

BOUNDARY LINE AGREEMENT

We the undersigned owners of the land adjoining the following described property line do hereby adopt the same as the boundary between their parcels and do further relinquish all rights and claims beyond the agreed-to property line.

Being a line located in Parker, Penfield and Stevens Addition (PV 1, Pg. 7), Original Russia Township Lot 96, City of Oberlin, Township 5 North, Range 18 West, Connecticut Western Reserve, County of Lorain, State of Ohio and being more particularly described as follows:

Beginning at a point on the northwest corner of Sublot 31 and the east right-of-way line of South Pleasant Street (46.2' R/W), being referenced by a 5/8" iron pin set South 88° 10' 55" East a distance of 2.00 feet from corner, Thence South 0° 50' 07" West a distance of 69.16 feet along the east right-of-way line of South Pleasant Street, the west line of Sublot 31 and the west line of a gap area to a point on the east right-of-way line of South Pleasant Street and the west line of a gap area and being the principal place of beginning, referenced by a 5/8" iron pin set South 89° 16' 13" East a distance of 2.00 feet;

Thence South 89° 16' 13" East a distance of 166.57 feet along the agreement line to a 5/8" iron pin set on the southeast corner of Sublot 31, the northeast corner of Sublot 32, the southeast corner of land now or formerly owned by Megan M. Newson as recorded in Instrument No. 2022-0895858 of the Lorain County Recorder's Office, the easterly point of a gap area, the west line of Sublot 20, the west line of land now or formerly owned by Murray Ridge Housing Corp. as recorded in Instrument No. 2016-0586273 of the Lorain County Recorder's Office and the northeast corner of land now or formerly owned by Gary J. Kornblith & Carol Lasser as recorded in Instrument No. 2021-0821521 of the Lorain County Recorder's Office, being the end of the agreement line between Megan M. Newson, Gary J. Kornblith and Carol Lasser, but subject to all legal highways, easements and restrictions of record.

Megan M. Newson 11/02/23 Date

State of Ohio County of Lorain Before me a Notary Public in and for said county and state personally appeared the above signed owners of the herein described land, who acknowledge that he/she did sign the foregoing plat and that it was their free act and deed.

In witness thereof, I have set my hand and seal at Lorain County, Ohio. This 10th day of January, 2023.

Notary Public My Commission Expires 11-16-2025



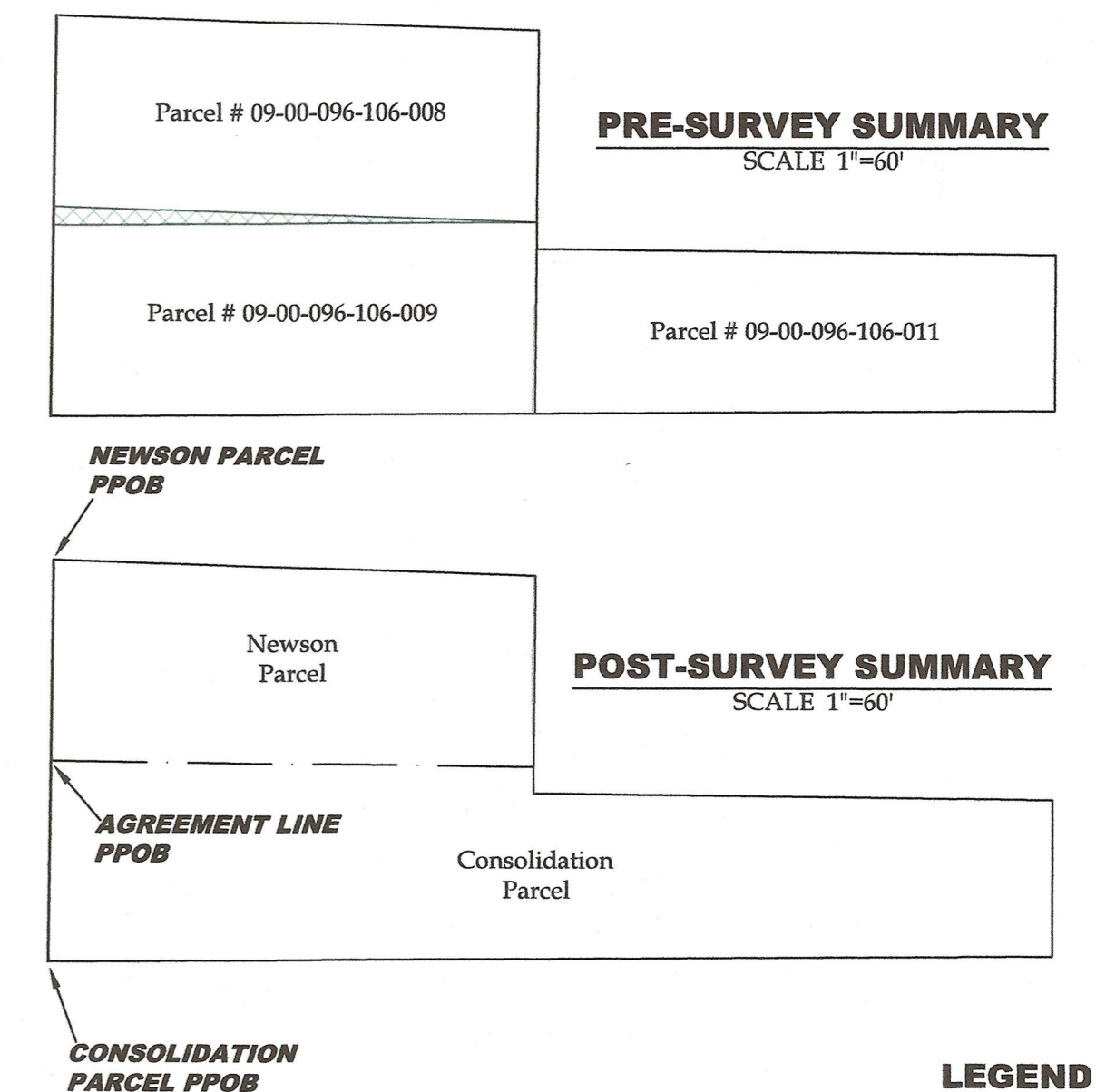
Gary J. Kornblith 1/10/2023 Date

Carol Lasser 1/10/2023 Date

State of Ohio County of Lorain Before me a Notary Public in and for said county and state personally appeared the above signed owners of the herein described land, who acknowledge that he/she did sign the foregoing plat and that it was their free act and deed.

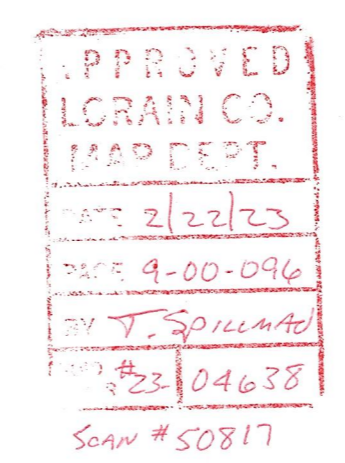
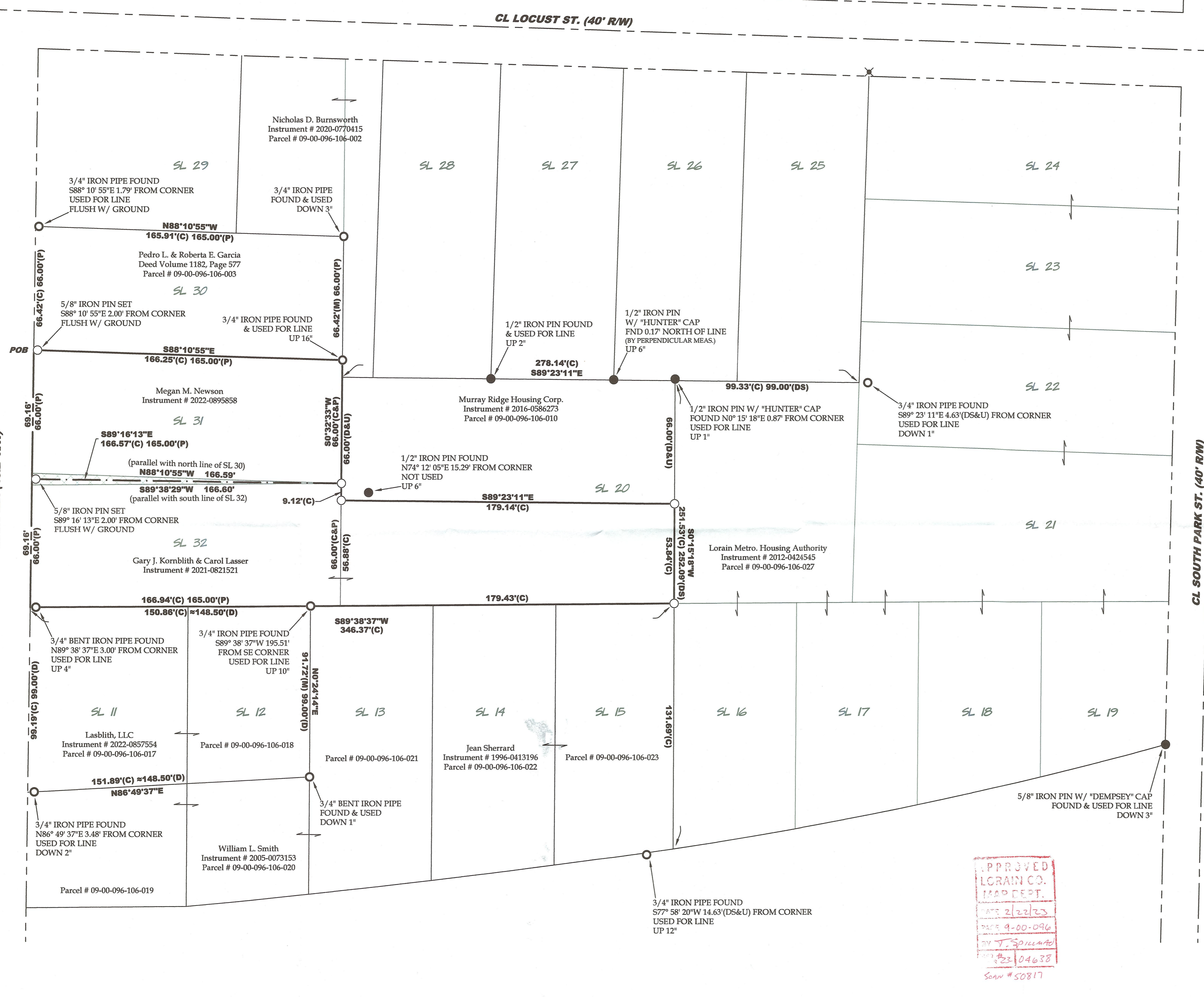
In witness thereof, I have set my hand and seal at Lorain County, Ohio. This 10th day of January, 2023.

Notary Public My Commission Expires 11-16-2025



LEGEND table with columns: SET, FOUND, DESCRIPTION. Includes symbols for iron pin, survey nail, mag spike, drill hole, railroad spike, monument box, concrete monument, iron pipe, stone, wood post, centerline, right-of-way, subplot line, agreement line, gap area.

AREA BREAKDOWN table with columns: Sublot, Area (acres), Area (sq ft). Includes Sublot 31 (0.2521 acres), Sublot 32 (0.2526 acres), Sublot 20 (0.0060 acres), and Consolidation Parcel (0.4865 acres).



NOTES

- Iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677" VECTOR SURVEYING.
- All drillholes set are 5/8" in diameter.
- The existing back of curb was used to establish the centerline of right-of-way of Pleasant Street. The applicable subdivision plat (PV 1, Pg. 7) does not provide a right-of-way width so a width of 42.6' was used in accordance with survey records found for properties to the north and south of the subject property.
- Due to the found monumentation indicating a gap area between Sublots 31 & 32 and between land now owned by Gary J. Kornblith & Carol Lasser (husband and wife) and Megan M. Newson a boundary line agreement has been created hereon in accordance with Ohio Revised Code Section 5301.21 between said adjoining property owners. An updated legal description has been written for both parties of the agreement as part of this survey.

ABBREVIATIONS

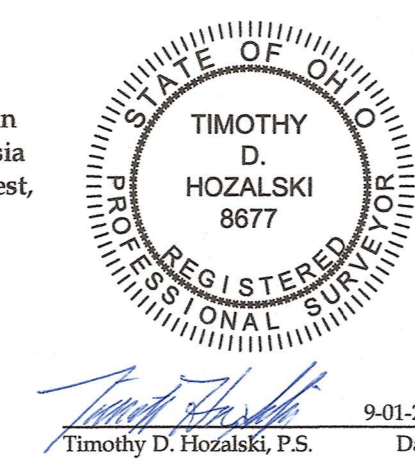
Table of abbreviations: D per deed, P per plat, M measured, C calculated, U used, FND found, CL centerline, POB place of beginning, PPOB principal place of beginning, DS per Dempsey survey.

REFERENCES

- Lorain County Survey Records
Survey for Mt. Zion Baptist Church & Floyd Barnard by Laundon, Simon, Cahl & Assoc. (Oct, 1980)
Survey for Arthur H. Clark by Laundon, Simon, Cahl, & Assoc., Inc. (Dec, 1989)
Survey for Ambilt Corp. by John R. Hamilton (Apr, 1993)
Survey for Warren Klein by Laundon, Simon, Cahl, & Assoc., Inc. (Jul, 1993)
Survey for Lorain Metro. Housing Authority by Dempsey Surveying Co. (Jan, 2012)
Survey for Martin & Beverly Fanning by Alban Surveying, Co. (Aug, 2018)
Survey by Exacta Land Surveying (Sep, 2019)
Lorain County Map Records
Parker, Penfield and Stevens Addition (PV 1, Pg. 7)
Lorain County Deed Records
Volume and Pages as indicated

Consolidation for Gary J. Kornblith & Carol Lasser Boundary Line Agreement between Gary J. Kornblith & Carol Lasser and Megan M. Newson

Being Sublots 31, 32 and part of Sublot 20 and part of a gap area in Parker, Penfield and Stevens Addition (PV 1, Pg. 7), Original Russia Township Lot 96, City of Oberlin, Township 5 North, Range 18 West, Connecticut Western Reserve, County of Lorain, State of Ohio



VECTOR SURVEYING SERVICES, LLC logo and contact information: OFFICE: 440-265-8445 AMHERST, OH; Job No. 22-075; Date: Sep, 2022.

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