

Legal Description
0.598 Acres
All of J.P. Morgan Chase Bank NA, Parcel: Instrument No. 2013-0460459

Situated in the Village of Sheffield, County of Lorain, State of Ohio, and being part of Original Sheffield Township Lot No. 23, and being more particularly described as follows:

Being a Re-Survey of a 0.599 Acre parcel conveyed to J.P. Morgan Chase Bank, NA, as recorded in Instrument No. 2013-0460459, in the Lorain County Deed Records, and being all of Auditor's Parcel No. 03-00-023-000-013, and further described as follows:

Commencing at a railroad spike found in the centerline of Harris Road marking the Southwest corner of Original Sheffield Township Lot No. 23;

Thence, N 04°02'00" E 511.98 feet with the centerline of said Harris Road and the West line of said Original Lot No. 23, to a mag nail set marking the Northwest corner of a 1.88 Acre parcel conveyed to Joan M. Fletcher, as recorded in O.R. Volume 1282, Page 000902, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.598 Acre parcel herein to be described;

Thence, N 04°02'00" E 86.67 feet continuing with the centerline of Harris Road and the West line of said Original Lot No. 23, to a mag nail set marking a corner to an 11.5 acre parcel conveyed to Richard J. & Nancy O'Connor, as recorded in Deed Volume 729, Page 538;

Thence leaving Harris Road with the boundary of said parcel conveyed to O'Connor, with the following two (2) courses and distances:

- 1) S 86°07'25" E 300.54 feet to a 5/8" o.d. iron pin found, and passing over a 5/8" o.d. iron pin found at 31.51 feet;
- 2) S 03°50'35" W 86.67 feet to a 5/8" o.d. iron pin found on the North line of said parcel conveyed to Fletcher.

Thence, N 86°07'25" W 300.83 feet with the North line of said parcel conveyed to Fletcher, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 270.83 feet, and containing 0.598 Acres Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Bearings of the above description are based on the line centerline of Harris Road, as being N 04°02'00" E, and is an assumed Meridian used to denote angles only.

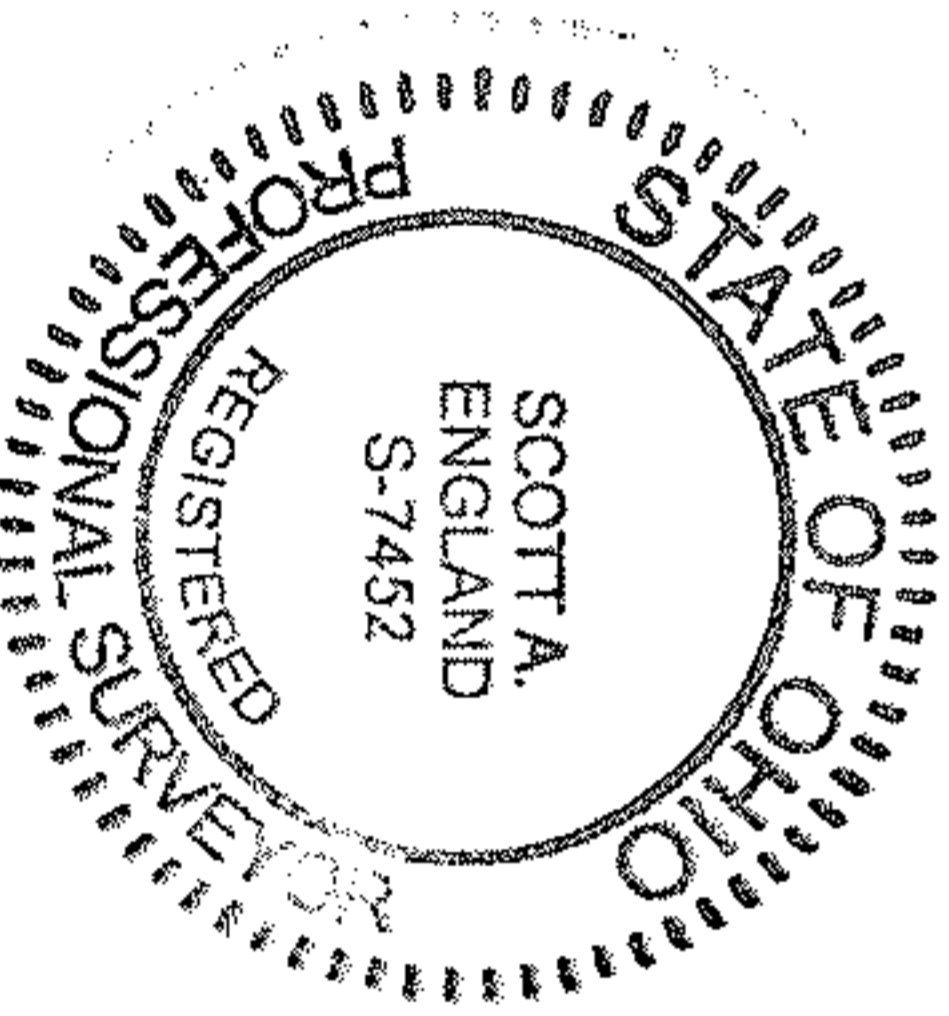
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by Scott A. England, P.S., Ohio Registered Surveyor #S-7452 in July of 2013.

Dated 7/31/13

2585-13LO

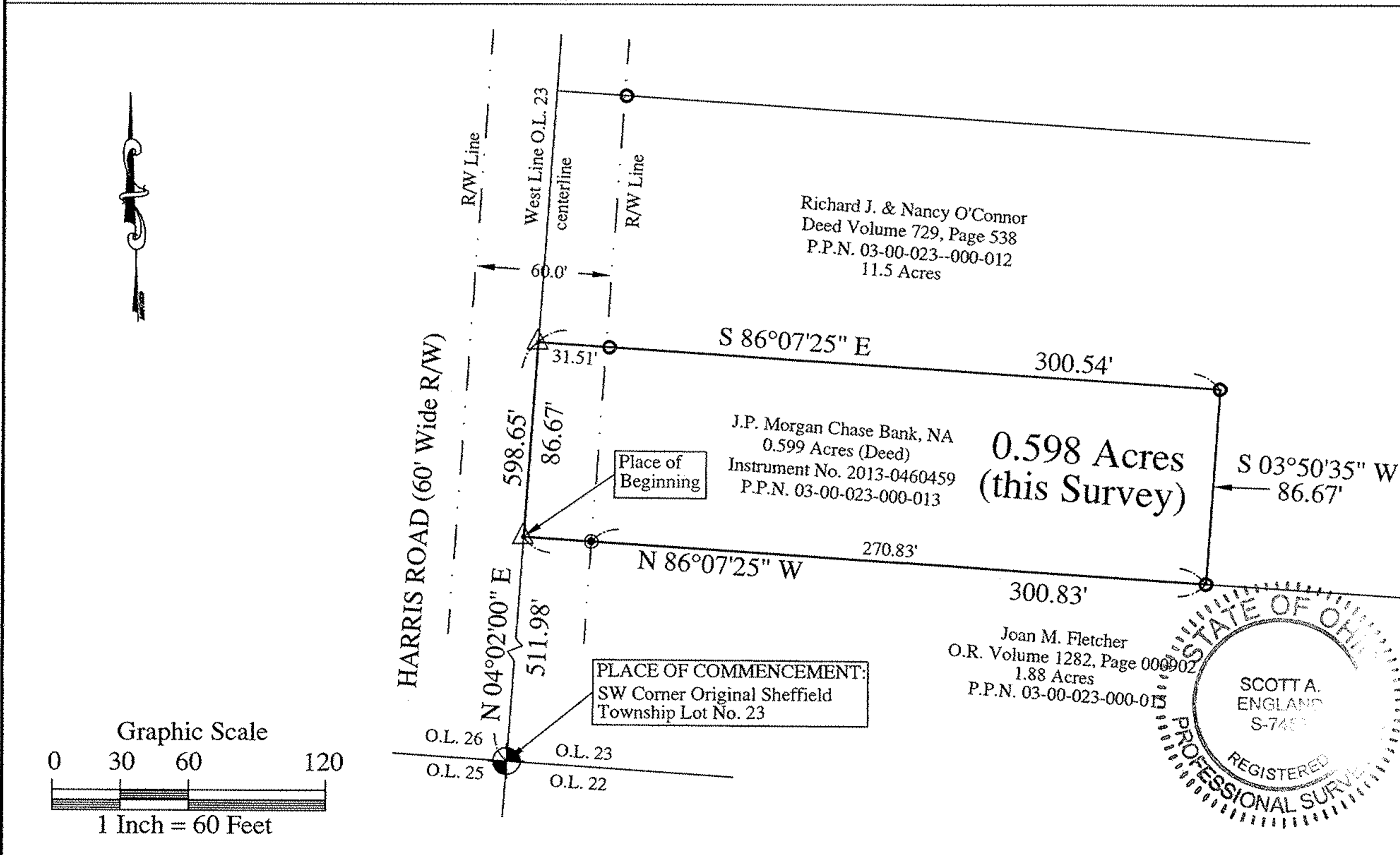
Scott A. England P.S.
 Scott A. England P.S.
 Ohio Registered Surveyor #7452



03-00-023-000-013
 Scan # 47510
 0300-023-A

Plat of Survey

Village of Sheffield, County of Lorain, State of Ohio, and being part of Original Sheffield Township Lot No. 23.



PREPARED FOR:
 Fidelity Land Title Agency
 Cincinnati, Ohio

PROPERTY LOCATION:
 SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 23.

BEING A RE-SURVEY OF A 0.599 ACRE PARCEL CONVEYED TO J.P. MORGAN CHASE BANK, NA, AS RECORDED IN INSTRUMENT NO. 2013-0460459, IN THE LORAIN COUNTY DEED RECORDS, AND BEING ALL OF AUDITOR'S PARCEL NO. 03-00-023-000-013.

THE BEARINGS OF THIS PLAT ARE BASED ON THE CENTERLINE OF HARRIS ROAD, AS BEING N 04°02'00" E, AND IS AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.

- LEGEND**
- - 5/8" o.d. Iron Pin Found
 - ⊕ - 1/2" o.d. Iron Pipe Found
 - △ - Mag Nail Found
 - ⊙ - 5/8" o.d. Iron Pin 30" long w/red cap stamped "S.A. England #7452".

PREPARED BY:
 Scott A. England, P.S.
 Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008
 740-928-8680 FAX 740-928-9565
 WWW.SURVEYOHIO.COM

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.
 Dated: 7/31/13
Scott A. England, P.S.
 Scott A. England, P.S.
 Ohio Registered Surveyor #7452

