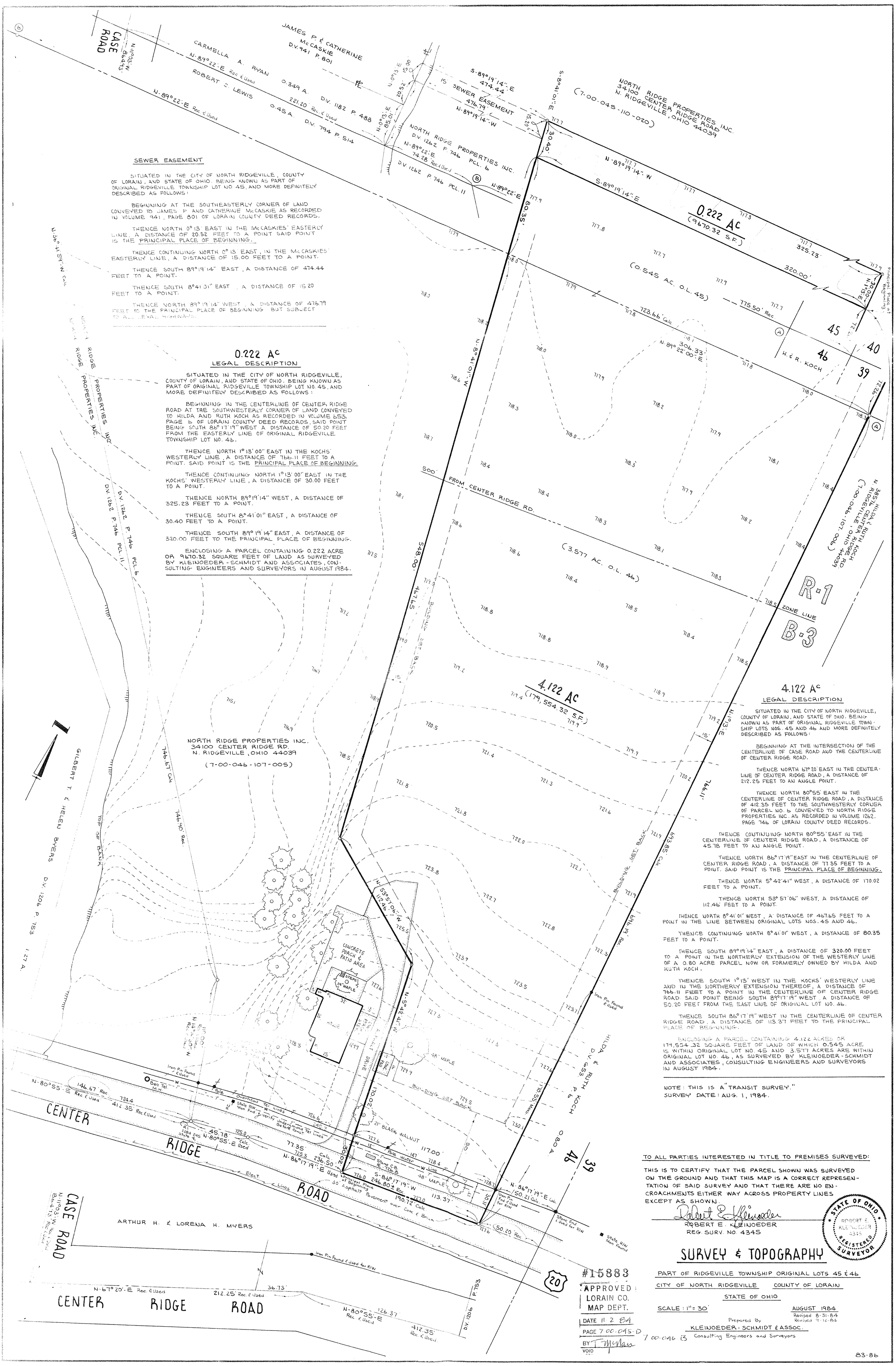

SEWER EASEMENT

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO. BEING KNOWN AS PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO 45, AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO JAMES P AND CATHERINE McCASKIE AS RECORDED IN VOLUME 941, PAGE 801 OF LORAIN COUNTY DEED RECORDS.

THENCE NORTH 0°13' EAST IN THE McCASKIES' EASTERLY LINE, A DISTANCE OF 20.52 FEET TO A POINT SAID POINT IS THE PRINCIPAL PLACE OF BEGINNING.

THENCE CONTINUING NORTH 0°13' EAST, IN THE McCASKIES' EASTERLY LINE, A DISTANCE OF 15.00 FEET TO A POINT.

THENCE SOUTH 89°19'14" EAST, A DISTANCE OF 474.44 FEET TO A POINT.

THENCE SOUTH 8°41'01" EAST, A DISTANCE OF 15.20 FEET TO A POINT.

THENCE NORTH 89°19'14" WEST, A DISTANCE OF 475.79 FEET TO THE PRINCIPAL PLACE OF BEGINNING BUT SUBJECT TO ALL LEGAL HIGHWAYS.

0.222 AC
LEGAL DESCRIPTION

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO. BEING KNOWN AS PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 45, AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTERLINE OF CENTER RIDGE ROAD AT THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO HILDA AND RUTH KOCH AS RECORDED IN VOLUME 653, PAGE 6 OF LORAIN COUNTY DEED RECORDS, SAID POINT BEING SOUTH 86°17'19" WEST A DISTANCE OF 50.20 FEET FROM THE EASTERLY LINE OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 46.

THENCE NORTH 1°13'00" EAST IN THE KOCHS' WESTERLY LINE, A DISTANCE OF 766.11 FEET TO A POINT. SAID POINT IS THE PRINCIPAL PLACE OF BEGINNING.

THENCE CONTINUING NORTH 1°13'00" EAST IN THE KOCHS' WESTERLY LINE, A DISTANCE OF 30.00 FEET TO A POINT.

THENCE NORTH 89°19'14" WEST, A DISTANCE OF 325.23 FEET TO A POINT.

THENCE SOUTH 8°41'01" EAST, A DISTANCE OF 30.40 FEET TO A POINT.

THENCE SOUTH 89°19'14" EAST, A DISTANCE OF 320.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING.

ENCLOSING A PARCEL CONTAINING 0.222 ACRE OR 9670.32 SQUARE FEET OF LAND AS SURVEYED BY KLEINOEDER - SCHMIDT AND ASSOCIATES, CONSULTING ENGINEERS AND SURVEYORS IN AUGUST 1984.

4.122 AC
LEGAL DESCRIPTION

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO. BEING KNOWN AS PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS NOS. 45 AND 46 AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CASE ROAD AND THE CENTERLINE OF CENTER RIDGE ROAD.

THENCE NORTH 67°20' EAST IN THE CENTERLINE OF CENTER RIDGE ROAD, A DISTANCE OF 212.25 FEET TO AN ANGLE POINT.

THENCE NORTH 80°55' EAST IN THE CENTERLINE OF CENTER RIDGE ROAD, A DISTANCE OF 412.35 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL NO. 6 CONVEYED TO NORTH RIDGE PROPERTIES INC. AS RECORDED IN VOLUME 1262, PAGE 746 OF LORAIN COUNTY DEED RECORDS.

THENCE CONTINUING NORTH 80°55' EAST IN THE CENTERLINE OF CENTER RIDGE ROAD, A DISTANCE OF 45.18 FEET TO AN ANGLE POINT.

THENCE NORTH 86°17'19" EAST IN THE CENTERLINE OF CENTER RIDGE ROAD, A DISTANCE OF 77.35 FEET TO A POINT. SAID POINT IS THE PRINCIPAL PLACE OF BEGINNING.

THENCE NORTH 5°42'41" WEST, A DISTANCE OF 170.02 FEET TO A POINT.

THENCE NORTH 53°57'05" WEST, A DISTANCE OF 112.46 FEET TO A POINT.

THENCE NORTH 8°41'01" WEST, A DISTANCE OF 467.65 FEET TO A POINT IN THE LINE BETWEEN ORIGINAL LOTS NOS. 45 AND 46.

THENCE CONTINUING NORTH 8°41'01" WEST, A DISTANCE OF 80.35 FEET TO A POINT.

THENCE SOUTH 89°19'14" EAST, A DISTANCE OF 320.00 FEET TO A POINT IN THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF A 0.80 ACRE PARCEL NOW OR FORMERLY OWNED BY HILDA AND RUTH KOCH.

THENCE SOUTH 1°13' WEST IN THE KOCHS' WESTERLY LINE AND IN THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 766.11 FEET TO A POINT IN THE CENTERLINE OF CENTER RIDGE ROAD. SAID POINT BEING SOUTH 89°17'19" WEST, A DISTANCE OF 50.20 FEET FROM THE EAST LINE OF ORIGINAL LOT NO. 46.

THENCE SOUTH 86°17'19" WEST IN THE CENTERLINE OF CENTER RIDGE ROAD, A DISTANCE OF 113.37 FEET TO THE PRINCIPAL PLACE OF BEGINNING.

ENCLOSING A PARCEL CONTAINING 4.122 ACRES OR 179,554.32 SQUARE FEET OF LAND OF WHICH 0.545 ACRE IS WITHIN ORIGINAL LOT NO. 45 AND 3.577 ACRES ARE WITHIN ORIGINAL LOT NO. 46, AS SURVEYED BY KLEINOEDER - SCHMIDT AND ASSOCIATES, CONSULTING ENGINEERS AND SURVEYORS IN AUGUST 1984.

NOTE: THIS IS A "TRANSIT SURVEY."
SURVEY DATE: AUG. 1, 1984.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

THIS IS TO CERTIFY THAT THE PARCEL SHOWN WAS SURVEYED ON THE GROUND AND THAT THIS MAP IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

Robert E. Kleinoeder
ROBERT E. KLEINOEDER
REG. SURV. NO. 4345

STATE OF OHIO ROBERT E. KLEINOEDER 4345 REGISTERED SURVEYOR

SURVEY & TOPOGRAPHY

PART OF RIDGEVILLE TOWNSHIP ORIGINAL LOTS 45 & 46

CITY OF NORTH RIDGEVILLE — COUNTY OF LORAIN

STATE OF OHIO

SCALE: 1" = 30'

AUGUST 1984
Revised 8-31-84
Revised 9-12-84

Prepared By
KLEINOEDER - SCHMIDT & ASSOC.
Consulting Engineers and Surveyors