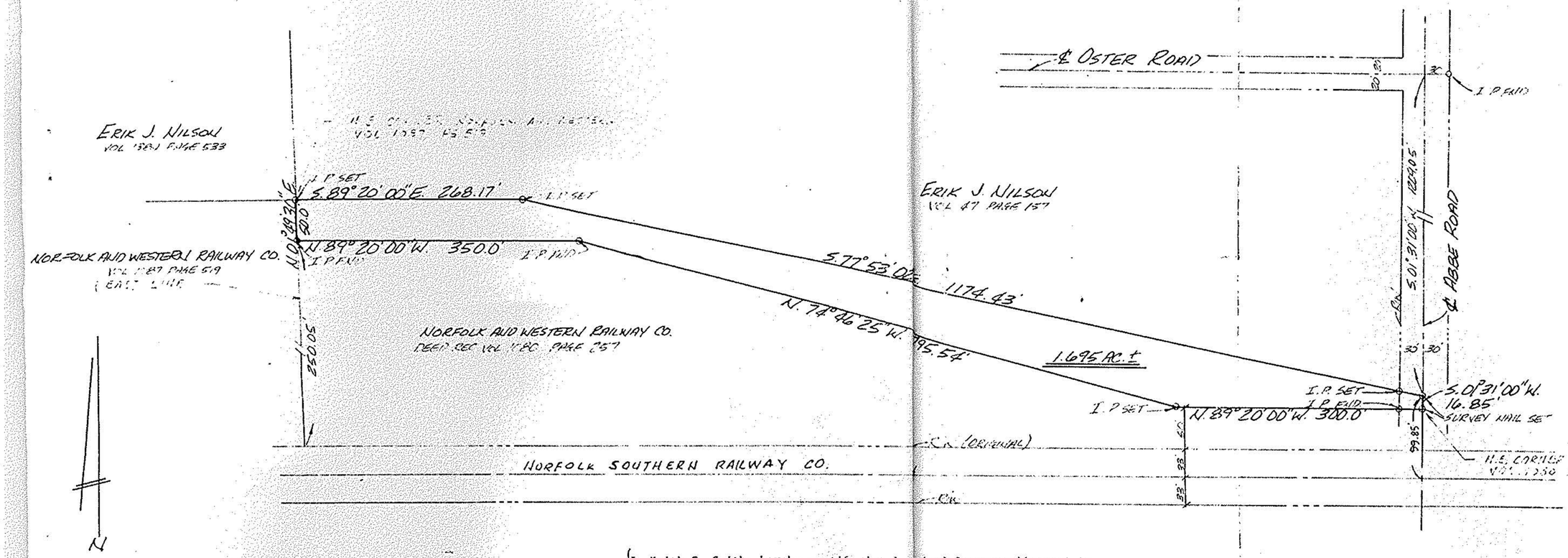
A part of original Sheffield Township Lot #19 in Lorain County, Ohio more particularly described as follows: Commencing at the point of intersection of the center line of Abbe Road, 60 feet wide as now established, with the center line of Oster Road, 40 feet wide as now established; thence South 01 degrees 31 minutes West along the center line of Abbe Road a distance of 1209.05 feet to a survey nail set at the point of beginning, said beginning point being situated 99.85 feet North of the center line of the Norfolk Southern Railway Company; thence continuing South 01 degrees 31 minutes West along the aforesaid Abbe Road center line a distance of 16.85 feet to a survey nail set at the Northeast corner of a parcel of land conveyed to the Norfolk and Western Railway Company by deed recorded in volume 1080 page 257 of Lorain County Deed Records; thence Westerly and Northerly along the boundary of the said Norfolk and Western parcel by the following three courses: North 89 degrees 20 minutes 00 seconds West a distance of 300.00 feet to an iron pin found; thence North 74 degrees 46 minutes 25 seconds West a distance of 795.54 feet to an iron pin found; thence North 89 degrees 20 minutes 00 seconds West a distance of 350.00 feet to an iron pin found at the point of the East line of land conveyed to Norfolk and Western Railway Company from Mary Gasper aka Mary Gasper Schneider by deed recorded in volume 1087 page 519 of Lorain County Deed Records; thence proceeding North 01 degrees 49 minutes 30 seconds East along the said East line a distance of 50.00 feet to an iron pin set at the Northeast corner of the aforedescribed East line of the Gasper to Norfolk and Western parcel being also the West line of property conveyed to Eric J. Nilson from Sheffielf/Sheffield Lake Youth Baseball Association, Inc. by deed recorded in volume 47 page 157 in Lorain County Deed Records; thence proceeding across the said Nilson parcel South 89 degrees 20 minutes 00 seconds East a distance of 268.17 feet to an iron pin set; thence South 77 degrees 53 minutes 02 seconds East a distance of 1174.43 feet to the point of beginning containing 1.695 acres more or less and subject to right-of-way over the East 30.0 feet thereof for Abbe Road.



#18217

~~#18207~~

APPROVED
LORAIN CO.
MAP DEPT.
DATE 11-17-88
PAGE 3-00.019-B
BY T. McMain
VOID AFTER 18217

I, Keith E. Smith, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Ohio that this plat accurately represents a survey completed by me on Octber 10th, 1988, that all markers shown thereon actually exist and their location, size, and type are accurately shown.

Keith E. Smith
Keith E. Smith
Registered Land Surveyor No. 6489

STATE OF OHIO
KEITH E. SMITH
S-6489
REGISTERED
SURVEYOR

REVISIONS	
DATE	DESCRIPTION

The Turnbell Group
Engineers | Architects

Turnbell Engineering Co., Inc.
819 Tennessee Avenue
Fort Wayne, Indiana 46808
Phone (219) 422-4630

PROJECT
NORFOLK SOUTHERN RY. CORP.

SHEET TITLE
BOUNDARY SURVEY OF 1.695 AC.± OF LAND SITUATED IN SHEFFIELD TWP LOT #19, LORAINE CO. SHEFFIELD, OHIO

DRAWN	V.S.
CHECKED	K.E.S.
FILE NO	11-2-C
SCALE	1"=100'
DATE	10-13-88
JOB NO	88-1673
SHEET	1 of 1