEREON LIES IN ZONE X (UNSHADED AREA) ACCORDING TO THE FEMA - FLOOD INSURANCE RATE MAP NUMBER: 395373-0083-F EFFECTIVE DATE MARCH 16, 2016.

BASIS OF BEARING:

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

NOTES:

- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- UPON CHECKING WITH THE CITY OF TOLEDO ENGINEERING DEPARTMENT, HE WAS 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.
- NO FIELD DELINEATIONS OF WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



VICINITY MAP
NOT TO SCALE

PARCEL SPLIT AREA SUMMARY:

REMAINDER PARCEL SPLIT

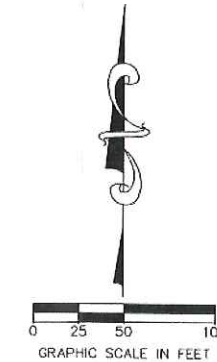
GROSS AREA - 58,084 SQ. FT. OR 1.333 AC.±
PRO AREA - 2,640 SQ. FT. OR 0.061 AC.±
NET AREA - 55,444 SQ. FT. OR 1.272 AC.±

INCLUDED PARCEL

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

LEGEND

- SET CAPPED IRON REBAR STAMPED 8112
- ▲ 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.D.R. LUCAS COUNTY DEED RECORDS
- Ⓢ TITLE COMMITMENT NUMBER FOR SCHEDULE B SECTION 2



SURVEY REFERENCES:

- ALTA/NSPS LAND TITLE SURVEY BY GARCIA SURVEYORS, INC. - DUANE E. HECK 11-25-2018.
- VACATION, CREEKSIDE AVENUE, PREPARED BY MS. ROBIN L. WHITNEY, SAID PLAT DATED 07-21-2011, HAVING AN ORDINANCE NO. 91-11, RESOLUTION NO. 304-09.
- PLAT OF BISHOP FARM BY S. JEFFERSON, 1866.
- CREEKSIDE ADDITION TO TOLEDO, PLAT BOOK 393, PAGE 127, L.C.P.R. LUCAS COUNTY ENGINEER'S OFFICE REFERENCE SURVEY C-6139.
- 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, OHIO BY THE MANNIK & SMITH GROUP, INC. - JAMES A BROADWAY 07-24-2002.
- ALTA/ACSM LAND TITLE SURVEY BY THE MANNIK & SMITH GROUP - JAMES A BROADWAY 10-19-1999.
- STATION MAP OF THE MICHIGAN CENTRAL RAILROAD, STATION 0+00 TO STATION 56+00, V I-OHIO 5-6-A, MAP 362M012, LUCAS COUNTY ENGINEER'S OFFICE.
- 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
Professional Surveyor No. 8112

3/6/2020
Date



Garcia Surveyors, Inc.

P.O. Box 2628
Whitehouse, OH 43071
Phone: (419) 877-0400
Fax: (419) 877-1140



REV.	DESCRIPTION	BY:	DATE:	JOB NAME:	JOB NUMBER:	DRAWN BY:
				CREEKSIDE AVE 4102 ALTA	204504126	AAG/JLC
					SCALE: 1" = 50'	SURVEY BY: LP/MK
					DATE: 06/15/2020	CHECKED BY: AAG
				CLIENT NAME:	OUPS TICKET NUMBER:	SHEET
				SW BUCKEYE LLC	A011903063	
				DESCRIPTION:	A011903060	
				PARCEL SPLIT SURVEY	DRAWING NAME:	