

NISSAN MOTOR CORPORATION

**60.3836 ACRES
2,830,310 SQ.FT.**

LEGAL DESCRIPTION

Situated in the Village of Sheffield, County of Lorain, State of Ohio; and being part of Original Sheffield Township Lot 19, also being the whole of a parcel of land, now or formerly in the name of Nissan Motor Corporation (61.6500 ac.; D.V. 267, Pg. 811; 3/8/1990), bound and described as follows:
Commencing at a 3/4" iron pin found in a monument box at the Northeast Corner of said Lot 19;

Thence N 90-00-00 W, along the centerline of Oster Road (width varies) and the northerly line of said Lot 19, 500.69 feet to a point; also being the POINT OF BEGINNING of the parcel herein described;

Thence S 00-00-00 W, 40.00 feet to a 5/8" iron pin/cap (6688) set;

Thence S 90-00-00 E, along a parcel of land, now or formerly in the name of Sheffield Village (0.44 ac.; O.R. 354, Pg. 764; 12/19/1990) and along the southerly right of way line of said Oster Road, 445.38 feet to a 5/8" iron pin/cap (6688) set;

Thence along the arc of a curve to the right, 39.39 feet to a 5/8" iron pin/cap (6688) set; said curve having the following data:
Delta-90-16-37, Radius-25.00', Chord-35.44', Chord bearing-S 44-54-42 E;

Thence S 00-16-37 W, along the westerly line of a parcel of land, now or formerly in the name of State of Ohio (0.83 ac.; O.R. 354, Pg. 766; 12/19/1990) and along the westerly right of way line of Abbe Road (width varies), 1138.47 feet to a 5/8" iron pin/cap (6688) set;

Thence N 79-07-26 W, along the northerly line of a parcel of land, now or formerly in the name of Norfolk Southern Combined Railroad, (1.70 ac.; O.R. 136, Pg. 68; 12/16/1988), 1144.05 feet to a 5/8" iron pin/cap (6688) set;

Thence S 89-25-39 W, along the northerly lines of parcels of land, now or formerly in the name of Norfolk Southern Combined Railroad, (7.97 ac.; D.V. 1087, Pg. 519; 9/17/1973), and (1.70 ac., O.R. 136, Pg. 68; 12/16/1988), 1425.89 feet to a 5/8" iron pin/cap (6688) set;

Thence N 00-24-54 E, along the easterly line of a parcel of land, now or formerly in the name of Goldie Berencsi (3.1721 ac.; D.V. 1378, Pg. 391; 6/19/1985), 1001.98 feet to a 3/4" iron pin found in a monument box, also being at the N.W. Corner of said Lot 19, while passing through a 5/8" iron pin/cap (6688) set at 30.00' from said pin in monument box;

Thence S 90-00-00 E, along the northerly line of said Lot 19 and the centerline of said Oster Road, 2077.18 feet to the point of beginning;

Basis of bearing is from the centerline of Oster Road as monumented (N 90-00-00 W, arbitrary); per O.R. 267, PG. 811;

And containing 60.3836 acres of land, more or less, subject to all legal highways and easements, as surveyed by Douglas P. McLaughlin P.S. 6688, on May 28, 2003.

N.W. CORNER
TWP.LOT 19
3/4" IRON
PIN FOUND
IN MON. BOX

OSTER ROAD (WIDTH VARIES)

20.3836 ACRES
POINT OF
BEGINNING

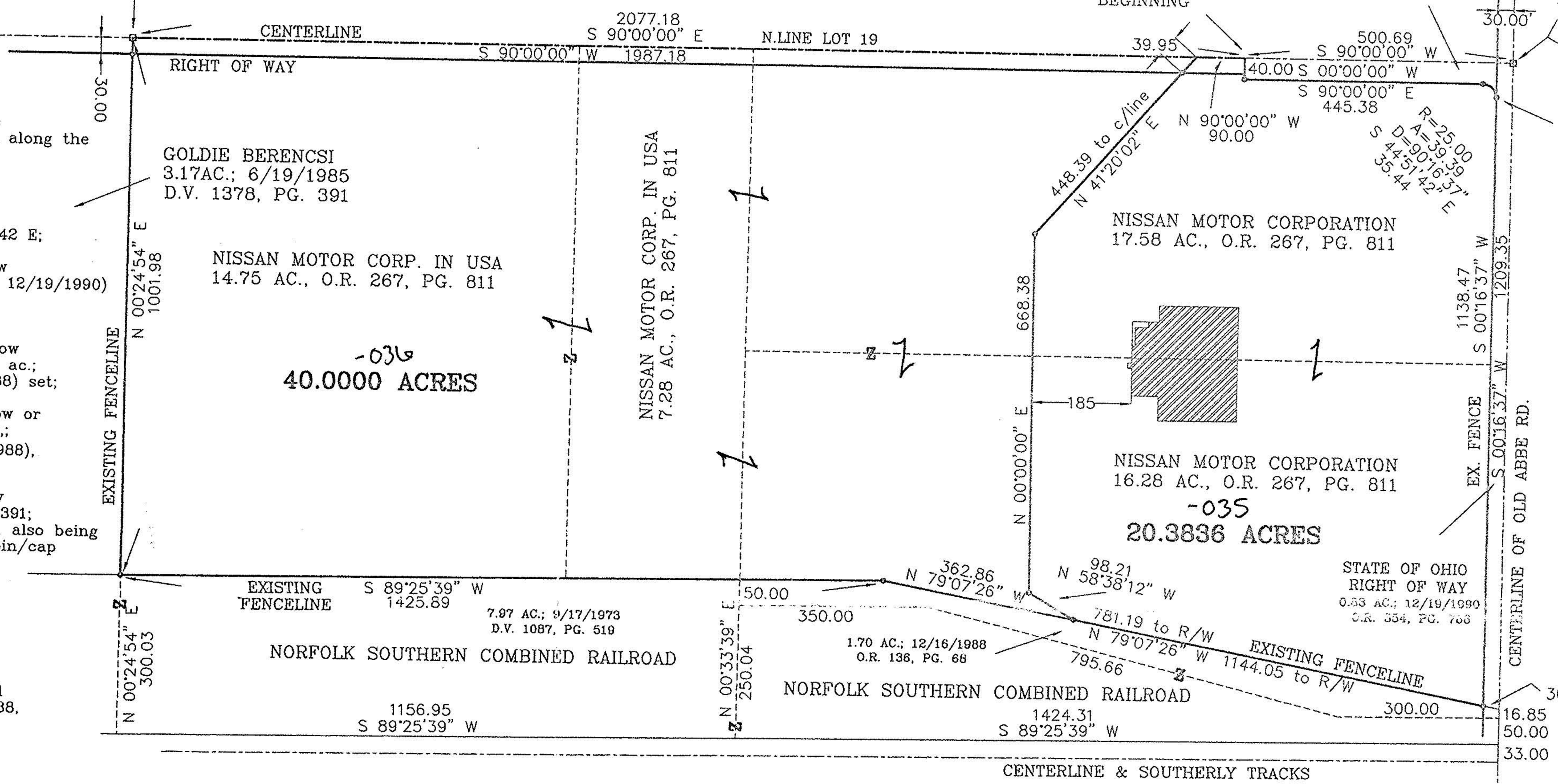
SHEFFIELD VILLAGE
0.44 AC.; 12/19/1990
O.R. 354, PG. 764

3/4" IRON
PIN FOUND
IN MON. BOX

N.E. CORNER
TWP.LOT 19
POINT OF
COMMENCEMENT

5/8" IRON
PIN/CAP
SET (TYP.)

ABBE ROAD (WIDTH VARIES)



NORFOLK SOUTHERN RAILROAD (66')

SIGN IN BLACK INK ONLY!

NOTARIZED CERTIFICATION BY OWNERS

We, the undersigned owners of the lands embraced within this subdivision hereby acknowledge this parcel allotment to be our free act and deed. We certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision.

David I. Hall **DAVID I. HALL**
Owner's signature, Title & printed name

for **GREAT LAKES DEVELOPMENT LTD**
AMERICAN ENGINEERING & MANUFACTURING, INC.

State of OHIO *John K. W...* **JEROME WINIASE**
County of LORAIN **K.P.**

Before me a Notary Public in and for said County and State, personally appeared the above named

DAVID I. HALL

who acknowledged the making of the foregoing instrument and the signing of this plat to be their free act and deed. In testimony whereof I have hereunto set my hand and affixed my official seal at

Sheffield, Ohio this 21st day of April, 2004.

Melanie McDougal
Notary Public

MELANIE MCDUGAL
NOTARY PUBLIC, STATE OF OHIO
Recorded in Lorain County
My Comm. Expires on: Oct. 27, 2007

No 01642

APPROVED
LORAIN CO.
MAP DEPT.
DATE 4-30-04
PAGE 3-00-019 A B
BY R. MAINES
BOOK 04-01642

Additional Documents
O.R. 47, Pg. 157
D.V. 1407, Pg. 257
D.V. 1080, Pg. 257
D.V. 1384, Pg. 533
D.V. 1395, Pg. 383

THE ENTIRE PROPERTY DOES NOT APPEAR TO BE IN THE 100 YEAR FLOOD PLAIN. COMMUNITY NO: 390354; PANEL #005 B; ZONE "C" EFFECTIVE DATE: JUNE 18, 1980

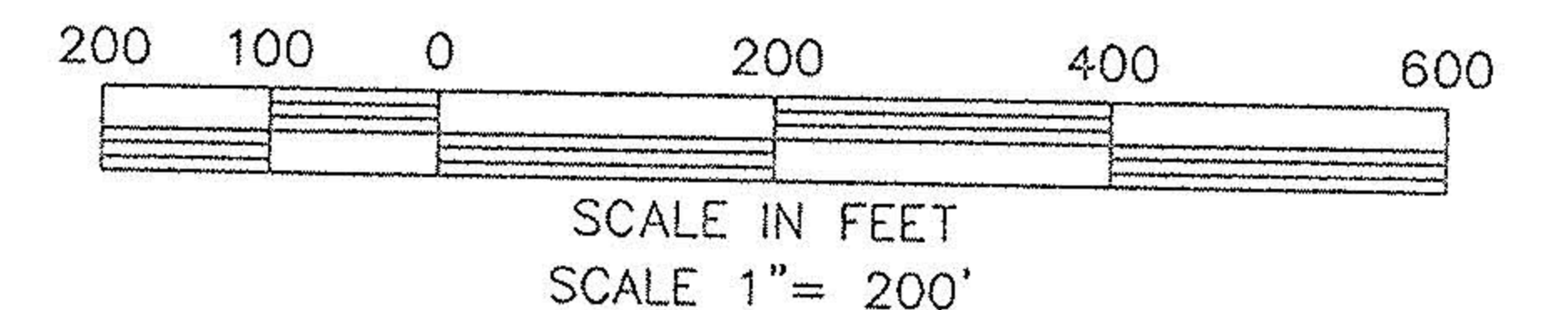
NO TRANSFER IS TAKING PLACE WITH THE RECORDING OF THIS SURVEY. THIS SURVEY IS BEING RECORDED AS A GRAPHICAL REPRESENTATION OF A LEGAL DESCRIPTION IN A DEED.

VILLAGE OF SHEFFIELD

Approved by the Village of Sheffield Zoning Inspector this 22 day of April, 2004

Leo W. Shultz
Inspector/Administrator

MONUMENT FOUND AS NOTED
 5/8" IRON PIN & CAP (#6688) SET
BASIS OF BEARINGS IS FROM THE LEGAL DESCRIPTION O.R. 267, PG. 811, AS IT APPLIES TO THE CENTERLINE OF OSTER ROAD. (N 90-00-00 W).



Property Survey Split
Village of Sheffield, County of Lorain; Ohio
Part of Original Township Lot No. 19

I hereby declare that I have surveyed the land shown on this plat and have found or set the pins and monuments shown on this plat.

D. J. J.
SIGNATURE



DOUGLAS McLAUGHLIN & ASSOCIATES
Engineering & Surveying
1720 Ridgewood Road
Wadsworth, Ohio 44281
330 239-0135
PROJECT NO. 89046A
APRIL 20, 2004