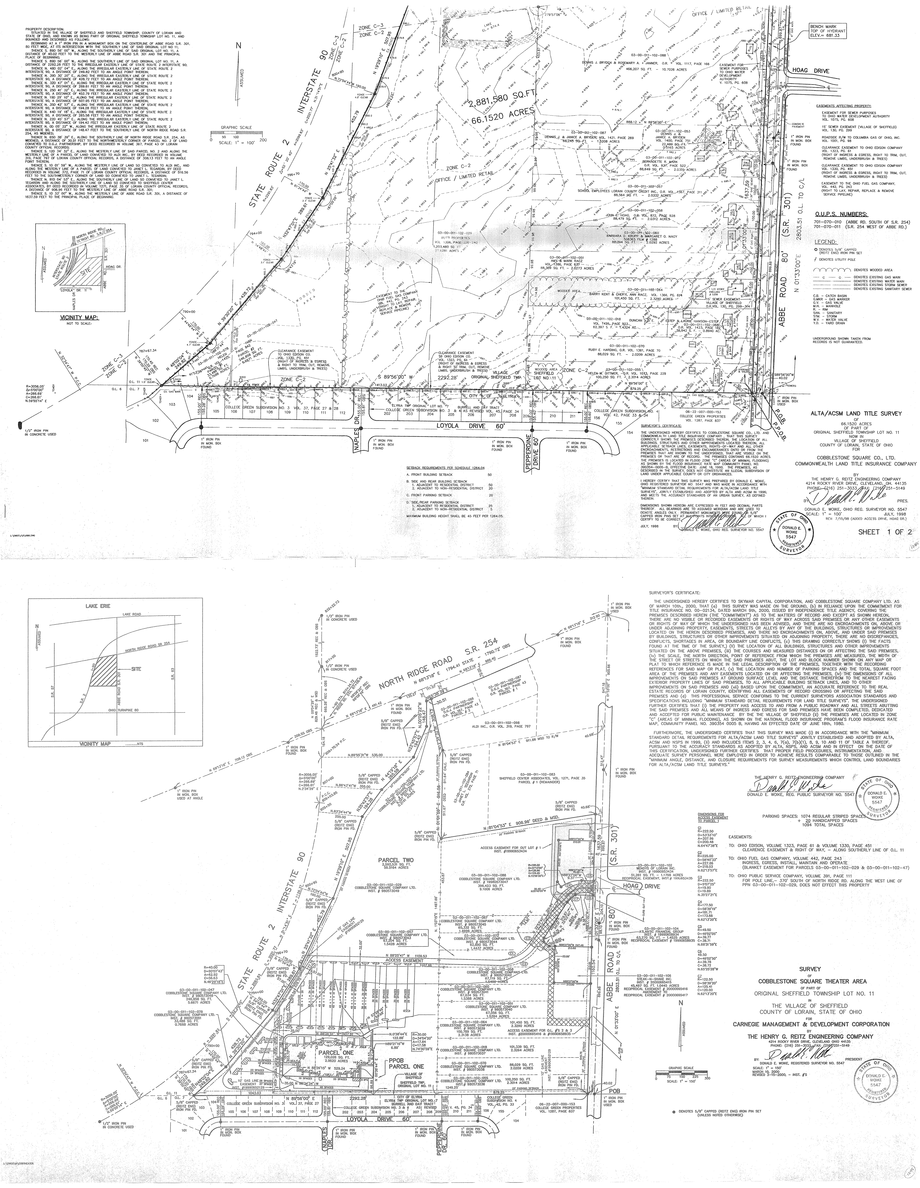
PROPERTY DESCRIPTION:
SITUATED IN THE VILLAGE OF SHEFFIELD AND SHEFFIELD TOWNSHIP, COUNTY OF LORAIN AND STATE OF OHIO AND BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 11 AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX ON THE CENTERLINE OF ABBE ROAD S.R. 301, SAID POINT BEING THE SOUTHERLY LINE OF SAID ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 11 AND THE NORTHERLY LINE OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 10;
THENCE S. 89°54'00" W. ALONG THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11, A DISTANCE OF 1293.37 FEET TO A 1" IRON PIN IN A MONUMENT BOX ON THE ORIGINAL EASTERLY LINE OF L. AND M. TODD'S SUBDIVISION NO. 2 RECORDED IN VOL. 11, PAGE 27 OF PLATS;
THENCE N. 0°13'00" E. ALONG THE ORIGINAL EASTERLY LINE OF SAID TODD'S SUBDIVISION NO. 2, A DISTANCE OF 1320.00 FEET TO A 1" IRON PIN IN A MONUMENT BOX;
THENCE N. 89°54'00" E. ALONG THE ORIGINAL NORTHERLY LINE OF SAID ORIGINAL LOT NO. 11, A DISTANCE OF 1293.37 FEET TO A 1" IRON PIN IN A MONUMENT BOX ON THE CENTERLINE OF ABBE ROAD S.R. 301;
THENCE S. 0°13'00" W. ALONG THE CENTERLINE OF ABBE ROAD S.R. 301, A DISTANCE OF 1320.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING.
CONTAINING 39.5000 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS.
THE ABOVE DESCRIPTION IS BASED ON AN ACTUAL SURVEY MADE BY C.M. LAYCOX IN MARCH 1996.
THERE IS ALSO APPURTENANT TO THE PROPERTY HEREIN DESCRIBED A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX ON THE CENTERLINE OF ABBE ROAD S.R. 301, SAID POINT BEING THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11 AND THE NORTHERLY LINE OF ORIGINAL LOT NO. 10;
THENCE S. 89°54'00" W. ALONG THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11, A DISTANCE OF 1293.37 FEET TO A 1" IRON PIN IN A MONUMENT BOX ON THE ORIGINAL EASTERLY LINE OF L. AND M. TODD'S SUBDIVISION NO. 2 RECORDED IN VOL. 11, PAGE 27 OF PLATS;
THENCE N. 0°13'00" E. ALONG THE ORIGINAL EASTERLY LINE OF SAID TODD'S SUBDIVISION NO. 2, A DISTANCE OF 1320.00 FEET TO A 1" IRON PIN IN A MONUMENT BOX ON THE ORIGINAL NORTHERLY LINE OF SAID ORIGINAL LOT NO. 11;
THENCE N. 89°54'00" E. ALONG THE ORIGINAL NORTHERLY LINE OF SAID ORIGINAL LOT NO. 11, A DISTANCE OF 1293.37 FEET TO A 1" IRON PIN IN A MONUMENT BOX ON THE CENTERLINE OF ABBE ROAD S.R. 301;
THENCE S. 0°13'00" W. ALONG THE CENTERLINE OF ABBE ROAD S.R. 301, A DISTANCE OF 1320.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING.
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BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX ON THE CENTERLINE OF ABBE ROAD S.R. 301, SAID POINT BEING THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11 AND THE NORTHERLY LINE OF ORIGINAL LOT NO. 10;
THENCE S. 89°54'00" W. ALONG THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11, A DISTANCE OF 1293.37 FEET TO A 1" IRON PIN IN A MONUMENT BOX ON THE ORIGINAL EASTERLY LINE OF L. AND M. TODD'S SUBDIVISION NO. 2 RECORDED IN VOL. 11, PAGE 27 OF PLATS;
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THENCE N. 89°54'00" E. ALONG THE ORIGINAL NORTHERLY LINE OF SAID ORIGINAL LOT NO. 11, A DISTANCE OF 1293.37 FEET TO A 1" IRON PIN IN A MONUMENT BOX ON THE CENTERLINE OF ABBE ROAD S.R. 301;
THENCE S. 0°13'00" W. ALONG THE CENTERLINE OF ABBE ROAD S.R. 301, A DISTANCE OF 1320.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING.
CONTAINING 39.5000 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS.
THE ABOVE DESCRIPTION IS BASED ON AN ACTUAL SURVEY MADE BY C.M. LAYCOX IN MARCH 1996.
VICINITY MAP:
NOT TO SCALE.
GRAPHIC SCALE
SCALE: 1" = 100'
BENCH MARK
TOP OF HYDRANT
ELEV.= 681.33
HOAG DRIVE
STATE ROUTE 2
INTERSTATE 90
ABBE ROAD 60'
(S.R. 301)
LOYOLA DRIVE 60'
TODD'S SUBDIVISION NO. 2
VERMONDY DRIVE
2,881,580 SQ.FT.
66.1520 ACRES
ORIGINAL SHEFFIELD TWP. LOT NO. 11
ORIGINAL SHEFFIELD TWP. LOT NO. 10
ZONE C-2
ZONE C-3
ZONE I-2
ZONE C-1
ZONE C-2 / LIMITED RETAIL
EASEMENTS AFFECTING PROPERTY:
EASEMENT FOR RIVER PURIFIERS VOL. 1703, PAGE 431 (BLANKET EASEMENT)
10' TERM EASEMENT (VILLAGE OF SHEFFIELD VOL. 1703, PAGE 431)
EASEMENT FOR 50 COLUMBIA GAS OF OHIO, INC. VOL. 1703, PAGE 431
EASEMENT FOR 51 OHIO EDISON COMPANY VOL. 1703, PAGE 431
RIGHT OF WAYS FOR A CERTAIN RIGHT TO TRIM, CUT, REMOVE TREES, BRUSH AND OTHER OBSTRUCTIONS
EASEMENT FOR 52 OHIO BELL TELEPHONE, REPEALED & REMOVE (PARCEL ONE)
O.U.P.S. NUMBERS:
701-070-001 (ABBE RD. SOUTH OF S.R. 2/I-90)
701-070-011 (S.R. 254 WEST OF ABBE RD.)
LEGEND:
IRON PIN SET CAPPED (WITH DATE AND PIN SET)
IRON PIN FOUND
IRON PIPE FOUND
IRON PIN SET
IRON PIN FOUND
IRON PIN SET
IRON PIN FOUND
IRON PIN SET
IRON PIN