PPN 03-00-053-000-008
03-00-053-108-018
02-00-051-144-003
43551
MAP Pg 3-A, 3-00-053-A
02-00-051

LEGAL DESCRIPTION

April 2, 1986
JOB NO. 86-1464 (A)

IN RE: NATIONAL GYPSUM PROJECT

46.7 Acre Parcel

Situated in the City of Lorain, County of Lorain and State of Ohio and being known as part of Original Sheffield Township Lot No. 53 and part of Original Black River Township Lot No. 51 and bounded and described as follows:

Beginning in the Southerly right-of-way of Colorado Avenue at the Southeasterly corner of Parcel No. 2 of land conveyed to the City of Lorain as recorded in Volume 769, Page 335 of the Lorain County Record of Deeds; said point also being on the Westerly line of a Parcel of land conveyed to U. S. Steel as recorded in Volume 937, Page 897 of the Lorain County Record of Deeds;

Thence South 02° 05' 54" West, along the Westerly line of U. S. Steel and a Westerly line of the N. Y. C. Railroad and the N. Y. C. and St. Louis Railroad, a distance of 1356.88 feet to a point;

Thence South 09° 00' 21" East along a Westerly line of land so conveyed to U. S. Steel, a distance of 2387.47 feet to a point on an established dock line;

Thence South 77° 41' 31" West, along a dock line established by Ordinance No. 270, amended by Ordinance No. 845, passed August 1, 1904 by Lorain City Council, a distance of 350.00 feet to a point;

Thence North 12° 18' 29" West, along an established dock line, a distance of 324.37 feet to the South corner of a parcel of land conveyed to National Gypsum Company as recorded in Volume 736, Page 444 of the Lorain County Record of Deeds;

Thence North 25° 39' 50" West, along the Westerly line of the aforementioned National Gypsum Company parcel and along the Easterly line of a parcel conveyed to the City of Lorain as recorded in Volume 817, Page 509 of the Lorain County Record of Deeds, a distance of 789.30 feet to the City dock line No. DC-137A;

Thence North 60° 48' 10" West, along the Northerly line of land conveyed to the City of Lorain, a distance of 132.38 feet to the Northwesterly corner thereof;

(continued)

Thence North 02° 32' 30" East, along the Westerly line of Original Sheffield Township Lot No. 53 and the Easterly line of land conveyed to Ashland Oil as recorded in Volume 1358, Page 317 of the Lorain County Records of Deeds, a distance of 1414.65 feet to a point;

Thence North 87° 12' 00" West, along the Southerly line of Black River Township Lot No. 51 and the Northerly line of Ashland Oil, a distance of 644.57 feet to a point at the Southeast corner of Parcel No. 1 conveyed to the City of Lorain in Volume 769, Page 335 of the Lorain County Record of Deeds; said point also being on the Easterly right-of-way of Henderson Drive, 80 feet wide;

Thence North 39° 09' 14" East, along the Easterly right-of-way of Henderson Drive and along Parcel No. 1 as conveyed to the City of Lorain a distance of 255.80 feet to a point of curvature;

Thence in the arc of a circular curve which deflects to the Left, a distance of 739.55 feet to a point at the Southwesterly corner of land conveyed to Harry C. Richards, Inc., as recorded in Volume 1118, Page 5 of the Lorain County Record of Deeds; said line also being the Easterly right-of-way of Henderson Drive and Parcel No. 1 conveyed to the City of Lorain, said curve has a radius of 1186.28 feet, a central angle of 35° 43' 10", and a chord of 727.63 feet bearing North 21° 17' 39" East,

Thence South 87° 54' 06" East, along the Southerly line of Harry C. Richards, Inc., a Southerly line of Leslie Viragh as recorded in Volume 1168, Page 364 of Lorain County Record of Deeds and along the Southerly line of land conveyed to Star-Pic Realty, Joint Venture, a Partnership as recorded in Volume 1109, Page 344 of Lorain County Record of Deeds; a distance of 650.57 feet to a point;

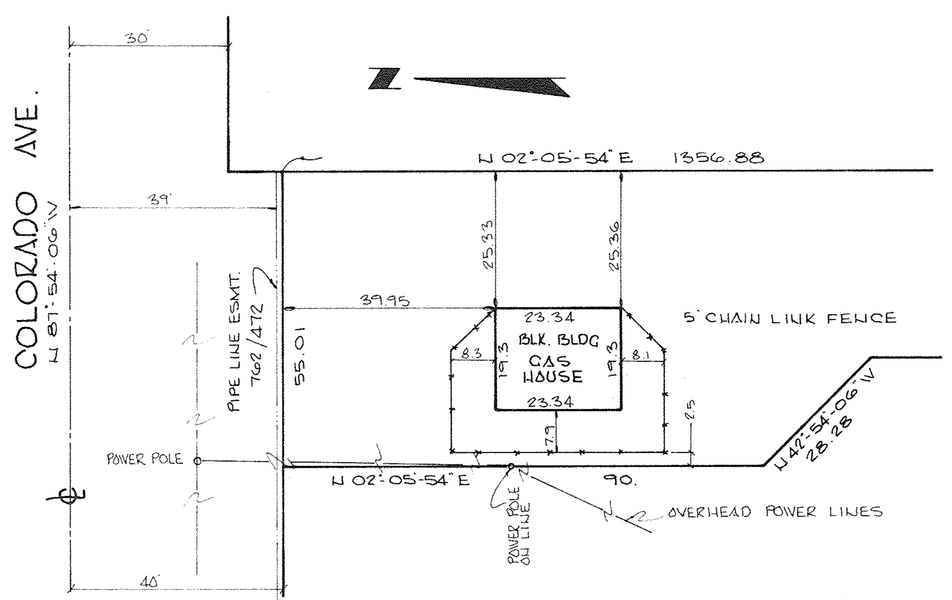
Thence North 02° 05' 54" East, along the Easterly line of the Star-Pic Realty, and the Easterly line of Bruce D. and Daniel F. Gerbick as recorded in Volume 1186, Page 88 of the Lorain County Record of Deeds, a distance of 290.00 feet to a point;

Thence North 42° 54' 06" West, along the Northeasterly line of Gerbick, a distance of 28.28 feet to a point;

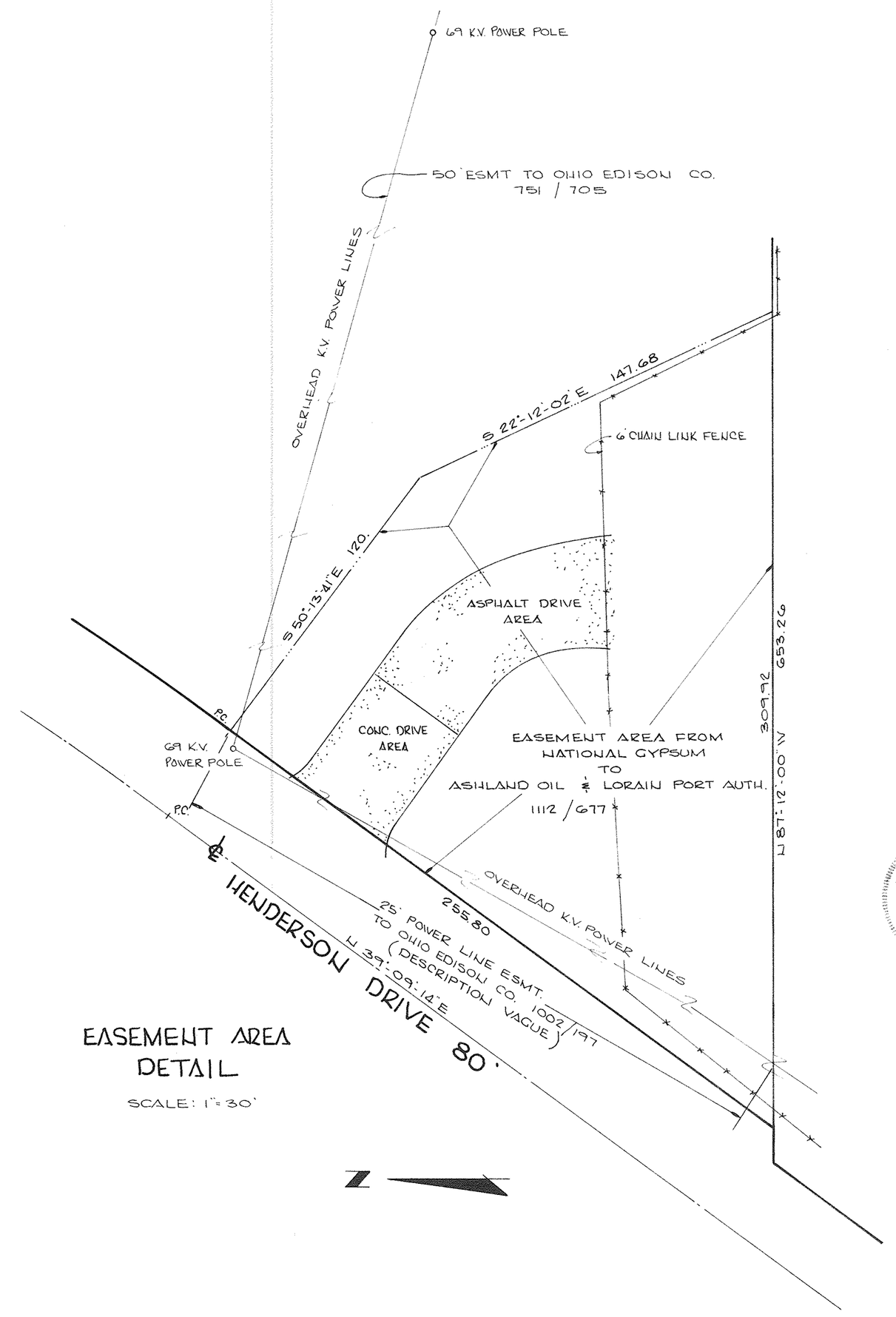
Thence North 02° 05' 54" East, along a Easterly line of Gerbick, a distance of 90.00 feet to a point on the Southerly right-of-way of Colorado Avenue and the Southerly line of Parcel No. 2 as conveyed to the City of Lorain, recorded as aforesaid;

Thence South 87° 54' 06" East, along the Southerly right-of-way of Colorado Avenue and the Southerly line of Parcel No. 2 conveyed to the City of Lorain, a distance of 55.01 feet to a point and the place of beginning;

Containing within said bounds 46.753 Acres of land, of which 7.999 Acres lie in Original Black River Township Lot No. 51, and 38.754 Acres lie in Original Sheffield Township Lot No. 53.



EASEMENT AND GAS HOUSE DETAIL
SCALE: 1" = 20'



EASEMENT AREA DETAIL
SCALE: 1" = 30'

STATE OF OHIO
DANE A. HAPONEK
S-6211
REGISTERED SURVEYOR