

Thomas Simon & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

150 South Olive Street
Elyria, Ohio 44035
(440) 327-2925

August 20, 2015
Job No. 2015-029

Boundary Description
Parcel No. 06-21-001-102-011
1.2241 Acres

Situated in the County of Lorain, State of Ohio and being known as part of Original Elyria Township Lot No. 1, in the Newberry Tract, and being further bounded and described as follows:

Beginning at an iron pin found in a monument box at the intersection of the centerlines of Cooper Foster Park Road and the old centerline of Middle Ridge Road;

Thence, South 46 degrees 52'23" West a distance of 357.77 feet along the centerline of old Middle Ridge Road, to a point thereon, being the Northwesterly corner of Parcel No. 3 of land conveyed to CWM Realty, Ltd. By deed recorded in document no. 20020802656 of Lorain County Recorder's Records, and also being the Southwesterly corner of Parcel No. 4 of land conveyed to Sally A. Deluca, Tr., by deed recorded in document no. 20150553609 of Lorain County Recorder's Records on July 29, 2015;

Thence, South 70 degrees 26'50" East a distance of 33.77 feet along the Northerly line of said land conveyed to CWM Realty, Ltd., to an iron pin set at the Northeasterly corner thereof, and being a point on the Southerly line of land conveyed to Sally A. Deluca, Tr.;

Thence, South 46 degrees 52'23" West a distance of 87.00 feet along the Easterly line of said Parcel No. 3 of land conveyed to CWM Realty, Ltd. And the Southwesterly prolongation thereof, to an iron pin set on the Easterly line of Parcel No. 2 of land conveyed to CWM Realty, Ltd. By deed recorded in document no. 20020802656 of Lorain County Recorder's Records, and being the Principal Place of Beginning;

Thence continuing South 46 degrees 52'23" West a distance of 131.47 feet along the Easterly line of said Parcel No. 2 of land conveyed to CWM Realty, Ltd., to an iron pin set at the Southeasterly corner thereof;

Thence, North 45 degrees 32'52" West a distance of 30.03 feet along the Westerly line of said Parcel No. 2 of land conveyed to CWM Realty, Ltd., to a mag nail set at the Southwesterly corner thereof and being an Easterly corner of land conveyed to the Lorain County Board of Commissioners by deed recorded in Deed Volume 937 Page 341 of Lorain County Recorder's Records;

Thence, South 46 degrees 52'23" West a distance of 61.76 feet along the Easterly line of said land conveyed to the Lorain County Board of Commissioners, to a mag nail set thereon;

Legal description reviewed by R/RZ
on 08-27-10 per ORC Section 5713.09

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Parcel No. 06-21-001-102-011
1.2241 Acres

Thence, South 43 degrees 07'37" East a distance of 147.00 feet to an iron pin set;

Thence, North 81 degrees 24'11" East a distance of 266.02 feet to an iron pin set;

Thence, North 19 degrees 33'10" East a distance of 101.00 feet to an iron pin set;

Thence, North 70 degrees 26'50" West a distance of 249.23 feet to the Principal Place of Beginning, containing 1.2241 Acres as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in July, 2015. Basis of bearings is the centerline of old Middle Ridge Road (South 46 degrees 52'23" West). Iron pins set are 5/8" diameter, 30" long with plastic caps "T. Simon, S-7775".

Legal description reviewed by RPC
on 08-27-11 per ORC Section 5713.09

UNOFFICIAL

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Boundary Description
Parcel No. 06-23-001-101-002
13.1963 Acres

Situated in the County of Lorain, State of Ohio and being known as part of Original Elyria Township Lot No. 1, in the Brace Tract, and being further bounded and described as follows:

Beginning at a point on the centerline of old West Ridge Road, being the Northwestern corner of said Original Lot No. 1, Brace Tract, said point being distant South 20 degrees 26'16" West 1267.15 feet from an iron pin found in a monument box at the intersection of the centerlines of old West Ridge Road and Middle Ridge Road;

Thence, South 71 degrees 16'22" East a distance of 325.85 feet along the Northerly line of said Original Lot No. 1, Brace Tract, to a point thereon, being the Northeasterly corner of land conveyed to Mark D. and Cathy A. Sexton by deed recorded in document no. 20100351050 of Lorain County Recorder's Records on October 21, 2010, and being the Principal Place of Beginning;

Thence continuing South 71 degrees 16'22" East a distance of 1061.44 feet along the Northerly line of said Original Lot No. 1, Brace Tract, to a point thereon, being the Northwestern corner of land conveyed to Robert Breznal by deed recorded in document no. 980527183 of Lorain County Recorder's Records on April 1, 1998;

Thence, South 20 degrees 29'11" West a distance of 539.80 feet along the Westerly line of said land conveyed to Robert Breznal, to an iron pipe found thereon, being the Northeasterly corner of land conveyed to D.J. and C.L. Sinclair by deed recorded in document no. 20100339745 of Lorain County Recorder's Records on July 12, 2010;

Thence, North 71 degrees 30'10" West a distance of 1061.12 feet along the Northerly line of said land conveyed to D.J. and C.L. Sinclair and the Northwestern prolongation thereof, to an iron pin set at the Northeasterly corner of land conveyed to Dorathe A. Sinclair by deed recorded in Deed Volume 974 Page 811 of Lorain County Recorder's Records, and also being a Southeasterly corner of land conveyed to Phillip M. Lahetta by deed recorded in Official Record Volume 1392 Page 312 of Lorain County Recorder's Records on November 21, 1996;

Legal description reviewed by RRM
on 6-27-16 per O.R.C. Section 5713.09

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Boundary Description
Parcel No. 06-23-001-101-002
13.1963 Acres

Thence, North 20 degrees 26'16" East a distance of 544.05 feet along the Easterly line of land conveyed to Phillip M. Lahetta and the Northeasterly prolongation thereof, to the Principal Place of Beginning, containing 13.1963 Acres as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in July, 2015. Basis of bearings is the centerline of old West Ridge Road (South 20 degrees 26'16" West). Iron pins set are 5/8" diameter, 30" long with plastic caps "T. Simon, S-7775".

Legal description reviewed by PPM
per ORC Section 5713.09

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August 20, 2015
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Boundary Description
Parcel Nos. 06-21-001-102-027
and 06-21-001-000-055
123.4038 Acres (gross)
109.9937 Acres (net)

Situated in the County of Lorain, State of Ohio and being known as parts of Original Elyria Township Lot Nos. 1 and 2, in the Newberry Tract, and being further bounded and described as follows:

Beginning at an iron pin found in a monument box at the intersection of the centerlines of Cooper Foster Park Road and the old centerline of Middle Ridge Road;

Thence, South 46 degrees 52'23" West a distance of 857.77 feet along the centerline of old Middle Ridge Road, to a point thereon, being the Northwestern corner of Parcel No. 3 of land conveyed to CWM Realty, Ltd. By deed recorded in document no. 20020802656 of Lorain County Recorder's Records, and also being the Southwesterly corner of Parcel No. 4 of land conveyed to Sally A. Deluca, Tr., by deed recorded in document no. 20150553609 of Lorain County Recorder's Records on July 29, 2015;

Thence, South 70 degrees 26'50" East a distance of 33.77 feet along the Northerly line of said land conveyed to CWM Realty, Ltd., to an iron pin set at the Northeasterly corner thereof, and being a point on the Southerly line of land conveyed to Sally A. Deluca, Tr., and being the Principal Place of Beginning;

Thence continuing South 70 degrees 26'50" East a distance of 1999.07 feet along the Southerly line of said Parcel No. 4 of land conveyed to Sally A. Deluca, Tr., and the Southeasterly prolongation thereof, to an iron pipe found at the Southeasterly corner of land conveyed to D.A. Hardman by deed recorded in document no. 980529944 of Lorain County Recorder's Records, said iron pipe also being a point on the Easterly line of said Original Lot No. 2, Newberry Tract;

Thence, South 20 degrees 00'01" West a distance of 2163.16 feet along the Easterly line of said Original Lot No. 2, Newberry Tract, to a 2" iron pipe found at the Southeasterly corner thereof, and being a point on the Northerly line of Elyria Township Original Lot No. 1, Brace Tract;

Legal description reviewed by RP/LL
on 12-27-16 per ORC Section 5713.09

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August 20, 2015
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Boundary Description
Parcel Nos. 06-21-001-102-027
and 06-21-001-000-055
123.4038 Acres (gross)
109.9937 Acres (net)

Thence, North 71 degrees 16'22" West a distance of 2635.82 feet along said Northerly line of Elyria Township Original Lot No. 1, Brace Tract, to the Southwesterly corner thereof, and being a point on the centerline of old West Ridge Road;

Thence, North 20 degrees 26'16" East a distance of 1267.15 feet along the centerline of old West Ridge Road, being the Westerly line of said Elyria Township, to an iron pin found in a monument box on the centerline of Middle Ridge Road;

Thence, North 55 degrees 50'54" East along the centerline of Middle Ridge Road, passing through an iron pin found in a monument box at 591.71 feet, a distance of 669.21 feet to an angle point on the centerline of old Middle Ridge Road;

Thence, North 46 degrees 52'25" East a distance of 178.26 feet along the centerline of old Middle Ridge Road, to a mag nail set, being a point on the Easterly line of land conveyed to the Lorain County Board of Commissioners by deed recorded in Deed Volume 937 Page 341 of Lorain County Recorder's Records;

Thence, South 43 degrees 07'37" East a distance of 147.00 feet to an iron pin set;

Thence, North 81 degrees 24'11" East a distance of 266.02 feet to an iron pin set;

Thence, North 49 degrees 33'10" East a distance of 101.00 feet to an iron pin set;

Thence, North 70 degrees 26'50" West a distance of 249.23 feet to an iron pin set on the Easterly line of Parcel No. 2 of land conveyed to CWM Realty, Ltd., by deed recorded in document no. 20020802656 of Lorain County Recorder's Records;

Legal description reviewed by APL
on 10-27-10 per ORC Section 5713.09

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Boundary Description
Parcel Nos. 06-21-001-102-027
and 06-21-001-000-055
123.4038 Acres (gross)
109.9937 Acres (net)

Thence, North 46 degrees 52'23" East a distance of 87.00 feet along said Easterly line of Parcel No. 2 of land conveyed to CWM Realty, Ltd., and Northeasterly prolongation thereof to the Principal Place of Beginning, containing 123.4038 Acres (gross) of which 58.9519 Acres (gross) lies in Original Lot No. 1, Newberry Tract and 64.4519 Acres (gross) lies in Original Lot No. 2, Newberry Tract.

Excepting therefrom 9.8866 Acres conveyed to the State of Ohio in Deed Volume 916 Page 560, 0.1008 Acres conveyed to the Lorain County Board of Commissioners in Deed Volume 936 Page 195, both in Original Elyria Township Lot No. 1, Newberry Tract, and 3.4227 Acres conveyed to the State of Ohio in Deed Volume 916 Page 560 which lies in Original Elyria Township Lot No. 2, Newberry Tract, leaving a total net acreage of 109.9937 Acres of which 48.9645 Acres lies in Original Elyria Township Lot No. 1, Newberry Tract and 61.0292 Acres lies in Original Elyria Township Lot No. 2, Newberry Tract, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in July, 2015. Basis of bearings is the centerline of old Middle Ridge Road (South 46 degrees 52'23" West). Iron pins set are 5/8" diameter, 30" long with plastic caps "T. Simon, S-7775".

Legal description reviewed by PRC
on 08-27-16 per ORC Section 5713.09

TRIGILIO & STEPHENSON PLL
6750 COOPER FOSTER PARK RD
SUITE 102
LORAIN, OH 44053-4132

