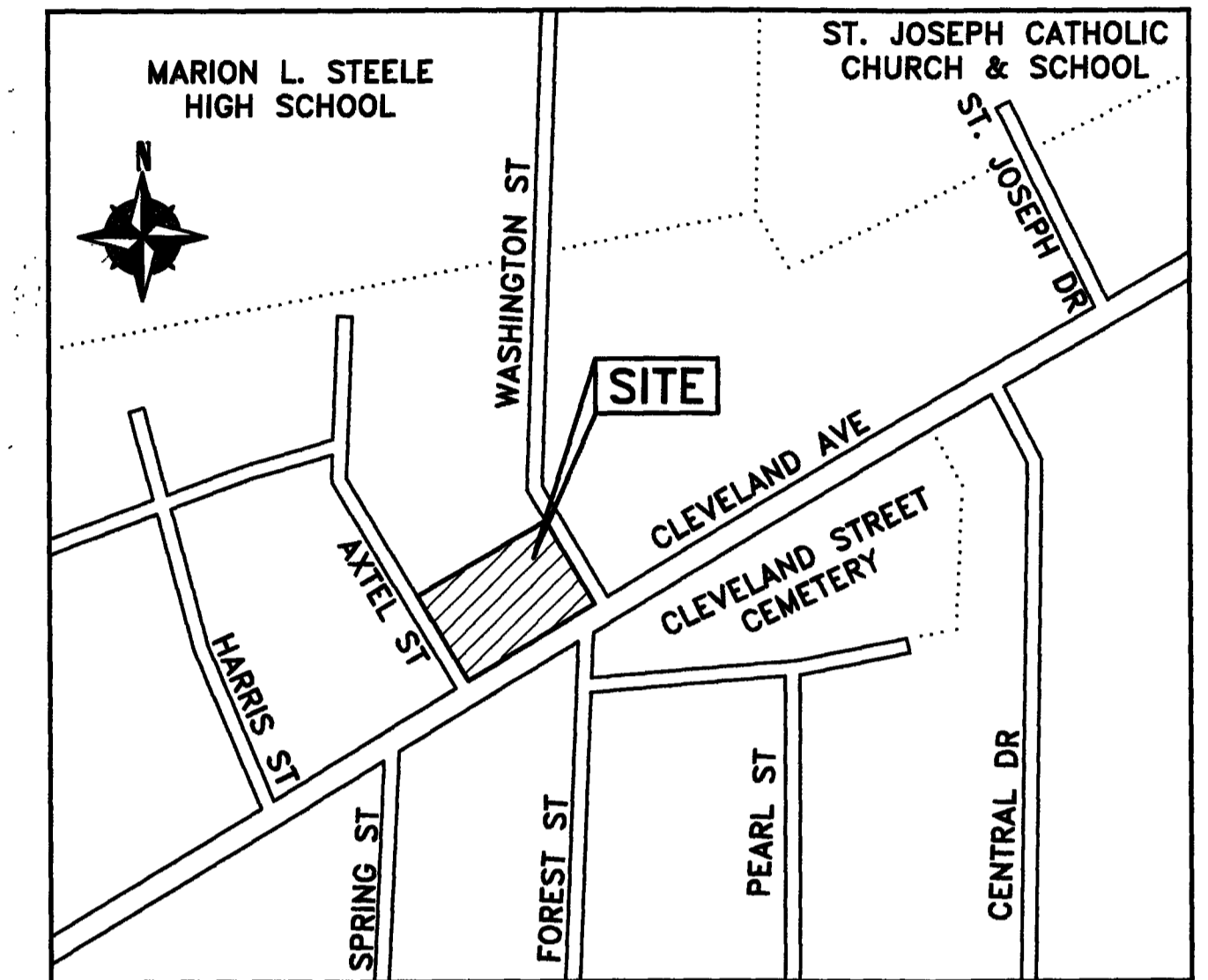


# PARTNER PACK SUBDIVISION No. 1

SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBER 23, AND KNOWN AS BEING A RE-SUBDIVISION OF SUBLOT NUMBERS 57-60 OF THE AXTELL HOMESTEAD ADDITION TO THE VILLAGE OF AMHERST AS ORIGINALLY RECORDED IN PLAT VOLUME 7, PAGE 9 OF THE LORAIN COUNTY RECORDS.



SITE ADDRESS: 493 CLEVELAND AVENUE, AMHERST OHIO 44001  
SCM COORDINATES: N: 632042 E: 2044876 (NAD83 OHIO NORTH ZONE)  
LAT: 41°24'.11"N LONG: 82°13'17.79"W (WGS 84)

## OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBER 23, CONTAINING 0.7207 OF AN ACRE OF LAND, AND BEING THE SAME TRACTS OF LAND CONVEYED TO PARTNER PACK LLC AS DESCRIBED IN INSTRUMENT NUMBERS: 2016-0577031; 2020-0772999; 2020-0786746; 2021-0798420; 2021-0798415 OF THE LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "PARTNER PACK SUBDIVISION No. 1", SUBLOT 1, WHICH IS A RE-SUBDIVISION OF SUBLOT NUMBERS 57-60, IN THE AXTELL HOMESTEAD ADDITION TO THE VILLAGE OF AMHERST ORIGINALLY RECORDED IN PLAT VOLUME 7, PAGE 9 OF THE LORAIN COUNTY RECORDS.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN THE CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

EASEMENTS ARE RESERVED WHERE INDICATED ON THIS PLAT FOR PRIVATE UTILITY PURPOSES ABOVE AND BELOW THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS: 26<sup>th</sup> DAY OF March, 2021.

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319.022  
OHIO REV. CODE  
JUL 14 2021  
I CRAIG SHODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

**NOTARY SEAL:**  
STATE OF OHIO  
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Christopher T. Rafter WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS: 26 DAY OF March, 2021.

Approved  
Amherst Planning Commission

NOTARY PUBLIC  
5/21/2023  
MY COMMISSION EXPIRES

**PARTNER PACK SUBDIVISION No. 1  
RE-SUBDIVISION PLAT**  
SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT No. 23

**PARTNER PACK LLC**  
PO BOX 360893  
STRONGSVILLE, OHIO 44136

**RAFTER A, LTD**  
LAND SURVEYING • ENGINEERING • TESTING  
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074  
440-707-4014 • www.raftera.com • info@raftera.com

DRAWN BY: BDA CHECKED BY: RAF  
JOB No: 2516-20 SHEET **CO.1** (1 OF 1)

## APPROVALS:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

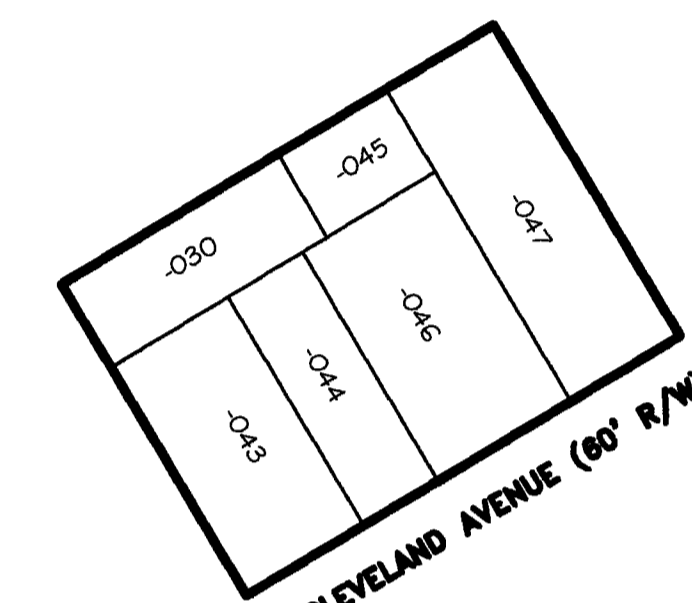
PLANNING COMMISSION SECRETARY

## SURVEYOR'S CERTIFICATE:

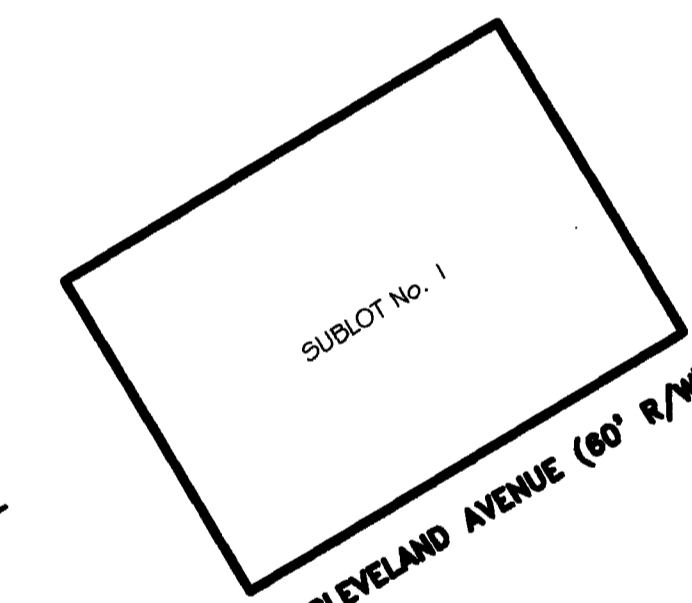
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER(S), I HAVE SURVEYED "PARTNER PACK SUBDIVISION No. 1", SUBLOT 1, WHICH IS A RE-SUBDIVISION SUBLOT NUMBERS 57-60, IN THE AXTELL HOMESTEAD ADDITION TO THE VILLAGE OF AMHERST ORIGINALLY RECORDED IN PLAT VOLUME 7, PAGE 9 OF THE LORAIN COUNTY RECORDS ALL OF WHICH IS SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBER 23, CONTAINING 0.7207 OF AN ACRE OF LAND, AND BEING THE SAME TRACTS OF LAND CONVEYED TO PARTNER PACK, LLC AS DESCRIBED IN INSTRUMENT NUMBERS

OF THE LORAIN COUNTY DEED RECORDS. ALL POINTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

BRENT D. ANDERSON  
S-8538  
PROFESSIONAL SURVEYOR  
3/12/2021 DATE



PRE-CONSOLIDATION SUMMARY  
- NOT TO SCALE -



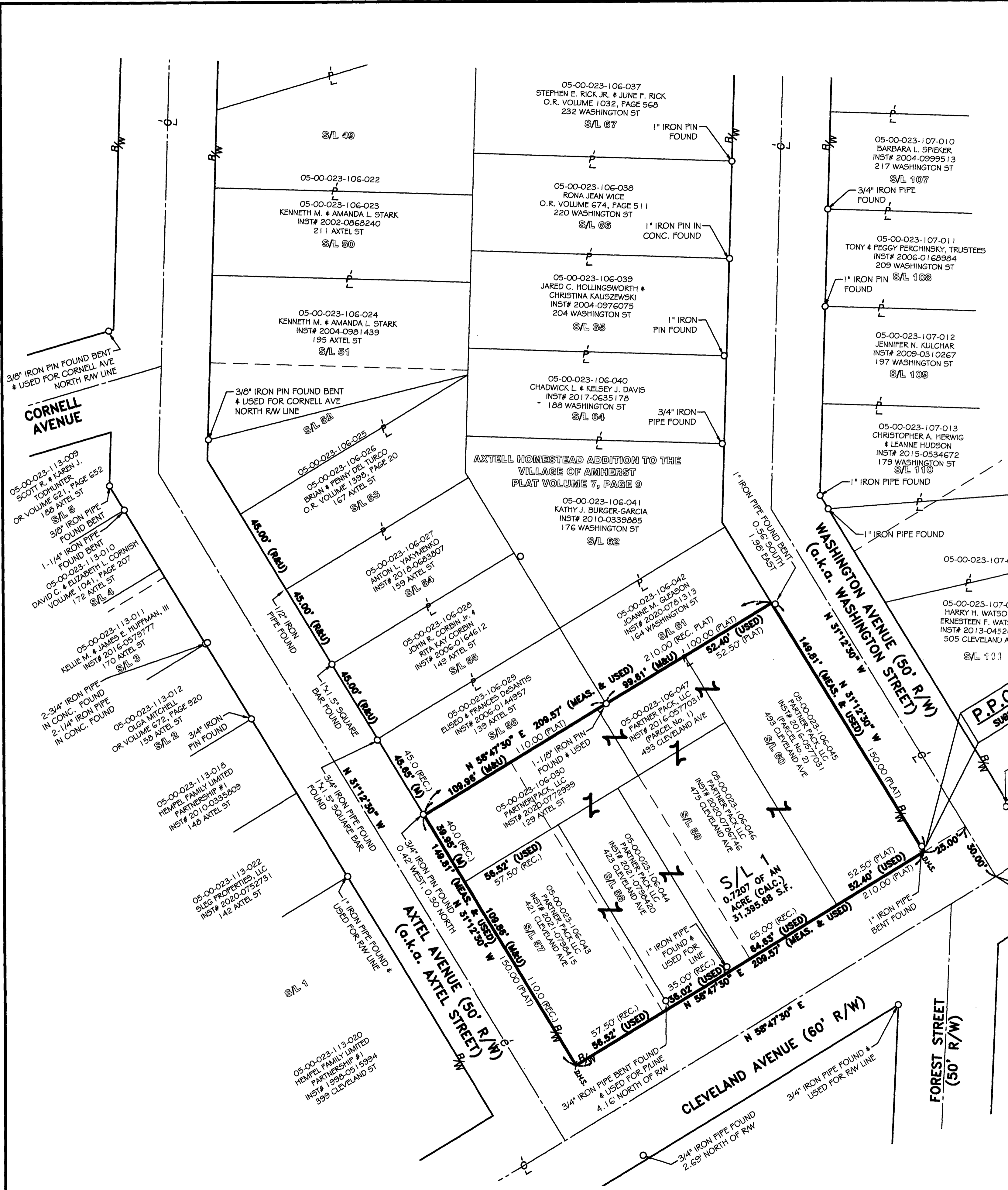
POST-CONSOLIDATION SUMMARY  
- NOT TO SCALE -

## LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH YELLOW CAP STAMPED "RAFTER A, LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A, LTD LINE PIN"
- RAILROAD SPIKE FOUND AS NOTED
- MNS. MAGNETIC NAIL/SPIKE SET
- ✕ D.H.S. DRILL HOLE SET

## REFERENCES USED:

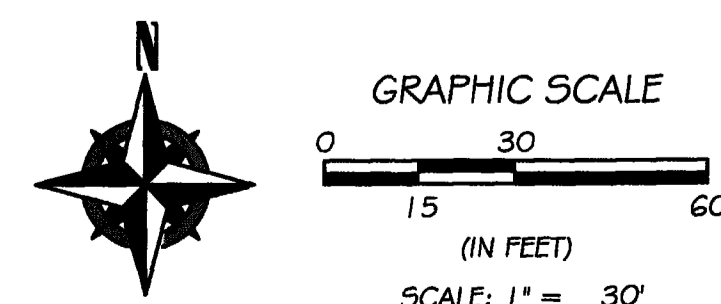
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- FREDRICK ONSTINE'S SUBDIVISION RECORDED IN PLAT VOLUME 1, PAGE 5.
- THE AXTELL HOMESTEAD ADDITION TO THE VILLAGE OF AMHERST RECORDED IN PLAT VOLUME 7, PAGE 9.
- SURVEY PREPARED BY MCGILCHY & ASSOCIATES IN APRIL OF 1979 FOR GEORGE HOFFMAN.
- LOT-SPLIT SURVEY PREPARED BY MCGILCHY & ASSOCIATES IN DECEMBER OF 1979, REVISED ON NOVEMBER 6, 1980 FOR GEORGE HOFFMAN.
- SURVEY PREPARED BY ARNOLD F. KOEPP, P.S. 4306 ON MARCH 31, 1978
- SURVEY PREPARED BY J.W. WARDEN ON NOVEMBER 4, 1942 FOR Wm C. AND EVELYN M. EDWARDS.
- SURVEY PREPARED BY LAUNDON-SIMON AND CAHL ON APRIL 2, 1952 FOR AMHERST EXEMPTED VILLAGE BOARD OF EDUCATION.
- SURVEY PREPARED BY RAY E. HOLLIS IN OCTOBER OF 1965.



## BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF CLEVELAND AVENUE AND IS ASSUMED TO BE NORTH 58°47'30" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN OCTOBER & NOVEMBER OF 2020.



| REV. | BY  | DATE       | DESCRIPTION               |
|------|-----|------------|---------------------------|
| 1    | BDA | 01-08-2021 | ISSUE FOR PLANNING REVIEW |
| 2    | BDA | 03-12-2021 | ISSUE FOR REVIEW          |

Plat Sheet

Instrument # 2021-0828541 Film # \_\_\_\_\_

Name of Plat: PARTNER PACK SUBDIVISION No 1

Owner: PARTNER PACK LLC

Description: SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 23 AND KNOWN AS BEING A RE-SUBDIVISION OF SUBLOT NUMBERS 57-60 OF THE AXTELL HOMESTEAD ADDITION TO THE VILLAGE OF AMHERST.

CREATING SUBLOT 1

Floor Plans: /

Related/Margin: PLAT VOL 7

Comments: Pg 9

Vol. 110

Receiving Stamp

Pg. 19

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
SUITE 5  
LORAIN, OH 44053

Amount: 90.40

Initials: ST