

Being a parcel of land in part of Outlot 4 and 5 and Prospect Street (unimproved), Eliphalet Follett's First and Second Additions (Flat Volume 3, Page 9), Original Russia Township Lot 94, City of Oberlin, Twp. 5 North, Range 18 West, Connecticut Western Reserve, Lorain County, Ohio.

Beginning at a mag nail set on the centerline of West Lincoln Street (39.60' R/W) and the west line of Outlet 5, said point being the principal place of beginning;

1. Thence North 74° 38' 28" East a distance of 20.71 feet along the centerline of West Lincoln Street to a point on the centerline of West Lincoln Street;
2. Thence South 0° 23' 46" West a distance of 244.88 feet to a 5/8" iron pin set on the north line of land now or formerly owned by Wells Fargo Bank, as recorded in Instrument No. 2014-0515689 of the Lorain County Recorder's Office; passing over a 5/8" iron pin set a distance of 20.57 feet;
3. Thence North 89° 43' 35" West a distance of 19.93 feet along the north line of said land owned by Wells Fargo Bank to a point on the west line of Outlet 5, the northwest corner of said land owned by Wells Fargo Bank, and on the east line of land now or formerly owned by Virginia Sherrod, as recorded in Instrument No. 2010-0324919 of the Lorain County Recorder's Office, passing over a 3/4" iron pipe found at a distance of 19.80 feet;
4. Thence North 0° 23' 46" East a distance of 35.61 feet along the east line of said Sherrod's land and the west line of Outlet 5 to a point on the northeast corner of said Sherrod's land and on the west line of Outlot 5;
5. Thence South 89° 14' 39" West a distance of 59.77 feet along the north line of said Sherrod's land to a point on the north line of said Sherrod's land and the southeast corner of land now or formerly owned by Arthur W. and Katherine E. Balmert, as recorded in Instrument No. 20140520525 of the Lorain County Recorder's Office, passing over a 3/4" iron pipe found at a distance of .83 feet and a 5/8" iron pin with "Haywood" cap found at a distance of 57.93 feet;
6. Thence North 0° 23' 46" East a distance of 188.03 feet along the east line of said Balmerts' land to a point on the centerline of West Lincoln Street and the northeast corner of said Balmerts' land, passing over 5/8" iron pin with "Haywood" cap found at a distance of 165.28 feet;
7. Thence North 74° 38' 28" East a distance of 62.09 feet along the centerline of West Lincoln Street to the principal place of beginning, and containing 0.3795 acres (16,529.5973 ft²), of which 0.0376 acres (1,639.4514 ft²) are within the right-of-way of West Lincoln Street, but subject to all legal highways, easements and restrictions of record.

Recorded

1-2-19

RPM

Bearings are relative to the Ohio State Plane Coordinate System, North Zone (3401), NAD83 (2011), and corrected via the ODOT Virtual Reference System. All iron pins set are 5/8" X 30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/VECTOR SURVEYING". This description was prepared January, 2016 by Timothy D. Hozalski, Registered Surveyor No. 8677 from an actual survey of the premise dated January, 2016 (Job/Plat#:15-051).

Permanent Parcel #**0900094103015**

Known as being **305 W. Lincoln Street, Oberlin, Ohio 44074** for street numbering purposes.

Prior Deed: Volume 2016, Page 0604121

Local Agent as informed by

1-2-19

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