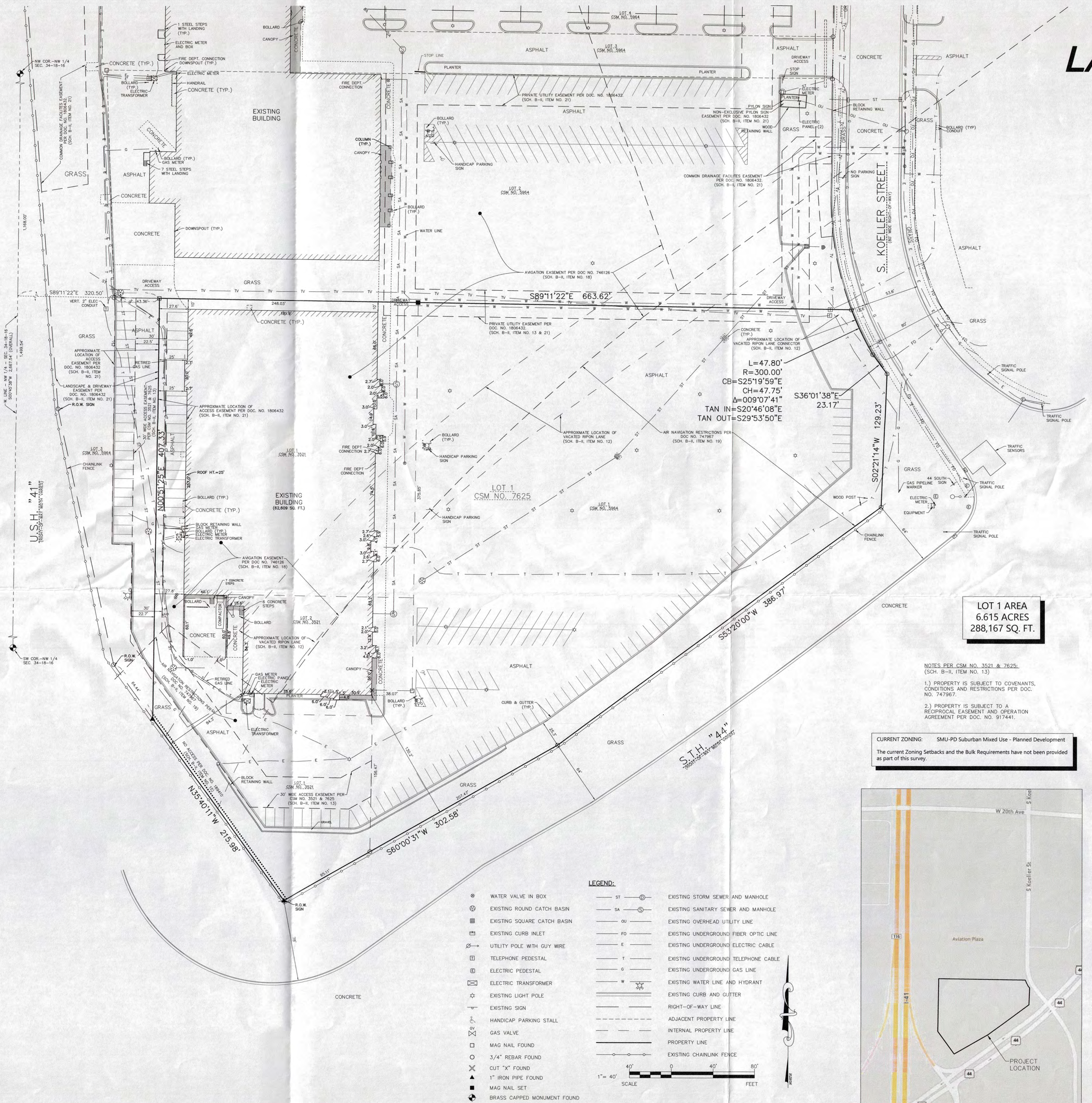
ALTA / NSPS LAND TITLE SURVEY


S89°11'22"E 320.50'
S89°11'22"E 663.62'
S36°01'38"E 23.17'
L=47.80'
R=300.00'
CB=S25°19'59"E
CH=47.75'
Δ=009°07'41"
TAN IN=S20°46'08"E
TAN OUT=S29°53'50"E
S02°21'14"W 129.23'
S53°20'00"W 386.97'
S60°00'31"W 302.58'
N35°40'11"W 215.98'
N00°05'17"E 407.33'
S.T.H. "44"
U.S.H. "41"
S. KOELLER STREET
EXISTING BUILDING
EXISTING BUILDING (62,609 SQ. FT.)
LOT 1 CSM NO. 7625
LOT 1 CSM NO. 3521
LOT 2 CSM NO. 3521
LOT 3 CSM NO. 3864
LOT 4 CSM NO. 3864
LOT 1 CSM NO. 3021
LOT 3 CSM NO. 3021
ASPHALT
CONCRETE
GRASS
GRAVEL
CONCRETE (TYP.)
BOLLARD (TYP.)
CANOPY
COLUMN (TYP.)
DOWNSPOUT (TYP.)
1 STEEL STEPS WITH LANDING (TYP.)
ELECTRIC METER AND BOX
FIRE DEPT. CONNECTION DOWNSPOUT (TYP.)
ELECTRIC METER
HANDRAIL
BOLLARD (TYP.) ELECTRIC TRANSFORMER
BOLLARD (TYP.) GAS METER
7 STEEL STEPS WITH LANDING
DRIVEWAY ACCESS
VERT. 2" ELEC. CONDUIT
RETIRED GAS LINE
APPROXIMATE LOCATION OF ACCESS EASEMENT PER DOC. NO. 1806432 (SCH. B-II, ITEM NO. 21)
LANDSCAPE & DRIVEWAY EASEMENT PER DOC. NO. 1806432 (SCH. B-II, ITEM NO. 21)
R.O.W. SIGN
APPROXIMATE LOCATION OF ACCESS EASEMENT PER DOC. NO. 1806432 (SCH. B-II, ITEM NO. 21)
CHAINLINK FENCE
ROOF HT.=25'
BOLLARD (TYP.)
CONCRETE (TYP.)
BLOCK RETAINING WALL
BOLLARD (TYP.)
ELECTRIC METER
ELECTRIC TRANSFORMER
AVIGATION EASEMENT PER DOC NO. 746126 (SCH. B-II, ITEM NO. 18)
7 CONCRETE STEPS
CANOPY
6 CONCRETE STEPS
BOLLARD
APPROXIMATE LOCATION OF VACATED RIPON LANE (SCH. B-II, ITEM NO. 12)
GAS METER
ELECTRIC PANEL
ELECTRIC METER
RETIRED GAS LINE
ELECTRIC TRANSFORMER
AIR NAVIGATION RESTRICTIONS PER DOC NO. 747967 (SCH. B-II, ITEM NO. 19)
NO ACCESS PER DOC NO. 1802215 (SCH. B-II, ITEM NO. 20)
30' WIDE ACCESS EASEMENT PER CSM NO. 3521 & 7625 (SCH. B-II, ITEM NO. 13)
R.O.W. SIGN
COMMON DRAINAGE FACILITIES EASEMENT PER DOC NO. 1806432 (SCH. B-II, ITEM NO. 21)
PRIVATE UTILITY EASEMENT PER DOC. NO. 1806432 (SCH. B-II, ITEM NO. 21)
NON-EXCLUSIVE PYLON SIGN EASEMENT PER DOC. NO. 1806432 (SCH. B-II, ITEM NO. 21)
PYLON SIGN
WOOD RETAINING WALL
HANDICAP PARKING SIGN
WATER LINE
AVIGATION EASEMENT PER DOC NO. 746126 (SCH. B-II, ITEM NO. 18)
PRIVATE UTILITY EASEMENT PER DOC. NO. 1806432 (SCH. B-II, ITEM NO. 13 & 21)
APPROXIMATE LOCATION OF VACATED RIPON LANE CONNECTOR (SCH. B-II, ITEM NO. 12)
APPROXIMATE LOCATION OF VACATED RIPON LANE (SCH. B-II, ITEM NO. 12)
AIR NAVIGATION RESTRICTIONS PER DOC NO. 747967 (SCH. B-II, ITEM NO. 19)
FIRE DEPT. CONNECTION
STOP SIGN
PLANTER
BLOCK RETAINING WALL
ELECTRIC PANEL
BOLLARD (TYP.) CONDUIT
NO PARKING SIGN
CURB & GUTTER (TYP.)
WOOD POST
GAS PIPELINE MARKER
ELECTRIC METER
EQUIPMENT
44 SOUTH SIGN
TRAFFIC SIGNAL POLE
TRAFFIC SENSORS
TRAFFIC SIGNAL POLE
CHAINLINK FENCE
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL POLE
NW COR.–NW 1/4 SEC. 34–18–16
SW COR.–NW 1/4 SEC. 34–18–16
W. LINE – NW 1/4 – SEC. 34–18–16 S00°05'28"W 2,661.54' (OVERALL) 1,499.54'
1,168.00'
248.03'
43.36'
27.6'
22.5'
30'
22.7'
40.5'
27.8'
18.6'
1.0'
2.0'
6.0'
6.9'
36.07'
156.47'
307.43'
375.85'
74.8'
84.5'
84.6'
84.7'
84.8'
85.0'
85.1'
85.2'
85.3'
85.4'
85.5'
85.6'
85.7'
85.8'
85.9'
86.0'
86.1'
86.2'
86.3'
86.4'
86.5'
86.6'
86.7'
86.8'
86.9'
87.0'
87.1'
87.2'
87.3'
87.4'
87.5'
87.6'
87.7'
87.8'
87.9'
88.0'
88.1'
88.2'
88.3'
88.4'
88.5'
88.6'
88.7'
88.8'
88.9'