

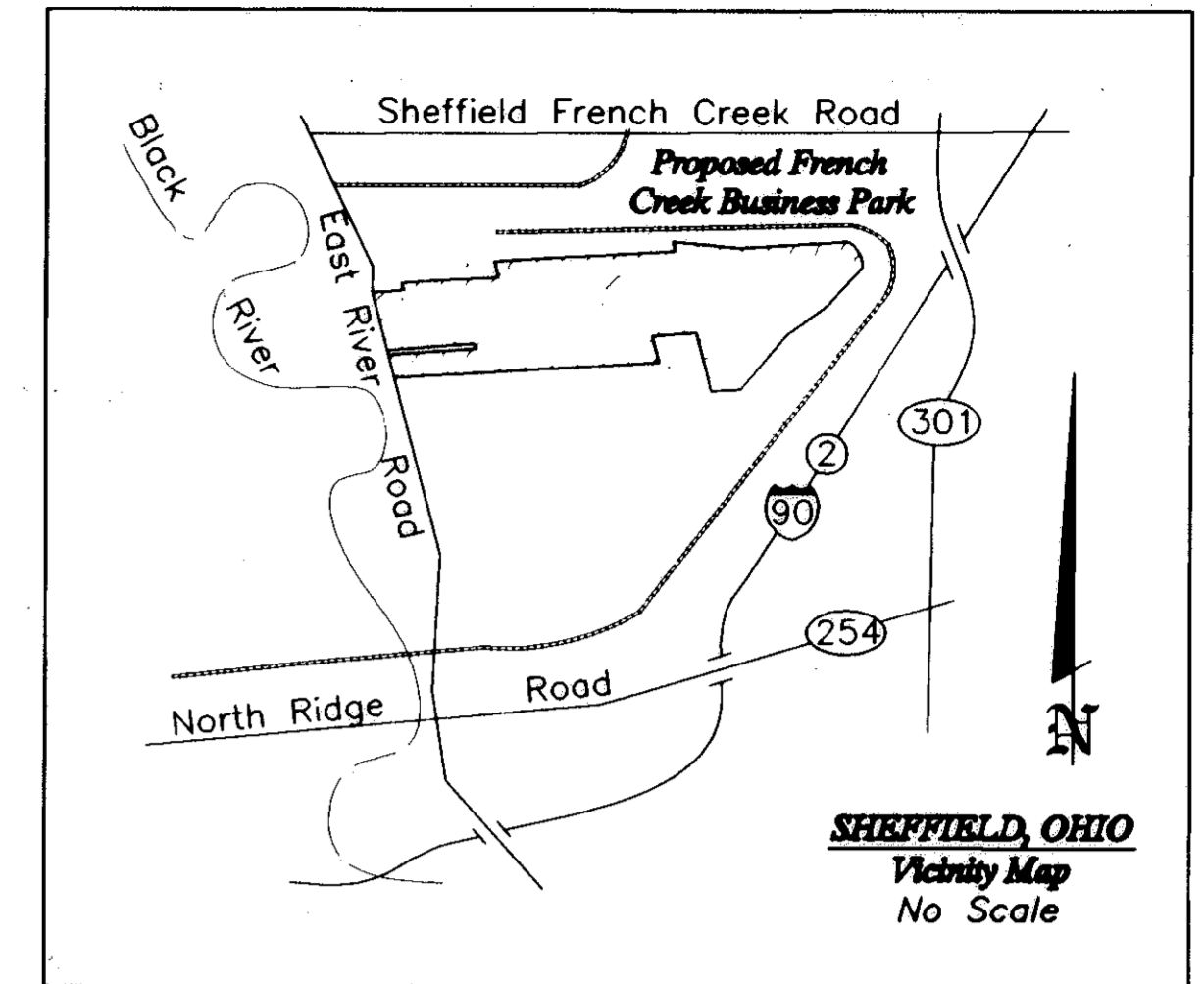
Adjoiner	Owner	Deed Record/Instrument
1	Clarence E. Weibling	Volume 1012, Page 673
2	William E. Craig	Instr. 980547411
3	Norfolk & Western Railroad	Volume 1313, Page 824
4	Riddell Millicent Trust	O.R.V. Vol. 1370, Pg. 888
5	Gladys Wisnieski	Instr. 990633472
6	Comrow LTD.	Instr. 20000663190

Final Subdivision Plat of French Creek Business Park

Being part of Sheffield Township Lots 13, 14, 68, and 69

Village of Sheffield, Lorain County, Ohio

260.580 Acres



Curve	Radius	Length	Delta	Chord	Tangent
A	50.00'	78.54'	90°00'00"	S45°42'01"W 70.71'	50.00'
B	75.00'	64.03'	48°55'04"	S23°45'31"E 62.11'	34.11'
C	100.00'	484.91'	277°50'07"	S89°17'59"E 131.43'	—
C3	100.00'	85.38'	48°55'04"	S23°45'31"E 82.81'	45.49'
C4	100.00'	157.08'	90°00'00"	S45°42'01"W 141.42'	100.00'
C5	100.00'	242.45'	138°55'03"	N19°50'28"W 187.28'	266.88'
D	75.00'	64.03'	48°55'04"	N25°09'32"E 62.11'	34.11'
E	50.00'	78.54'	90°00'00"	N44°17'59"W 70.71'	50.00'
F	1080.00'	317.81'	16°51'38"	S80°52'10"E 316.67'	160.06'
F7	1080.00'	188.81'	10°01'00"	N84°17'29"W 188.57'	94.65'
F8	1080.00'	129.00'	06°50'38"	N75°51'41"W 128.93'	64.58'
G	1080.00'	308.59'	16°22'16"	S80°37'30"E 307.54'	155.35'
G8	1080.00'	172.91'	09°10'23"	N77°01'33"W 172.73'	86.64'
G9	1080.00'	135.68'	07°11'53"	N85°12'41"W 135.59'	67.93'
H	50.00'	78.97'	90°29'21"	S45°56'41"W 71.01'	50.43'
I	75.00'	64.03'	48°55'04"	S23°45'31"E 62.11'	34.11'
J	100.00'	484.91'	277°50'07"	S89°17'29"E 131.43'	—
J12	100.00'	65.11'	37°18'27"	S29°33'49"E 63.97'	33.76'

Continued on Page 2

Legal Description

Situated in the Village of Sheffield, County of Lorain, State of Ohio and being known as part of Original Sheffield Township Lots No. 13, 14, 68 and 69, a tract of land bounded and described as follows:

Beginning at the intersection of the centerline of East River Road (60 feet wide) with the south line of Original Lot No. 69;
 thence on said centerline, N05°40'09"W, a distance of 528.12 feet to the southwest corner of a 2 acre tract of land as described in Deed 990633472 of the Lorain County Deed Records;
 thence the south line of said 2 acre tract, S89°17'59"E, a distance of 792.00 feet to an iron pin found marking the southeast corner of said 2 acre tract, and passing an iron pin found at 30.19 feet;
 thence on the east line of said 2 acre tract, N05°28'35"W, a distance of 110.00 feet to an iron pin found marking the northeast corner of said 2 acre tract;
 thence on the north line of said 2 acre tract, N89°17'59"W, a distance of 792.00 feet to the northwest corner of said 2 acre tract and being on the said centerline of East River Road and passing an iron pin set 30.19 feet east thereof;
 thence on said centerline, N05°28'35"W, a distance of 1202.17 feet to a point of deflection in said centerline;
 thence continuing on said centerline, N10°38'20"W, a distance of 85.87 feet to the southwest corner of a 1.4190 acre tract of land as described in Volume 1012, Page 673 of the Lorain County Deed Records;
 thence on the south line of said 1.4190 acre tract, S89°47'36"E, a distance of 347.43 feet to an iron pin set at the southeast corner of said 1.4190 acre tract;
 thence on the east line of said 1.4190 acre tract, N00°12'24"E, a distance of 170.00 feet to an iron pin set at the northeast corner of said 1.4190 acre tract and being on the south line of a 8.00 acre tract of land as described in Deed 980547411 of the Lorain County Deed Records;
 thence on said south line, S89°47'36"E, a distance of 213.54 feet to an iron pin found marking a deflection in said south line;
 thence continuing on said south line, S87°20'13"E, a distance of 861.27 feet to an iron pin found marking the southeast corner of said 8.00 acre tract;
 thence on the east line of said 8.00 acre tract, N02°39'47"E, a distance of 362.09 feet to an iron pin found marking the northeast corner of said 8.00 acre tract;
 thence S87°18'42"E, a distance of 2014.57 feet to an iron pin set on the east line of Original Lot 68, also being the west line of Original Lot 14;
 thence on said east line, N01°54'12"E, a distance of 220.42 feet to an iron pin set on the southerly line of the Norfolk & Western Railroad;
 thence on said southerly line, S70°15'00"E, a distance of 752.12 feet to an iron pin set;
 thence continuing on said southerly line, S87°17'37"E, a distance of 1203.17 feet to an iron pin set at the point of curvature;
 thence on the westerly line of the Norfolk & Western Railroad and on a non-tangent curve to the right having a radius of 819.00 feet, a central angle of 41°53'35" and a length of curve of 598.83 feet, the chord of said curve bearing S05°44'52"E, a distance of 585.58 feet to an iron pin set;
 thence continuing on said westerly line, S33°14'16"W, a distance of 944.33 feet to an iron pin set;
 thence continuing on said westerly line, S43°36'52"W, a distance of 787.13 feet to an iron pin set;
 thence continuing on said westerly line, S31°25'22"W, a distance of 1309.20 feet to an iron pin set;
 thence on a northerly line of the Norfolk & Western Railroad, N89°13'03"W, a distance of 328.75 feet to an iron pin set;
 thence on an easterly line of the Norfolk & Western Railroad, N01°32'20"E, a distance of 1316.49 feet to an iron pin set;
 thence on a northerly line of the Norfolk & Western Railroad, N88°48'38"W, a distance of 499.92 feet to an iron pin set;
 thence on an easterly line of the Norfolk & Western Railroad, S01°06'14"W, a distance of 592.31 feet to an iron pin found on the south line of said Original Lot 69;
 thence on said south line, N87°51'44"W, a distance of 2687.68 feet to the point of beginning and containing 260.580 acres of land, more or less, subject however to all legal highways and prior easements of record.

Lorain County Deed Reference: Deed 20000663190 and Deed 20000663189.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

I.P. set = 1/2" x 30" Rebar with Peterman Associates' Cap.

Owners Certificate

Situated in the Village of Sheffield, County of Lorain, State of Ohio, and being a part of Original Lots 13, 14, 68, and 69 of said Township containing 260.580 acres, and being the same tract as conveyed to COMROW LTD., and described in the Deeds Recorded in Instrument, 20000663190 and 20000663189, in the Office of the Recorder, Lorain County, Ohio

The undersigned Billy S. Rowland, Gen. Partner hereby certify that the attached plat represents French Creek Business Park a subdivision of lots 1 to 26, inclusive, and Block 'A' do hereby acknowledge this plat of same and dedicated to public use as such, all or parts of the roads, boulevards, cul-de-sacs, parks or recreation areas, planting or reserved strips, etc., shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing platting, zoning, health or other lawful rules or regulations including the applicable off loading and parking requirements of Lorain County, Ohio, for the benefit of themselves and all other subsequent parties taking title from, under or through the undersigned.

The dimensions of the lots and streets are shown on the plat in feet and decimal parts thereof. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground.

In witness thereof the undersigned have hereunto set their hands this 28 day of May, 2000.

Witness
James A. Paul
Shay King

Signed Billy S. Rowland

Notarial Seal

STATE OF OHIO
 COUNTY OF LORAIN

Before me a Notary Public in and for said County and State did Personally appear Billy S. Rowland, who acknowledge the signing of this plat to be their own free act and deed for the uses and purposes therein expressed.

In witness thereof I have hereunto set my hand and affixed my official seal this 28 day of May, 2000.

By: James A. Paul, Notary Public



Surveyor's Certificate

This is to certify that at the request of the owners I have surveyed and platted "French Creek Business Park" as shown hereon and containing 260.580 acres of land in Original Lots 13, 14, 68, and 69 of the Village of Sheffield, Lorain County, Ohio. At all points thusly indicated "o", iron pin monuments were found and at all points thusly indicated "•", iron pin set. Distances are shown in feet and decimal parts thereof. Bearings shown are assumed and used to describe angles only. The plan represents a survey in which the traverse of the exterior boundaries of the tract and of each block when computed from field measurements of the ground closed within a limit of error of one (1) foot to ten thousand (10,000) feet of the perimeter before balancing the survey. All of which I certify to be correct.



By: Thomas E. Silva
 Thomas E. Silva, P.S.
 Professional Surveyor #7805
 Peterman Associates, Inc.

Approval and Acceptance Signatures

Approved this 28 day of January, 2000. William E. Craig
 Chair, Sheffield Village Planning Commission

Approved this 28 day of January, 2000. Thomas W. Knall, P.E.
 Village of Sheffield Engineer

Approved this 28 day of January, 2000. William E. Craig
 Mayor

Approved this 28 day of January, 2000. Leo W. Shantz
 Village Administrator

Approved this 31 day of JANUARY, 2000. James A. Paul
 Clerk

Approved as to form this 1 day of FEBRUARY, 2000. Paul M. Schaffner
 Law Director

Filed for Record this ___ day of _____, _____, at _____, ___m. Recorded this ___ day of _____ in Plat Book _____ Page No. _____.

Lorain County Recorder

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319.202
 OHIO REV. CODE
 MAY 08 2000
 MARK R. STEWART
 LORAIN COUNTY AUDITOR

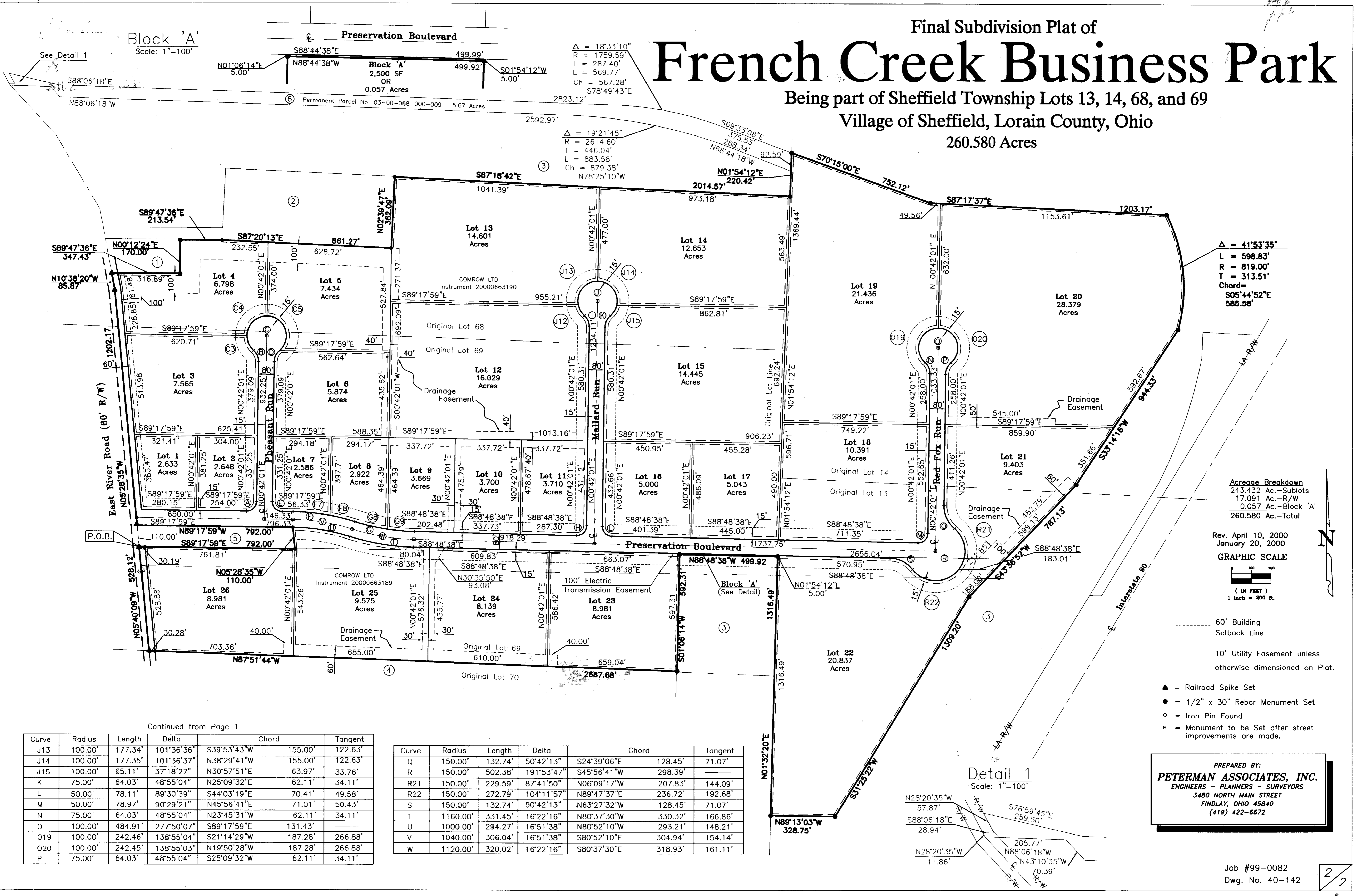
RECEIVED FOR RECORD
 at 1:00 clock P.M. in Plat RECORD
 VOL. 165 MARY ANN JAMISON
 PAGES 56 Lorain County Recorder
 Box: Comrow Ltd.
 (440) 277-7281
 86.40 TLM

PREPARED BY:
PETERMAN ASSOCIATES, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 3480 NORTH MAIN STREET
 FINDLAY, OHIO 45840
 (419) 422-6672

Final Subdivision Plat of French Creek Business Park

Being part of Sheffield Township Lots 13, 14, 68, and 69
Village of Sheffield, Lorain County, Ohio
260.580 Acres

Block 'A'
Scale: 1"=100'

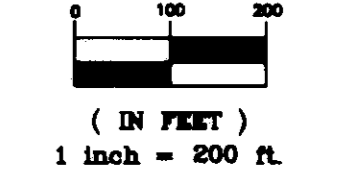


Δ = 41°53'35"
L = 598.83'
R = 819.00'
T = 313.51'
Chord = S05°44'52"E 585.58'

Acres Breakdown
243.432 Ac. - Sublots
17.091 Ac. - R/W
0.057 Ac. - Block 'A'
260.580 Ac. - Total

Rev. April 10, 2000
January 20, 2000

GRAPHIC SCALE



--- 60' Building Setback Line
--- 10' Utility Easement unless otherwise dimensioned on Plat.

- ▲ = Railroad Spike Set
- = 1/2" x 30" Rebar Monument Set
- = Iron Pin Found
- = Monument to be Set after street improvements are made.

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Job #99-0082
Dwg. No. 40-142

Continued from Page 1

Curve	Radius	Length	Delta	Chord	Tangent
J13	100.00'	177.34'	101°36'36"	S39°53'43"W 155.00'	122.63'
J14	100.00'	177.35'	101°36'37"	N38°29'41"W 155.00'	122.63'
J15	100.00'	65.11'	37°18'27"	N30°57'51"E 63.97'	33.76'
K	75.00'	64.03'	48°55'04"	N25°09'32"E 62.11'	34.11'
L	50.00'	78.11'	89°30'39"	S44°03'19"E 70.41'	49.58'
M	50.00'	78.97'	90°29'21"	N45°56'41"E 71.01'	50.43'
N	75.00'	64.03'	48°55'04"	N23°45'31"W 62.11'	34.11'
O	100.00'	484.91'	277°50'07"	S89°17'59"E 131.43'	
O19	100.00'	242.46'	138°55'04"	S21°14'29"W 187.28'	266.88'
O20	100.00'	242.45'	138°55'03"	N19°50'28"W 187.28'	266.88'
P	75.00'	64.03'	48°55'04"	S25°09'32"W 62.11'	34.11'

Curve	Radius	Length	Delta	Chord	Tangent
Q	150.00'	132.74'	50°42'13"	S24°39'06"E 128.45'	71.07'
R	150.00'	502.38'	191°53'47"	S45°56'41"W 298.39'	
R21	150.00'	229.59'	87°41'50"	N06°09'17"W 207.83'	144.09'
R22	150.00'	272.79'	104°11'57"	N89°47'37"E 236.72'	192.68'
S	150.00'	132.74'	50°42'13"	N63°27'32"W 128.45'	71.07'
T	1160.00'	331.45'	16°22'16"	N80°37'30"W 330.32'	166.86'
U	1000.00'	294.27'	16°51'38"	N80°52'10"W 293.21'	148.21'
V	1040.00'	306.04'	16°51'38"	S80°52'10"E 304.94'	154.14'
W	1120.00'	320.02'	16°22'16"	S80°37'30"E 318.93'	161.11'

Detail 1
Scale: 1"=100'

