NOVEMBER, 1999 PARCEL 2 CLARKWOOD APARTMENTS 4/27/72 4.00 ACRES S 87'24'45"E English and the second marked Wellert 6369; THE ELYRIA SAVINGS & TRUST NATIONAL BANK ONE-STORY
MASONRY BUILDING VOL. 1623 PG. 247 1.6635 ACRES (D) 1.6633 ACRES (M) ONE-STORY BUILDING The same who are not one and not one and not one of the same and CANOPY-PARCEL 1 1.6633 ACRES -0.2707 ACRES PARCEL 2 1.3926 ACRES REMAINING NOVEMBER, 1999 PARCEL 1 ZFIRSTMERIT SIGN T PIPE FOUND AND USED-EMRO MARKETING CO. O.R. 157 PG. 679 EASTWOOD COURT PROPERTIES O.R. 104 PG, 370 0.470 ACRES (0) PARCEL 2 0.2707 ACRES -7/8" REBAR FOUND: 1.75' NORTH

Boundary Survey Description
THE ELYRIA SAVINGS AND TRUST NATIONAL BANK BROAD STREET & ABBE ROAD

Situated in the City of Elyria, County of Lorain, and State of Ohio, known as being a part of Original Elyria Township Lot 6 east of Black River, being part of a 1.6633 acre parcel of land owned by The Elyria Savings & Trust National Bank as recorded 5/5/71 in Deed Volume 1623, page 247, and being more fully described as follows:

BEGINNING at the intersection of the centerline of Broad Street (66 feet) with the centerline of Abbe Road (50 feet) being witnessed by a 7/8 inch rebar found on the centerline of Abbe Road 1.75 feet north of Broad Street;

thence North 70°46'45" West 201.11 feet along the centerline of Broad Street to THE TRUE POINT OF BEGINNING;

thence North 70°46'45" West 70.89 feet along the centerline of Broad Street to a

thence North 03°33'00" East 164.65 feet to a 5/8 x 30 inch rebar set with a cap marked Wellert 6369, passing over a 5/8 x 30 inch rebar set with a cap marked Wellert 6369 at 34.27 feet;

thence South 86°52'00" East 67.00 feet to a 5/8 x 30 inch rebar set with a cap

thence South 03°09'35" West 184.29 feet along the west line of a 0.9410 acre parcel of land owned by Emro Marketing Company as recorded in Official Record 157, page 679 to THE TRUE POINT OF BEGINNING, containing 0.2707 acres but subject to all highways, easements and covenants of legal record as surveyed by Robert L. Wellert, Registered Surveyor Number 6369, November, 1999.

The basis of bearings is the centerline of Abbe Road, bearing South 03°08'00"West, per Official Record 157, page 679 between monuments found.

Boundary Survey Description THE ELYRIA SAVINGS AND TRUST NATIONAL BANK **BROAD STREET & ABBE ROAD**

Situated in the City of Elyria, County of Lorain, and State of Ohio, known as being a part of Original Elyria Township Lot 6 east of Black River, being part of a 1.6633 acre parcel of land owned by The Elyria Savings & Trust National Bank as recorded 5/5/71 in Deed Volume 1623, page 247, and being more fully described as follows:

BEGINNING at the intersection of the centerline of Broad Street (66 feet) with the centerline of Abbe Road (50 feet) said point being witnessed by a 7/8 inch rebes found on the centerline of Abbe Road 1.75 feet mouth of Broad Street:

thence North 70°46'45" West 272.00 feet along the centerline of Broad Street to THE TRUE POINT OF BEGINNING

thence North 70°46'45" West 50.75 feet along the centerline of Broad Street to a

thence North 03°33'00" East 320.85 feet along the east line of a 0.470 acre parcel of land owned by Eastwood Court Properties as recorded in Official Record 104, page 370 to a 5/8 x 30 inch rebar set with a cap marked Wellert 6369, passing over a 5/8 x 30 inch rebar set with a cap marked Wellert 6369 at 34.27 feet;

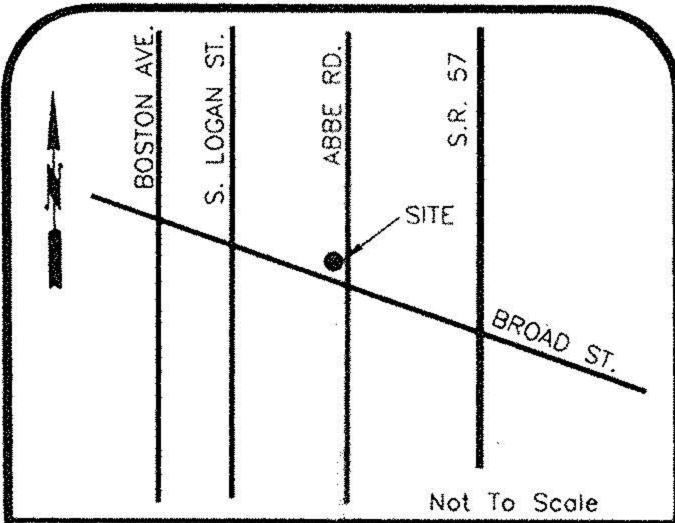
thence South 87°24'45" East 307.79 feet along the south line of a 4.00 acre parcel of land owned by Clarkwood Apartments to a point on the centerline of Abbe Road, passing over a 5/8 x 30 inch rebar set with a cap marked Wellert 6369 at 282.79

thence South 03°08'00" West 173.19 feet along the centerline of Abbe Road to a

thence North 86°52'00" West 260.15 feet along the north line of a 0.9410 acre parcel of land owned by Emro Marketing Company as recorded in Official Record 157, page 679 to a 5/8 x 30 inch rebar set with a cap marked Wellert 6369, passing over a 1 inch pipe found at 25.00 feet;

thence South 03°33'00" West 164.65 feet to THE TRUE POINT OF BEGINNING. containing 1.3926 acres but subject to all highways, easements and covenants of legal record as surveyed by Robert L. Wellert, Registered Surveyor Number 6369,

The basis of bearings is the centerline of Abbe Road, bearing South 03°08'00"West, per Official Record 157, page 679 between monuments found.



Site Location Plan

General Notes

SURVEY WAS COMPLETED MAY, 1999.

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF ABBE ROAD BEARING S 03'08'00" W PER O.R. 157 PG. 679 BETWEEN MONUMENTS FOUND ALONG THE WEST RIGHT-OF-WAY AND THE CENTERLINE.

THE LATITUDE AND LONGITUDE OF THIS SITE ARE NORTH 41'21'52.61" AND WEST 82'04'41.65".

PROPERTY IS ZONED B.A.O. BUSINESS- AUTOMOTIVE ORIENTED

BUILDING SETBACKS:

FRONT 35' (GAS PUMPS & BUILDING)
FRONT 5' (CANOPY)
SIDE 15'
REAR 30'

LEGEND

"PK" NAIL SET

MONUMENT FOUND

5/8"x 30" REBAR SET PROPERTY LINE

RIGHT OF WAY

TAKE POINT OF BEGINNING

WELLERT CORPORATION ENGINEERS - SURVEYORS 5136 BEACH ROAD MEDINA, OHIO 44256

Revision/Issue

(330) 239-2699

MARATHON ASHLAND PETROLEUM 539 SOUTH MAIN ST.

Project Title

BOUNDARY SURVEY

BROAD ST. AND ABBE RD. ELYRIA, OHIO

991105 NOVEMBER 23, 1999

1" = 30'

APPROVED LORAIN CO. MAP DEPT

DATE 12-21-99 PAGE 6-124

#99-00 309

MARATHON DRAWING NO.

GRAPHIC SCALE - FEET

ROBERT L. WELLERT R.L.S. NO. 6369