LOT SPLIT P.P.N. 03-00-011-102-121
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,

DACOH HOLDINGS LLC DBA PANERA 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 iron pin found on the westerly right-of-way line of Abbe Road (S.R. 301), 80.00 feet wide, also being the principal place of beginning;

THENCE, South 89 degrees 56 minutes 00 seconds West, along said southerly corporation line of the Village of Sheffield and the southerly line of original Lot No. 11 a distance of 310.11 feet to a iron pin set;

THENCE, North 01 degrees 32 minutes 45 seconds East, a distance of 190.51 feet to an iron pin set;

THENCE, South 88 degrees 27 minutes 08 seconds East, and passing over a mag nail set in asphalt at a distance of 60.00 feet, a total distance of 310.00 feet to an iron pin set 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 181.78 feet to the principal place of beginning, and containing 1.3247 acres (57,704 square feet) of land according to a survey by Euthenics, Inc., Terin J. Kaminski, Registered Surveyor No. 7207, dated March 15, 2012, 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 Westlake this 20 day of June, 2012.

Valerie L. Tolbert
Notary Public *My Commission Expires*

VALERIE L. TOLBERT, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Under Section 147.03 R.C.

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

LOT SPLIT PLAT

This Plat consists of the split of a 1.3247 acres parcel of land from P.P. No. 03-00-011-102-121 owned by Cobblestone Square Company Ltd.

I Certify to Cobblestone Square Company Ltd. AND Dacoh Holdings LLC DBA Panera 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
Terin J. Kaminski, P.S.

Dated: March 16, 2012.

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

APPROVALS

This Lot Split Plat has been approved by:

John D. Hunter, Mayor — *Date* 5-18-12

Keh Kaczay, Village Administrator — *Date* 5-18-12

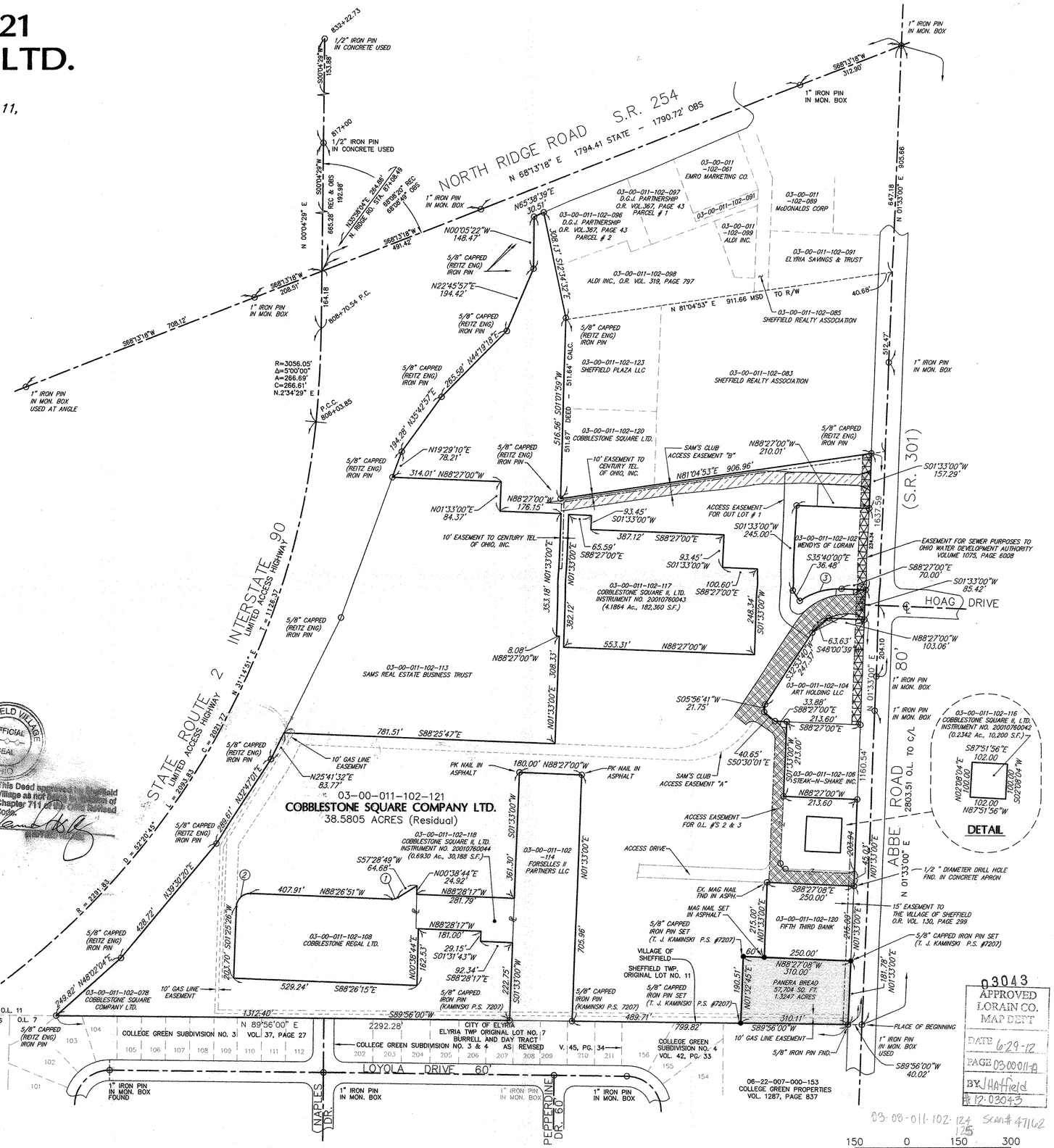
SHEFFIELD VILLAGE OFFICIAL SEAL OHIO

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

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°13'02"
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°56'30"E

LEGEND

- ● *Reference Monument Set (as noted)*
- ○ *Existing Reference Monument (as noted)*



03043
APPROVED
LORAIN CO.
MAP DEPT
DATE 6-29-12
PAGE 03-00011-A
BY J Hatfield
12-03043

03-00-011-102-124 Scan# 47162

REVISIONS

EUTHENICS INC.
CONSULTING ENGINEERS
8235 MOHAWK DR., STRONGSVILLE, OHIO 44136
PHONE: (440) 260-1555 ~ FAX: (440) 260-1544

LOT SPLIT PLAT
PANERA BREAD
COBBLESTONE SQUARE

HORIZ. SCALE	As Shown
VERT. SCALE	N/A
DESIGNED	VMB
DRAWN VMB	CHECKED ARP
DATE	4/12/12
DRAWING NAME	877-LOTSPLIT

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