02-00-093-118-008
02-00-093-117
02-00-093-B
SCAN # 47142

PARCEL NO. 1

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being part of Original Black River Township Lot No. 93, and part of Original Sheffield Township Lot Nos. 92 & 98, being all of Sublot Nos. 26 through 31 inclusive of Steck's Tenth Avenue Allotment as recorded in Plat Volume 6, Page 17 of the Lorain County Record of Plats; and being all of Sublot Nos. 3523 through 3537 inclusive of Sheffield Land & Improvement Company's Subdivision No. 6, as recorded in Plat Volume 6, Page 12 of the Lorain County Record of Plats and Toledo Avenue and Railroad Street as vacated; bounded and described as follows:

Beginning at a railroad spike set in the Northerly line of East 28th Street, at its intersection with the Easterly line of Toledo Avenue.

Thence in the Easterly line of Toledo Avenue, North 0° 38' 30" East, a distance of 141.07 feet to a spike set in the Easterly extension of the Northerly line of a 16.00 foot alley.

Thence in said line, South 88° 50' 00" West, a distance of 170.08 feet to an iron pin found at the Southwesterly corner of Sublot No. 31 as appears in Steck's Tenth Avenue Allotment as appears in Plat Volume 6, Page 17 of the Lorain County Record of Plats.

Thence in the Westerly line of Sublot Nos. 31, 30, 29, 28, 27 and 26 of said Steck's Tenth Avenue Allotment, North 0° 38' 30" East, a distance of 231.23 feet to a point at the Northwesterly corner of said Sublot No. 26; said point also being in the Southerly line of The Sheffield Land and Improvement Company's Subdivision No. 6 as appears in Plat Volume 6, Page 12 of the Lorain County Record of Plats.

Thence in the Southerly line of Sublot No. 3534 of said Subdivision, North 88° 16' 00" West, a distance of 0.50 feet to a point at the Southwesterly corner thereof.

Thence in the Westerly line of said Sublot No. 3534 and the Westerly line of Sublot Nos. 3533, 3532, 3531, 3530 and 3529, North 0° 38' 30" East, a distance of 242.17 feet to an iron pin set at the Northwesterly corner of Sublot No. 3529; said point also being in the Southerly line of Sublot No. 3528.

Thence in said line, North 89° 21' 30" West, a distance of 10.50 feet to an iron pin set at the Southeasterly corner of Sublot No. 3522 of said Subdivision.

Thence in the Easterly line of Sublot No. 3522, North 0° 38' 30" East, a distance of 40.00 feet to an iron pin set at the Northeasterly corner thereof; said point also being in the Southerly line of Sublot No. 3527.

Thence in the Southerly line of Sublot No. 3527 and the Southerly line of Sublot No. 3523, North 89° 21' 30" West, a distance of 100.00 feet to an iron pin found in the Easterly line of Denver Avenue.

Thence in the Easterly line of Denver Avenue and the Northerly extension thereof, North 0° 38' 30" East, a distance of 314.51 feet to an iron pin set in the Southwesterly line of the Baltimore & Ohio Railroad.

Thence in said line, the following courses and distances:

South 33° 36' 30" East, a distance of 354.80 feet to an iron pin found,
South 41° 40' 02" East, a distance of 113.75 feet to a railroad spike set,
South 48° 19' 58" West, a distance of 13.54 feet to a railroad spike set in the former centerline of Railroad Street,
Thence South 41° 45' 00" East, a distance of 21.94 feet to a railroad spike set; said point being in the Northerly extension of the Easterly line of Toledo Avenue (now vacated),
Thence North 0° 38' 30" East, a distance of 29.67 feet to an iron pin found,
Thence South 41° 45' 00" East, a distance of 555.50 feet to an iron pin set, and
South 37° 40' 00" East, a distance of 209.48 feet to an iron pin found in the Northerly line of East 28th Street.

Thence in said line, South 88° 50' 00" West, a distance of 504.69 feet to the place of beginning of land herein described.

Containing within said bounds 6.2508 Acres of land, or 272,286.64 Square Feet.

PARCEL NO. 2

Situated in the Townships of Black River and Sheffield, City of Lorain, County of Lorain and State of Ohio and being a part of Original Lot No. 98, Sheffield Township and part of Original Lot No. 93, Black River Township, and also being all of Sublot Nos. 32 and 33 in Steck's Tenth Avenue Allotment as appears in Plat Volume 6, Page 17 of the Lorain County Record of Plats and more definitely described as follows:

Beginning at a railroad spike set at the Southeasterly corner of Sublot No. 32 as appears in said plat; said point also being in the Northerly line of East 28th Street at its intersection with the Westerly line of Toledo Avenue.

Thence in the Northerly line of East 28th Street, South 88° 50' 00" West, a distance of 46.11 feet to an iron pin found at the Southwesterly corner of Sublot No. 33.

Thence in the Westerly line of Sublot No. 33, North 1° 10' 00" West, a distance of 125.00 feet to a railroad spike set at the Northwesterly corner thereof; said point being in the Southerly line of a 16.00 foot alley.

Thence in said line, North 88° 50' 00" East, in the North line of Sublot Nos. 33 & 32, a distance of 50.06 feet to a railroad spike set at the Northeasterly corner of Sublot No. 32; said point also being in the Westerly line of Toledo Avenue.

Thence in said line, South 0° 38' 30" West, a distance of 125.06 feet to the place of beginning of land herein described.

Containing within said bounds 0.1380 Acres of land or 6,010.62 Square Feet.

SURVEY FOR

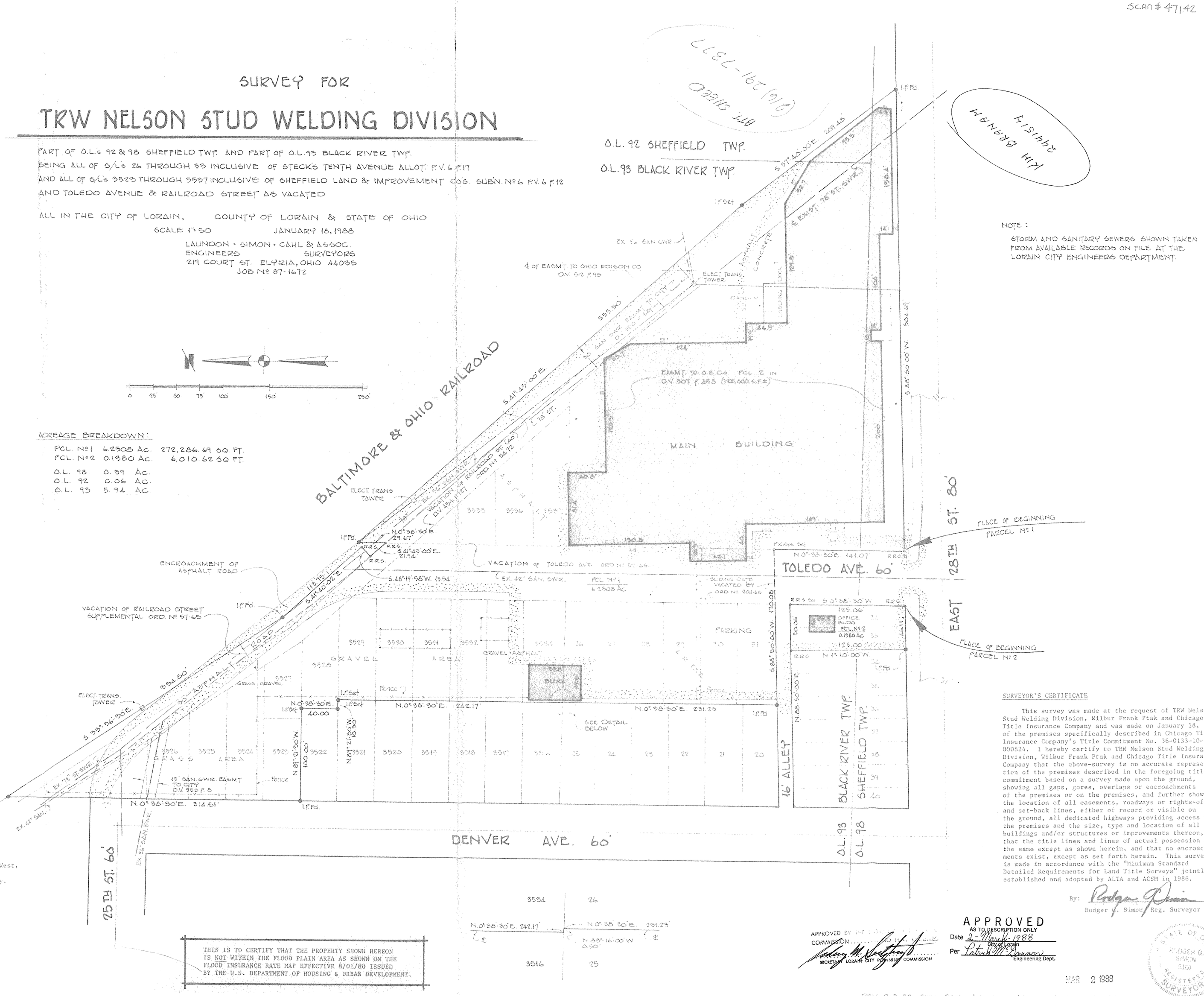
TRW NELSON STUD WELDING DIVISION

PART OF O.L.'s 92 & 98 SHEFFIELD TWP. AND PART OF O.L. 93 BLACK RIVER TWP.
BEING ALL OF S/L'S 26 THROUGH 33 INCLUSIVE OF STECK'S TENTH AVENUE ALLOT. P.V. 6 P.17
AND ALL OF S/L'S 3523 THROUGH 3537 INCLUSIVE OF SHEFFIELD LAND & IMPROVEMENT CO'S. SUBN. Nº 6 P.V. 6 P.12
AND TOLEDO AVENUE & RAILROAD STREET AS VACATED

ALL IN THE CITY OF LORAIN, COUNTY OF LORAIN & STATE OF OHIO

SCALE 1"=50 JANUARY 18, 1988

LAUNDON · SIMON · CAHL & ASSOC.
ENGINEERS SURVEYORS
219 COURT ST. ELYRIA, OHIO 44035
JOB Nº 87-1672



ACREAGE BREAKDOWN:

PCL. Nº1	6.2508 Ac.	272,286.69 SQ. FT.
PCL. Nº2	0.1380 Ac.	6,010.62 SQ. FT.
O.L. 98	0.39 Ac.	
O.L. 92	0.06 Ac.	
O.L. 93	5.94 Ac.	

NOTE:
STORM AND SANITARY SEWERS SHOWN TAKEN FROM AVAILABLE RECORDS ON FILE AT THE LORAIN CITY ENGINEERS DEPARTMENT.

SURVEYOR'S CERTIFICATE

This survey was made at the request of TRW Nelson Stud Welding Division, Wilbur Frank Ptak and Chicago Title Insurance Company and was made on January 18, 1988 of the premises specifically described in Chicago Title Insurance Company's Title Commitment No. 36-0133-10-000824. I hereby certify to TRW Nelson Stud Welding Division, Wilbur Frank Ptak and Chicago Title Insurance Company that the above-survey is an accurate representation of the premises described in the foregoing title commitment based on a survey made upon the ground, showing all gaps, gores, overlaps or encroachments of the premises or on the premises, and further showing the location of all easements, roadways or rights-of-way and set-back lines, either of record or visible on the ground, all dedicated highways providing access to the premises and the size, type and location of all buildings and/or structures or improvements thereon, that the title lines and lines of actual possession are the same except as shown herein, and that no encroachments exist, except as set forth herein. This survey is made in accordance with the "Minimum Standard Detailed Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1986.

By: Rodger G. Simon
Rodger G. Simon Reg. Surveyor

STATE OF OHIO RODGER G. SIMON 5107 REGISTERED SURVEYOR

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT WITHIN THE FLOOD PLAIN AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP EFFECTIVE 8/01/80 ISSUED BY THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION
COMMISSION
SECRETARY LORAIN CITY PLANNING COMMISSION

APPROVED
AS TO DESCRIPTION ONLY
Date 2 March 1988
City of Lorain
Per Patrick M. Brannon
Engineering Dept.

MAR 2 1988

REV. 2-9-88 Chng. Cert. - Add desc. - Add swr. to dwg by RGS

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