

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being part of Original Black River Township Lot No. 93, and part of Original Sheffield Township Lot Nos. 92 & 98, being all of Sublot Nos. 26 through 31 inclusive of Steck's Tenth Avenue Allotment as recorded in Plat Volume 6, Page 17 of the Lorain County Record of Plats; and being all of Sublot Nos. 3523 through 3537 inclusive of Sheffield Land Improvement Company's Subdivision No. 6, as recorded in Plat Volume 6, Page 12 of the Lorain County Record of Plats and Railroad Avenue and Railroad Street as vacated, bounded and described as follows:

Beginning at a railroad spike set in the Northernly line of East 28th Street, at its intersection with the Easternly line of Toledo Avenue.
Thence in the Easternly line of Toledo Avenue, North 0° 38' 30" East, a distance of 141.00 feet to a spike set in the Easternly extension of the Northernly line of a 16.00 foot alley.
Thence in said line, South 88° 50' 00" West, a distance of 170.08 feet to an iron pin found at the Southernly corner of Sublot No. 26 as appears in the Lorain County Record of Plats, in Plat Volume 6, Page 17 of the Lorain County Record of Plats.
Thence in the Westernly line of Sublot Nos. 31, 30, 29, 28, 27 and 26 of said Steck's Tenth Avenue Allotment, North 0° 38' 30" East, a distance of 231.23 feet to a point at the Northernly corner of said Sublot No. 26; said point also being in the Southernly line of the Sheffield Land and Improvement Company's Subdivision No. 6 as appears in Plat Volume 6, Page 12 of the Lorain County Record of Plats.
Thence in the Southernly line of Sublot No. 3534 of said Subdivision, North 88° 16' 00" West, a distance of 0.50 feet to a point at the Southernly corner of the Westernly line of Sublot No. 3531 and the Westernly line of Sublot Nos. 3533, 3532, 3531, 3530 and 3529.
Thence in the Northernly line of said Sublot No. 3531 and the Northernly line of Sublot No. 3529; said point also being in the Southernly line of Sublot No. 3528.
Thence in said line, North 89° 21' 30" West, a distance of 10.50 feet to an iron pin set at the Southernly corner of Sublot No. 3522 of said Subdivision.
Thence in the Easternly line of Sublot No. 3522, North 0° 38' 30" East, a distance of 40.00 feet to an iron pin set at the Northernly corner thereof; said point also being in the Southernly line of Sublot No. 3523, North 89° 21' 30" West, a distance of 100.00 feet to an iron pin found in the Easternly line of Denver Avenue and the Northernly extension thereof, North 0° 38' 30" East, a distance of 314.51 feet to an iron pin set in the Southernly line of the Baltimore & Ohio Railroad.
Thence in said line, the following courses and distances:
South 33° 36' 30" East, a distance of 354.80 feet to a railroad spike set.
South 41° 40' 07" East, a distance of 113.75 feet to a railroad spike set.
South 48° 19' 58" West, a distance of 13.54 feet to a railroad spike set in the former centerline of Railroad Street.
Thence South 41° 45' 00" East, a distance of 21.94 feet to a railroad spike set; said point being in the Northernly extension of the Easternly line of Toledo Avenue (now vacated).
Thence North 0° 38' 30" East, a distance of 27.00 feet to an iron pin set, and
Thence South 41° 45' 00" East, a distance of 555.50 feet to an iron pin set, and
South 37° 40' 00" East, a distance of 209.48 feet to an iron pin found in the Northernly line of East 28th Street.

Thence in said line, South 88° 50' 00" West, a distance of 504.69 feet to the place of beginning of land herein described.
Containing within said bounds 6.2508 Acres of land, or 272,286.64 Square Feet.

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TRW NELSON STUD WELDING DIVISION

SURVEY FOR

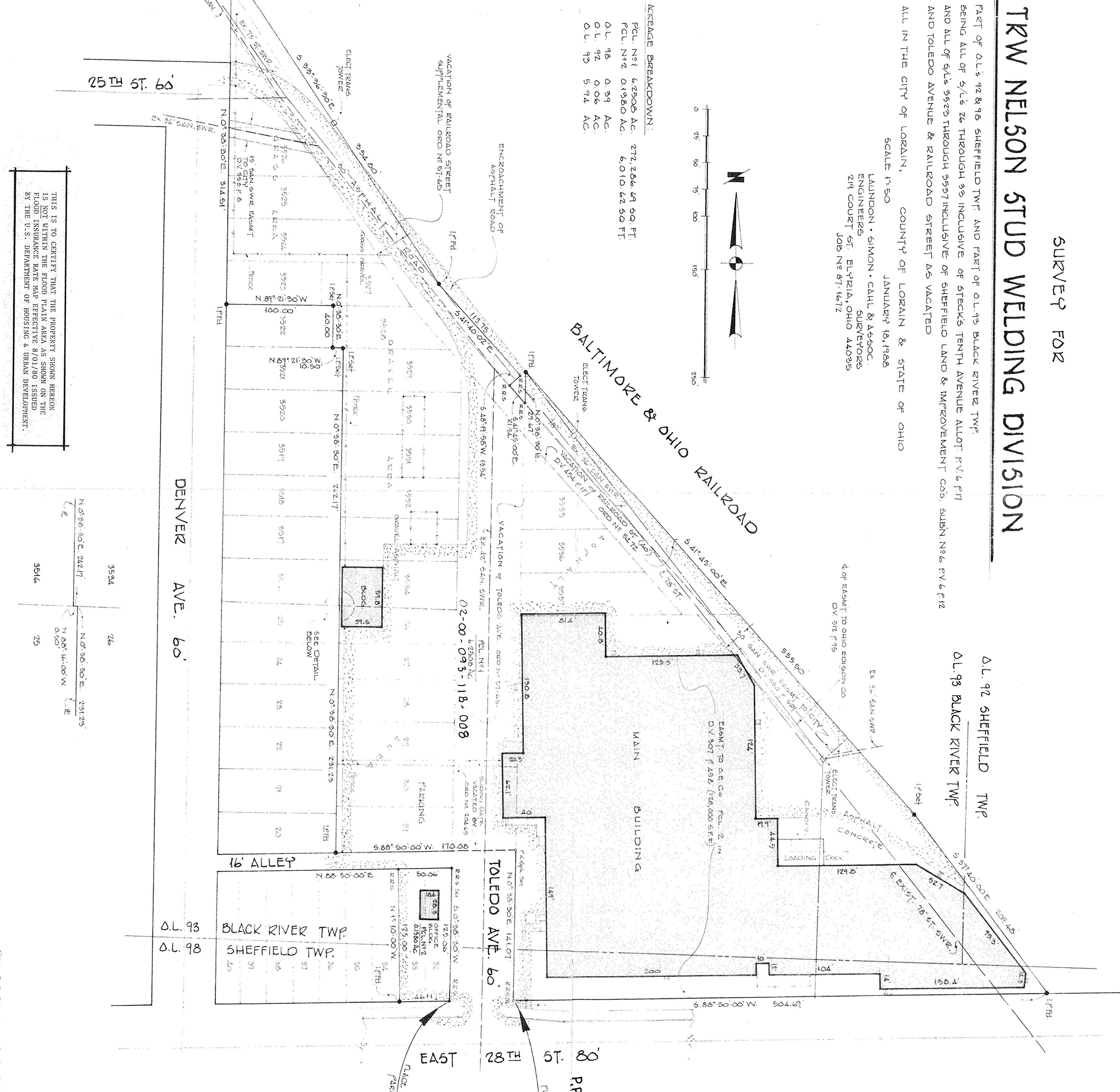
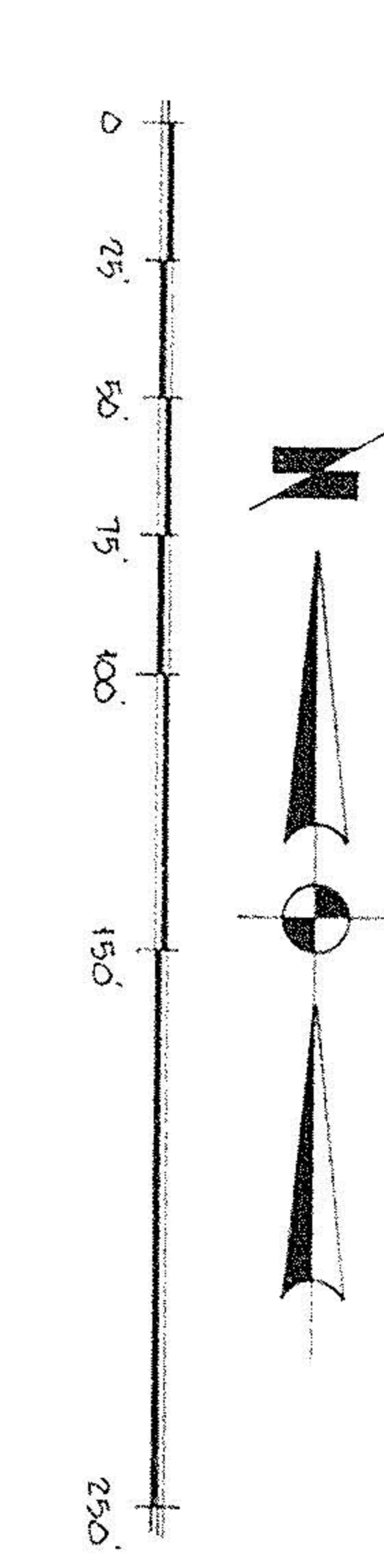
FACT OF D.L. 92 & 98 SHEFFIELD TWP AND PART OF D.L. 93 BLACK RIVER TWP BEING ALL OF S/Ls 92 THROUGH 98 INCLUSIVE OF STECK'S TENTH AVENUE ALLOT P.V. 6 P.17 AND ALL OF S/Ls 3523 THROUGH 3537 INCLUSIVE OF SHEFFIELD LAND & IMPROVEMENT CO'S SUBD. NO. 6 P.V. 6 P.12 AND TOLEDO AVENUE & RAILROAD STREET AS VACATED

ALL IN THE CITY OF LORAIN, COUNTY OF LORAIN & STATE OF OHIO

SCALE 1" = 50'
JANUARY 16, 1988
LAWDON • SIMON • CALL & ASSOC
ENGINEERS SURVEYORS
214 COURT ST. CLEVELAND, OHIO 44103
JOB NO. 87-1672

ACREAGE BREAKDOWN:

P.L. No. 1	6.2508 AC.	272,286.64 SQ. FT.
P.L. No. 2	0.1950 AC.	6,010.62 SQ. FT.
D.L. 92	0.39 AC.	
D.L. 93	5.94 AC.	



NOTE: FROM AND SANITARY SEWERS SHOWN TAKEN FROM AVAILABLE RECORDS ON FILE AT THE LORAIN CITY ENGINEERS DEPARTMENT.

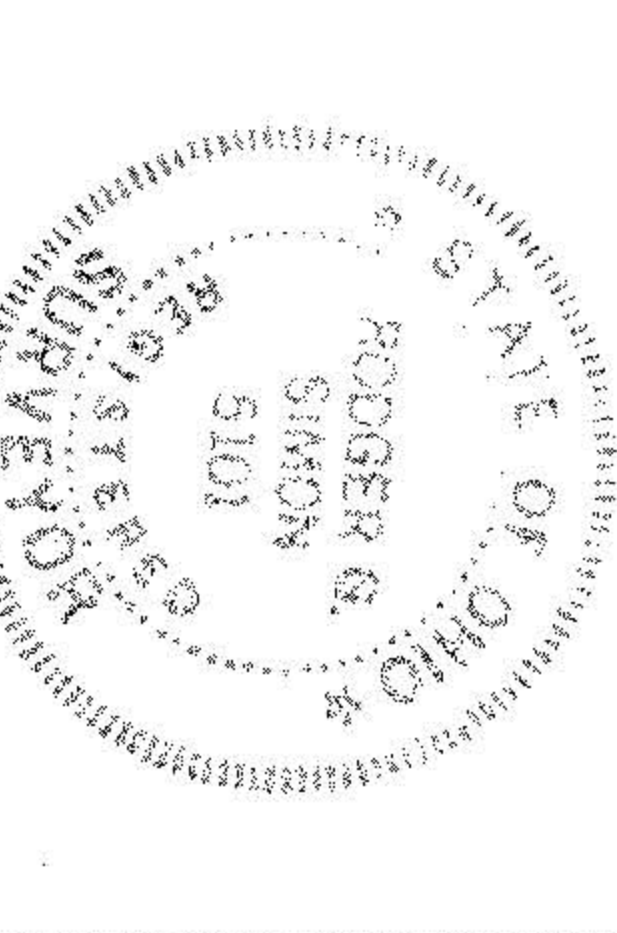
REVISIONS:
REV. 2-9-88 CHNG. CONT. ADD. DATA TO DWG. BY R.G.S.

02-00-093-117-042
P.P.N. 02-00-093-117-042
118 008

SURVEYOR'S CERTIFICATE

This survey was made at the request of TRW Nelson Stud Welding Division, Wilbur Frank Peck and Chicago Title Insurance Company and was made on January 18, 1988 at Lorain, Ohio. The premises described in this plat are the premises specifically described in Chicago Title Insurance Company's Subdivision No. 6 as recorded in Plat Volume 6, Page 12 of the Lorain County Record of Plats and the premises described in the above survey is an accurate representation of the premises described in the foregoing title commitment based on a survey made upon the ground, showing all gaps, gores, overlaps or encroachments of the premises or on the premises, and further showing the location of all easements, roadways or rights-of-way and set-back lines, either of record or visible on the ground, and situated highways, roads, streets, alleys, buildings and/or structures or improvements thereon, that the title lines and lines of actual possession are the same except as shown herein, and that no encroachments exist, except as set forth herein. This survey is made in accordance with the "Minimum Standard Detailed Requirements for Land Title Surveys" jointly established and adopted by ALTA and NSLS in 1986.

By: *Roger Simon*
Roger Simon, Reg. Surveyor



02-00-093-117-042
118 008

#17859

APPROVED
LORAIN CO.
MAP DEPT.

DATE 3-4-88

PAGE 2-00-08-B

BY Carol Francis

VOID AFTER 17859