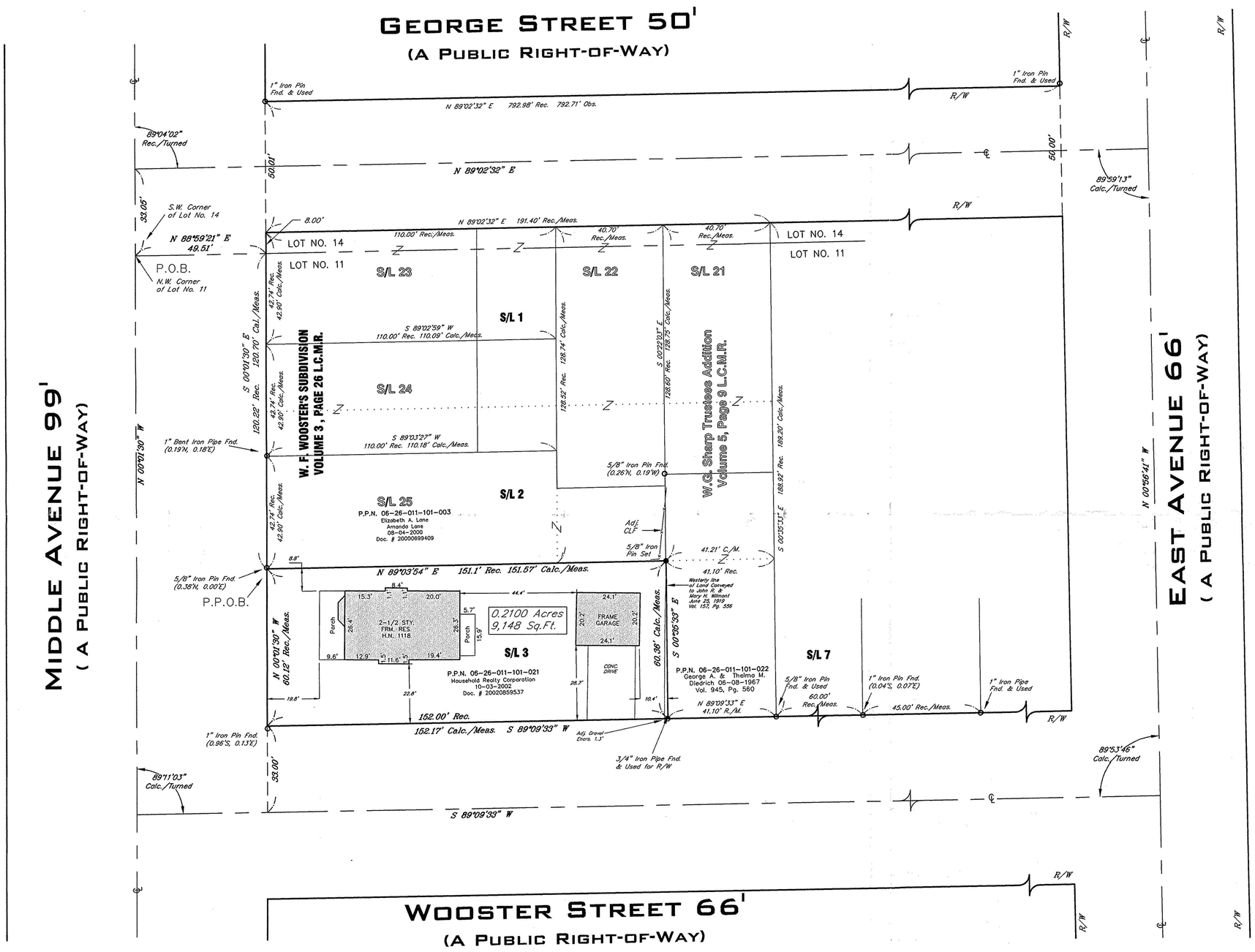

BOUNDARY SURVEY

OF

P.P.N. 06-26-011-101-021
1118 MIDDLE AVENUE
ELYRIA, OHIO
FOR
FOUNDATION TITLE AGENCY
HOUSEHOLD REALTY CORPORATION

LEGAL DESCRIPTION

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLOT NO. 3 IN W.F. WOOSTER'S ADDITION OF A PART OF ORIGINAL ELYRIA TOWNSHIP LOT 11 BETWEEN THE BRANCHES OF THE BLACK RIVER AS RECORDED IN VOLUME 3, PAGE 26 OF LORAIN COUNTY MAP RECORDS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE CENTERLINE OF MIDDLE AVENUE (99 FEET WIDE) AND THE NORTHWEST CORNER OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 11, SAID POINT BEING SOUTH 00°01'30" EAST ALONG THE CENTERLINE OF MIDDLE AVENUE, 33.05 FEET FROM THE INTERSECTION OF THE CENTERLINES OF MIDDLE AVENUE AND GEORGE STREET (50 FEET WIDE).

THENCE SOUTH 88°59'21" EAST, 49.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MIDDLE AVENUE;

THENCE SOUTH 00°01'30" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MIDDLE

AVENUE, 120.70 FEET TO THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO ELIZABETH A. LANE AND AMANDA LANE ON AUGUST 4TH, 2000 BY DEED RECORDED IN DOCUMENT NO. 20000699409 OF LORAIN COUNTY RECORDERS OFFICE BEING REFERENCED BY A 5/8" IRON PIN FOUND (0.38' NORTH, 0.00' EAST) AND BEING THE PRINCIPLE POINT OF BEGINNING;

THENCE NORTH 89°03'54" EAST ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED AND THE SOUTHERLY LINE OF LAND CONVEY TO GEORGE A. AND THELMA M. DIETRICH ON JUNE 8TH 1967 BY DEED RECORDED IN VOLUME 945, PAGE 560 OF LORAIN COUNTY RECORDERS OFFICE, 151.57 FEET TO A 5/8"X30" IRON PIN SET ON AN EASTERLY LINE THEREOF;

THENCE SOUTH 00°35'33" EAST ALONG THE EASTERLY LINE OF LAND SO CONVEYED, 60.36 FEET TO A 3/4" IRON PIPE FOUND ON THE NORTHERLY RIGHT-OF-WAY OF WOOSTER STREET (66 FEET WIDE);

THENCE SOUTH 89°09'33" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF WOOSTER STREET, 152.17 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF MIDDLE AVENUE BEING REFERENCED BY A 1" IRON PIN FOUND (0.96 FEET SOUTH, 0.13 FEET EAST);

THENCE NORTH 00°01'30" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF MIDDLE AVENUE, 60.12 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.2100 ACRES OF LAND, AS SURVEYED AND DESCRIBED BY EDWARD B. DUDLEY, P.S. NO. 6747 OF THE RIVERSTONE COMPANY IN FEBRUARY OF 2003, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BASIS OF BEARINGS: DUE THE FACT THAT NO REFERENCE BEARINGS WERE FOUND FROM DEED RECORDS, SUBDIVISION PLATS, OR PUBLIC RIGHT-OF-WAY INFORMATION, THE BEARING ALONG THE CENTERLINE OF MIDDLE AVENUE OF NORTH 00°01'30" WEST IS ASSUMED FOR THIS BOUNDARY SURVEY PLAT.

DEEDS OF REFERENCE: HOUSEHOLD REALTY CORPORATION BY DEED RECORDED ON 10-03-2002 IN DOCUMENT NO. 20020856537 LORAIN COUNTY RECORDS.

SURVEYOR'S CERTIFICATION

THIS PLAT 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 INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMEL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

EDWARD B. DUDLEY — DATE 02-26-2003
P.S. NO. 6747

DENOTES: ● 5/8"X30" IRON PIN SET AND CAPPED "E.B. DUDLEY, NO. 6747"

STATE OF OHIO — EDWARD B. DUDLEY, III S-6747 — REGISTERED PROFESSIONAL SURVEYOR

LEGEND

P.K. NAIL		DRILL HOLE	
MONUMENT BOX		IRON PIN FOUND	
5/8"x30" IRON PIN SET & CAPPED BY DUDLEY, P.S. 6747			
CENTERLINE			
PROPERTY LINE			
RIGHT-OF-WAY LINE			
EASEMENT LINE			
ORIGINAL PROP. LINE			
WOOD FENCE			
CHAIN LINK FENCE			

REC./R.	RECORD	VOL.	VOLUME
MEAS./M.	MEASURED	PG.	PAGE
CALC./C.	CALCULATED	AC.	ACRES
OBS.	OBSERVED	S.F.	SQUARE FEET
ENCR.	ENCROACHES	L.C.M.R.	LORAIN COUNTY MAP RECORDS
CLR.	CLEARS	P.P.N.	PERMANENT PARCEL NUMBER
ADJ.	ADJACENT	R/W	RIGHT-OF-WAY
L.C.A.	LIMITED COMMON AREA	CL	CENTERLINE
D.H.	DRILL HOLE	DOC.	DOCUMENT
PL	PROPERTY LINE	INS.	INSTRUMENT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2618 NORTH MORELAND BLVD.
CLEVELAND - OHIO - 44120
PHONE: (216) 491-2000 FAX: (216) 491-2000
WWW.RIVERSTONESURVEY.COM

03-085, PAGE 1 OF 1
LANDMARK SURVEY GROUP INC. NO. 02025718

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