APPROVED
LORAIN CO.
MAP DEPT
DATE 3-13-01
PAGE 11-00-01-A
BY J. Hahlen
88900
00688

GRAPHIC SCALE

0 50 75 100 150 250

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

S 59° 02' 00" W, ASSUMED ON THE CENTERLINE OF THE CONRAIL RAILROAD RIGHT OF WAY PER J.GETZ SURVEY FOR 84 LUMBER, 1972

BENCH MARKS

REFERENCE: LORAIN COUNTY BENCH MARK
BRASS PLATE ON N.W. WINGWALL OF ISLAND ROAD
BRIDGE. 200' N. OF S.R. 82 ELEV. 792.73

BENCH MARK #1: CHISEL MARK ON S.W. WINGWALL
ON S.R. 82 BRIDGE N. OF SITE. ELEV. 800.22

BENCH MARK #2: CHISEL MARK N.W. COR. CONCRETE
SLAB OF CHUCH SEPTIC SYSTEM ELEV. 800.50

Property Description For
84 Lumber 11.993 Acres

Known as and being a tract of land situated in Original Eaton Township, Lot 16, Lorain County, Ohio and being more fully described as follows: Beginning at a point where the centerline of Reed Road (T.R. 127) intersects the centerline of State Route 82 (Elyria-Twinsburg Road); Thence along the centerline of State Route 82, S 84°-38'-04"E, a distance of 125.11 feet but to the northeast corner of a tract of land now or formerly owned by D.& M. Thomas as recorded in Deed Volume 1404, page 517 of the Lorain County Deed Records, said point also being the True Place of beginning of the tract herein described.

Thence continuing along the centerline of State Route 82, S 84°-38'-04" E, a distance of 620.90 feet but to the northwest corner of a tract of land now or formerly owned by 84 Lumber Company as described in Deed Volume 1042, page 807 of the Lorain County Deed Records.

Thence along the west line of 84 Lumber Company the following courses and distances:
S 04°-37'-13" W, a distance of 415.03 feet but to an iron Pin set.
N 84°-37'-58" W, a distance of 8.56 feet but to an iron Pin found.
S 09°-59'-00" W, a distance of 457.28 feet but to an iron Pipe found on the northerly line of The Conrail Railroad Right of Way.

Thence along the said Conrail Railroad Right of Way, S 59°-02'-00" W, a distance of 838.49 feet but to an iron Pin Set in the centerline of Reed Road.

Thence along the centerline of Reed Road, N 04°-05'-08" E, a distance of 397.97 feet but to the southwest corner of a tract of land now or formerly owned by A. & J. Michaels as described in Deed Volume 1254, page 783 of the Lorain County Deed Records.

Thence along Michaels' south line, S 85°-55'-58" E, a distance of 219.97 feet but to an iron Pin found and passing over an iron Pin found at 25.00 feet.

Thence along Michaels' east line, N 04°-05'-08" E, a distance of 115.00 feet but to an iron Pin found on the south line of a tract of land now or formerly owned by The North Eaton Baptist Church as described in Deed Volume 801, page 76, Deed Volume 1006, page 409, and Deed Volume 1064, page 818 of the Lorain County Deed Records.

Thence along the south line of The North Eaton Baptist Church, S 85°-55'-58" E, a distance of 215.60 feet but to an iron Pin found.

Thence along the east line of The North Eaton Baptist Church, N 04°-05'-08" E, a distance of 499.85 feet but to an iron Pin Found.

Thence along the north line of The North Eaton Baptist Church, N 85°-54'-48" W, a distance of 435.57 feet but to a point in the centerline of Reed Road and passing over an iron Pin found at 410.57 feet.

Thence along the centerline of Reed Road, N 04°-05'-08" E, a distance of 54.94 feet but to the southwest corner of the aforementioned Thomas tract.

Thence along Thomas' south line, S 84°-38'-32" E, a distance of 124.98 feet but to an iron Pipe found and passing over an iron Pin at 25.00 feet.

Thence along Thomas' east line, N 04°-06'-35" E, a distance of 299.98 feet but to the True Place of Beginning and passing over an iron Pipe found at 244.98 feet.

Containing 11.993 acres of land, be the same more or less, but subject to all legal highways, easements, and right of ways of record.

Basis of Bearings: S 59°-02'-00" W, assumed on the line of the Conrail Railroad Right of Way per J. Getz survey for 84 Lumber Co. done in 1972.

All Iron Pins set are 5/8" x 30" rebar with cap and Ohio Registration Number 6806 affixed.

A survey of the herein described tract was performed by Ed Browne and Associates, Inc. in April 2000.

Prior Deed: Deed Volume 1216, page 624

TOPOGRAPHIC AND BOUNDARY SURVEY
FOR
PIERCE HARDY LIMITED PARTNERSHIP

PART OF ORIGINAL EATON TOWNSHIP
LOT NO. 16, LORAIN COUNTY, OHIO
SURVEYED, MARCH 2000
REVISED, FEBRUARY 2001

I HEREBY DECLARE TO PIERCE HARDY LIMITED PARTNERSHIP AND TO LAWYERS TITLE INSURANCE COMPANY THAT THIS IS A TRUE AND CORRECT SURVEY AND PLAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND PERFORMED THE DATE SHOWN HEREON.

STATE OF OHIO EDWIN S. BROWNE S-6806 REGISTERED SURVEYOR

EDWIN S. BROWNE P.S. 6806
MICHAEL J. PURTON P.S. 6695

EXCEPTIONS TO TITLE

1. D.V. 5 / 530 RIGHT OF WAY FOR TELEPHONE POLES, WIRES, ETC. ALONG ROADS. 1902 ALL OVERHEAD LINES SHOWN
2. D.V. 103 / 248 20 FOOT STRIP FOR RAILROAD CONSTRUCTION 1906 NO RAILROADS EXITS ON SUBJECT PROPERTY POSSIBLE REVERSION RIGHTS
3. D.V. 9 / 526 OIL AND GAS LEASE 1910 NO GAS OR OIL LINES OR TANKS VISABLE ON SUBJECT PROPERTY
4. D.V. 9 / 460 OIL AND GAS LEASE 1910 NO GAS OR OIL LINES OR TANKS VISABLE ON SUBJECT PROPERTY
5. D.V. 438 / 182 EASEMENT FOR GAS PIPELINE 1948 NO GAS OR OIL LINES OR TANKS VISABLE ON SUBJECT PROPERTY
6. D.V. 594 / 173 EASEMENT FOR HIGHWAY PURPOSES 1954 THIS EASEMENT IS WITHIN EASEMENT RECORDED IN D.V. 724 / 434
7. D.V. 13 / 180 RIGHT OF WAY FOR TELEGRAPH POLES, WIRES, ETC. ALONG ROADS. 1931 ALL OVERHEAD LINES SHOWN.
8. D.V. 442 / 494 EASEMENT FOR PIPELINE 1948 NO GAS OR OIL LINES OR TANKS VISABLE ON SUBJECT PROPERTY
9. D.V. 594 / 181 EASEMENT FOR HIGHWAY PURPOSES 1954 THIS EASEMENT IS WITHIN EASEMENT RECORDED IN D.V. 724 / 434
10. D.V. 551 / 416 RIGHT OF WAY FOR TELEPHONE TRANSMISSION LINES ALONG ROADS. 1952 ALL OVERHEAD LINES SHOWN
11. D.V. 715 / 112 EASEMENT FOR POWER LINES ALONG S.R. 82. 1958 ALL OVERHEAD LINES SHOWN
12. D.V. 724 / 434 EASEMENT FOR HIGHWAY PURPOSES THIS EASEMENT MAKES RIGHT OF WAY 55 FEET SOUTH OF CENTERLINE ALL ALONG SUBJECT PROPERTY
13. D.V. 820 / 407 EASEMENT FOR TELEPHONE LINES ALONG ROAD RIGHT OF WAY ON REED ROAD AND S.R.82 1962 ALL OVERHEAD LINES SHOWN

N04°05'08"E 397.97'
115.00' M. & D.
REED ROAD TOWNSHIP ROAD 127
499.99'
N04°05'08"E
54.94'
300.00'M. & D.
S84°38'32"E 124.98' M. 125.00 D.
S84°38'04"E 125.11' M. 125.00 D.
S84°38'04"E 620.90'
STATE ROUTE 82 ELYRIA - TWINSBURG ROAD
S85°55'58"E 219.97'
N/F A. & J. MICHAELS D.V. 1254 / 782
2 STORY FRAME HOUSE (BURNED)
FRAME GARAGE
435.60' M. & D.
N04°05'08"E 115.00' M.& D.
APPROXIMATE LOCATION 3" P.V.C. WATERLINE
30" DRILLED WELL
HOUSE
N/F D.& M. THOMAS D.V. 1404 / 517
2 STORY FRAME HOUSE
N04°06'35"E 299.98'M. 300.00 D.
PROPANE TANK
FRAME SHED
PIPE FOUND
55.00'
8" ELM
12" LOCUST
24" LOCUST
EXISTING SEPTIC SYSTEM LOCATED IN THIS AREA
N/F THE NORTH EATON BAPTIST CHURCH D.V. 801 / 76 D.V. 1006 / 409 D.V. 1064 / 818
BENCH MARK #2 ELEV. 800.50
N85°54'48"W 435.57' M. 435.60' D.
N04°05'08"E 499.85' M 500.00 D.
18" ELM
30" DBL. MAPLE
12" MAPLE
D.V. 594 / 179 EASEMENT FOR CHANNEL CHANGE 1953
APPROXIMATE LOCATION 18" ASBESTOS CONCRETE WATERLINE
BENCH MARK #1 ELEV. 800.22
CONCRETE
CULVERT
USDA SOIL CLASSIFICATION
Mr - MINOR SILTY CLAY LOAM
LANDS OF GARNET MENCL
11.993 ACRES
D.V. 1216 / 624
9.80A
11.99A
4.76 A
PIPE FOUND
S09°59'00"W 457.28' M. 465.32 D.
8" OAK LINE TREE
OPEN LUMBER STORAGE BUILDING
CLUMP OF TREES
BRUSH AND SMALL TREES
4" MAPLE
15" MAPLE
10" MAPLE
12" MAPLE
2 - 12" MAPLE
N84°37'58"W 8.56'M. 11.34 D.
S04°37'13"W 415.03'
6' CHAIN LINK FENCE
LANDS OF 84 LUMBER
D.V. 1042 / 807
OPEN LUMBER STORAGE BUILDING
POLE
CUT OFF POLE
GRAVEL DRIVE
ASPHALT APRON
12" CMP
57.44'

LEGEND
- ◉ – IRON PIN FOUND
- O – IRON PIN SET
- M – MEASURED DISTANCE
- D – DEED OR RECORD DIST.
- -- T -- TELEPHONE LINES
- -- E--- ELECTRIC LINES
- -- R/W -- RIGHT OF WAY LINES

ED BROWNE AND ASSOCIATES -- PROFESSIONAL ENGINEERS AND LAND SURVEYORS -- 126 W. LINCOLN WAY, LISBON, OHIO -- 330-424-1176

DRWG. NO. 00 - 30