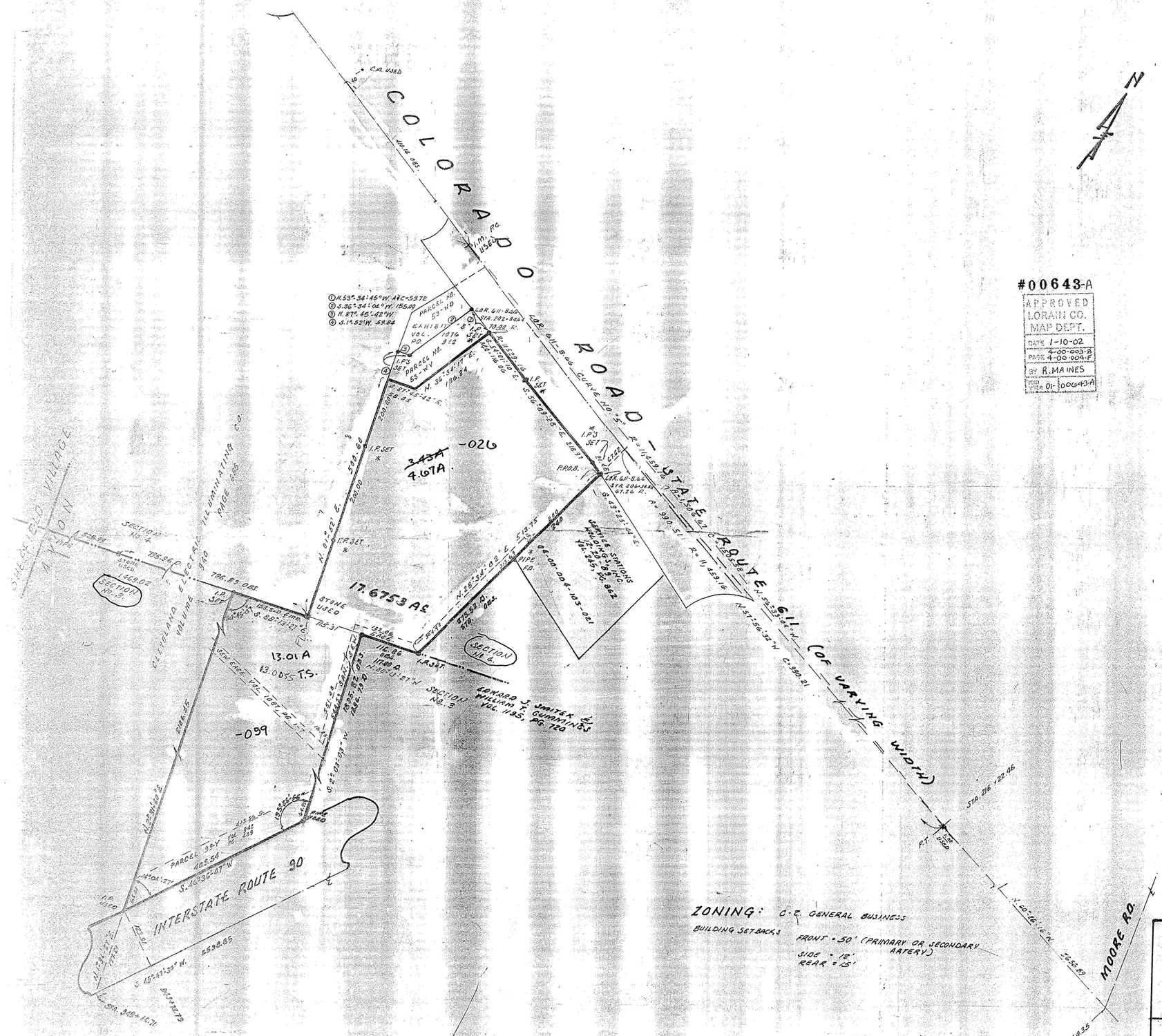
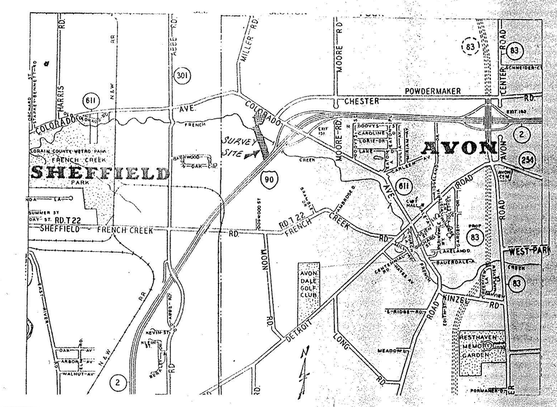
FILE 3610



#00643-A

APPROVED
LORAIN CO.
MAP DEPT.
DATE 1-10-02
4-00-003-B
PAGE 4-00-004-F
BY R. MAINES
VOID UNTIL 01- 00643-A

VICINITY MAP



LEGAL DESCRIPTION OF 17.6753 ACRES

Situated in the City of Avon, County of Lorain and State of Ohio. And known as being part of Original Avon Township Section Nos. 3 and 4 and bounded and described as follows:

Beginning at an iron monument at a point of tangency in the center line of State Route 611, of varying width, distant N. 60°-26'-16"W., 2636.89 feet therein from its point of intersection with the center line of Moore Road, 60 feet wide;

Thence curving to the right, 990.51 feet along said center line of State Routhe 611 on an arc with a radius of 11,459.16 feet whose chord bears N.57°-56'-32"W., 990.21 feet to a point;

Thence S.28°-34'-02"W., 67.57 feet to a point in the Southwesterly right-of-way line of said State Route 611 being the most northerly corner of land conveyed to Service Stations Holdings, Inc. by deed recorded in Volume 245, Page 862 of Lorain County Deed Records and the principal place of beginning;

1. Thence S.28°-34'-02"W., 513.75 feet along the Northwesterly line of said land so conveyed to Service Stations Holding, Inc. and along a Northwesterly line of land conveyed to Edward J. Smitek and William T. Cummings by deed recorded in Volume 1195, Page 720 of Lorain County Deed Records to an angle point therein being also a point in the Southerly line of said Original Section No. 4;

2. Thence N.88°-13'-27"W., 116.86 feet along said Southerly line of Section No. 4 and along a Northerly line of said land so conveyed to Edward J. Smitek and William T. Cummings to an angle point therein;

3. Thence S.2°-03'-03"W., 1895.82 feet along the Westerly line of said land so conveyed to Edward J. Smitek and William T. Cummings to a point in the Northwesterly line of Interstate Route 90;

4. Thence S.46°-36'-07"W., 409.54 feet along said Northwesterly line of Interstate Route 90 to a point in the Easterly line of land conveyed to the Cleveland Electric Illuminating Co. by deed recorded in Volume 940, Page 688 of Lorain County Deed Records;

5. Thence N.2°-31'-40"E., 2186.45 feet along said Easterly line of land so conveyed to the Cleveland Electric Illuminating Co. to an angle point therein being also a point in the Northerly line of said Section No. 3 distant S.88°-13'-27"E., 1469.02 feet therein from the Northwesterly corner thereof;

6. Thence S.88°-13'-27"E., 153.80 feet along said Northerly line of Section No. 3 and along a Southerly line of said land so conveyed to the Cleveland Electric Illuminating Co. to an angle point therein;

7. Thence N.1°-52'E., 500.60 feet along an Easterly line of said land so conveyed to the Cleveland Electric Illuminating Co. to a point in the southerly line of land conveyed to the Ohio Department of Transportation by deed recorded in Volume 1076, Page 922 of Lorain County Deed Records;

8. Thence S.87°-45'-42"E., 58.05 feet along said southerly line of land so conveyed to the Ohio Department of Transportation to a point;

9. Thence N.36°-34'-17"E., 186.84 feet along a southeasterly line of said land so conveyed to the Ohio Department of Transportation to a point of curvature in said southwesterly right-of-way line of State Route 611;

10. Thence curving to the left, 116.06 feet along said southwesterly line of S.R.611 on an arc with a radius of 11529.16 feet whose chord bears S.54°-01'-10"E., 116.06 feet to a point therein;

11. Thence S.56°-09'-28"E., 218.97 feet along said southwesterly line of S.R.611 to an angle point therein;

12. Thence S.49°-25'-44"E., 21.48 feet along said southwesterly line of S.R. 611 to the principal place of begining containing 17.6753 acres of land according to a survey in March, 1995 by Giles Nelson, Ohio Surveyor No. 4630, be the same more or less but subject to all legal highways.

STATE OF OHIO
GILES F. NELSON
4630
REGISTERED SURVEYOR

GILES NELSON
CIVIL ENGINEER & SURVEYOR
4402 WEST 215th STREET
FAIRVIEW PARK, OHIO 44126
PHONE 331-9110

I HEREBY CERTIFY THAT THE FOREGOING MAP WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES MADE UNDER MY SUPERVISION; THAT THE SAME SHOWS THE LOCATION OF THE BOUNDARIES, AND ALL IMPROVEMENTS THEREON; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATIONS THEREOF WITH RESPECT TO THE BOUNDARIES ARE AS SHOWN; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON SUBJECT PREMISES, NOR FROM SUBJECT PREMISES UNLESS SHOWN ON THE PLAT; AND THAT ANY RECORDED EASEMENTS AND/OR EASEMENTS APPARENT FROM A VISUAL INSPECTION ARE DELINEATED THEREON.

THE FOREGOING MAP OR SURVEY MAY BE USED BY FOR THE PURPOSE OF DELETING THE STANDARD EXCEPTION APPEARING IN THE TITLE POLICY AS REGARDS SURVEY.

Giles Nelson
GILES NELSON, OHIO SURVEYOR NO. 4630

LEGEND –

N.	MEANS NORTH	B.M.	MEANS BENCHMARK	VOL	MEANS VOLUME
S.	SOUTH	C.M.	CONCRETE MONUMENT	PG.	PAGE
E.	EAST	I.M.	IRON MONUMENT	℄	CENTERLINE
W.	WEST	I.P.	IRON PIN OR PIPE	000	CONTOUR LINE
A	ARC	P.C.	POINT OF CURVATURE	x000.0	SPOT ELEVATION
R	RADIUS	P.	PLATED	P.T.	POINT OF TANGENCY
C	CHORD	OBS.	OBSERVED	P.P.B.	PRINCIPAL PLACE OF BEGINNING
Δ	DELTA	MTD.	MEASURED	REC.	RECORD
				T.O.	TURNED

BOUNDARY & TOPOGRAPHICAL SURVEY FOR:

MARATHON PETROLEUM COMPANY

AT THE INSTANCE OF: JEFF HARMA

OF A PARCEL OF LAND KNOW AS BEING PART OF THE ORIGINAL AVON TOWNSHIP SECTIONS NOS. 3 AND 4, NOW IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO.

JULY 25, 1990
REV. MAR. 23, 1995 4-12-95 REV. 2-22-96 *

SCALES 1" = 100' & 1" = 40'

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