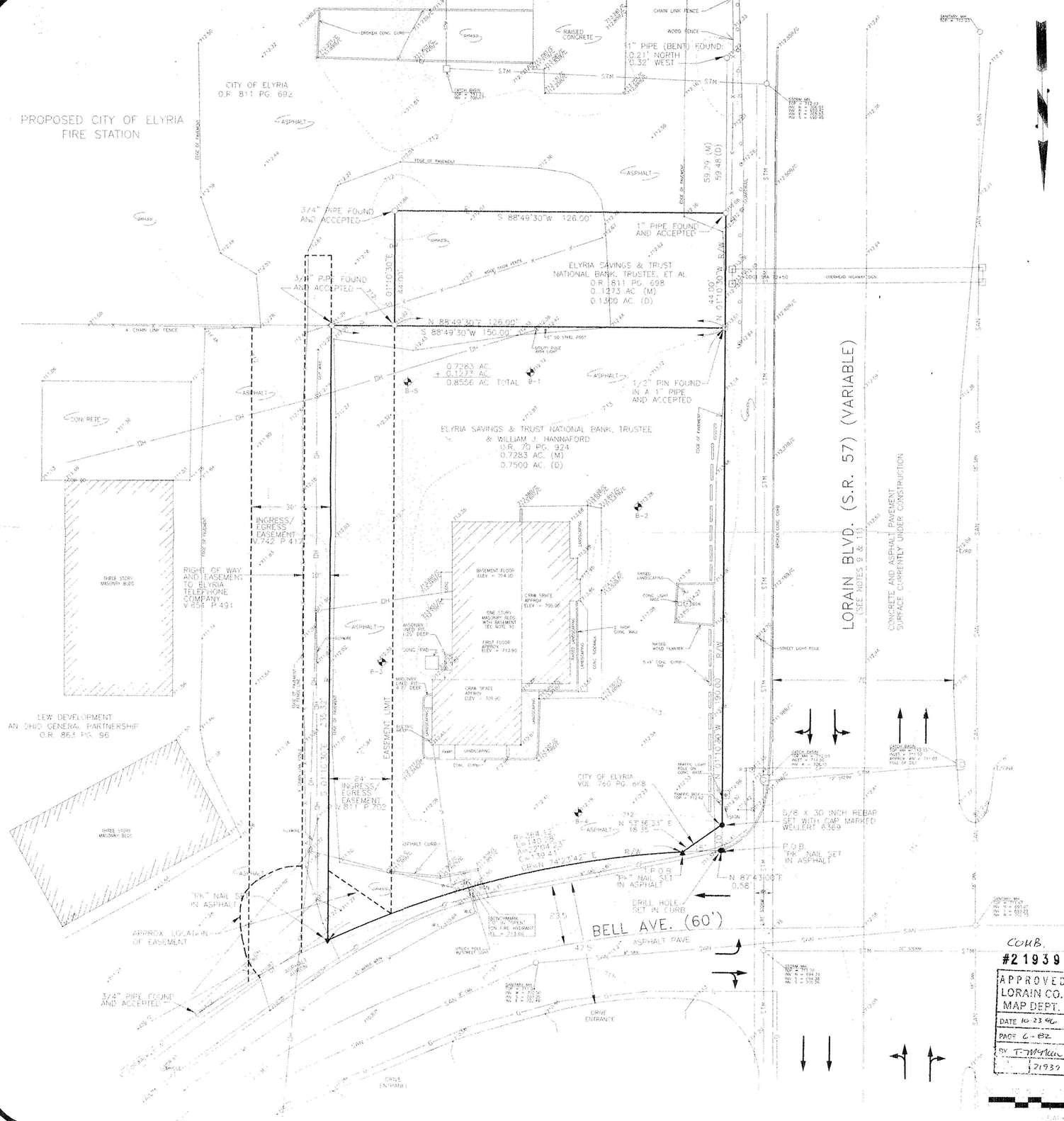



Marathon Oil Company
Lorain Boulevard & Bell Avenue
June 26, 1996

Situated in the City of Elyria, County of Lorain and State of Ohio, and known as being a part of Original Lot number 28, West of Black River and being a part of Block B, of Cascade Colony Subdivision Revised, as recorded in Volume 18 page 15 of Lorain County Record of Plats and being more fully described as follows:

Beginning at a Pk nail set at the intersection of the east line of Lorain Boulevard (State Route 57) (Variable) with the south line of Bell Avenue (60 feet);

thence North 87°43'00" East 0.58 feet along the south line at Bell Avenue to a drill hole set;

thence northeasterly along the arc of a curve to the left, along the south line of Bell Avenue, chord bearing North 86°33'58" East (R=364.12 feet, C=14.42 feet, L=14.42, R=364.12, A=2°16'09") 14.42 feet to a pk nail set and THE TRUE POINT OF BEGINNING;

thence northeasterly along the arc of a curve to the left, along the south line of Bell Avenue, chord bearing North 74°23'42" East (R=364.12 feet, L=140.28 feet, C=139.41 feet, A=22°04'23") 140.28 feet to a pk nail;

thence South 1°10'30" East 235.32 feet to a 3/4 inch pipe found;

thence South 88°49'30" West 24.00 feet to a 3/4 inch pipe found;

thence South 1°10'30" East 44.00 feet to a 3/4 inch pipe found;

thence South 88°49'30" West 126.00 feet to a 1 inch pipe found on the east line of Lorain Boulevard;

thence North 1°10'30" West 234.00 feet along the east line of Lorain Boulevard to a 5/8" x 30" inch rebar set with a cap marked Wellert 6369;

thence North 53°36'33" East 18.35 feet per City of Elyria Record Volume 760, Page 618 to The True Point Of Beginning, containing 0.8556 acres, but subject to all legal highways, easements, and covenants of legal record as surveyed by Robert L. Wellert, Registered Surveyor No. 6369, June, 1996.

## INFORMATION SOURCES

| | | | |
|---|---|---|---|
| STORM SEWER: | CITY OF ELYRIA<br>328 BROAD STREET<br>ELYRIA, OHIO 44035<br>(216) 322-1955 | WATER: | CITY OF ELYRIA<br>328 BROAD STREET<br>ELYRIA, OHIO 44035<br>(216) 322-1955<br>LENNY SHIPPY |
| SANITARY SEWER: | CITY OF ELYRIA<br>328 BROAD STREET<br>ELYRIA, OHIO 44035<br>(216) 322-1955 | TELEPHONE: | ELYRIA TELEPHONE (ALLTEL)<br>363 THIRD STREET<br>ELYRIA, OHIO 44035<br>(216)329-4000<br>DAVE SMITH |
| ELECTRIC: | OHIO EDISON CO.<br>6324 LAKE AVENUE<br>ELYRIA, OHIO 44035<br>(216) 233-0041<br>CHUCK BLAZINA | | LCI INTERNATIONAL<br>DAN NEISE<br>(614) 798-6277 |
| GAS: | COLUMBIA GAS<br>215 THIRD STREET<br>P.O. BOX 490<br>ELYRIA, OHIO 44036<br>(216) 284-1127<br>DAVE GURVAS | ZONING: | CITY OF ELYRIA<br>328 BROAD STREET<br>ELYRIA, OHIO 44035<br>(216) 322-1955 |

## LEGEND

| | | | |
|---|---|---|---|
| | EXISTING GRADE | ▲ | "PK" NAIL SET |
| | TOP OF CONCRETE ELEV.<br>BOTTOM OF CONCRETE ELEV. | ○ | MONUMENT FOUND |
| | | ● | 5/8"x 30" REBAR SET |
| | TOP OF RET. WALL ELEV.<br>BOTTOM OF RET. WALL ELEV. | E<br>R/W | PROPERTY LINE<br>RIGHT OF WAY |
| TPOB | TRUE POINT OF BEGINNING | | YARD LIGHT POLE ON RECT. CONC. BASE |
| SAN | SANITARY SEWER | | UTILITY POLE |
| W | WATER LINE | RS | ROADWAY SIGN |
| STM | STORM SEWER | | FIRE HYDRANT |
| OH | OVERHEAD LINES | GV | GAS CAP |
| UE | UNDERGROUND ELECTRIC | WV | WATER CAP |
| G | GAS LINE | | STORM INLET WITH MANHOLE |
| TEL | UNDERGROUND TELEPHONE CABLE | | GROUND CONTOUR (5 FOOT INTERVAL) |
| | | | SOIL BORING |

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 LOCATION 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 LAWYERS TITLE INSURANCE CORPORATION FOR THE PURPOSE OF DELETING THE STANDARD EXCEPTION APPEARING IN THE TITLE POLICY AS REGARDS SURVEY.

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF OHIO AND MEETS ALL REQUIREMENTS WITH REGARDS TO MINIMUM ANGLE, DISTANCE AND CLOSURE FOR THIS CLASS OF SURVEY.

ROBERT L. WELLERT
REG. NO. 6369

I HEREBY CERTIFY THAT I HAVE SURVEYED THIS 0.8556 ACRE PARCEL AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN.

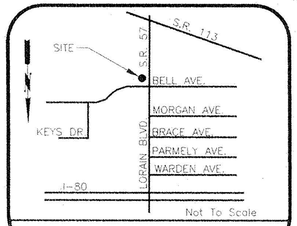
ROBERT L. WELLERT
REGISTERED SURVEYOR NO. 6369

COUB.
#21939
APPROVED LORAIN CO. MAP DEPT.
DATE 10-23-96
PAGE 6-82
BY T. McMahon
21939

STATE OF OHIO
ROBERT LEE WELLERT
6369
REGISTERED SURVEYOR

8557

Approved: Scott J. Sandor 7/15/96




Site Location Plan

## General Notes

1. SURVEY WAS COMPLETED MAY, 1996.
2. BENCHMARK IS THE LETTER "O" IN THE WORD "OPEN" ON THE FIRE HYDRANT LOCATED 149 FEET EAST OF THE CENTERLINE OF LORAIN BLVD. AND 31 FEET SOUTH OF THE CENTERLINE OF BELL AVENUE. ELEV = 713.66
3. UTILITIES ARE SHOWN PER RESULT OF FIELD SURVEY AND RECORD RESEARCH. CONTRACTOR MUST CAREFULLY FIELD VERIFY UTILITY DETAILS PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.
4. EASEMENTS NOT SHOWN ON DRAWING:
   1. VOL. 563 PG. 999
      RIGHT OF WAY EASEMENT TO THE ELYRIA TELEPHONE COMPANY AND THE OHIO EDISON COMPANY OVER THE ENTIRE PARCEL
   2. VOL. 526 PG. 81
      RIGHT OF WAY EASEMENT TO THE ELYRIA TELEPHONE COMPANY AND THE OHIO EDISON COMPANY OVER THE ENTIRE PARCEL
   3. VOL. 623 PG. 206
      RIGHT OF WAY EASEMENT TO THE ELYRIA TELEPHONE COMPANY AND THE OHIO EDISON COMPANY OVER THE ENTIRE PARCEL
5. THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF PARCEL 1 BETWEEN MONUMENTS FOUND, BEARING S 88°49' 30" W
6. THE LATITUDE AND LONGITUDE OF THIS SITE ARE NORTH 41°23'05" AND WEST 82°07'00"
7. PROPERTY IS ZONED B-1 NEIGHBORHOOD BUSINESS
8. BUILDING SETBACKS:
   FRONT 0
   SIDE 0
   REAR 20
   SETBACKS MAY VARY DEPENDING ON CONSTRUCTION TYPE AND USE GROUP CLASSIFICATION.
9. STATE ROUTE 57 WAS IN THE PROCESS OF BEING RESURFACED AT THE TIME OF THIS SURVEY.
10. ACCESS TO THE INTERIOR OF THE BUILDING COULD NOT BE OBTAINED AT TIME OF SURVEY TO ESTABLISH ACCURATE FINISHED FLOOR ELEVATIONS
11. INFORMATION PERTAINING TO THE PROPOSED CONSTRUCTION ALONG S.R. 57 AND ON ADJACENT PROPERTY HAS BEEN ISSUED FOR REFERENCE TO MARATHON OIL COMPANY UNDER SEPARATE TRANSMITTAL.

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | REVISED BOUNDARY DESCRIPTION AND NOTE 11 | 6/27/96 |


WELLERT CORPORATION
ENGINEERS - SURVEYORS
1051 HIGH STREET
WADSWORTH, OHIO 44281
(330) 336-5407


Client
MARATHON OIL COMPANY
539 S. MAIN STREET FINDLAY, OHIO 45840

Project Title
# TOPOGRAPHIC & BOUNDARY SURVEY
PROPOSED EMRO #8557
LORAIN BLVD. (S.R.57) AT BELL AVE.
ELYRIA, OHIO

| | |
|---|---|
| Project Number: 960519 | Sheet: 1/1 |
| Date: JUNE 17, 1996 | |
| Scale: 1" = 20' | Drawn By: S.M.W. |