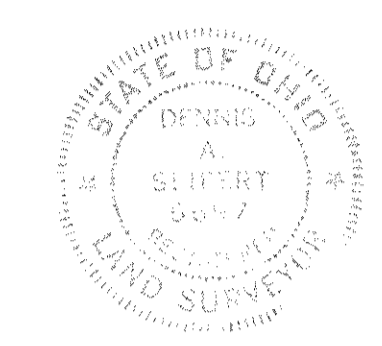


THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8 AND 10 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS OF AN URBAN SURVEY.

DATED: SEPT. 15, 1998

Dennis A. Seifert
DENNIS A. SEIFERT

6697
REG. NO.



PARCEL NO.1

LEGAL DESCRIPTION

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being a part of Block C in Ashwood Acres Subdivision No. 2, as recorded in Volume 29, Page 10, of Lorain County Plat Records, and being a part of Original Black River Township Lot No. 5, Tract No. 2, further described as follows:

- Beginning at the intersection of the centerlines of Ashland Avenue and Shaffer Drive;
- Thence North 88°-36'-32" East along the centerline of Shaffer Drive, 161.23 feet to a point;
- Thence South 1°-23'-28" East, 30.00 feet to a point, said point being the northeast corner of subplot 52 in the Ashwood Acres Subdivision No. 2, and the PRINCIPAL PLACE OF BEGINNING for the parcel described herein;
- Thence North 88°-36'-32" East along the south line of Shaffer Drive, 52.59 feet to a point of curvature;
- Thence continuing along the south line of Shaffer Drive, along the arc of a curve to the right, and having a radius of 408.09 feet, central angle of 22°-15'-28", chord of 157.54 feet and a chord bearing of South 80°-15'-44" East, 158.83 feet to a point of reverse curvature;
- Thence following the south line of Shaffer Drive, along the arc of a curve to the left, and having a radius of 466.52 feet, central angle of 22°-20'-10", chord of 180.72 feet and a chord bearing of South 80°-18'-05" East, 181.87 feet to a point of tangency;
- Thence continuing along the south line of Shaffer Drive, North 88°-16'-35" East, 260.00 feet to an iron pipe found;
- Thence South 1°-38'-44" East, 389.23 feet to an iron pipe found;
- Thence South 88°-36'-20" West, 155.00 feet to a point;
- Thence South 0°-22'-11" East, 90.50 feet to an iron pin found;
- Thence South 88°-23'-35" West, 488.06 feet to an iron pipe found at the southeast corner of subplot 55 in the aforementioned Ashwood Acres Subdivision No. 2;
- Thence North 1°-33'-18" West along the easterly line of sublots 55, 54, 53 and 52, 545.22 feet to the PRINCIPAL PLACE OF BEGINNING, and containing within said boundaries 7.0891 acres of land, subject to all legal highways as surveyed by Dennis A. Seifert and Associates, Inc., in March, 1994.

PARCEL NO.2

LEGAL DESCRIPTION

A nonexclusive easement for the purpose of installation, maintenance and improvement of a drainage channel, appurtenant to Parcel No. 1 as established by instrument recorded in Volume 1160, Page 12, of Lorain County Records over the following described property:

- Being a strip of land 40 feet wide between parallel lines situated in the City of Lorain, County of Lorain and State of Ohio, and known as being a part of Block C in Ashwood Acres Subdivision No. 2, as recorded in Volume 29, Page 10, of Lorain County Plat Records, and being a part of Original Black River Township Lot No. 5, Tract No. 2, further described as follows:
- Beginning at the intersection of the centerlines of Cooper Foster Park Road and Ashwood Boulevard;
- Thence North 88°-39'-45" East along the centerline of Cooper Foster Park Road, 479.50 feet to a point;
- Thence North 1°-20'-15" West along the west line of Block C in said Ashwood Acres Subdivision No. 2, 315.98 feet to the south line of subplot 55 in said Ashwood Acres Subdivision No. 2, said point being the PRINCIPAL PLACE OF BEGINNING for the parcel described herein;
- Thence North 88°-23'-35" East, 600.00 feet to a point in the east line of Block C;
- Thence South 1°-20'-15" East along the east line of Block C, 40.00 feet to a point;
- Thence South 88°-23'-35" West, 600.00 feet to a point in the west line of Block C;
- Thence North 1°-20'-15" West along the west line of Block C, 40.00 feet to the PRINCIPAL PLACE OF BEGINNING, and containing within said boundaries 0.5510 acres of land, subject to all legal highways as surveyed by Dennis A. Seifert and Associates, Inc., in March, 1994.

1. EASEMENT TO OHIO FUEL, Vol. 288, Pg. 296: RELATES TO THE ORIGINAL 55 AC. PARCEL AND CANNOT BE LOCATED ON THIS SITE.

2. EASEMENT TO OHIO EDISON, Vol. 1161, Pg. 959: IS A BLANKET EASEMENT.

3. EASEMENT TO LORAIN TELEPHONE, IS A BLANKET EASEMENT.

4. EASEMENT TO THE CITY OF LORAIN, DOES NOT AFFECT PARCELS 1

Here is the survey. Please call with any questions.
Thanks,
Chris Owen

#22671-D
APPROVED
LORAIN CO.
MAP DEPT.
DATE 10-2-98
PAGE 02-02-0058B
BY TJS
22671-D