LOT SPLIT P.P.N. 03-00-011-102-119
COBBLESTONE SQUARE COMPANY LTD.

SITUATED IN THE VILLAGE OF SHEFFIELD AND SHEFFIELD TOWNSHIP, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL TOWNSHIP LOT NO. 11,

FIFTH THIRD BANK
FIFTH THIRD BANK PROPERTY
LEGAL DESCRIPTION

Situated in the Village of Sheffield and Sheffield Township, County of Lorain and State of Ohio, and known as being part of Original Sheffield Township Lot No. 11, and bounded and described as follows:

Beginning at a 1" iron pin in a monument box on the centerline of Abbe Road (S.R. 301), 80.00 feet wide, at its intersection with a northerly corporation line of the City of Elyria, which line is also a southerly corporation line of the Village of Sheffield and the southerly line of said Original Lot No. 11;

THENCE, South 89 degrees 56 minutes 00 seconds West a distance of 40.02 feet to a 5/8 inch capped iron pin found, stamped Reitz Eng., on the westerly right-of-way line of Abbe Road (S.R. 301), 80.00 feet wide;

THENCE, North 01 degrees 33 minutes 00 seconds East, along the said westerly right-of-way line of Abbe Road (S.R. 301), a distance of 181.78 feet to a iron pin set, also being the principal place of beginning;

THENCE, North 88 degrees 27 minutes 08 seconds West, a distance of 250.00 feet to an iron pin set;

THENCE, North 01 degrees 33 minutes 00 seconds East, a distance of 215.00 feet to a PK Nail set in the asphalt pavement:

THENCE, South 88 degrees 27 minutes 08 seconds East, along the southerly line of the Access Easement for Outlot No. 2 and No. 3, a distance of 250.00 feet to a 1/2 inch diameter drill hole set in the concrete apron on the westerly right-of-way line of Abbe Road (S.R. 301), 80.00 feet wide;

THENCE, South 01 degrees 33 minutes 00 seconds West, along said right-of-way line, a distance of 215.00 feet to a iron pin set, also being the principal place of beginning, and containing 1.2339 acres (53,750 square feet) of land according to a survey by Euthenics, Inc., Terin J. Kaminski, Registered Surveyor No. 7207, dated December 3, 2002, be it the same more or less, but subject to all legal highways and easements of record.

All bearings are based on Abbe Road, S.R. 301, having a bearing of North 01 degree, 33 minutes, 00 seconds East, per previous surveys.

"Iron pin set" in the above description are 5/8 inch by 30 inches reinforcing rod with a plastic cap stamped "T. J. Kaminski P.S. #7207."

ACCEPTANCE

We, the undersigned owners of the land shown hereon, do hereby assent to and adopt this plat of a lot split of the same and acknowledge that the same was at our free act and deed individually.

COBBLESTONE SQUARE COMPANY LTD.

Rustom R. Khouri, President of Carnegie Management and Development Corporation, Its, Manager

COUNTY OF LORAIN
STATE OF OHIO

Before me, a Notary Public in and for said County and State, Personally appeared Rustom R. Khouri, President of Carnegie Management and Development Corporation, Manager for Cobblestone Square Company, Ltd., the Company which executed the foregoing instrument, who acknowledged that he did sign the foregoing instrument for and on behalf of said Company, being thereunto duly authorized and that the same is his free act and deed individually and as such officer and the free act and deed of said Company.

In testimony whereof, I have hereunto set my hand and official seal at 5th this 5th day of February, 2003.

Notary Public *My Commission Expires*

POLLY ONDERKO
NOTARY PUBLIC, STATE OF OHIO
Recorded in Lorain County
My Comm. Expires Dec. 20, 2007.

NOTARIAL SEAL STATE OF OHIO

APPROVALS

This Lot Split Plat has been approved by:

Loe W. Sheets, Village Administrator *2-5-03* *Date*

№ 01304
APPROVED
LORAIN CO.
MAP DEPT.
2-6-03
3-00-011-A
R. MAINES
03-01304

LOT SPLIT PLAT

This Plat consists of the split of a 1.2339 acres parcel of land from P.P. No. 03-00-011-102-119 owned by Cobblestone Square Company Ltd.

I Certify to Cobblestone Square Company Ltd., Fifth Third Bank, and Chicago Title Insurance Company that the premises shown hereon were established by actual field measurements and that monuments were found or set as shown hereon. Distances shown hereon are in feet and decimal parts thereof; bearings are to an assumed meridian and are shown to define angles only.

Terin J. Kaminski, P.S.

Dated: December 3, 2002.

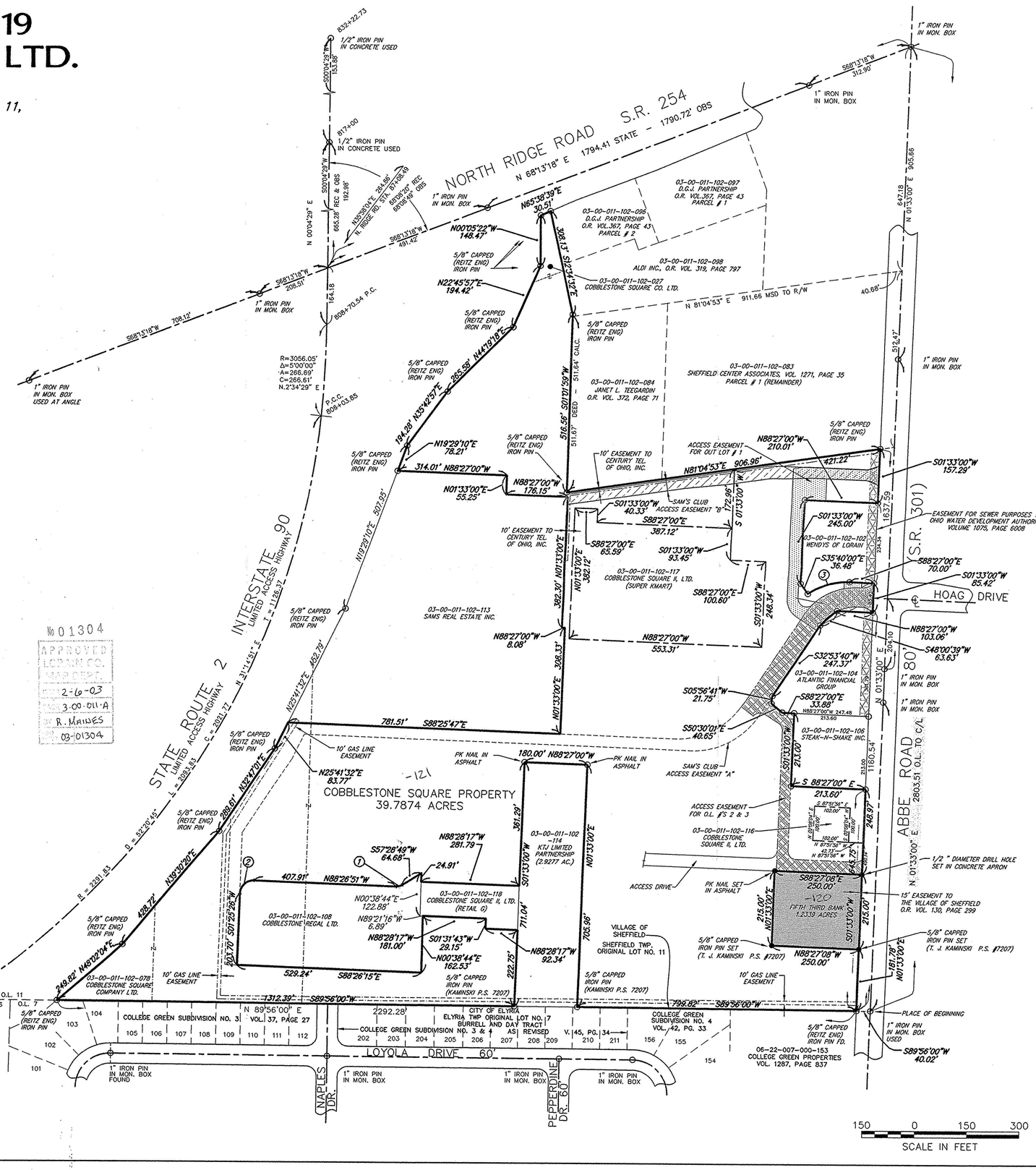
STATE OF OHIO
TERIN J. KAMINSKI
7207
REGISTERED
PROFESSIONAL LAND SURVEYOR

This Plat was developed from a boundary survey prepared by Henry G. Reitz Engineering Company, dated July 1998.

LEGEND

● *Reference Monument Set (as noted)*

○ *Existing Reference Monument (as noted)*



①	②	③
R=30.00'	R=40.00'	R=195.00'
L=17.84'	L=62.92'	L=126.66'
Δ =34°04'20"	Δ =90°07'43"	Δ =37°13'00"
T=9.19'	T=40.09'	T=65.66'
C=17.58'	C=56.63'	C=124.45'
C.B.=S74°30'59"W	C.B.=S46°29'18"W	C.B.=N72°56'29"E

N

REVISIONS
2/05/03

EUTHENICS INC.
CONSULTING ENGINEERS
925 KEYNOTE CIRCLE, CLEVELAND, OHIO 44131
PHONE: (216) 749-1555 ~ FAX: (216) 749-1755

LOT SPLIT PLAT
FIFTH THIRD BANK
COBBLESTONE SQUARE

HORIZ. SCALE	AS SHOWN
VERT. SCALE	N/A
DESIGNED	VMB
DRAWN	VMB
CHECKED	RAB
DATE	12/03/02
DRAWING NAME	451-LS-5TH3ROA

1/1