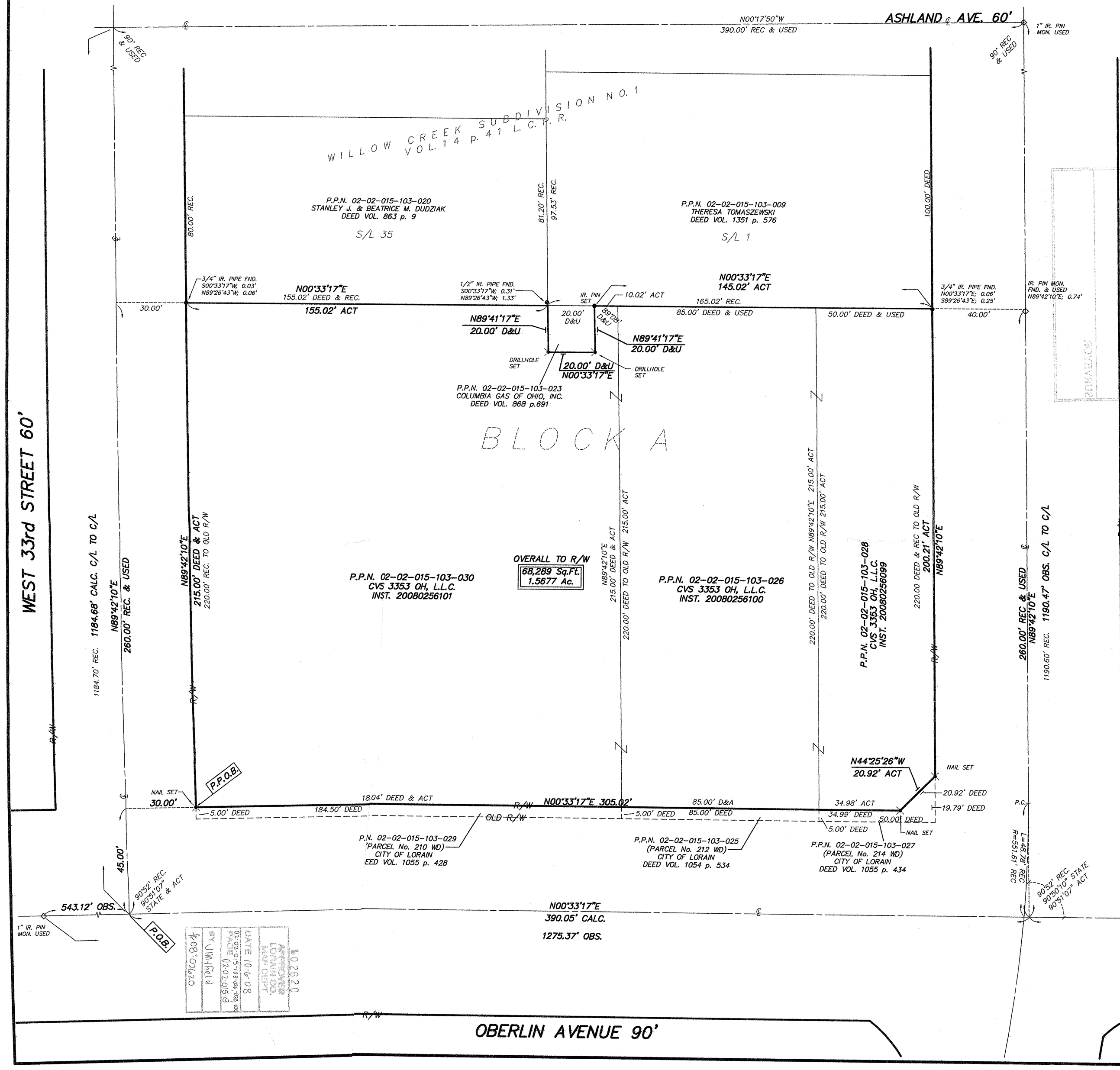
DATE	REVISIONS	BY



APPROVED LORAIN CO. MAP DEPT
DATE 10-6-08
03-02-015-103-028 003
PAGE 02-02-015-13
BY JAH-PAM
#08-0220
No. 08220

LEGAL DESCRIPTION

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF BLOCK "A" IN WILLOW CREEK SUBDIVISION NO. 1 OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 15, TRACT 2 AS SHOWN BY THE PLAT RECORDED IN VOLUME 14, PAGE 41 OF LORAIN COUNTY PLAT RECORDS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF OBERLIN AVENUE, 90 FEET WIDE, AT ITS INTERSECTION WITH THE CENTERLINE OF WEST 33RD STREET, 60 FEET WIDE, AND FROM WHICH POINT AN IRON MONUMENT FOUND IN THE CENTERLINE OF OBERLIN AVENUE BEARS SOUTH 0 DEGREES 33 MINUTES 17 SECONDS WEST, 543.12 FEET;

THENCE SOUTH 89 DEGREES 42 MINUTES 10 SECONDS WEST ALONG THE CENTERLINE OF WEST 33RD STREET, 45.00 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF OBERLIN AVENUE;

THENCE NORTH 0 DEGREES 33 MINUTES 17 SECONDS EAST ALONG THE WESTERLY LINE OF OBERLIN AVENUE, 30.00 FEET TO A NAIL SET AT ITS INTERSECTION WITH THE NORTHERLY LINE OF WEST 33RD STREET, AND THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 42 MINUTES 10 SECONDS WEST ALONG THE NORTHERLY LINE OF WEST 33RD STREET, 215.00 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SUBLOT 35 IN SAID WILLOW CREEK SUBDIVISION NO. 1, AND FROM WHICH POINT A 3/4" DIAMETER IRON PIPE FOUND BEARS SOUTH 0 DEGREES 33 MINUTES 17 SECONDS WEST, 0.03 FEET; NORTH 89 DEGREES 26 MINUTES 43 SECONDS WEST, 0.06 FEET;

THENCE NORTH 0 DEGREES 33 MINUTES 17 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBLOT 35, 155.02 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO COLUMBIA GAS OF OHIO, INC. BY DEED RECORDED IN VOLUME 868, PAGE 691 OF LORAIN COUNTY RECORDS, AND FROM WHICH POINT A 1/2" DIAMETER IRON PIPE FOUND BEARS SOUTH 0 DEGREES 33 MINUTES 17 SECONDS WEST, 0.31 FEET; NORTH 89 DEGREES 26 MINUTES 43 SECONDS WEST, 1.33 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 17 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO COLUMBIA GAS OF OHIO, INC., 20.00 FEET TO A DRILL HOLE SET AT ITS INTERSECTION WITH THE EASTERLY LINE OF SAID LAND SO CONVEYED;

THENCE NORTH 0 DEGREES 33 MINUTES 17 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LAND CONVEYED TO COLUMBIA GAS OF OHIO, INC., 20.00 FEET TO A DRILL HOLE SET AT ITS INTERSECTION WITH THE NORTHERLY LINE OF SAID LAND SO CONVEYED;

THENCE SOUTH 89 DEGREES 41 MINUTES 17 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LAND CONVEYED TO COLUMBIA GAS OF OHIO, INC., 20.00 FEET TO AN IRON PIN SET AT ITS INTERSECTION WITH THE EASTERLY LINE OF SUBLOT 1 IN SAID WILLOW CREEK SUBDIVISION NO. 1;

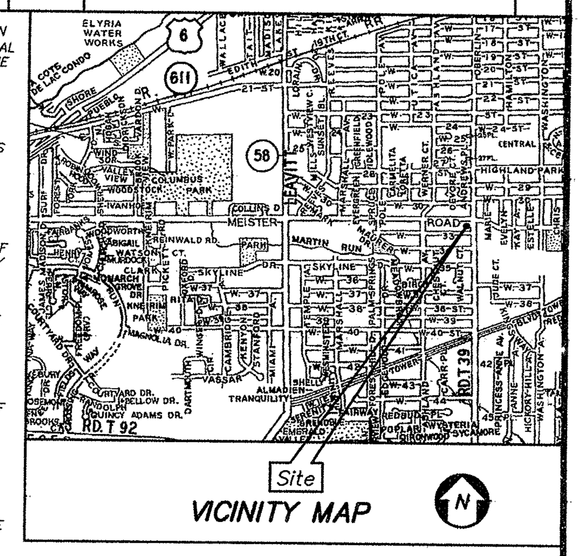
THENCE NORTH 0 DEGREES 33 MINUTES 17 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBLOT 1, 145.02 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF MEISTER ROAD, 80 FEET WIDE, AND FROM WHICH POINT A 3/4" DIAMETER IRON PIPE FOUND BEARS NORTH 0 DEGREES 33 MINUTES 17 SECONDS EAST, 0.06 FEET; SOUTH 89 DEGREES 26 MINUTES 43 SECONDS EAST, 0.25 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 10 SECONDS EAST ALONG THE SOUTHERLY LINE OF MEISTER ROAD, 200.21 FEET TO A NAIL SET AT ITS INTERSECTION WITH THE WESTERLY LINE OF OBERLIN AVENUE, AS WIDENED;

THENCE SOUTH 44 DEGREES 25 MINUTES 26 SECONDS EAST ALONG THE WESTERLY LINE OF OBERLIN AVENUE AS WIDENED, 20.92 FEET TO A NAIL SET AT AN ANGLE POINT, THEREIN;

THENCE SOUTH 0 DEGREES 33 MINUTES 17 SECONDS WEST ALONG THE WESTERLY LINE OF OBERLIN AVENUE, 305.02 FEET TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 1.5677 ACRES OF LAND ACCORDING TO THE SURVEY BY DONALD G. BOHNING & ASSOCIATES, INC. DATED AUGUST, 2008.

THE COURSES USED IN THIS DESCRIPTION ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.



VICINITY MAP

NOTE:

1. "IR. PIN SET" INDICATES 5/8 DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."

SURVEY REFERENCES:

REC.= PLAT OF WILLOW CREEK SUBDIVISION NO. 1 VOL. 14 pg. 41 L.C.M.R.

MAP OF SURVEY & LOT CONSOLIDATION MADE FOR AND AT THE INSTANCE CVS 3353 OH, L.L.C.

BEING PART OF BLOCK "A" IN WILLOW CREEK SUBDIVISION NO. 1 OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 15, TRACT 2 AS RECORDED IN VOLUME 14 PAGE 41 OF LORAIN COUNTY PLAT RECORDS
NOW IN THE CITY OF LORAIN
LORAIN COUNTY, OHIO

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS, THEREOF; BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. ALL OF THE ABOVE WHICH IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF.

STATE OF OHIO
KENNETH L. BOHNING
6720
REGISTERED SURVEYOR

KENNETH L. BOHNING
REGISTERED SURVEYOR NO. 6720

DATE 8/28/08

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY * VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	DR'N	CKD.	DATE	
1"=20'	M.D.	K.B.	AUG., 2008	1
CR. SCALE 0' 10' 20'	FILE NO. 387300LC		ORDER NO. 3873	1

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