PARCEL 2 CLARKWOOD APARTMENTS 4/27/72 4.00 ACRES formation of the second An an also described in the second of the se THE ELYRIA SAVINGS & TRUST NATIONAL BANK ONE-STORY MASONRY BUILDING VOL. 1623 PG. 247 1.6635 ACRES (D) 1.6633 ACRES (M) ONE-STORY
MASONRY BUILDING The same with the same and with the same and CANOPY-PARCEL 1 1.6633 ACRES -0.2707 ACRES PARCEL 2 1.3926 ACRES REMAINING NOVEMBER, 1999 PARCEL 1 ZFIRSTMERIT 7" PIPE FOUND AND USED-S 86'52'00'E S 86"52'00"E EMRO MARKETING CO. O.R. 157 PG. 679 EASTWOOD COURT 0.9409 ACRES (D) PROPERTIES O.R. 104 PG, 370 0.9410 ACRES (M) 0.470 ACRES (D) PARCEL 2 0.2707 ACRES 7/8" REBAR FOUND: 1.75' NORTH
ON THE CENTERLINE OF ABBE ROAD

Boundary Survey Description
THE ELYRIA SAVINGS AND TRUST NATIONAL BANK BROAD STREET & ABBE ROAD NOVEMBER, 1999

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 rebut found on the centerline of Abbe Road 1.75 feet month 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.

Not To Scale

Site Location Plan

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

General Notes

SURVEY WAS COMPLETED MAY, 1999.

SURVEY IS THE CENTERLINE OF ABBE ROAD BEARING S 03'08'00" W

THE BASIS OF BEARING FOR THIS

PER O.R. 157 PG. 679 BETWEEN

MONUMENTS FOUND ALONG THE

WEST RIGHT-OF-WAY AND THE

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

BUILDING SETBACKS:

CENTERLINE.

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 TRUET FORT OF BEGINNING

Revision/Issue

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

(330) 239-2699

MARATHON ASHLAND PETROLEUM 539 SOUTH MAIN ST. FINDLAY, OHIO 45840

BOUNDARY SURVEY

Project Title

BROAD ST. AND ABBE RD. ELYRIA, OHIO

NOVEMBER 23, 1999 1" = 30

#00 309

APPROVED LORAIN CO. MAP DEPT DATE 12-21-99 PAGE 6-124 #99-00 309

GRAPHIC SCALE - FEET

HEREBY CERTIFY THAT I HAVE SURVEYED THESE 0.2707 ACRE &

OF THE SAME. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN.

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

1.6633 ACRE PARCELS AND THIS PLAT IS A CORRECT REPRESENTATION

MARATHON DRAWING NO.