

THOMAS SIMON & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS

COBBLESTONE CORNER PROFESSIONAL CENTER  
39049 CENTER RIDGE ROAD  
NORTH RIDGEVILLE, OHIO 44039  
(440) 327-2925  
FAX 327-2964

Job No. 2000-032  
Parcel 1  
Page 2

Thence, North 44 degrees 59'04" East distance of 442.56 feet along the centerline of Middle Ridge Road to an iron pin found in a monument box;

Thence, North 42 degrees 39'35" East a distance of 255.64 feet along the centerline of Middle Ridge Road to a point on the Easterly line of Original Lot No. 79 in Amherst Township;

Thence, South 01 degrees 15'48" West a distance of 1433.39 feet along the Easterly line of said Original Lot No. 79, to the Principal Place of Beginning containing 34.5815 Acres as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in June, 2000, of which 19.3091 acres lies in Original Lot No. 78 and 15.2724 acres lies in Original Lot No. 79, and excepting herefrom 1.6741 acres as conveyed to the Lakeshore Railway Association, Inc. by deed recorded in document no. 980554324 of Lorain County Recorder's Records on August 2, 1998. Net acreage equals 32.9074. Basis of bearings is the Northerly line of Original Lot No. 83 (South 89 degrees 59'27" West).

LORAIN COUNTY TAX MAP DEPT

P.P. NO. \_\_\_\_\_

LORAIN COUNTY TAX MAP DEPT

P.P. NO. \_\_\_\_\_

05-00-079-000-088

- 025  
- 028  
054 797

COMB.

05-00-078-000-023

P.P. NO.	05-00-079-000-088
	05-00-078-000-023
	Parent (05-00-079-000-025, 028, 054)
SPLIT #	
MAP PAGE	
	05-00-078B, 079B
SURVEYOR	Thomas Simon. (S)

39293

EXHIBIT "A"

THOMAS SIMON & ASSOCIATES, INC.  
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COBBLESTONE CORNER PROFESSIONAL CENTER  
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June 13, 2000  
Job No. 2000-032

Boundary Description  
Parcel 1

Situated in the Township of Amherst, County of Lorain and the State of Ohio and being known as parts of Original Lot No. 78 and 79 in said Amherst Township, being further bounded and described as follows:

Beginning at an iron pin found in a monument box at the Northeasterly corner of Original Lot No. 83 in said Amherst Township, also being a point on the centerline of West Ridge Road (60 feet wide) and a point on the Easterly line of said Amherst Township;

Thence, South 89 degrees 59'27" West a distance of 1390.95 feet along the Northerly line of said Original Lot No. 83 to a 1 1/2" iron pipe found at the Northwesterly corner thereof and also being the Northeasterly corner of Original Lot No. 78 in Amherst Township and the Principal Place of Beginning;

Thence, South 00 degrees 11'51" East a distance of 1858.43 feet along the Easterly line of said Original Lot No. 78, to a point thereon and being on the Northerly line of land conveyed to Gerald F. Ivancic, Etal by deed recorded in Official Record Volume 808 Page 675 of Lorain County Recorder's Records on November 17, 1993;

Thence, North 89 degrees 18'29" West a distance of 458.11 feet along said Northerly line of land conveyed to Gerald F. Ivancic, Etal. to an iron pin found being the Southeasterly corner of land conveyed to Charles J. Yuhasz, Sr. by deed recorded in Official Record Volume 1383 Page 513 of Lorain County Recorder's Records on November 5, 1993;

Thence, North 00 degrees 07'26" East a distance of 1856.17 feet along the Easterly line of said land conveyed to Charles J. Yuhasz, Sr. to an iron pin found at an angle point thereon and being a point on the Northerly line of said Original Lot No. 78;

Thence, North 26 degrees 48'04" West a distance of 406.16 feet along the Easterly line of said land conveyed to Charles J. Yuhasz, Sr. to a point in the centerline of a ditch and being the Southwesterly corner of land conveyed to Robert W. and Belinda Wagner by deed recorded in Deed Volume 1363 Page 340 of Lorain County Recorder's Records on April 11, 1985;

Thence, North 38 degrees 57'54" East a distance of 105.96 feet along the Southerly line of said land conveyed to Robert W. and Belinda Wagner to the Southeasterly corner thereof;

Thence, North 26 degrees 48'04" West a distance of 298.10 feet along the Easterly line of said land conveyed to Robert W. and Belinda Wagner to the Northeasterly corner thereof and being a point on the centerline of Middle Ridge Road;

Thence, North 48 degrees 15'50" East a distance of 327.11 feet along the centerline of Middle Ridge Road to an iron pin found in a monument box;

SURVEYOR