Plat of Consolidation of 10204 Middle Avenue Elyria, Ohio (P.P.N. 10-00-003-132-032)

Situated in the City of Elyria, County of Lorain and State of Ohio and known as being part of Original Carlisle Township Section No. 3, and being further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at the intersection of the centerlines of Middle Avenue (60 feet wide) and Wood Street (60 feet wide) and on the easterly line of Original Carlisle Township Section No. 3;

Thence South 00°57'30" West along the centerline of Middle Avenue and the easterly line of Original Carlisle Township Section No. 3, 305.77 feet to a pk nail set at the southeasterly corner of land conveyed to Coleen and Joseph R. Hall (P.P.N. 10-00-003-132-031) by the deed dated March 22, 2004 and recorded in Instrument Number 2004-0990683 of Lorain County Deed Records and the PRINCIPAL PLACE OF BEGINNING of the premises described herein;

Thence South 00°57'30" West continuing along the centerline of Middle Avenue, 77.70 feet to a pk nail set at a northeasterly corner of land conveyed to Charles Nelson Sr. and Joyce Ann Williams, Trustees (P.P.N. 10-00-003-132-033) (Parcel No. 2) by the deed dated June 02, 2000 and recorded in Instrument Number 2000-0687834 of Lorain County Deed Records;

Thence North 88°56'30" West along the northerly line of land so conveyed to Charles Nelson Sr. and Joyce Ann Williams, Trustees (P.P.N. 10-00-003-132-033) (Parcel No. 2), passing through a 5/8" x 30" iron pin set on the westerly right of way of Middle Avenue at 30.00 feet, 180.00 feet to a 5/8" x 30" iron pin set;

Thence North 00°57'30" East along an easterly line of land so conveyed to Charles Nelson Sr. and Joyce Ann Williams, Trustees (P.P.N. 10-00-003-132-033) (Parcel 2) and an easterly line of land conveyed to Coleen and Joseph R. Hall (P.P.N. 10-00-003-132-030) by the deed dated May 7, 2008 and recorded in Instrument Number 2008-0252282 of Lorain County Deed Records, 77.70 feet to a 5/8" x 30" iron pin set at the southwesterly corner of land conveyed to the aforementioned Coleen and Joseph R. Hall (P.P.N. 10-00-003-132-031);

Thence South 88°56'30" East along the southerly line of land so conveyed to Coleen and Joseph R. Hall (P.P.N. 10-00-003-132-031), passing through a 5/8" iron pin found on the westerly right of way of Middle Avenue at 150.00 feet, 180.00 feet to the centerline of Middle Avenue and the PRINCIPAL PLACE OF BEGINNING and containing 0.3211 acres of land of which 0.0535 acres are within the right of way of Middle Avenue, as surveyed and described by Edward B. Dudley, Registered Surveyor No. 6747, of the Riverstone Company in May 2009 and subject to all legal highways, restrictions, reservations and easements of record.

Basis of Bearings

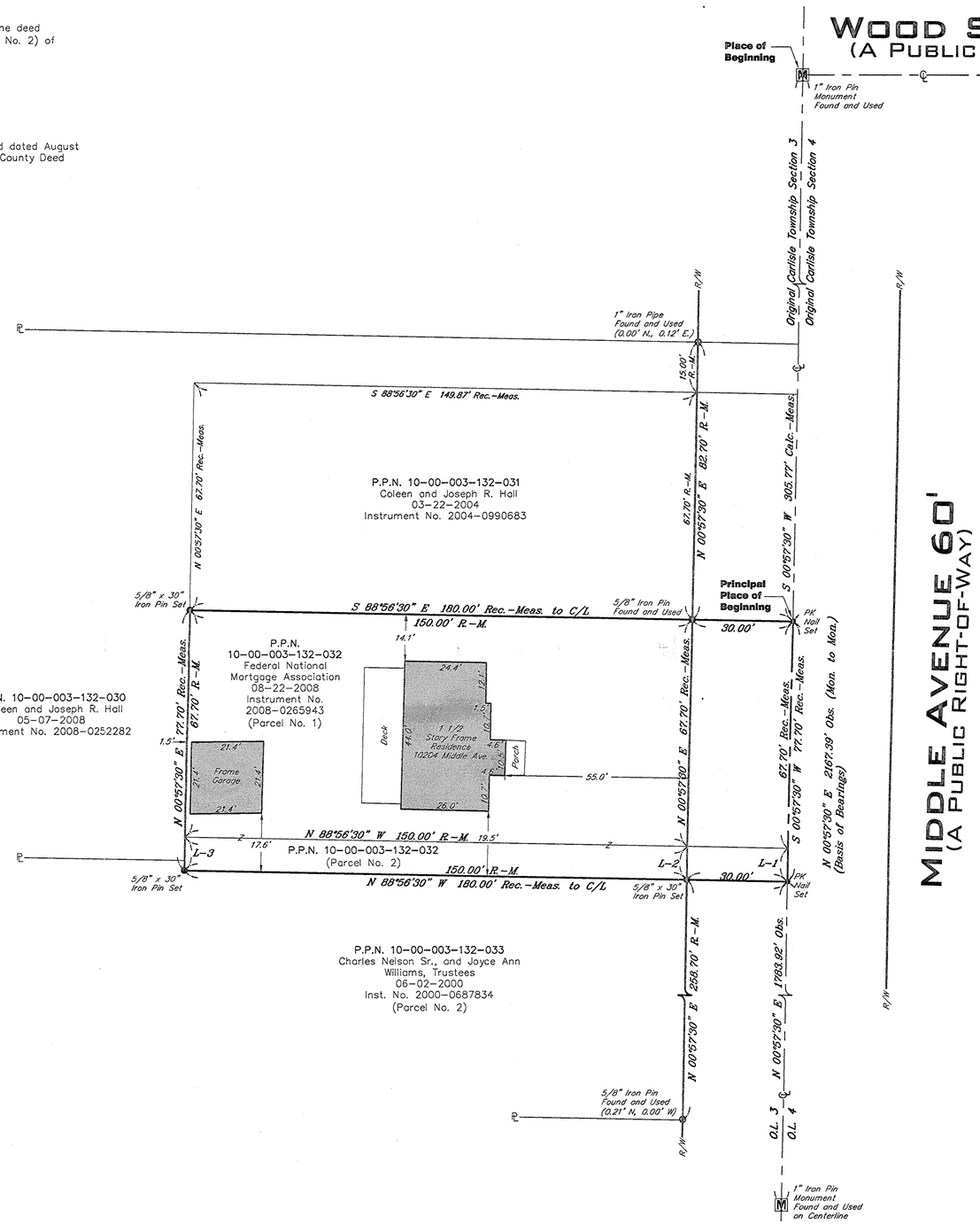
The centerline of Middle Avenue as North 00°57'30" East as shown on the deed recorded in Instrument Number 2008-0265943 (Parcel No. 1 and Parcel No. 2) of Lorain County Deed Records.

Deed of Reference

Land conveyed to the Federal National Mortgage Association by the deed dated August 22, 2008 and recorded in Instrument Number 2008-0265943 of Lorain County Deed Records.

Property Area

Total:	13,986	Square Feet	0.3211	Acres
Within R/W:	2,331	Square Feet	0.0535	Acres
Net:	11,655	Square Feet	0.2676	Acres



LINE TABLE		
LINE	LENGTH	BEARING
L-1	10.00' R.-M.	N 00°57'30" E
L-2	10.00' R.-M.	N 00°57'30" E
L-3	10.00' R.-M.	N 00°57'30" E

LEGEND

- Monument Box Found
- Empty Monument Box Found
- Iron Pin or Pipe Found
- 5/8" Iron Pin Set
- Drill Hole Set / Found
- Concrete Nail Set / Found
- Centerline
- Property Line
- Easement No.
- Encroachments
- Property Lines

Parcel line
Original Sublot Line
Original Lot / Section Line
Centerline
Property Line
Right-of-way Line
Easement Line
Railroad Tracks
Wood Fence Line
Chain Link Fence
Woven Fence Line

A.F.N.	Auditor's File Number	O.R.	Official Record
Adj.	Adjacent	Ord.	Ordinance
Ac.	Acres	P.P.N.	Permanent Parcel Number
Asph.	Asphalt Pavement	P.O.B.	Place of Beginning
Bldg.	Building	P.P.O.B.	Principal Place of Beginning
Calc./C.	Calculated	Pcl.	Parcel
Clr.	Clears	Prop.	Proposed
Conc.	Concrete	Plat	Filed of Recorded
C.L.F.	Chain Link Fence	Plat	
Doc.	Document	Por.	Porch
D.V.	Deed Volume	Pg.	Page
Encr.	Encroachment	Res.	Residence
E.	East	R/W	Right-of-Way
Frm.	Frame	Rec./R.	Record
Gar.	Garage	S/L	Sublot
H.N.	House Number	Sq.Ft.	Square Feet
Inst.	Instrument	Sty.	Story
L.C.M.R.	Lorain County Map Records	S.	South
Meas./M.	Measured	Sta.	Station
N.	North	Typ.	Typical
No.	Number	Vol.	Volume
O.L.	Original Lot	W.	West
Obs.	Observed		

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

02735
APPROVED
LORAIN CO.
MAP DEPT
DATE 9-2-09
PAGE 10-00-003-132-032 10-00-003-11
BY JHatfield
09-02735

Surveyors 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 decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley P.S. No. 6747 — 05-12-2009 Date

Note: ● All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

STATE OF OHIO — EDWARD B. DUDLEY 6747 REGISTERED PROFESSIONAL SURVEYOR

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