SURVIVORSHIP DEED No. 102-E (Revised 1985)

278470

O.R. VOL. 867 PAGE 154

The Ohio Legal Blank, Co., Cleveland
Publishers and Dealers Since 1883

Know all Men by these Presents

That WE, THOMAS P. DLUGOS and DIANE M. DLUGOS, Husband and Wife
(insert marital status)
of Lorain County, Ohio,

for valuable consideration paid, Grant(s), (Covenants, if any), to (insert marital status)

THOMAS P. DLUGOS and DIANE M. DLUGOS, Husband and Wife

for their joint lives, remainder to the survivor of them, (insert marital status)

whose tax mailing address is (addresses are)

the following described Real Property: (Description of land or interest therein and encumbrances, reservations, and exceptions, if any)

Situated in the County of Lorain and the State of Ohio. Being known as part of Original Brownhelm Township Lot No. 62 and more definitely described as follows: Beginning at an iron pin found set in the intersection of the centerline of Bank Road and the south line of Original Brownhelm Township Lot No. 62. Thence South 87° 16' 48" East, in the south line of Original Brownhelm Township Lot No. 62, a distance of 470.01 feet to an iron pin set. Thence North 12° 12' 55" East, a distance of 141.50 feet to an iron pin set. Thence North 89° 53' 50' West, a distance of 133.67 feet to a point in the southerly line of lands conveyed to Elyse C. Ferber as described in Volume 1408 pages 650 thru 653 of the Lorain County Record of Deeds. Thence North 83° 03' 00" West in said south line of lands so conveyed to Elyse C. Ferber, a distance of 25.07 feet to a point in the east line of lands conveyed to Thomas P. and Diane M. Dlugos as described in Volume 1130 page 246 of the Lorain County Record of Deeds. Thence in the easterly line of lands so conveyed to Thomas P. Dlugos and Diane M. Dlugos to the southerly line of lands so conveyed to Elyse C. Ferber as aforementioned. Thence in a northwesterly direction in the southerly line of lands so conveyed to Elyse C. Ferber to the northeasterly line of lands conveyed to Duane A. and Elizabeth Ann Krieg as described in Official Record Volume 0436 page 0299 of the Lorain County REcord of Deeds. Thence in a southwesterly direction in the northeasterly line of lands so conveyd to Duane A. and Elizabeth Ann Krieg, also being a northerly line of lands so conveyed to Thomas P. Dlugos and Diane M. Dlugos as aforementioned, to an iron pin found set in the centerline of Bank Road. Thence South 33° 15' 17" East in the centerline of Bank Road, a distance of 117.30 feet to an angle point in said centerline. Thence South 20° 42' 43" East in the centerline of Bank Road, a distance of 146.14 feet to the place of beginning, containing within said bounds, 2.333 acres of land, be the same more or less, but is subject to all legal highways and easements of record.

More accurately described in exhibit "A" attached.

SAME COURSES ON FOLLOWING PAGE

Prior Instrument Reference: Vol. DV 1130 OR 514 Page 246 747 *of the Deed*

NOTE THE DIFFERENCE

Records of Lorain *County, Ohio.*

NO TRANSFER NECESSARY
JULIAN A. PHOR
LORAIN COUNTY AUDITOR
DEPUTY
2-25-94

*This is a Survivorship Deed**

**See Sections 5301 and 5302.17 of the Revised Code of Ohio as to covenants made and the warranties given by the Survivorship Deed.*

5 ②

COPY

EXHIPIT "A"

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Lorain County Metropolitan Park District
Legal description: Combination of Lot Split parcel and existing PPN 01-00-062-000-006
Thomas P. Dlugos and Diane M. Dlugos

Situated in the County of Lorain and State of Ohio. Being known as part of Original Brownhelm Township Lot No. 62 and more definitely described as follows.

Beginning at an iron pin found set in the intersection of the centerline of Bank Road and the south line of Original Brownhelm Township Lot No. 62.

Thence South 87°-16'48" East, in the south line of Original Brownhelm Township Lot No. 62, a distance of 470.01 feet to an iron pin set.

Thence North 12°-12'55" East, a distance of 141.50 feet to an iron pin set.

Thence North 89°-53'50" West, a distance of 133.67 feet to a point.

Thence North 83°-03'-00" West, a distance of 25.07 feet to a point in the east line of lands conveyed to Thomas P. and Diane M. Dlugos as described in Volume 1130 page 246 of the Lorain County Record of Deeds.

Thence in the easterly line of lands so conveyed to Thomas P. and Diane M. Dlugos a distance of about 35 feet to a point in the south line of lands conveyed to Elyse C. Ferber as described in Volume 1408 pages 650 thru 653 of the Lorain County Record of Deeds.

Thence in a northwesterly direction in the southerly line of lands so conveyed to Elyse C. Ferber a distance of about 320 feet to the northeasterly line of lands conveyed to Duane A. and Elizabeth Ann Krieg as described in Official Record Volume 0436 page 0299 of the Lorain County Record of Deeds.

Thence in a general westerly direction in the northeasterly line of lands so conveyed to Duane A. and Elizabeth Ann Krieg, also being the north line of lands so conveyed to Thomas P. and Diane M. Dlugos as aforementioned, to an iron pin found set in the centerline of Bank Road. * about 140 feet

Thence South 49°-48'44" East in the centerline of Bank Road, a distance of 117.30 feet to an angle point in said centerline.

Thence South 20°-42'48" East in the centerline of Bank Road, a distance of 146.14 feet to the place of Beginning, containing within said bounds 2.333 acres of land, be the same more or less, but is subject to all legal highways and easements of record.

LORAIN COUNTY MAP DEPT.
P. P. No. 01-00-062-000-018 tm
combination

THIS BEARING WITHIN 0°06' OF WHAT I HAVE DETERMINED. KOEPP'S WAS OFF BY OVER A DEGREE (I FOUND S87°10'35"E)

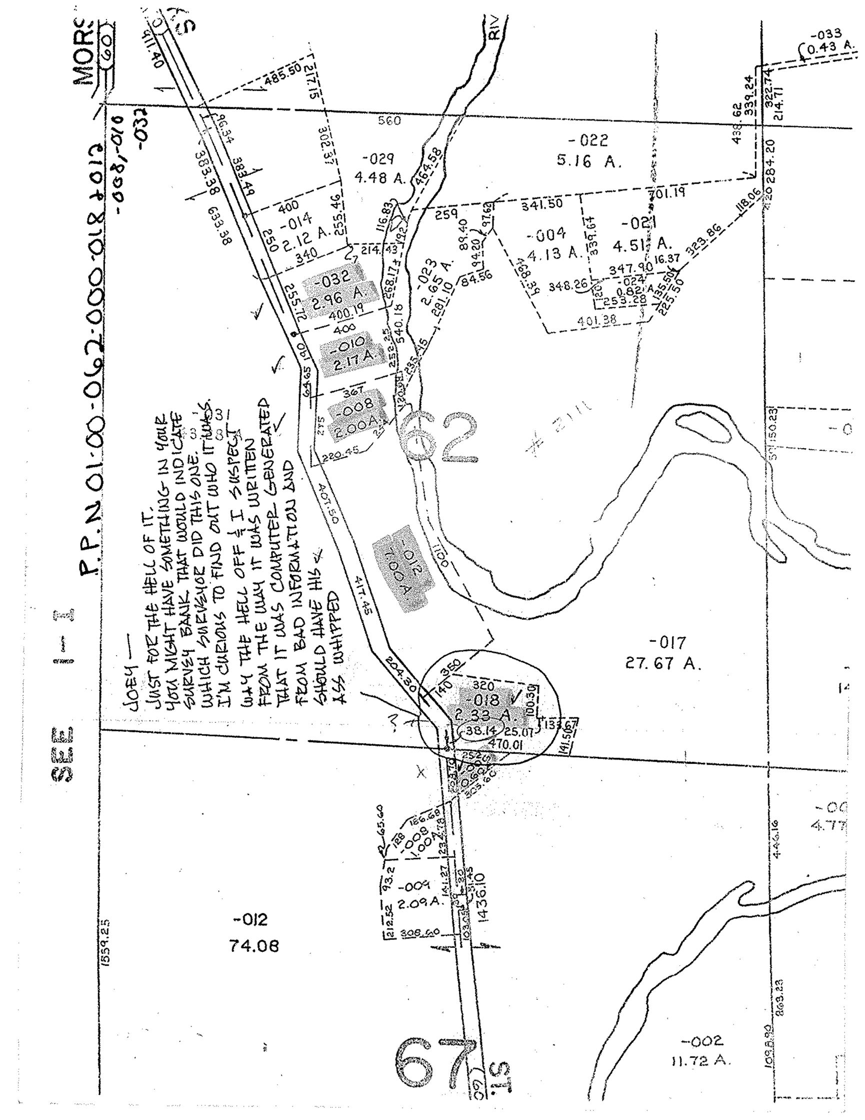
"ABOUT" TO THE NEAREST 5 FEET, NO BEARINGS

THE SECONDS DOWN TO THE MINUTE SUGGESTS THIS WAS COMPUTER GENERATED

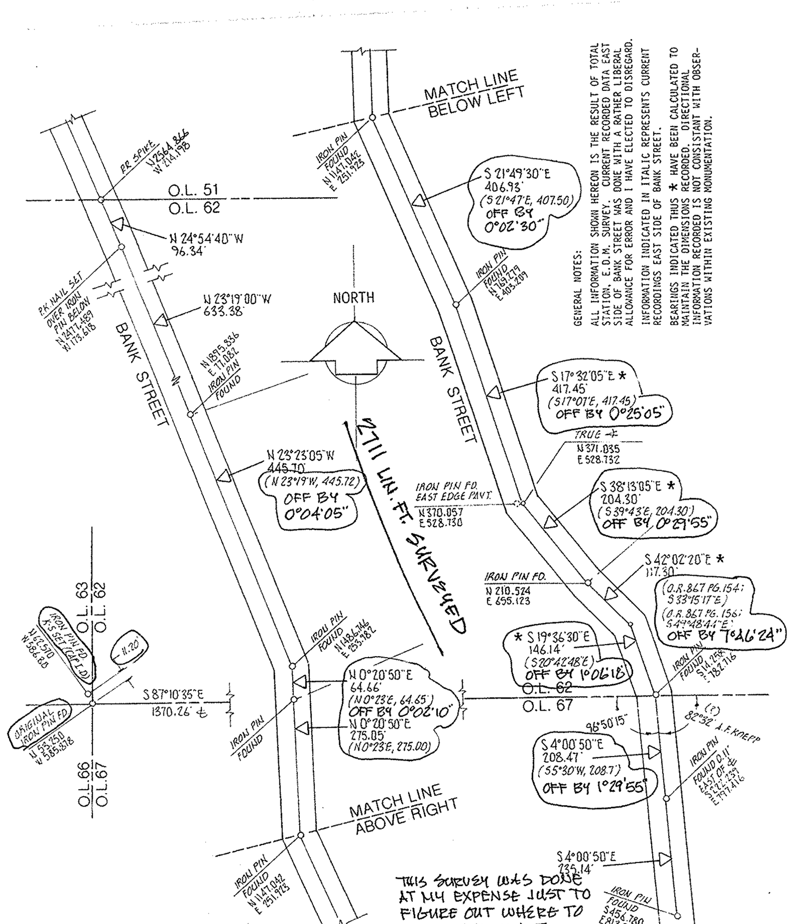
CLOSURE ?

SAME DESCRIPTION BOTH PARCELS, NEITHER WORTH TRUSTING.

5



P.P. NO. 01-00-062-000-018, 012, -008, -010, -032
SPLIT # —
DATE OF SURVEY —
MAP PAGE
SURVEYOR ?

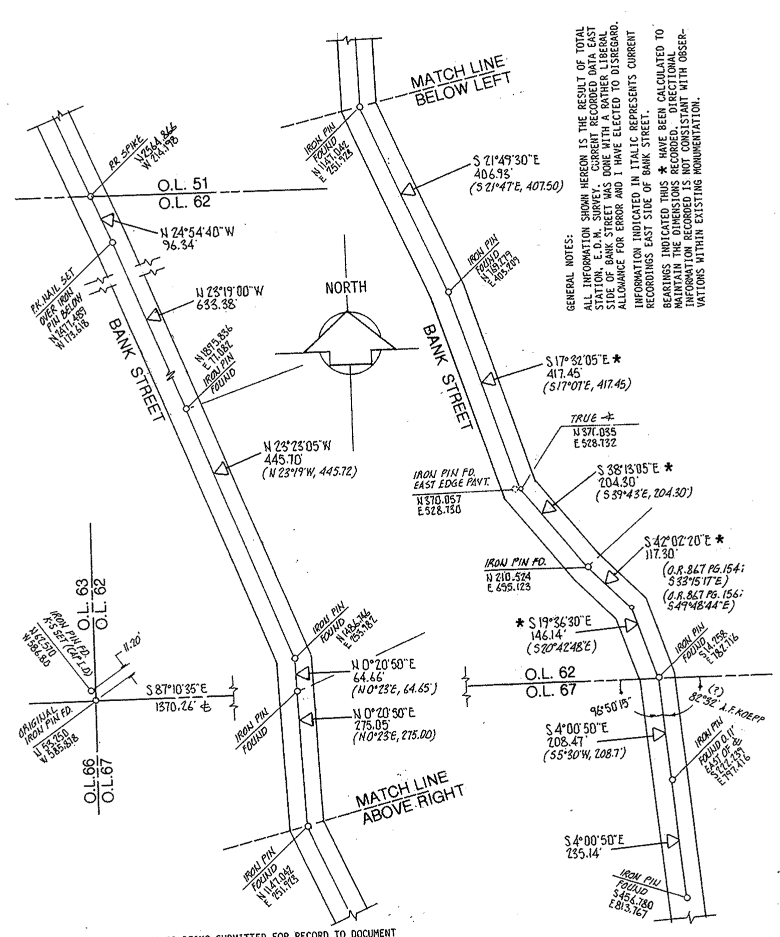


THIS DRAWING IS BEING SUBMITTED FOR RECORD TO DOCUMENT INFORMATION ALONG THE CENTERLINE OF BANK STREET WITHIN ORIGINAL LOT 62 OF BROWNHELM TOWNSHIP, INTENDED TO OBVIATE INCONSISTANCIES IN RECORDED INFORMATION AND TO KEEP SURVEYORS FROM GOING NUTS IN THE FUTURE.

acreage N.A.	PREPARED FOR: PERSONAL SATISFACTION
date MAY-2002	
drawn MGH	M. G. HURA, REGISTERED SURVEYOR 12706 MASON ROAD, VERMILION, OHIO (440) 965-4040
scale 1"=200	SURVEY DATA-O.L. 62 Brownhelm Twp.
STATE OF OHIO M. G. HURA No. 4712 REGISTERED PROFESSIONAL SURVEYOR	PART(S) OF SUBLOT(S) NO. ____ of ____ Volume __ Page __ of PLATS PART of O.L. 62 Tract ___ Section ___ of BROWNHELM TOWNSHIP LORAIN CO., OHIO

VILLAGE OF / CITY OF

FOLLOWING SHEETS FOR YOUR SURVEY BANK



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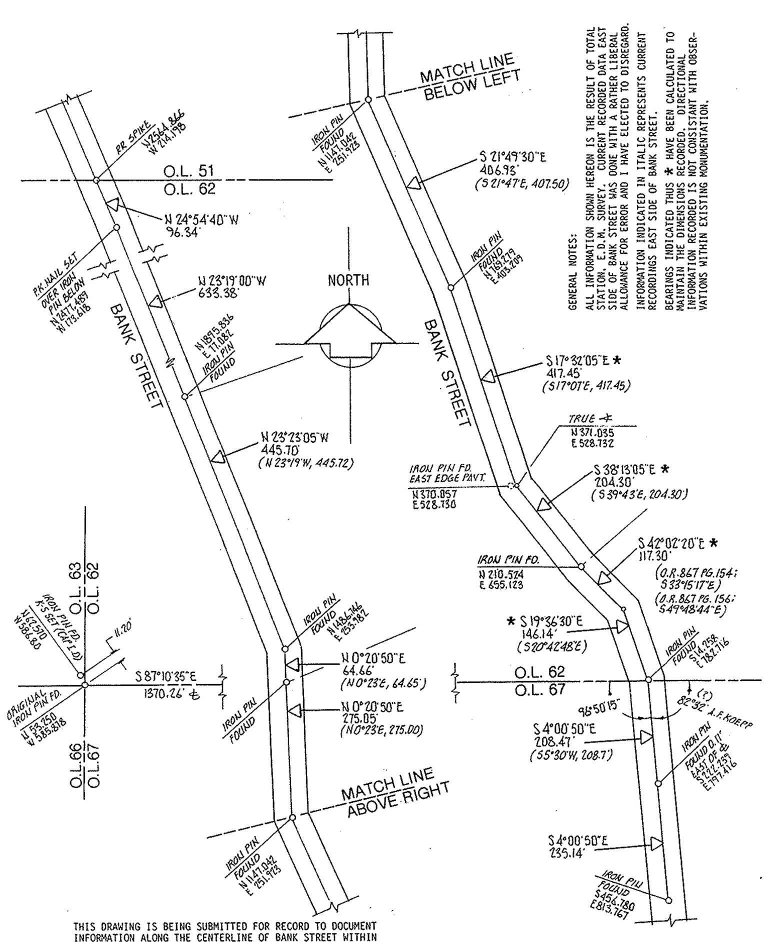
acreage N.A.	PREPARED FOR: PERSONAL SATISFACTION
date MAY-2002	
drawn MGH	M. G. HURA, REGISTERED SURVEYOR 12706 MASON ROAD, VERMILION, OHIO (440) 965-4040
scale 1"=200	SURVEY DATA-O.L. 62 Brownhelm Twp.
STATE OF OHIO M. G. HURA No. 4712 REGISTERED PROFESSIONAL SURVEYOR	PART(S) OF SUBLOT(S) NO. ____ of ____ Volume __ Page __ of PLATS PART of O.L. 62 Tract ___ Section ___ of BROWNHELM TOWNSHIP LORAIN CO., OHIO

VILLAGE OF / CITY OF



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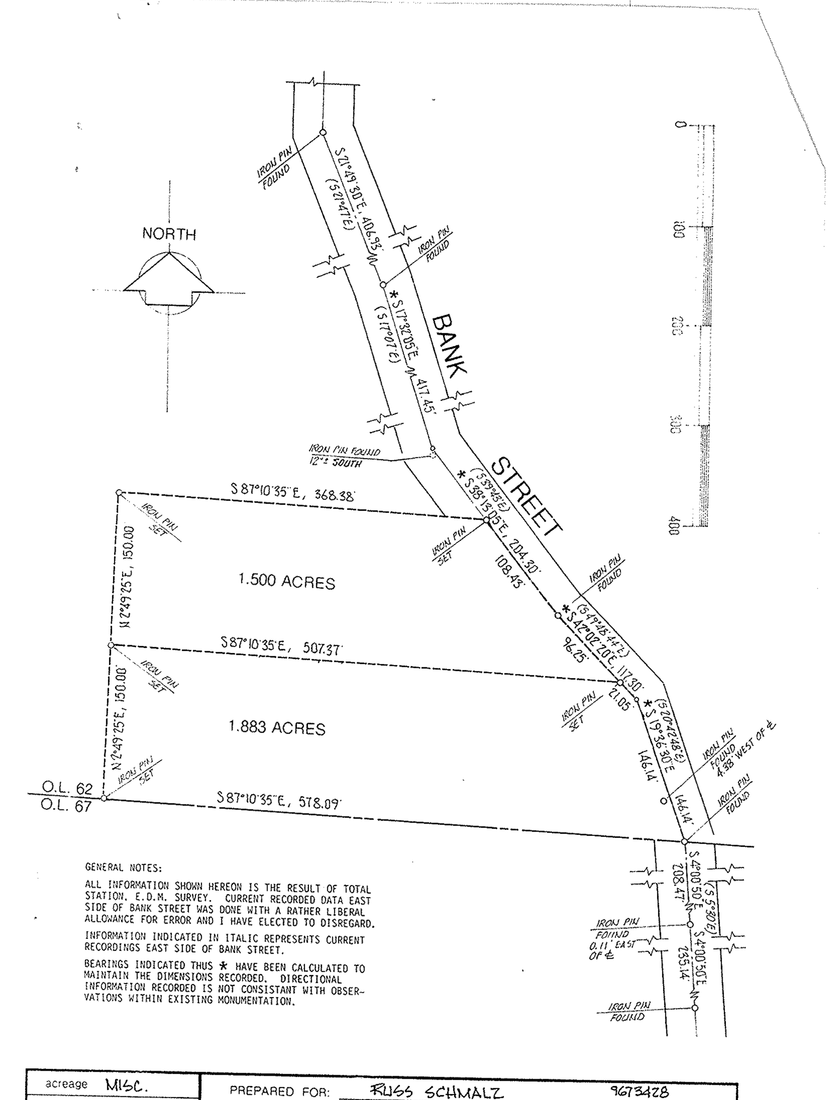
acreage N.A.	PREPARED FOR: PERSONAL SATISFACTION
date MAY-2002	
drawn MGH	M. G. HURA, REGISTERED SURVEYOR 12706 MASON ROAD, VERMILION, OHIO (440) 965-4040
scale 1"=200	SURVEY DATA-O.L. 62 Brownhelm Twp.
STATE OF OHIO M. G. HURA No. 4712 REGISTERED PROFESSIONAL SURVEYOR	PART(S) OF SUBLOT(S) NO. ____ of ____ Volume __ Page __ of PLATS PART of O.L. 62 Tract ___ Section ___ of BROWNHELM TOWNSHIP LORAIN CO., OHIO

VILLAGE OF / CITY OF



acreage MISC.	PREPARED FOR: RUSS SCHMALZ 9673428 8336 BANK ST - VERMILION
date MAY-2002	
drawn MGH	M. G. HURA, REGISTERED SURVEYOR 12706 MASON ROAD, VERMILION, OHIO (440) 965-4040
scale 1"=100	PERIMETER SURVEY
STATE OF OHIO M. G. HURA No. 4712 REGISTERED PROFESSIONAL SURVEYOR	PART(S) OF SUBLOT(S) NO. ____ of ____ Volume __ Page __ of PLATS PART of O.L. 62 Tract ___ Section ___ of BROWNHELM TOWNSHIP LORAIN CO., OHIO

VILLAGE OF / CITY OF