



**DESCRIPTION**

Situated in the City of Lorain, County of Lorain and State of Ohio, and being known as that part of Original Black River Township Lot No. 1, Tract 3, bounded and described as follows:

Beginning at a 3/4 inch diameter iron pipe found at the intersection of the centerline of Meister Road with the centerline of Fulmer Road, said point also being a point of the east line of Original Lot 1;

- Thence South 87° 26' 28" West a distance of 858.52 feet along the northerly line of lands now or formerly owned by Larry L. Liebert, Trustee, as recorded in Official Records Volume 331 Page 359, to a 3/4 inch diameter iron pipe found at the southeasterly corner of lands now or formerly owned by West Lake Gardens Association as recorded in Deed Volume 1270 Page 256;
- Thence North 14° 46' 20" West a distance of 299.31 feet along the easterly line of said land;
- Thence North 87° 26' 28" East a distance of 387.95 feet along the southerly line of said B.T.W. Housing Association, Inc.'s lands to a 3/4 inch diameter iron pipe found at the southwest corner of said lands;
- Thence North 87° 26' 28" East a distance of 387.95 feet along the southerly line of said B.T.W. Housing Association, Inc.'s lands to a 3/4 inch diameter iron pipe found in the westerly line of lands now or formerly owned by William M. and Angela Neely as recorded in Deed Volume 606 Page 183;
- Thence South 14° 51' 02" East a distance of 136.75 feet along the westerly line of said Neely's lands to a 3/4 inch diameter iron pipe found at the southwest corner of said lands;
- Thence North 87° 26' 28" East a distance of 210.00 feet along the southerly line of said Neely's lands to a P.K. nail and shiner found in the centerline of Fulmer Road, and passing through a 3/4 inch diameter iron pipe found 30.00 feet west of the centerline of Fulmer Road;
- Thence South 14° 51' 02" East a distance of 100.00 feet along the centerline of Fulmer Road to the place of beginning and containing 190,692 square feet or 4.3777 acres of land more or less but subject to all legal rights of way and encumbrances of record. All bearings are to an assumed meridian and are for the purpose of describing angles only. This description was prepared from a field survey by Earl H. Hunter, P.S. #7537 in September 1995. The premises described herein are the same as described in the conveyance to Jon R. Veard and Joy I. Veard by deed as recorded in Lorain County Official Records Volume 1036 Page 142.

PRIOR DEED REFERENCE: O.R. 1036 PG. 142  
PERMANENT PARCEL NUMBERS: 02-03-001-108-031

**CERTIFICATION**

I, the undersigned, being a registered professional land surveyor in the State of Ohio, for Earl H. Hunter, P.S. (survey company), do hereby certify to Veard-Jenna Terrace Limited Partnership, Society National Bank, First America Title Insurance Company, and Star Title Agency, Inc. that:

- this survey was made on the above described land on the 10th day of September, 1995, updated on September 11, 1995, and that this plat of survey fully and correctly represents the property owned by Rite-Nite Beverage at Fulmer Road, Lorain City, Lorain County, Ohio, including all buildings, visible structures, and other improvements thereon;
- I have shown all recorded easements and rights of way as described in copies of recorded instruments furnished me by the title insurance company or examining attorney (with reference to recording date) and, unless otherwise shown, any visible physical description of such easements conform;
- all of said buildings, structures and improvements, including location and dimensions are correctly depicted;
- that there are no (1) party walls, (2) encroachments on adjoining properties or streets by any of said buildings, structures or improvements, or (3) encroachments on said property by buildings, visible structures or other improvements situated on adjoining property except as shown, there are no gaps, gaps or overlaps between parcels or roads, highways, streets or alleys and all parcels which comprise the whole subject parcel are contiguous;
- all public roads, highways, streets and alleys running adjacent to or upon subject premises are shown, all physical evidence of boundary lines and lines of possession or occupancy have been shown, there are no boundary line discrepancies except as shown and no deficiencies in the quantity of the land described in the legal description; the subject premises were established by actual field measurement; that monuments were found or set or both as shown hereon and that the survey is complete and complies with the requirements as provided, all to the best of my professional knowledge, information and belief;
- distances are given in feet and decimal parts thereof. Courses are given to an assumed meridian and are used to indicate angles only.

#21506

APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 9-14-95  
PAGE 2-03-001-B  
BY T.M.Hain  
V.M.Hunter  
21506

STATE OF OHIO  
REGISTERED PROFESSIONAL SURVEYOR  
EARL H. HUNTER  
S-7537  
Sept. 14, 1995

ALTA SURVEY FOR  
VEARD-JENNA TERRACE LIMITED PARTNERSHIP  
FULMER ROAD  
CITY OF LORAIN  
LORAIN COUNTY, OHIO

PREPARED BY EARL H. HUNTER, P.S.  
1605 SANFORD STREET  
VERMILION, OHIO 44089  
(616) 947-2037

21506

ACREAGE, CLOSURE, AND ERROR OF PLAT

Line #	Bearing	Distance	Direction	Distance	Unit
1	South 87° 26' 28"	858.52	West	858.52	feet
2	North 14° 46' 20"	299.31	West	299.31	feet
3	North 87° 26' 28"	387.95	East	387.95	feet
4	South 14° 51' 02"	136.75	East	136.75	feet
5	North 87° 26' 28"	210.00	East	210.00	feet
6	South 14° 51' 02"	100.00	East	100.00	feet
7	North 87° 26' 28"	210.00	East	210.00	feet
8	South 14° 51' 02"	100.00	East	100.00	feet

Easting Error: -0.006 feet    Northing Error: -0.129 feet  
Gao in Closure: 0.129 feet    Total Traverse: 7,315.3 feet

Precision: 0.56 feet error per 10,000 feet traverse.

Area: 4.378 acres    190,687 square feet.

Scale: 400 feet per inch.

Run by T. Hollis  
9/13/95 @ 12:20

PLAT OF RESURVEY AND REVISED DESCRIPTION FOR  
VEARD-JENNA TERRACE LIMITED PARTNERSHIP  
FULMER ROAD  
CITY OF LORAIN  
LORAIN COUNTY, OHIO

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- Thence South 87° 26' 28" West a distance of 858.52 feet along the northerly line of lands now or formerly owned by Larry L. Liebert, Trustee, as recorded in Official Records Volume 331 Page 359, to a 3/4 inch diameter iron pipe found at the southeasterly corner of lands now or formerly owned by West Lake Gardens Association as recorded in Deed Volume 1270 Page 256;
- Thence North 14° 46' 20" West a distance of 299.31 feet along the easterly line of said West Lake Gardens Association's lands to a 3/4 inch diameter iron pipe found at the southwest corner of lands now or formerly owned by Frank J. Lucas and George Mitoff as recorded in Official Records Volume 750 Page 522;
- Thence North 87° 26' 28" East a distance of 260.15 feet along said Lucas and Mitoff's lands to a 3/4 inch diameter iron pipe found in the westerly line of lands now or formerly owned by B.T.W. Housing Association, Inc. as recorded in Official Records Volume 331 Page 914;
- Thence South 14° 51' 02" East a distance of 136.75 feet along said B.T.W. Housing Association, Inc.'s westerly line to a 3/4 inch diameter iron pipe found at the southwest corner of said lands;
- Thence North 87° 26' 28" East a distance of 387.95 feet along the southerly line of said B.T.W. Housing Association, Inc.'s lands to a 3/4 inch diameter iron pipe found in the westerly line of lands now or formerly owned by William M. and Angela Neely as recorded in Deed Volume 606 Page 183;
- Thence South 14° 51' 02" East a distance of 136.75 feet along the westerly line of said Neely's lands to a 3/4 inch diameter iron pipe found at the southwest corner of said lands;
- Thence North 87° 26' 28" East a distance of 210.00 feet along the southerly line of said Neely's lands to a P.K. nail and shiner found in the centerline of Fulmer Road, and passing through a 3/4 inch diameter iron pipe found 30.00 feet west of the centerline of Fulmer Road;
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PRIOR DEED REFERENCE: O.R. 1036 PG. 142  
PERMANENT PARCEL NUMBERS: 02-03-001-108-031

STATE OF OHIO  
REGISTERED PROFESSIONAL SURVEYOR  
EARL H. HUNTER  
S-7537  
Sept. 14, 1995

P.P. NO. 02-03-001-108-031  
-034  
-033

SPLIT # 21506    DATE OF SURVEY September 14, 1995

MAP PAGE 2-03-001-B

SURVEYOR Earl H. Hunter

THIS IS REVISION AS OF 9/13/95