PLAT OF BOUNDARY
SPONGE, INC.
ELYRIA, OHIO

JUNE 30, 1989

by

MICHAEL ZUNICH & ASSOCS.
&
FOOR & ASSOCS.
35836 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
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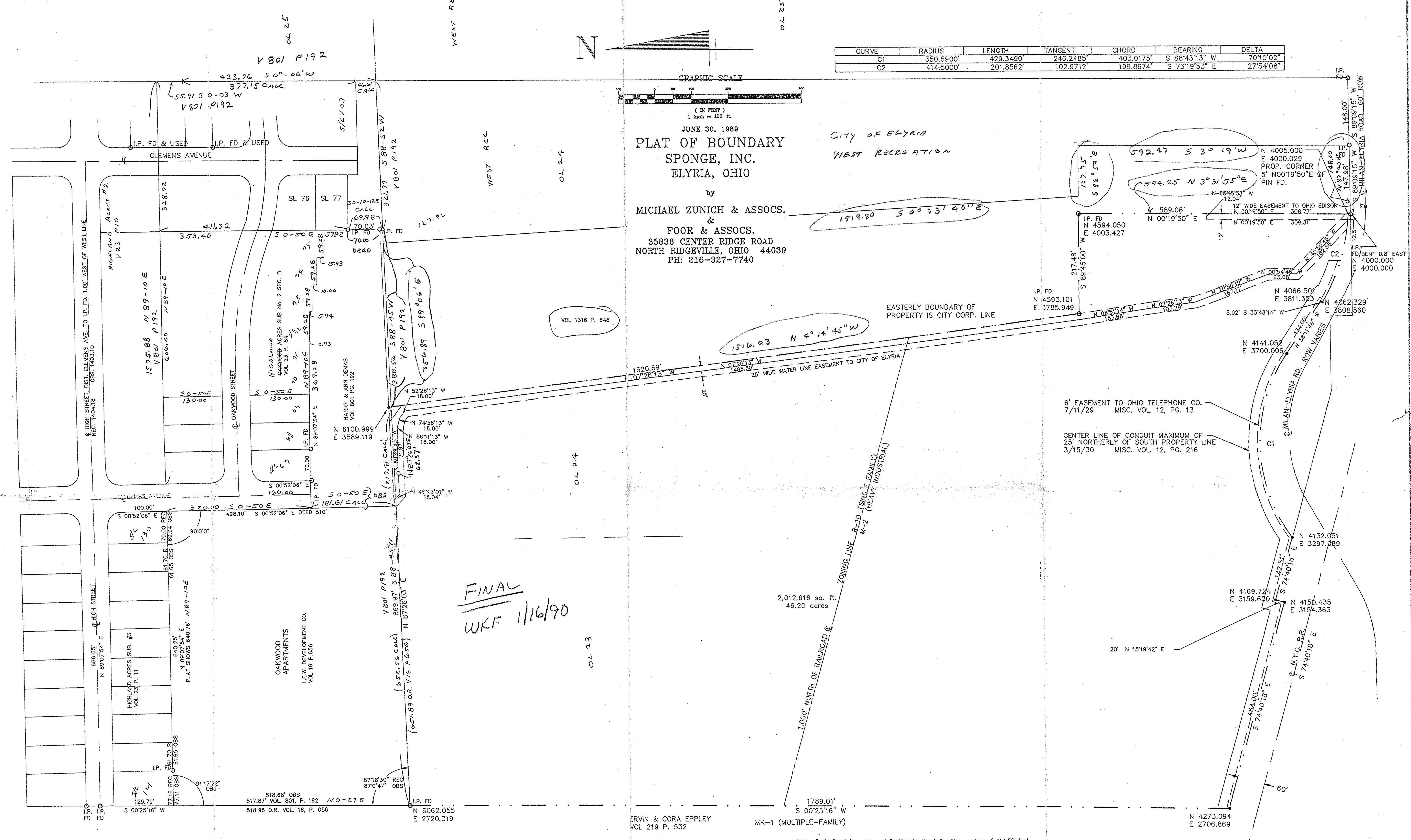
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.5900'	429.3490'	246.2485'	403.0175'	S 88°43'13" W	70°10'02"
C2	414.5000'	201.8562'	102.9712'	199.8674'	S 73°19'53" E	27°54'08"



LEGAL DESCRIPTION

Situated in the City of Elyria, County of Lorain, State of Ohio and known as being part of Original Elyria Township Lots 23 and 24, West of the Black River and bounded and described as follows:

Beginning at an iron pin found in the Northerly ROW of the Milan–Elyria Road, a distance of 295.98 feet, South 89°09'15" West from an iron pin found in the Westerly Corporation Line of the City of Elyria and being the Southwesterly corner of the lands conveyed by deed to Pearl Andrzejczyk and Joseph Zavala as recorded in the Lorain County Deed Recordes Vol 1316, Page 646.

Thence N 0°19'50" E along the westerly line of the lands conveyed by deed to Pearl Andrzejczyk and Joseph Zavala as aforementioned a distance of 5 feet to an iron pin found and the principle place of beginning;

Thence continuing N 0°19'50" E along the westerly line of the lands conveyed by deed to Pearl Andrzejczyk and Paul Zavala as aforementioned a distance of 589.06 feet to an iron pin found in their northerly line;

Thence S 89°45'00" W along the southerly line of the lands conveyed by deed to Pearl Andrzejczyk and Joseph Zavala as aforementioned a distance of 217.48 feet to an iron pin found at the Southwesterly corner of the lands conveyed by deed to Pearl Andrzejczyk and Paul Zavala as aforementioned;

Thence N 07°26'13" W along the westerly line of lands conveyed by deed to Pearl Andrzejczyk and Paul Zavala as aforementioned a distance of 1520.69 feet to a point in the southerly line of lands conveyed by deed to Harry and Ann Demas as recorded in the Lorain County Deed Records Vol. 801 page 192;

Thence S 87°26'03" W along the southerly line of the lands conveyed by deed to Harry and Ann Demas aforementioned and along the southerly line of lands conveyed by deed to the L.E.W. Development Co. as recorded in Lorain County Deed Records Vol. 16, Page 656 a distance of 869.97 feet to an iron pin found in the easterly line of the lands conveyed by deed to Ervin and Cora Eppley as recorded in the Lorain County Deed Records Vol. 219, Page 532;

Thence S 0°25'16" W along the easterly line of the lands conveyed by deed to Ervin and Cora Eppley as aforementioned a distance of 1789.01 feet to a point in the northerly ROW line of ConRail Corp.;

Thence S 74°40'18" E along the Northerly right of way line of ConRail Corp., a distance of 464.00 feet to a point.

Thence S 15°19'42" W along the Westerly porperty of ConRail Corp., a distance of 20 feet to a point;

Thence S 74°40'18" E along the Northerly right of way line of ConRail Corp., a distance of 142.51 feet to a point of intersection with the right of way line of Milan–Elyria Road;

Thence along the Northerly right of way line in a curve deflecting to the right with a radius of 350.59 feet, an arc length of 429.35 feet, and a chord of 403.02 feet with a bearing of S 88°43'13" W to a point of tangency;

Thence from the point of tangency S 56°11'46" E along the Northerly right of way line of Milan–Elyria Road a distance of 134.00 feet to a point;

Thence S 56°11'46" W a distance of 5.02 feet to a point of intersection with the right of way line of Milan–Elyria Road:

Thence along the Northerly right of way line of Milan–Elyria Road in a curve deflecting to the left with a radius of 414.50 feet, an arc length of 201.86 feet, a chord of 199.87 feet with a bearing of S 73°19'53" E to a point and the principle place of beginning containing within said bounds 46.20 acres of land, of which about 21.74 acres are in Original Lot No. 23,and about 24.46 acres are in Original Lot No. 24, be the same more or less, but subject to all legal highways.

SURVEYOR'S CERTIFICATE
(Ohio Enterprise Bond Fund Projects)

I hereby certify to the Director of Development of the State of Ohio and Sponge, Inc. that the survey prepared by me entitled "Plat of Boundary, Sponge Inc., Elyria, Ohio," and dated June 30, 1989, was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage ; that any discharge into streams, rivers or other conveyance system is shown on the survey, and that the parcels descrcribed thereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration – Special Flood Hazard Area Maps." This survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1988.

IN WITNESS HEREOF, the undersigned has hereunto set his hand this ____ day of ____________ 19___

STATE OF OHIO
JAMES R. FOOR
S-5875
REGISTERED SURVEYOR

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