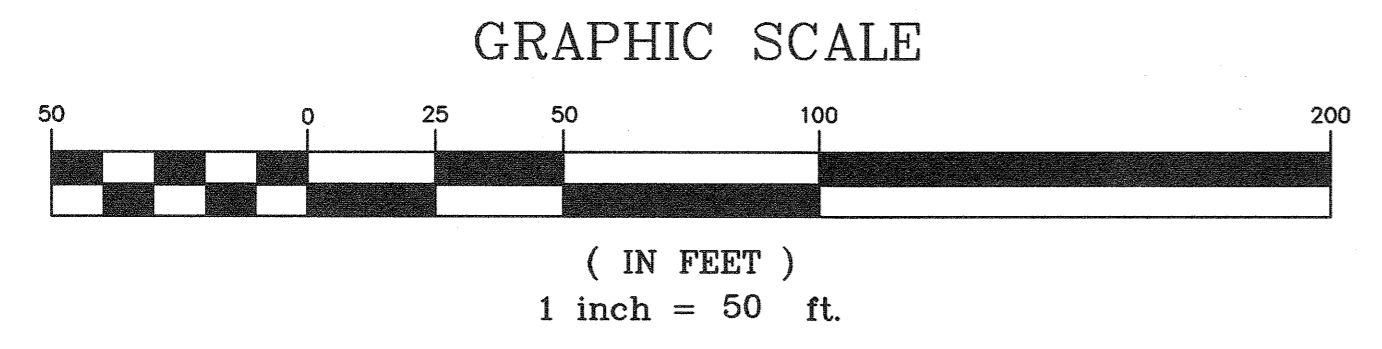
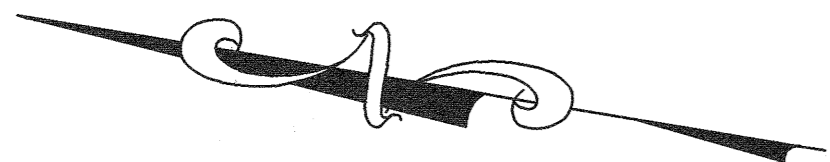


BOUNDARY SURVEY

Situated in the City of Elyria, County of Lorain, State of Ohio, and known as being part of Original Elyria Township Lots 8 and 9 West of the West Branch of Black River



The "Basis of Bearings" for this survey is Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

REFERENCES
LORAIN COUNTY RECORDER'S RECORDS
DEEDS & PLATS AS SHOWN & LISTED.

REFERENCES
LORAIN COUNTY SURVEY RECORDS

SURVEY BOOK/PAGES:
22/027; 22/033; 41/578;
41/617; 49/341

Curve Table					
Curve #	Length*	Radius*	Delta*	Chord Direction	Chord Length
C1	287.75'	572.96'	28°46'30"	S14°27'57"E	284.74'
C2	482.17'	613.93'	44°59'55"	S6°21'14"E	469.87'

*- P.B. 37 P. 72 & USED

1/2" IRON PIN (CAPPED "WALKER 5587") FOUND 0.27' W, 0.53' N

50°04'42"E 10.02' 1" IRON PIN IN MON. BOX FND. & USED

GATEWAY BLVD. - 50' (FKA VULCAN ST.) P.B. 11, P. 31

1" IRON PIN FND. & USED

50°04'42"E 173.79' (R&U) 1" IRON PIN FND. 0.13' W, 0.13' S

1" IRON PIN FND. 0.13' W, 0.13' S

KELLY FAMILY LIVING TRUST PPN. #0624009108001 INST. #2015-0546699

589°58'40"E 212.76' (R&U)

1" IRON PIPE FOUND ON P/L 0.20' E

PCM BMARK PV LLC PPN. #0624009108023 INST. #2018-0671936

N9°40'11"W 193.90' (R&U)

1" IRON PIN (BENT) FND. 0.16' W

3.50'

1" IRON PIN IN MON. BOX FND. & USED

528°50'00"E 237.30' (R&U)

1" IRON PIN IN MON. BOX FND. & USED

S28°51'12"E 235.25' (P&U)

GATEWAY BLVD. (VARIES) C/L SURVEY - P.B. 37, P. 72

510°06'12"E 116.25' (R&U)

510°41'05"W 75.38' (R&U)

524°23'42"E 243.19' (R&U)

1" PINCHED TOP IRON PIPE FND. & USED

1" IRON PIPE FND. ON R/W 0.18' N

50.00' (R&U)

33.00'

N16°08'44"E 300.00' (R&U)

1" IRON PIPE FND. & USED

1" IRON PIPE FND. & USED

WEST RIVER RD. - 66'

1" IRON PIN IN MON. BOX FND. 0.26' W OF WEST RIVER RD. C/L

28.69' (R&U)

52.25' (R&U)

361.25'

N68°15'26"W 413.90' (413.67' R)

JEFFERY HOPKINS HOLDINGS LLC PPN. #0624009105006 INST. #2020-0786457

3/4" IRON PIPE FND. & USED

59°40'11"E 703.12' (706.80' S 41/578)

INFRIMARY RD.

RR LEASE D.V. 338, P. 361

ROBIN KAUFMAN, TR PPN. #0624009108024 INST. #2019-0708871 RECORD AREA=4.03 AC.

SURVEY AREA = 4.0132 ACRES

(3.9770 AC. IN O.L. 9; 0.0362 AC. IN O.L. 8)

TRUE PLACE OF BEGINNING

25.00'

189°58'40"E 50.00'

1" IRON PIN FND. & USED

50°04'42"E 10.02'

1" IRON PIN IN MON. BOX FND. & USED

50°04'42"E 173.79' (R&U)

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