SCAN # 47574

Engineering & Surveying Company 7017 Pearl Road, Cleveland, Ohio 44130

& JULY 16, 2013 TOTAL ACRES = 11.0318

NEW CONSOLIDATED LEGAL DESCRIPTION

Situoted in the Township of Elyria, County of Lorain and State of Ohio and

West River Road (width varies):

Thence: North 43° 01'45". West along the Northeasterly right of way of said

Thence continuing North 27°38'00" West along the centerline of said West River Road a distance of 102.45 feet to an angle point;

Thence North 19°35'35" West along the centerline of said West River Road a

Thence North 72°39'04" East a distance of 30.02 feet to a nail set on the

Thence South 19°35'35" East along the Northeasterly right of way of sold West

Thence North 50°20'15" East 197,39 feet to a 1" pipe found, said point being

Thence North 72°39'04" East 691.92 feet to a point (1 /2" iron pin found 0.42 feet South and 0.63 West), said point being on the westerly line of lands now or formerly owned by Lorain County Metro Parks as recorded in Volume

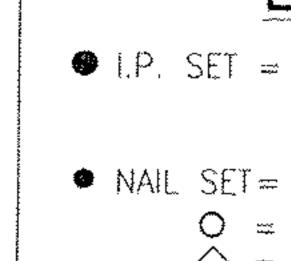
Thence South 00'29'35" East along said Lorain County Metro Parks's

Thence South 81.01 '27" West along the Northerly right of way line of said

Thence continuing along the Northerly right of way line of said Interstate Route

Thence continuing along the Northerly right of way line of said Interstate Route 90 South 89°31'32" West 186.00 feet the principal place of beginning, be the

This legal description was written by Mackay Engineering and Surveying Company in August of 2013 under the supervision of Michael Mackay P.S. 7344 Iron pin set indicates 5/8" diameter 30" long rebar with plastic yellow caps stamped 7344.



MON = MONUMENT

F = FOUND

R = RECORDEDU = USEDC = CALCULATED

OBS = UTILITY POLEP = PROPERTY LINE L.C.M.R. = LORAIN COUNTY MAP RECORDS

MACKAY

(440)886-4500 / (440)886-4590Fax

SCALE: 1"=100' AUGUST 22, 2013 DATE OF SURVEY = JULY 12, 2013

TOTAL ACRES LESS R/W = 10.8473

known as being part of Original Lot No. 17 in the Brace Tract and being more fully bounded and described as follows:

Beginning at an iron pin set at the intersection of the Northerly right of way of Interstate Route 90 (width varies) with the Northeasterly right of way of

Thence North 30°06'50" West along the Northeasterly right of way of said West River Road 219.69 feet to on iron pin set;

West River Road 113.00 feet to an iron pin set;

Thence South 62'22'00" West 30.00 feet to a paint in the centerline of said West River Road, said point being North 27°38'00" West 183,47 feet from in iron pin monument found on the centerline of said West River Road;

distance of 168.19;

Northeasterly right of way of said West River Road;

River Road a distance of 75.00 feet to an iron pin set:

the Northeast corner of land formerly owned by Elmer Hume, Inc. as recorded in Volume 934, Page 714 of Lorain County Deeds Records;

927, Page 948-949 of Lorain County Deed Records;

Southwesterly line 473.82 feet to a 1" pipe found at the Southwest corner of said Lorain County Metropolitan Park's land:

Thence South 06°47'06" East 281.46 feet to a 1" pipe found on the Northerly right of way line of said Interstate Route 90;

Interstate Route 90 109.00 feet to an iron pin set;

90 South 88°41 '00" West 120.39 feet to an iron pin set;

Thence continuing along the Northerly right of way line of said Interstate Route 90 South 88°40'56" West 171.73 feet to an iron pin set;

some more or less, but subject to all legal highways and containing 11.0318 acres of land.

> LEGEND . • I.P. SET = 5/8" DIAMETER 30" LONG

IRON PIN SET WITH YELLOW CAP MARKED "7344" NAIL SET = MAG NAIL SET O = IRON PIN FOUND > = MONUMENT FOUND L/A = LIMITED ACCESSR/W = RIGHT - OF - WAY= CENTERLINE

MAP OF SURVEY

GEORGE WAY

P.P.N. 06-23-017-102-041

MARGARET WAY &

NANCY FEINSTEIN

P.P.N. 06-23-017-102-042

STATE OF OHIO

VOL. 923 PAGE 527 L.C.D.R.

LORAIN COUNTY METRO PARKS

P.P.N. 06-22-009-101-005

1/2" I.P.F. BENT

3.45'N, 11.75'E

1" PIPE

FND & U -

3/4" PIPE

FND & U-

I.P. MON.

0.42'S 0.63'W

VOLUME 927 P.948-949 L.C.D.R.

39*37'30"

-FND & U

and a continuous continuous and the contraction of the contraction of

10-17-13

6-29

R. MAINES

#13-02824-D

SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 19 BRACE TRACT

BASIS OF BEARINGS IS WEST

RIVER ROAD AS N 27'38'00" W

AS TAKEN FROM THE LEGAL

DESCRIPTION CONTAINED IN THE

TITLE COMMITMENT PROVIDED BY

OLD REPUBLIC NATIONAL TITLE

INSURANCE COMPANY. FILE

NO.:16779, EFFECTIVE DATE:

JULY 11, 2013.

FND & U 7

FOR LINE

the principal place of beginning; enclosing a parcel of land containing 8.226 acres of land, according to a map of survey made by Ray E. Hollis, January12, 1932. Situated in the Elyria Township, County of Lorain and State of Ohio and known as being part of Original Lot No. 17, Bract Tract, and more definitely described as follows: Beginning at an iron pin in the centerline of West River Road and the Southwesterly corner of a parcel of land in said Original Lot deeded to L.B. Warren, by Steve Bogi by deed dated January 16, 1932 and recorded in Volume 263, Page 173, Lorain County Records; thence South 27 deg. 38' East in the centerline of said road a distance of 96.64 feet to a point; thence North 73 deg. 36' East a distance of 436.48 feet to an iron pin and passing through an iron pin 73.08 feet from the centerline of said road; thence North 43 deg. 36' East a distance of 287.05 feet to an iron pin; thence North 00 deg. 28' West a distance of 503.3 feet to an iron pin at the top of a slope; thence continuing in same course a distance of about 225 feet to a point in the center of a creek and passing through an iron pin 34.5 feet from said point; thence in the center of said creek to a point in Easterly boundary of land deeded to Anna C. Wilson by H. J. Eady, Executor of the Estate of Richard Baer, deceased, by deed dated August 12, 1912 and recorded in Volume 125,Page 369 of Lorain County Records; thence South 12 deg. 26' West in Anno C. Wilson's Easterly line a distance of 156.6 feet to the Northeasterly corner of land owned by Lydia W. White; thence South 19 deg. 51' East in said Lydia W. White's Easterly line a distance of 120 feet to an iron pin in a Northerly line of said land of L.B. Warren; thence North 72 deg. 58'East in said line of L.B. Warren's land a distance of 53.6 feet to an iron pin at the Northeasterly corner of L.B. Warren's land; thence South 1 deg. 57' East 173.9 feet to a point; thence South 17 deg. 26' West a distance of 301.75 feet to a point; thence South 58 deg. 32'West a distance of 174 feet to a point; thence South 68 deg. 35' West a distance of 441.82 feet to the place of beginning. Containing within said boundaries 2.08 acres of land, be the same more or less, but subject to all legal highways. EXCEPTING from the above described parcels, premises conveyed by Rabert D. Choate and Margaret P. Choate to the State of Ohio by Deed dated December 29, 1965 and recorded in Volume 923, Page 527; and excepting premises conveyed by Robert D. Choate and Margaret P. Choate to Elmer Hue, Inc., by Deeds dated

LEGAL DESCRIPTION OF PARCELS TO BE SURVEYED AS SET FORTH IN TITLE COMMITMENT PROVIDED BY

Situated in the Township of Elyria, County of Lorain and State of Ohio: And known as being part of

Original Lot No. 17 in the Brace Tract, being more definitely described as follows: Beginning at a

point in the center of the West River Road at the intersection of the South line of Original Lot No.

20 in the Brace Tract; thence North 27 deg. 38' West a distance of 1113.9 feet in the centerline

of the West River Road to an Iron pin being the principal place of beginning; thence continuing

North 27 deg. 38' West in the center of the West River Road a distance of 139 feet to an iron

pin; thence North 21 deg. 14' West a distance of 181 feet to an iron pin; thence North 72 deg.

to an iron pin; thence South 17 deg. 26' West a distance of 301.75 feet to an iron pin; thence

South 58 deg. 32' West a distance of 174 feet to an iron pin; thence South 68 deg. 35' West a

distance of 441.82 feet to an iron pin set in the centerline of the West River Road, said iron pin is

58' East a distance of 900 feet to an iron pin, soid line passes through a Chestnut tree 848 feet

from the centerline of the West River Road; thence South 1deg. 57' East a distance of 173.90 feet

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. FILE NO.:16779, EFFECTIVE DATE: JULY 11,

Situated in the City of Elyria, County of Lorain and State of Ohio: Being known as part of Original Lot No. 17, Brace Tract, of Elyria Township, and more definitely described as follows: Beginning at the intersection of the centerline of the West River Road, and the South line, extended Westerly, of land now or formerly owned by Robert D. Choate and Margaret P. Choate, as recorded in Volume 591, Pages 416 and 417, of Lorain County Record of Deeds; thence North 73 deg. 14'07" East, in Choate's South line extended Westerly, a distance of 71.16 feet to a point in the North Right of way line of Interstate Route 90. Said point is the principal place of beginning; thence North 73 deg. 14' 07" East, in Choate's South line, a distance of 365.37 feet to a point; thence South 2 deg. 12' 👏 47" East, a distance of 91.31 feet to a point in the North right of way line of Interstate Road 90; thence South 87 deg. 47' 12" West, in said right of way line, a distance of 171,73 feet to an angle point in said right of way line; thence South 87 deg. 37' 58" West, in said right of way line, a distance of 181.92 feet to a point in Choate's South line, and the principal place of beginning, enclosing a parcel of land containing .3697 acres, be the same more or less, but subject to all

October 5, 1966 and recorded in Volume 934, Page 714 and Volume 934, Page 715. P.P.No.

06-23-017-102-042

legal highways. P.P.No. 06-23-017-102-038 Situated in the City of Elyria, County of Lorain and State of Ohio: being known as part of Original Lot No. 17, Brace Tract, of Elyria Township, and more definitely described as follows: Beginning at the intersection of the centerline of the West River Road, and the South line extended Westerly, of land now or formerly owned by Robert D. Choate and Margaret P. Choate, as recorded in Volume 591. Pages 416 and 417, of Lorain County Record of Deeds; thence North 73 deg. 14' 07" East, in Choate's South line extended Westerly, a distance of 436.53 feet to a point in Choate's South line, to the place of beginning of lands herein described; thence North 43 deg. 37' East, in Choate's line. a distance of 287.05 feet to an iron pin found set, in the Southwest corner of land now owned by the Lorain County Metropolitan Park Board; thence South 14 deg. 09' 05" West, a distance of 305.69 feet to an iron pin set in the North line of land owned by the State Highway Department, known as Interstate Route 90;thence South 87 deg. 47' 12" West, in the North line of Interstate Route 90, a distance of 120.39feet to an iron pin; thence North 2 deg. 12' 48" West, a distance of 91.31 feet to the place of beginning, enclosing a parcel of land containing .6228 acre, but subject to all legal highways, as surveyed by Roy E. Hollis, Registered Engineer and Surveyor.

Subject to reservations as recorded in Volume 945, Page 818, Lorain County Deed Records.

Situated in the City of Elyria, County of Lorain and State of Ohio: being known as part of Original Lot No. 17, Brace Tract, of Elyria Township, and more definitely described as follows: Beginning at the intersection of the centerline of the West River Road, and the South line extended Westerly, of land now or formerly owned by Robert D. Choate and Margaret P. Choate, as recorded in Volume 591, Pages 416 and 417, of Lorain County Record of Deeds; thence North 73 deg. 14' 07" East, in Choate's South line extended Westerly, a distance of 436.53 feet to an iron pin; thence North 43 deg. 37' East, in Choate's line, a distance of 287.05feet to an iron pin found set in the Southwest corner of land now owned by the Lorain County Metropolitan Park Board and the principal place of beginning: thence South 6 deg. 43' 20"East, a distance of 281.43 feet to an iron pin set in the North right of way line of Interstate 90;thence South 81 deg. 04' 14" West, in the North right of way line of Interstate Route 90, a distance of 109.00 feet to an iron pin; thence North 14 deg. 09' 05" East, a distance of 305.69feet to an iron pin, and the principal place of beginning, enclosing a parcel of land containing0.3518 acre, but subject to all legal highways, as surveyed by Ray E. Hollis,

Registered Engineer and Surveyor. Subject to reservations as recorded in Volume 945, Page 820,

Lorain County Deed Records, P.P.No. 06-23-017-102-043

SURVEYOR'S CERTIFICATION

THIS MAP AND THE SURVEY ON WHICH IT IS BASED ARE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE TO INDICATE ANGLES ONLY.

IP SET INDICATES 5/8" IRON PIN SET WITH CAP NO. 7344.

ALL OF WHICH I CERTIFY TO BE CORRECT,

MICHAEL MACKAY, P.S. #7344

. LORAIN COUNTY METROPOLITAN PARKS LAND AQUISITION SURVEY A. CONSTANTINO BY SCHAFER, HURA & ASSOCIATES, INC. 12-16-72. ("SCHAFER")

MAP REFERENCES:

---FOR LINE

BY WARDEN & LAUNDON, C.E. 7-16-26. 3. PLAT OF SURVEY FOR SHERWOOD R., JR. AND LENORA BYAM BY GARY E. PENFOUND 8-31-61.

2. MAP OF SURVEY MADE FOR ELIZABETH C. BAKER

1" PIPE

FOR LINE

4. PENROSE ALLOTMENT VOLUME 13 PAGE 6 OF LORAIN COUNTY MAP RECORDS. ("PENROSE ALLOT.")