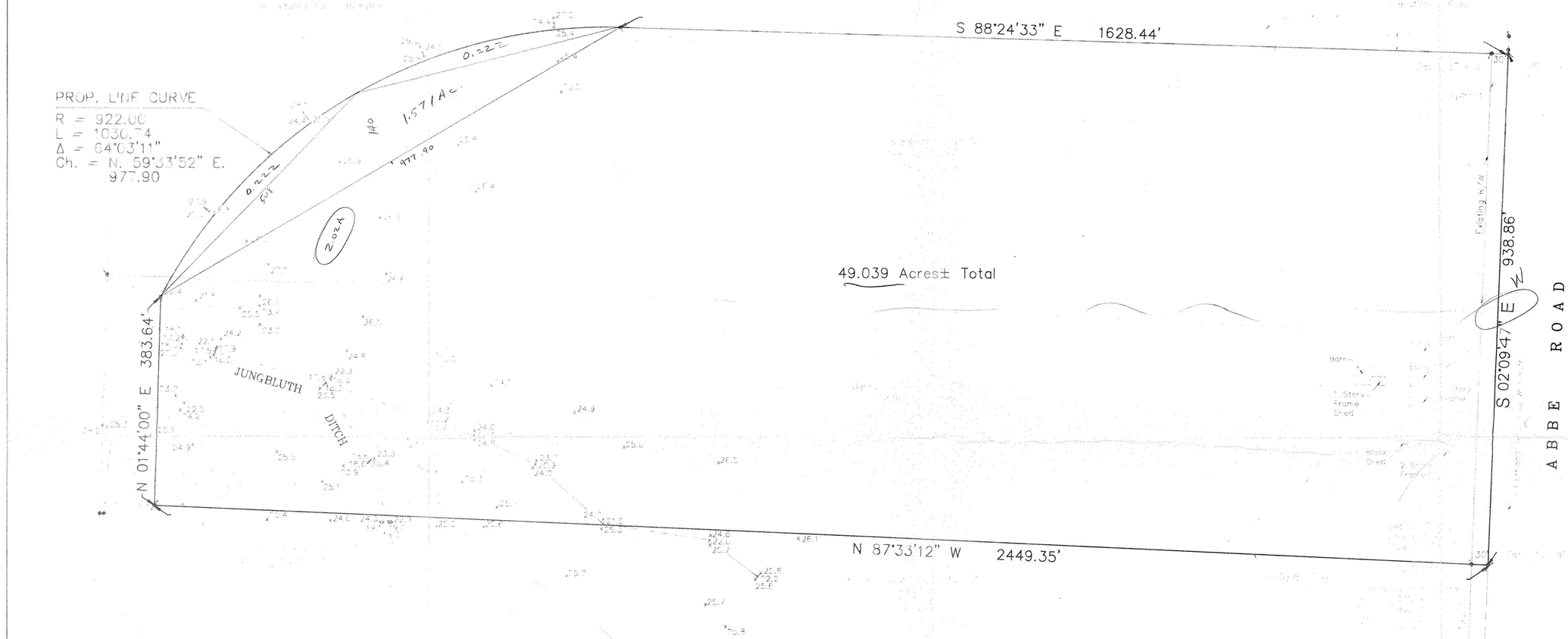
BOUNDARY SURVEY
OF
PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 15 AND 16
VILLAGE OF SHEFFIELD, LORAIN COUNTY, OHIO
FOR CONSOLIDATED RAIL CORPORATION



Scale 1"=100'

0' 50' 100' 200'

NOTE

Add 600.00 To Elevations Shown, Thus 00.0 To Obtain U.S.G.S. Ground Elevations.

℄ SHEFFIELD FRENCH CREEK ROAD

DESCRIPTION

ALL THAT PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 15 AND 16 VILLAGE OF SHEFFIELD, LORAIN COUNTY, OHIO, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE INTERSECTION OF THE CENTERLINES OF SHEFFIELD FRENCH CREEK ROAD AND ABBE ROAD; THENCE NORTHERLY ALONG THE CENTERLINE OF ABBE ROAD ON A BEARING OF NORTH 02°09'47" EAST A DISTANCE OF 1112.83 FEET TO A P.K. NAIL SET AT THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG A LINE ON A BEARING OF NORTH 87°33'12" WEST A DISTANCE OF 2449.35 FEET TO A 5/8" IRON ROD SET ON THE EAST LINE OF PARCEL OWNED BY CONSOLIDATED RAIL CORPORATION; THENCE NORTHERLY ALONG SAID LINE ON A BEARING OF NORTH 01°44'00" EAST A DISTANCE OF 383.64 FEET TO A 5/8" ROD SET ON THE SOUTHERLY LINE OF CONSOLIDATED RAIL CORPORATION RIGHT-OF-WAY; THENCE EASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 922.00 FEET, A CENTRAL ANGLE OF 64°03'11", AN ARC LENGTH OF 1030.74 FEET AND A CHORD BEARING NORTH 59°33'52" EAST A DISTANCE OF 977.90 FEET TO A 5/8" ROD SET; THENCE CONTINUING EASTERLY ALONG SAID LINE ON A BEARING OF SOUTH 88°24'33" EAST A DISTANCE OF 1628.44 FEET TO A P.K. NAIL SET ON THE CENTERLINE OF ABBE ROAD, SAID CENTERLINE ALSO BEING THE WEST LINE OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBERS 15 AND 16; THENCE SOUTHERLY ALONG SAID LINE ON A BEARING OF SOUTH 02°09'47" WEST A DISTANCE OF 938.86 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 49.039 ACRES MORE OR LESS, BUT SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

SURVEY CERTIFICATION

BEARINGS USED HEREON ARE BASED ON STATE OF OHIO SURVEY NO. LGR-90-13.01 R/W I-90-1 (66).

THIS DRAWING HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ORGANIZATION NAMED HEREON. SAID USE DOES NOT EXTEND TO ANY UNNAMED ENTITY WITHOUT EXPRESS PERMISSION BY THE PROFESSIONAL SURVEYOR NAMING SUCH ENTITY.

THIS SURVEY IS BASED ON DEEDS RECORDED WITH LORAIN COUNTY RECORDER, LAND APPROPRIATION CASE NO. 72493 COURT OF COMMON PLEAS, LORAIN COUNTY, OHIO, RAILROAD VALUATION MAPS, SURVEYS IN AREA OBTAINED FROM LORAIN COUNTY ENGINEER AND LORAIN COUNTY TITLE COMPANY, COMMITMENT NO. BE-945612.

THIS SURVEY MEETS THE REQUIREMENTS OF PARAGRAPH (B) OF RULE 4733-37-04 OF THE ADMINISTRATIVE CODE.

THE UNDERSIGNED STATES TO THE ORGANIZATION NAMED HEREON THAT THIS DRAWING, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND IN MY PROFESSIONAL OPINION, REPRESENTS A TRUE AND ACCURATE SURVEY MADE BY THE UNDERSIGNED AS ESTABLISHED BY ACTUAL FIELD MEASUREMENTS; THAT NO ENCROACHMENTS BY OR ON THE PLATTED PREMISES EXIST AS SHOWN, IN ACCORDANCE WITH THE COMMITMENT FOR TITLE INSURANCE.

James A. Broadway
JAMES A. BROADWAY
REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO #6909
1-16-90

MANNIK & SMITH INC.
CONSULTING ENGINEERS AND SURVEYORS
3539 GLENDALE AVENUE
TOLEDO, OHIO

03-00-015-000-047
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APPROVED
LORAIN CO.
MAP DEPT.
DATE 9-26-90
PAGE 3-00-015-B-016 B
BY
VOID AFTER #19148-A