LOT SPLIT PLAT
FOR : AMHERST PLAZA LIMITED PARTNERSHIP

Situated in The City of Amherst, County of Lorain and State of Ohio,
and Known As Being part of Original Amherst Township Lot No. 41

LEGAL DESCRIPTION of LAND TO BE CONVEYED
FOR
AMHERST PLAZA LIMITED PARTNERSHIP

Situated in the City of Amherst, State of Ohio , County of Lorain
and being part of Original Amherst Township Lot No. 41 , ,and further known as Parcel "A " now Recorded in Vol. _____ Pg. ____ of Lorain County Records and bound and described as follows :

Beginning at the intersection of the South Line of Cooper Foster Park Road (Ohio Route 254) 80.00 feet (wide) and the East line of Original Lot No. 41 thence N 88 ° 15' 00 " W in the South line of Cooper Foster Park Road a distance of 976.34 feet to a point , said point shall be known as the **Principal Place of Beginning**

Thence N 88 °15 '00 " W along the South Line of Cooper Foster Park Road a distance of 320.75 to a point

Thence S 3° 00' 23 " W a distance of 9.12 feet to a point

Thence S 3°03'37 " E 107.33 feet to a point

Thence S 21°23'29 " W 32.71 feet to a point

Thence S 3° 38'00" E 98.56 feet to a point

Thence S 88° 15' 00" E 313.70 feet to a point

Thence N 1 °45' 00 "E a distance of 245.01 feet to the **principal place of beginning**
Containing 1.79 acres according to a survey made by Welsh's Cleveland Surveys dated May , 2004 be the same more or less but subject to all legal highways.

Together with any and all easements and appurtenances there unto belonging .

LEGAL DESCRIPTION of LANDS RETAINED
FOR
AMHERST PLAZA LIMITED PARTNERSHIP

Situated in the City of Amherst, State of Ohio , County of Lorain
and being part of Original Amherst Township Lot No. 41 , ,and further known as Parcel "B " now Recorded in Vol. _____ Pg. ____ of Lorain County Records and bound and described as follows :

Beginning at the intersection of the South Line of Cooper Foster Park Road (Ohio Route 254) 80.00 feet (wide) and the East line of Original Lot. No. 41 thence N 88°15' 00" W in the South line of Cooper Foster Park Road a distance of 234.75 to a point said point shall be known as the **Principal Place of Beginning**

Thence S 1 °45 '00 " W 860.00 feet to a point
Thence N 88° 15' 00" W 1037.53 feet to a point
Thence N 3°38' 00 " W 863.81 feet to the South line of Cooper Foster Park Road to a point
Thence S 88°15' 00" E 56.22 feet to a point
Thence S 3° 00' 23 " W 9.12 feet to a point
Thence S 3° 03' 37" E 107.33 feet to a point
Thence S 21° 23' 29 " W 32.71 feet to a point
Thence S 3° 38' 00" E 98.56 feet to a point
Thence S 88° 15' 00 " E 313.70 feet to a point
Thence S 1° 45' 00 " W 4.99 feet to a point
Thence S 88° 15' 00 " E 100.00 feet to a point
Thence N 1°45' 00 " E 250.00 feet to a point to the South line of Cooper Foster Park Road
Thence S 88°15' 00" E 260.00 feet along the South line of Cooper Foster Park Road
Thence S 1°45 ' 00" E 150.00 feet to a point
Thence S 88°15' 00" E 150.00 feet to a point
Thence N 1°45' 00" E 150.00 feet to a point
Thence S 88° 15 ' 00" E along the South line of Cooper Foster Park Road a distance of 231.59 feet to the **principal place of beginning**
Containing 18.41 acres according to a survey made by Welsh's Cleveland Surveys dated May , 2004 be the same more or less but subject to all legal highways.

Together with any and all easements and appurtenances there unto belonging .

ACCEPTANCE :

We The Undresigned Owners of the Land Shown Hereon,
Do Hereby Accept This Plat and Resubdivision of the same.

_____ _____
Owner Date

_____ _____
Owner Date

NOTARY :

State of Ohio
County of _____) SS Before Me A Notery Public in and for said County and State, Personally Appeared the above signed who acknowledge the Signing of the Foregoing Instrument and the Same to be Their Free Act and Deed.
In Witness Thereof I have Hereunto Set My Hand and Official Seal This the_____ Day_of_____ 2004.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTE :

Zoned C-2 , Commercial or General Business District.

Setback and Building restrictions :
The depth of front yard shall be 35 feet except that where a uniform building line has been established or observed nearer to the street line on one side of the street, between two intersecting streets, such building line shall be observed . No side yard or rear yard required except where such abuts a residential use.

Height regulations : In a C-2 District , no building or strucure shall exceed four stories or forty feet in height .

50 25 0 50 100

SCALE: 1" = 50'

Dimensions shown on this Plat are expressed in Feet and Decimal Parts Thereof. Monuments were Found or Set as indicated hereon. Bearings refer to an Assumed Meridian and indicate angles only. All of which I Certify to be correct to the best of my knowledge.

John W. Welsh May 2004
John W. Welsh, Registered Surveyor No. 6370 Date

STATE OF OHIO
JOHN W. WELSH
S-6370
SURVEYOR

Notes :

1.) This Plat was prepared from a Field Survey, Analysis of Recorded Plats, Recorded Deeds and City Survey Records.

2.) Bearings shown hereon are to an Assumed Meridian and are used to denote Angles Only.

3.) Distances are given in Feet and Decimal Parts Thereof.

4.) All Angles, Bearings and Distances are Record and Used Unless Otherwise Noted.

5.) All Iron Pins Set were 5/8" X 30" Rebar with Yellow Indentification Caps Marked WELSH'S CLEVE SURVEY # 6370

PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION of
THE CITY of AMHERST , OHIO
FOR RECORDING PURPOSES ONLY ON THIS
_____ DAY OF _____ 2004

_____ _____
SECRETARY CHAIRMAN

COUNTY RECORDER :

RECEIVED FOR RECORDING ON _____
AT _____ O' CLOCK ___ M. RECORDED ON
_____ , 2004 . IN VOLUME _____ PG. _____
OF THE LORAIN COUNTY RECORD OF PLATS .

_____
LORAIN COUNTY RECORDER

CITY ENGINEER

APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY ON THIS _____ DAY OF _____ 2004.

_____
CITY ENGINEER

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS LOT SPLIT WAS APPROVED AND ACCEPTED BY CITY COUNCIL OF AMHERST , OHIO FOR RECORDING PURPOSES ONLY ON THIS _____ DAY OF _____ 2004.

_____ _____
MAYOR CLERK OF COUNCIL

05-00-041-110-056
-054
-022
-030
Map Pg: 5-00-041-B
Scan # 47447

No. 353761

Welsh's Cleveland Surveys, Inc. * 2403 St. Clair Avenue 44114 * Phone (216) 622-6034 * Fax (216) 622-6037