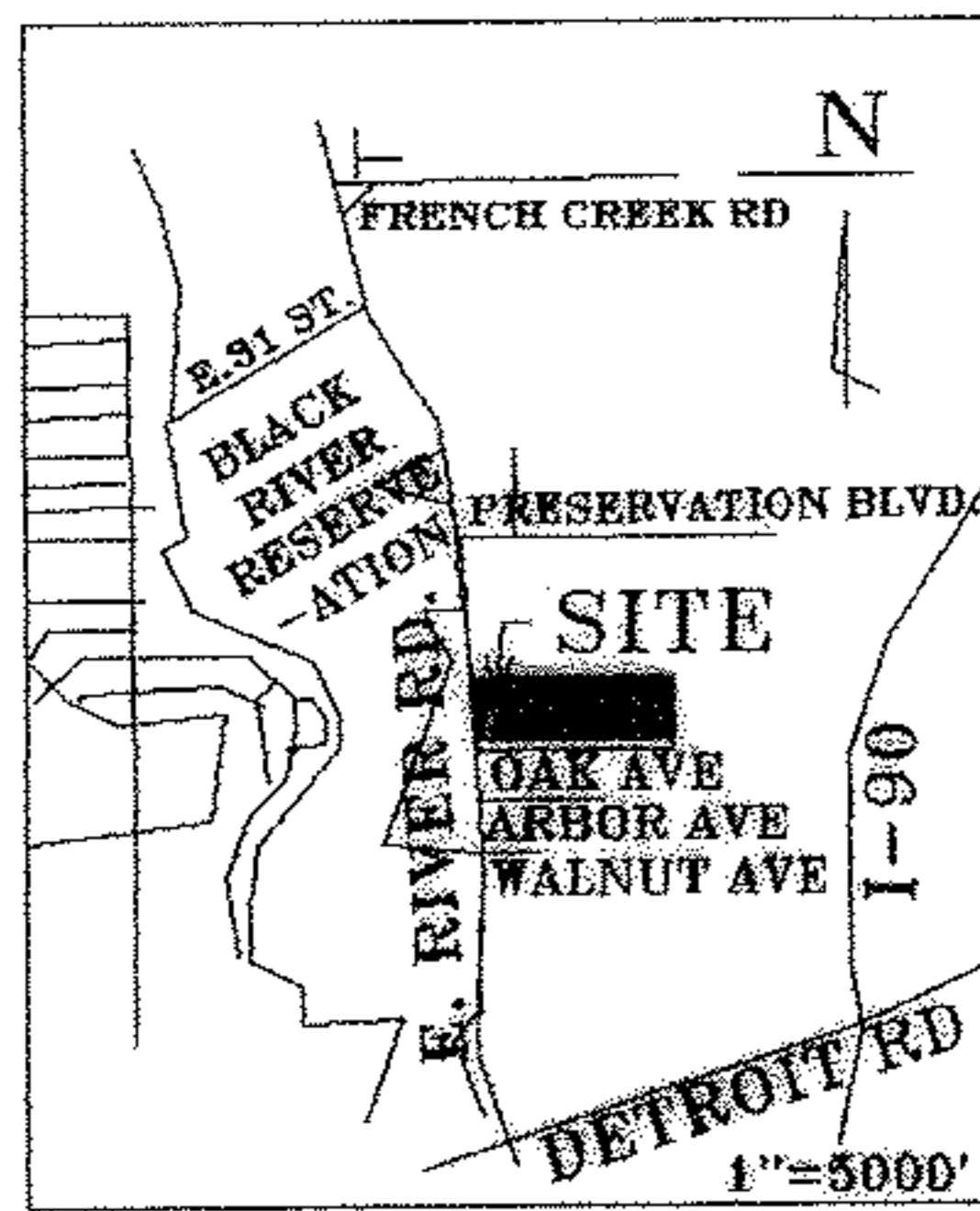


COMBINATION & LOT SPLIT PLAT

Combining 3 Parcels - 13.5047 Ac., 26.7291 Ac., & 0.4549 Ac., and Splitting into 3 Parcels - 20.3657 Ac., 19.8610 Ac., 0.4620 Ac. Owned By Timothy and Marie Ternes, Carl Cunningham and Marie Ternes & Richard Ternes respectively. Situated in the Village of Sheffield, Lorain County, Ohio and being part of Original Sheffield Township Lot 70. Deed References: Survivorship Deed Inst. No. 20010737011 OR Vol 86 Pg 847, and Inst. No. 20040022243



KEY MAP

Kokosing Materials Inc.
Parcel No. 0300070000036
32.26 Ac., Deed Vol. 1408 Pg. 87

Carl W. Cunningham Jr. & Marie E. Ternes
OR Vol. 86 Pg. 847
Parcel No. 03-00-070-00-053
26.7291 Ac., Calculated

Lot 2 19.8610 Ac.

NO.	DISTANCE	BEARING
8.	30.28	S 89°56'00" E
9.	169.72	S 89°56'00" E
10.	30.28	S 07°43'00" E

Lot 1 20.3657 Ac.

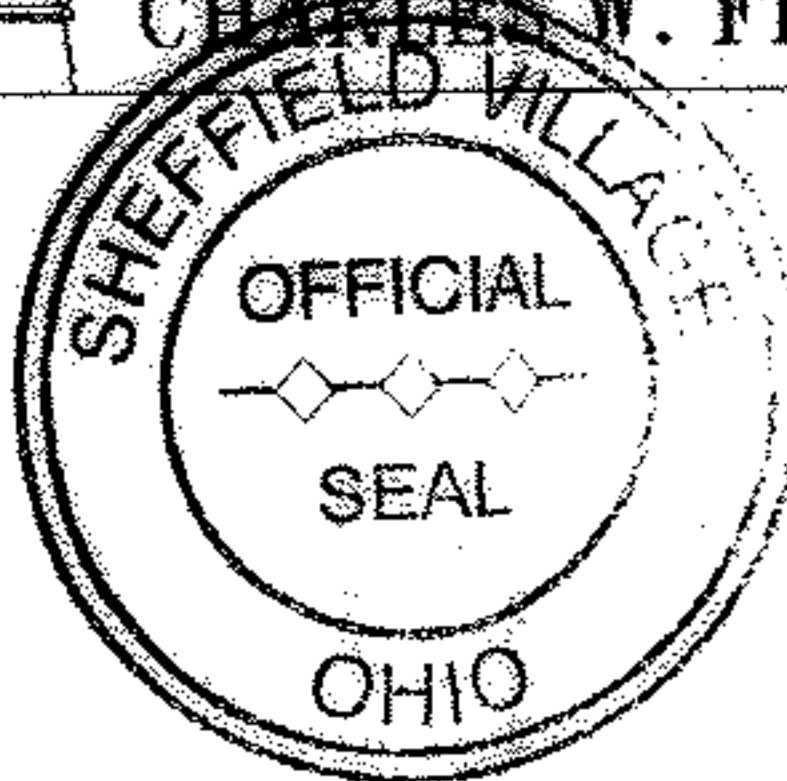
Timothy F. & Marie E. Ternes
Survivorship Deed - Inst. No. 20010737011
Parcel No. 03-00-070-00-046
13.5047 Ac., Calculated

ACRE FARMS DIVISION PLAT VOLUME 10, PAGE 16

BASIS OF BEARINGS - DEED RECORDED IN OR Vol. 86 Pg. 847 STATES THAT THE EAST RIVER ROAD CENTERLINE BEARING IS NORTH 07° 43' WEST.

I CERTIFY THIS SURVEY PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Charles W. Flanigan 11/28/06
CHARLES W. FLANIGAN, P.E., P.S. SURVEYOR NO. 6172



This Deed approved by Sheffield Village as not being in violation of Chapter 711 of the Ohio Revised Code.

Matthew A. King
SHEFFIELD VILLAGE

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO ASSENT TO THE SPLITTING OF THE SAME, ACKNOWLEDGE THAT THE SPLIT WAS MADE AT THEIR REQUEST, AND AUTHORIZE THE RECORDING THEREOF.

DATE: 4/16/06

 CARL W. CUNNINGHAM, JR.

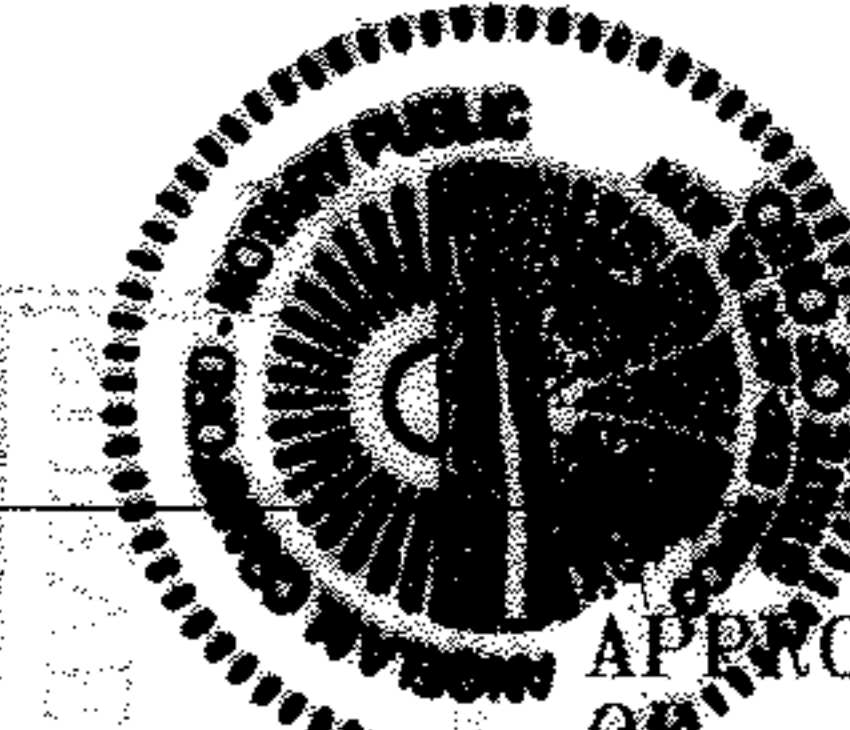
 MARIE E. TERNES

 RICHARD J. TERNES

COUNTY OF LORAIN)
STATE OF OHIO) S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE NAMED SIGNED PERSONS, CARL W. CUNNINGHAM, JR. MARIE E. TERNES AND RICHARD J. TERNES WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND WILL. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Sheffield, Ohio THIS 3 DAY OF April, 2006.

NOTARY PUBLIC
 MY COMMISSION EXPIRES April 16, 2011



APPROVED THIS ___ DAY OF ___, 2006 BY THE SHEFFIELD VILLAGE ADMINISTRATOR.

KEN KACZAY

APPROVED THIS ___ DAY OF ___, 2006 BY THE SHEFFIELD VILLAGE ZONING ADMINISTRATOR.

RON ROSSO

APPROVED THIS ___ DAY OF ___, 2006 BY THE SHEFFIELD VILLAGE ENGINEER.

CHRIS HOWARD, P.E.

APPROVED THIS ___ DAY OF ___, 2006 BY THE SHEFFIELD VILLAGE LAW DIRECTOR

LUKE McCONVILLE

REVIEWED FOR TRANSFER THIS ___ DAY OF ___, 2006 BY THE LORAIN COUNTY TAX MAP OFFICE.

BY: _____

RECEIVED FOR TRANSFER THIS ___ DAY OF ___, 2006 BY THE LORAIN COUNTY AUDITOR'S OFFICE.

FEE: _____

BY: _____

RECEIVED FOR RECORDING THIS ___ DAY OF ___, 2006 BY THE LORAIN COUNTY AUDITOR'S OFFICE.

BY: _____

RECORDED IN PLAT BOOK ___, PAGE ___, NO. ___ AT ___ O'CLOCK ___ M. FEE _____

2031.48
N89°56'08"W

LEGEND

- PROPERTY LINE _____
- FENCE POST FOUND ☒
- IRON PIN FOUND ○ 5/8" DIA. IRON PIN
- CAPPED IRON PIN FND ○ 5/8" DIA. IRON PIN, YELLOW CAP MARKED 'C. FLANIGAN SEVILLE'
- RAILROAD SPIKE FND ☒ RRSF
- IRON PIN SET ● 5/8" DIA. REBAR YELLOW CAP MARKED 'C. FLANIGAN SEVILLE'

2110.11
S89°56'00"E

NO.	DISTANCE	BEARING
1.	112.14	N 07°43'00" W
2.	108.95	S 04°55'42" E
3.	118.00	S 85°04'18" W
4.	94.45	S 83°46'43" W
5.	168.18	S 83°18'00" W
6.	30.28	Z 89°56'00" W
7.	54.82	S 07°43'00" E

1841.74
S89°56'00"E

O.L. 70

299.04

271.31 IPF 299.04
0.39'S
0.07'E

299.04 IPF 299.04
0.34'S
0.49'E

N 274.15

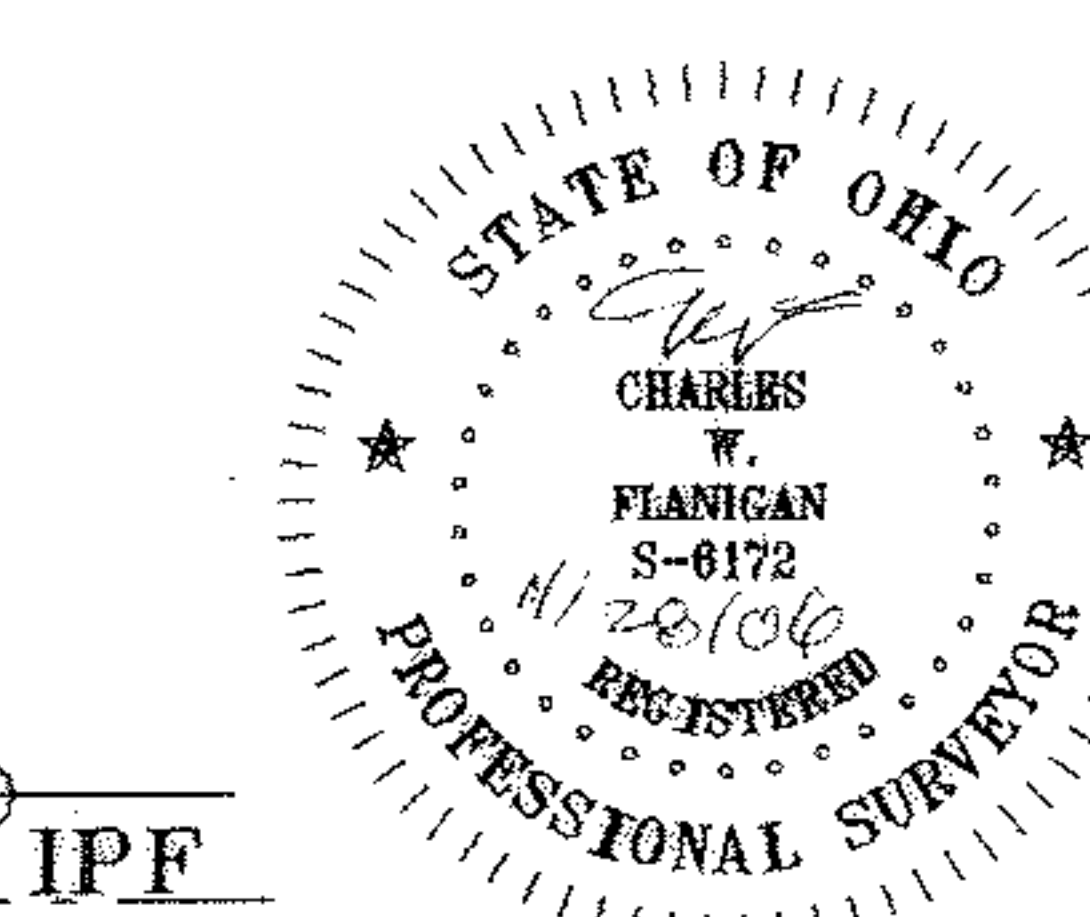
O.L. 71

30.00

271.31 IPF

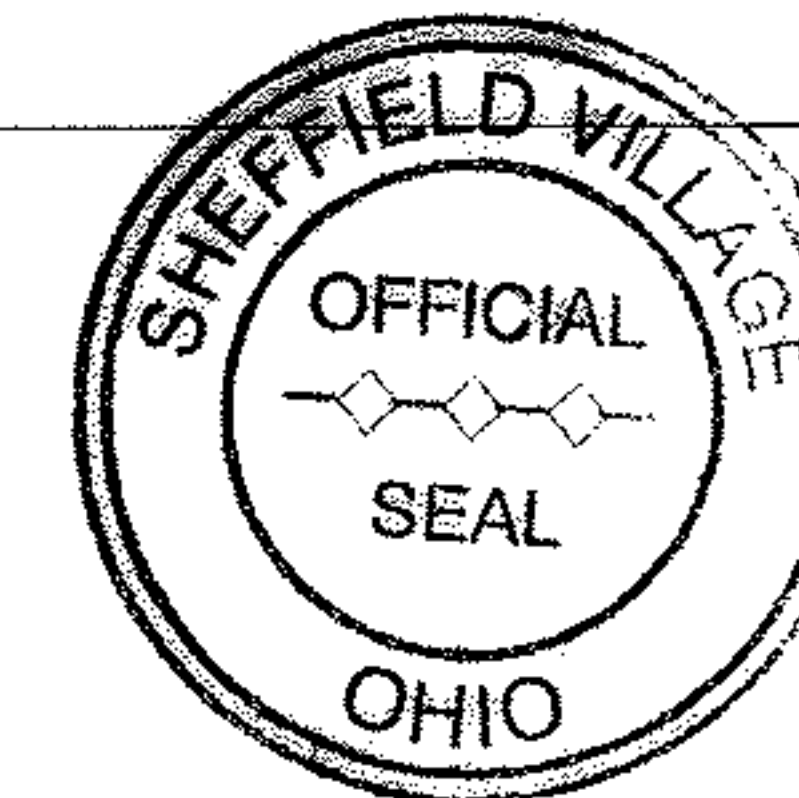
271.31

ARBOR AVE. 60'



Scale: 1" = 150'
April 16, 2006
Revised 11-28-06

SEAS Seville Engineering and Surveying
208 Bath Drive
Seville, Ohio 44273
330-769-4812
Lic. Since 1974



This Deed approved by Sheffield Village as not being in violation of Chapter 711 of the Ohio Revised Code.

Matthew A. King
SHEFFIELD VILLAGE

02444
APPROVED
DATE 8-16-07
03-00-070-000-052, 53, 54
3-00-070-A
JHANFIELD
#07-02444

EAST RIVER ROAD 60'

Lot 3 0.4620 Ac

S07°43'E

Lot 3 Detail

381.65
N00°03'18"W
520.77
139.12
N00°03'18"W
292.28
N00°04'15"W
Norfolk & Western R.R.
18.72 Ac., PN 03-00-070-000-018
Deed Vol. 10 Page 16