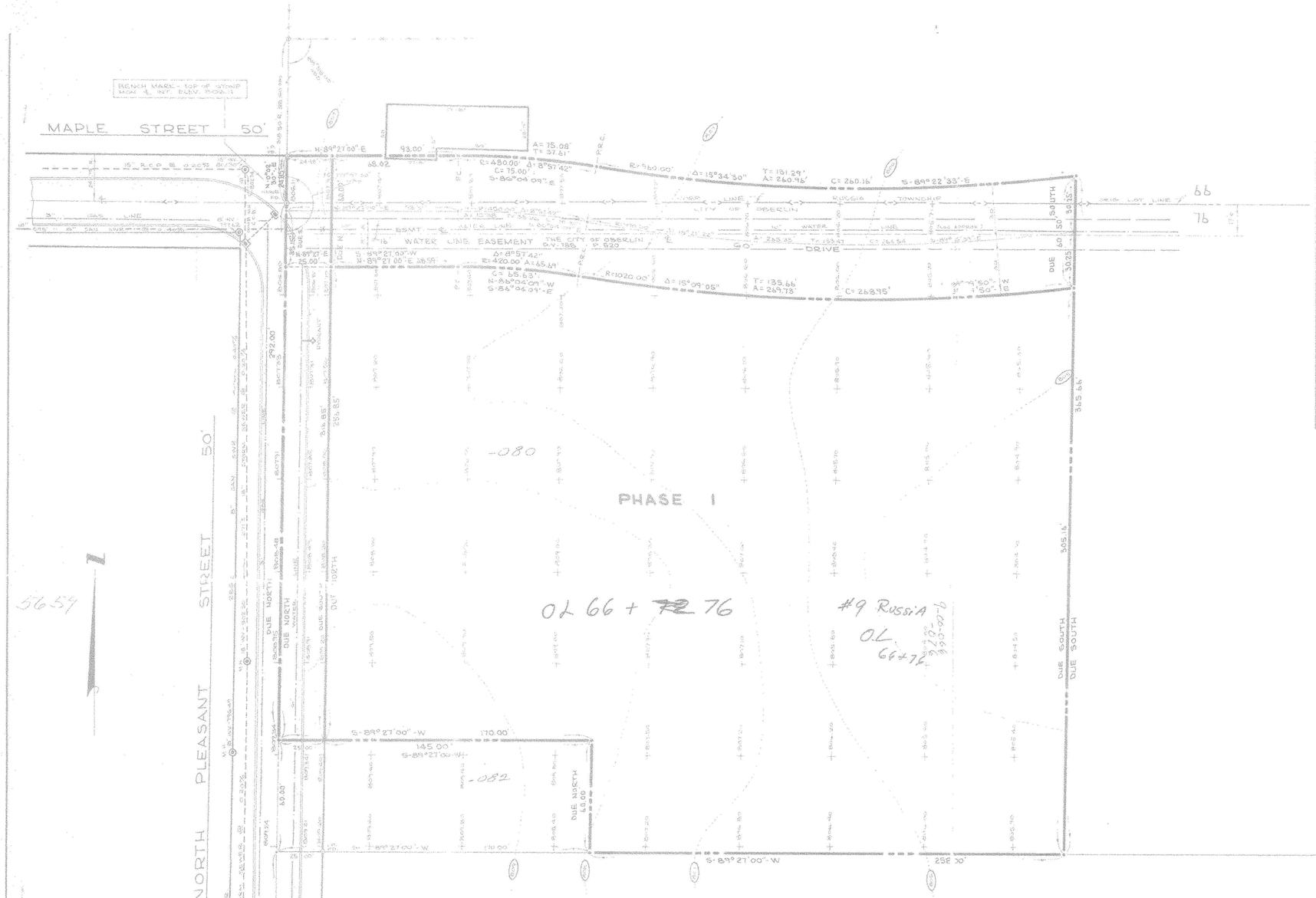

LEGAL DESCRIPTION ~ PHASE I ONLY

SITUATED IN THE CITY OF OBERLIN, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RUSSIA TOWNSHIP LOT NO. 76 AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MONUMENT FOUND SET IN THE INTERSECTION OF THE CENTERLINE OF NORTH PLEASANT STREET AND THE CENTERLINE OF MAPLE STREET;

THENCE DUE SOUTH IN THE CENTERLINE OF NORTH PLEASANT STREET, A DISTANCE OF 35.15 FEET TO A POINT;

THENCE NORTH 89° 27'00" EAST, A DISTANCE OF 25.00 FEET TO A POINT IN THE EAST SIDELINE OF NORTH PLEASANT STREET, SAID POINT IS THE PRINCIPLE PLACE OF BEGINNING;

THENCE CONTINUING NORTH 89° 27'00" EAST, A DISTANCE OF 68.59 FEET TO THE P.C. OF A CURVE;

THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE RIGHT, A DISTANCE OF 65.63 FEET TO THE P.R.C. OF A CURVE. SAID CURVE HAS A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 8° 57'42" AND A CHORD OF 65.63 FEET WHICH BEARS SOUTH 86° 04'09" EAST;

THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 269.73 FEET TO A POINT. SAID CURVE HAS A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 15° 09'05" AND A CHORD OF 268.95 FEET WHICH BEARS SOUTH 89° 09'50" EAST;

THENCE DUE SOUTH, A DISTANCE OF 305.16 FEET TO A POINT;

THENCE SOUTH 89° 27'00" WEST, A DISTANCE OF 258.00 FEET TO A POINT;

THENCE DUE NORTH, A DISTANCE OF 60.00 FEET TO A POINT;

THENCE SOUTH 89° 27'00" WEST, A DISTANCE OF 145.00 FEET TO A POINT IN THE EAST SIDELINE OF NORTH PLEASANT STREET;

THENCE DUE NORTH IN THE EAST SIDELINE OF NORTH PLEASANT STREET, A DISTANCE OF 256.85 FEET TO THE PRINCIPLE PLACE OF BEGINNING, ENCLOSING A PARCEL CONTAINING 115,007.11 SQUARE FEET OR 2.6402 ACRES TO BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

TOPOGRAPHICAL SURVEY OF
COLLEGE VILLAGE ~ PHASE I

PART OF ORIGINAL RUSSIA TOWNSHIP LOTS Nos 66 & 76
TOWNSHIP OF RUSSIA AND CITY OF OBERLIN ~ COUNTY OF LORAIN ~ STATE OF OHIO

SCALE: 1" = 30'

AUGUST 31, 1971

REVISIONS:
9-3-71
9-21-71
9-28-71
11-19-71

PREPARED FOR
NE LAND COMPANY
6287 LEAR-NAGLE RD.
NORTH RIDGEVILLE, OHIO

PREPARED BY
JAMES H. SCHMIDT
REGISTERED SURVEYOR
ELYRIA OHIO

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL AS SHOWN HEREON AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

JAMES H. SCHMIDT ~ REG. SURVEYOR Nº 4846

PARCEL AREAS

N. PLEASANT ST. & MAPLE ST. ℄ TO SIDELINE	PHASE I AND 60' DRIVE	60' DRIVE ONLY	PHASE I ONLY	PROJECT TOTAL ~ TO ℄ N. PLEASANT & N. LINE 60' DRIVE
0.0143 AC. O.L. 66	0.1489 AC. O.L. 66	0.1489 AC. O.L. 66	2.6402 AC. TOTAL	0.1632 AC O.L. 66
0.1675 AC. O.L. 76	3.0481 AC. O.L. 76	0.4079 AC. O.L. 76	115,007.11 SQ. FT. TOTAL	3.2156 AC O.L. 76
0.1818 AC. TOTAL	3.1970 AC. TOTAL	0.5568 AC. TOTAL		3.3788 AC. TOTAL
7919.21 SQ. FT. TOTAL	139,261.32 SQ. FT. TOTAL	24,254.21 SQ. FT. TOTAL		147,190.53 SQ. FT. TOTAL

LEGAL DESCRIPTION - 60 FOOT STREET:

SITUATED IN THE TOWNSHIP OF RUSSIA, CITY OF OBERLIN, COUNTY OF LORAIN AND STATE OF OHIO, AND BEING KNOWN AS PART OF ORIGINAL RUSSIA TOWNSHIP LOTS NOS. 66 AND 76, AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MONUMENT FOUND SET AT THE INTERSECTION OF THE CENTERLINE OF NORTH PLEASANT STREET AND THE CENTERLINE OF MAPLE STREET;

THENCE NORTH 0°02'30" EAST, A DISTANCE OF 24.85 FEET TO AN IRON PIN FOUND SET IN THE NORTH SIDELINE OF MAPLE STREET;

THENCE NORTH 89°27'00" EAST IN THE NORTH SIDELINE OF MAPLE STREET, A DISTANCE OF 24.98 FEET TO A POINT IN THE EAST SIDELINE OF NORTH PLEASANT STREET, SAID POINT IS THE PRINCIPLE PLACE OF BEGINNING;

THENCE CONTINUING NORTH 89°27'00" EAST, A DISTANCE OF 68.02 FEET TO THE P.C. OF A CURVE;

THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE RIGHT A DISTANCE OF 75.03 FEET TO THE P.R.C. OF SAID CURVE. SAID CURVE HAS A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 8° 57'42", AND A CHORD OF 75.00 FEET WHICH BEARS SOUTH 86°04'09" EAST;

THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT A DISTANCE OF 261.16 FEET TO A POINT. SAID CURVE HAS A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 15° 34'30" AND A CHORD OF 260.16 FEET WHICH BEARS SOUTH 89°22'33" EAST;

THENCE DUE SOUTH, A DISTANCE OF 60.50 FEET TO A POINT;

THENCE WESTERLY IN THE ARC OF A CURVE WHICH DEFLECTS TO THE RIGHT, A DISTANCE OF 269.73 FEET TO THE P.R.C. OF SAID CURVE. SAID CURVE HAS A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 15° 09'05", AND A CHORD OF 268.95 FEET WHICH BEARS NORTH 89°09'50" WEST;

THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 65.63 FEET TO THE P.T. OF SAID CURVE. SAID CURVE HAS A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 8° 57'42" AND A CHORD OF 65.63 FEET WHICH BEARS NORTH 86° 04'09" WEST;

THENCE SOUTH 89°27'00" WEST, A DISTANCE OF 68.59 FEET TO A POINT IN THE EAST SIDELINE OF NORTH PLEASANT STREET;

THENCE DUE NORTH IN THE EAST SIDELINE OF NORTH PLEASANT STREET, A DISTANCE OF 60.00 FEET TO THE PRINCIPLE PLACE OF BEGINNING;

ENCLOSING A PARCEL CONTAINING 24,254.21 SQUARE FEET OR 0.5568 ACRES OF WHICH 0.1489 ACRES ARE IN ORIGINAL RUSSIA TOWNSHIP LOT NO. 66 AND 0.4079 ACRES ARE IN ORIGINAL RUSSIA TOWNSHIP LOT NO. 76 TO BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

9-00-066
-076

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