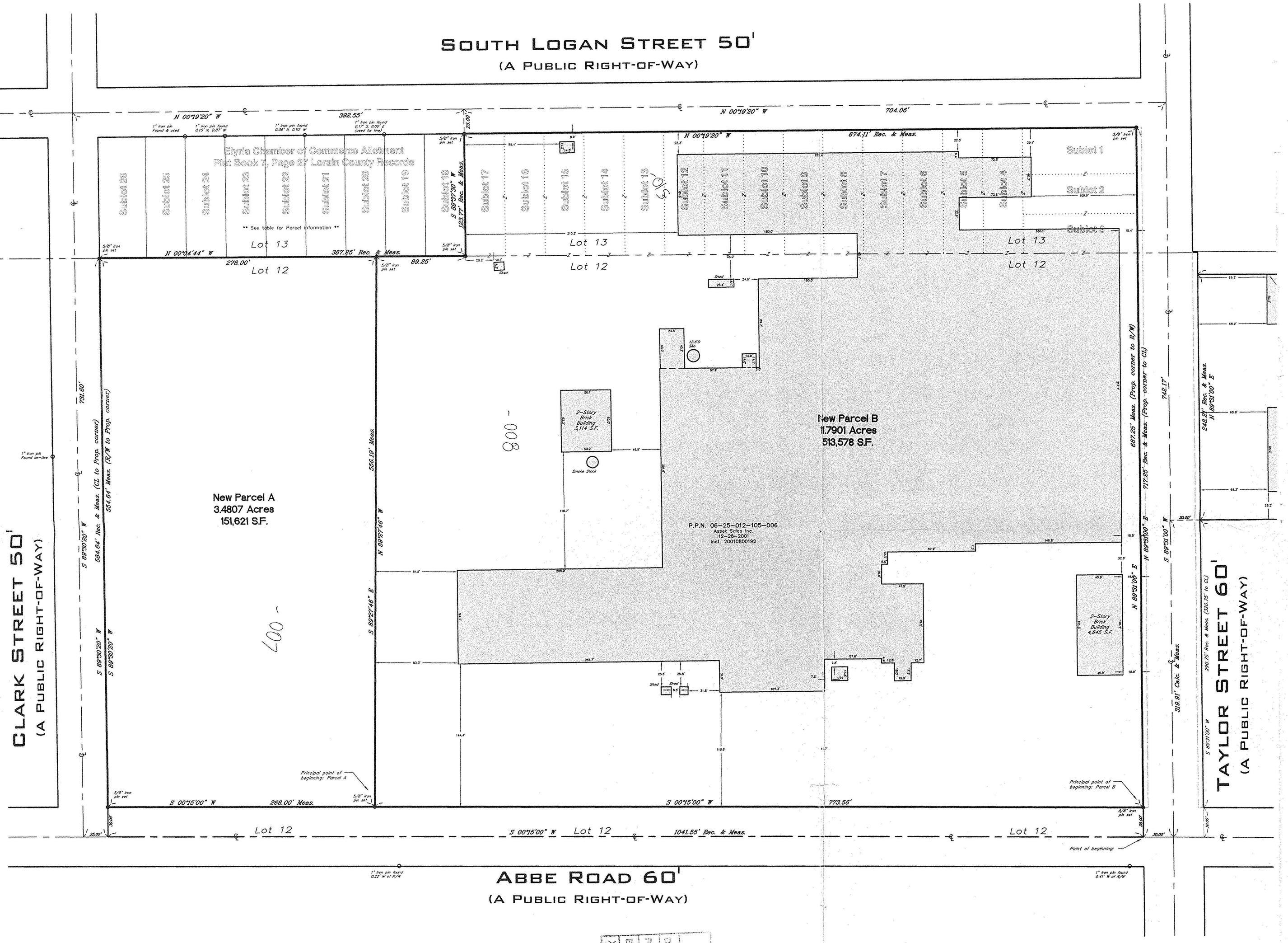
PLAT OF LOT SPLIT

OF

ELECTROALLOYS CORPORATION
TAYLOR STREET & ABBE ROAD
ELYRIA, OHIO



Sublot	Parcel No.	Owner	Date	Vol./Pg.
18	06-025-013-108-006	David L. Link	12/18/1995	Vol. 1194, Pg. 223
19	06-025-013-108-007	Roy L. Bean	5/1/1990	Vol. 284, Pg. 630
20	06-025-013-108-008	Steven S. Purdey	7/24/2001	No. 200107/66211
21	06-025-013-108-009	Paula J. Eary	9/28/1995	Vol. 1104, Pg. 518
22	06-025-013-108-010	Deborah A. Miskalsky	1/23/1997	Vol. 1422, Pg. 91
23	06-025-013-108-011	Theodore W. Wright	8/28/1972	Vol. 1057, Pg. 615
24	06-025-013-108-012	David A. Johnston	5/31/1985	Vol. 1375, Pg. 912
25	06-025-013-108-013	Alex S. Turner	10/8/1996	Vol. 1367, Pg. 300
26	06-025-013-108-014	Michael T. Huff	11/15/1996	Vol. 1389, Pg. 224

Parcel	Total Acres	Total S.F.
New Parcel A	3.48074	151,621
New Parcel B	11.79012	513,578
Total Acres	15.27086	665,199

APPROVED LORAIN CO. ENGINEER'S DEPT. DATE 7-24-02 PAGE 6.106 BY JHatfield # 02-0159 W 01159

LEGAL DESCRIPTION
NEW PARCEL A

SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO: AND BEING PART OF ORIGINAL LOT NO. 12, EAST OF THE BLACK RIVER, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF ABBE ROAD (60 FEET WIDE) (ALSO BEING THE EASTERLY LINE OF ORIGINAL LOT NO.12) AT ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF TAYLOR STREET (60 FEET WIDE);

THENCE SOUTH 89° 31' 00" WEST ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF TAYLOR ROAD, 30.00 FEET TO A 5/8" IRON PIN SET ON THE WESTERLY LINE OF ABBE ROAD;

THENCE SOUTH 00° 15' 00" WEST ALONG THE WESTERLY LINE OF ABBE ROAD, 773.56 FEET TO A 5/8" IRON PIN SET AND THE PRINCIPAL POINT OF BEGINNING OF THE PREMISES HEREIN DESCRIBED;

THENCE SOUTH 00° 15' 00" WEST CONTINUING ALONG THE WESTERLY LINE OF ABBE ROAD, 268.00 FEET TO A 5/8" IRON PIN SET ON THE NORTHERLY LINE OF CLARK STREET (50 FEET WIDE);

THENCE SOUTH 89° 30' 20" WEST ALONG THE NORTHERLY LINE OF CLARK STREET, 554.64 FEET TO A 5/8" IRON PIN SET IN THE WESTERLY LINE OF ORIGINAL LOT NO. 12, AND THE EASTERLY LINE OF THE CHAMBER OF COMMERCE ALLOTMENT AS APPEARS IN PLAT VOLUME 7, PAGE 27 OF THE LORAIN COUNTY RECORD OF PLATS;

THENCE NORTH 00° 04' 44" WEST ALONG THE EASTERLY LINE OF SAID CHAMBER OF COMMERCE ALLOTMENT AND THE WESTERLY LINE OF ORIGINAL LOT NO. 12, 278.00 FEET TO A 5/8" IRON PIN SET;

THENCE SOUTH 89° 27' 46" EAST, 556.19 FEET TO THE PRINCIPAL POINT OF BEGINNING AND CONTAINING 3.4807 ACRES OF LAND AS CALCULATED AND DESCRIBED BY EDWARD B. DUDLEY, P.S. NO. 6747 OF THE RIVERSTONE COMPANY IN JUNE OF 2002, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

LEGAL DESCRIPTION
NEW PARCEL B

SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO: AND BEING PART OF ORIGINAL LOT NOS. 12 AND 13, EAST OF THE BLACK RIVER, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF ABBE ROAD (60 FEET WIDE) (ALSO BEING THE EASTERLY LINE OF ORIGINAL LOT NO. 12) AT ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF TAYLOR STREET (60 FEET WIDE);

THENCE SOUTH 89° 31' 00" WEST ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF TAYLOR ROAD, 30.00 FEET TO A 5/8" IRON PIN SET ON THE WESTERLY LINE OF ABBE ROAD AND THE PRINCIPAL POINT OF BEGINNING OF THE PREMISES HEREIN DESCRIBED:

THENCE SOUTH 00° 15' 00" WEST ALONG THE WESTERLY LINE OF ABBE ROAD, 773.56 FEET TO A 5/8" IRON PIN SET;

THENCE NORTH 89° 27' 46" WEST, 556.19 FEET TO A 5/8" IRON PIN SET IN THE WESTERLY LINE OF ORIGINAL LOT NO. 12 AND THE EASTERLY LINE OF THE CHAMBER OF COMMERCE ALLOTMENT AS APPEARS IN PLAT VOLUME 7, PAGE 27 OF THE LORAIN COUNTY RECORD OF PLATS;

THENCE NORTH 00° 04' 44" WEST ALONG THE EASTERLY LINE OF SAID CHAMBER OF COMMERCE ALLOTMENT AND THE WESTERLY LINE OF ORIGINAL LOT NO. 12, 89.25 FEET TO A 5/8" IRON PIN SET AT THE SOUTHEASTERLY CORNER OF SUBLOT NO. 17 IN SAID ALLOTMENT;

THENCE SOUTH 89° 37' 30" WEST ALONG THE SOUTHERLY LINE OF SUBLOT NO. 17, 123.77 FEET TO A 5/8" IRON PIN SET IN THE EASTERLY LINE OF SOUTH LOGAN STREET (50 FEET WIDE);

THENCE NORTH 00° 19' 20" WEST ALONG THE EASTERLY LINE OF SOUTH LOGAN STREET, 674.11 FEET TO A 5/8" IRON PIN SET IN THE SOUTHERLY LINE OF TAYLOR STREET;

THENCE NORTH 89° 31' 00" EAST ALONG THE SOUTHERLY LINE OF TAYLOR STREET, 687.25 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.7901 ACRES OF LAND, OF WHICH 9.8521 ACRES LIE IN ORIGINAL LOT NO. 12 AND 1.9380 ACRES OF LAND LIE IN ORIGINAL LOT NO. 13, AS CALCULATED AND DESCRIBED BY EDWARD B. DUDLEY, P.S. NO. 6747 OF THE RIVERSTONE COMPANY, IN JUNE OF 2002, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THIS PLAT OF LOT SPLIT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO REPRESENT ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF OHIO
EDWARD B. DUDLEY III
PS 6747
REGISTERED PROFESSIONAL SURVEYOR

APRIL 5, 2002

EDWARD B. DUDLEY, III P.S. NO. 6747 DATE

NOTE: ALL 5/8" IRON PINS SET ARE CAPPED BY EDWARD B. DUDLEY,

BASIS OF BEARINGS: CENTERLINE BEARING OF TAYLOR STREET (NORTH 89°31'00" EAST) AS DESCRIBED IN DEED CONVEYED TO ASSET SALES INC., DATED DECEMBER 28, 2001 AND RECORDED IN INSTRUMENT NO. 20010800192.

DEED OF REFERENCE: DEED CONVEYED TO ASSET SALES INC., DATED DECEMBER 28, 2001 AND RECORDED IN INSTRUMENT NO. 20010800192.

BP

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

MONUMENT BOX		IRON PIN FOUND	
DRILL HOLE		IRON PIN SET	
CENTERLINE			
PROPERTY LINE			
RIGHT-OF-WAY LINE			
EASEMENT LINE			
ORIGINAL PROP. LINE			
REC./R.	RECORD	VOL.	VOLUME
MEAS./M.	MEASURED	PG.	PAGE
CALC./C.	CALCULATED	AC.	ACRES
OBS.	OBSERVED	S.F.	SQUARE FEET
ENCR.	ENCROACHES	C.C.M.R.	CUYAHOGA COUNTY MAP RECORDS
CLR.	CLEARS	P.P.N.	PERMANENT PARCEL NUMBER
ADJ.	ADJACENT		

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