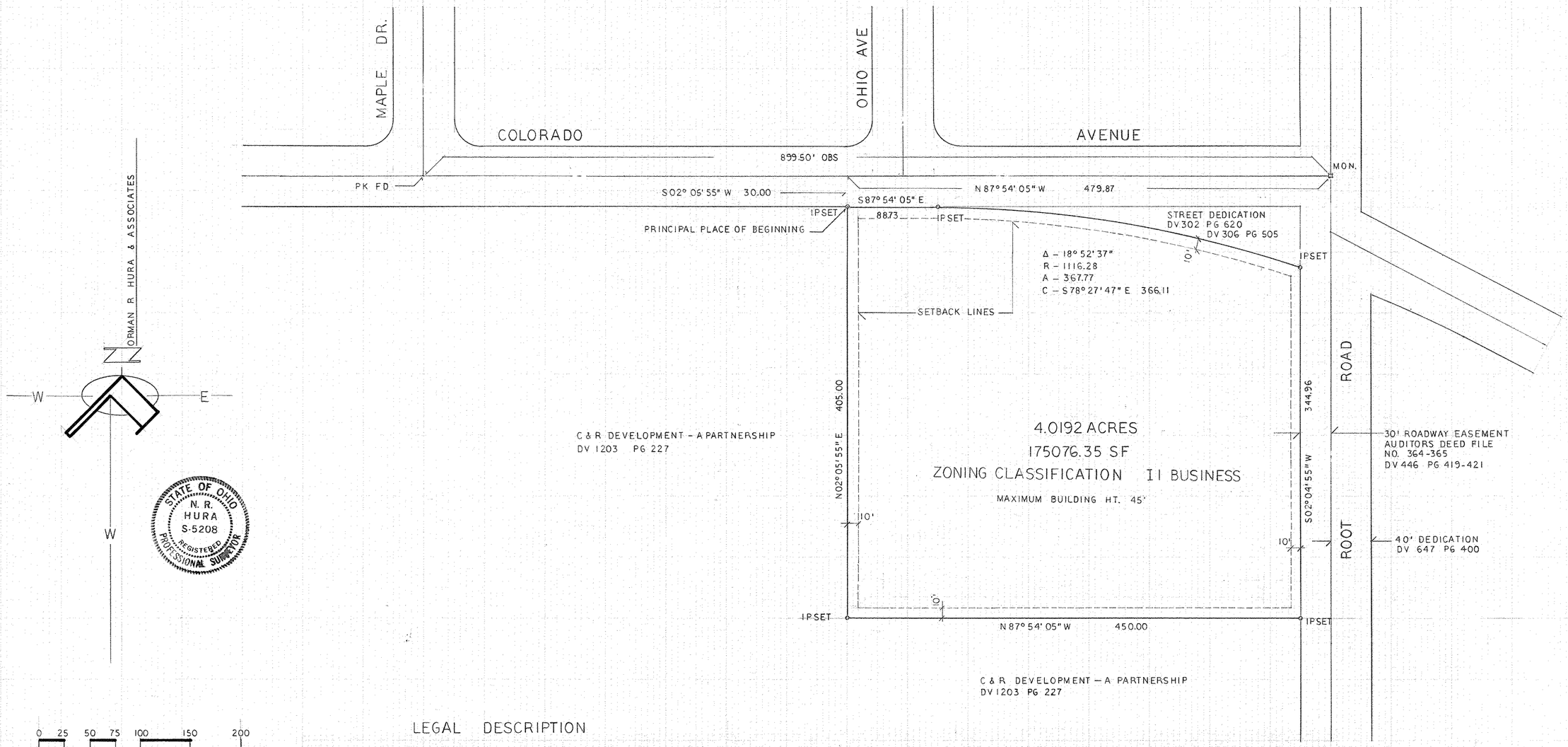
03-00-057-112-014 Scan # 47680



0 25 50 75 100 150 200

SCALE 1" = 60'-0"

LEGAL DESCRIPTION

Situated in the County of Lorain and State of Ohio. Being known as part of Original Sheffield Township Lot No. 57, now within the corporate limits of the City of Lorain and more definitely described as follows.

Beginning at a stone monument found set in the intersection of the original centerline of Colorado Avenue and the centerline of Root Road.

Thence North 87°-54'-05" West in the centerline of Colorado Avenue, a distance of 479.87 feet to a point.

Thence South 02°-05'-55" West a distance of 30.00 feet to an iron pin set in the south right of way line of Colorado Avenue and the *principal place of beginning.*

Thence South 87°-54'-05" East, in the south right of way line of Colorado Avenue, a distance of 88.73 feet to an iron pin set in the P.C. of a curve.

Thence in the arc of curve that deflects to the right a distance of 367.77 feet to an iron pin set in the west right of way line of Root Road. Said curve has a radius of 1116.28 feet, a central angle of 18°-52'-37" and a chord bearing South 78°-27'-47" East, a distance of 366.11 feet.

Thence South 02°-04'-55" West, in the west right of way line of Root Road, a distance of 344.96 feet to an iron pin set.

Thence North 87°-54'-05" West, a distance of 450.00 feet to an iron pin set.

Thence North 02°-05'-55" East, a distance of 405.00 feet to the *principal place of beginning*, containing within said bounds ***4.0192 acres of land,*** be the same more or less, but is subject to all legal highways and easements of record.

THE UNDERSIGNED HEREBY CERTIFIES TO NATIONAL CITY BANK AND ITS SUBSIDIARIES AND AFFILIATES; LAWYERS TITLE INSURANCE CORPORATION THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND THE ASCM IN 1992, AND INCLUDES ITEMS 1,2,3,4,6,7(A), 7(B)(1), 7(C), 8, 9, 10, 11 AND 13 ON TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS IN EFFECT ON THE DATE OF THIS CERTIFICATION OF A SUBURBAN SURVEY.
I FURTHER CERTIFY THAT THE PROPERTY ABUTS A PUBLICLY DEDICATED STREET AND THAT THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY; THAT THE PROPERTY DESCRIPTION CONTAINED HEREIN IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION TITLE INSURANCE COMMITMENT NO. LC 10695 DATED JULY 14, 1995; THAT, THE PROPERTY DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE; THAT THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE AS SHOWN BY FLOOD MAP PANEL NO. 390351 0010-C DATED MARCH 3, 1992; THAT EXISTING UTILITIES (STORM, SANITARY SEWERS, WATER, GAS AND ELECTRIC) ARE AVAILABLE TO THE PROPERTY. THAT DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF; THAT ALL BEARINGS ARE RELATED TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY; THAT PERMANENT MONUMENTS WERE FOUND OR SET AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY INDICATED HEREON.

NORMAN R. HURA - REGISTERED SURVEYOR NO. 5208

THERE ARE NO EASEMENTS INDICATED IN THE AFOREMENTIONED TITLE INSURANCE COMMITMENT.

AUGUST 4 1995

PLAT OF SURVEY
PART OF ORIGINAL SHEFFIELD TWP. LOT NO. 57
CITY OF LORAIN — LORAIN CO.- OHIO

JANOS DODGE INC.

5070A