

# LOT SPLIT & CONSOLIDATION PLAT

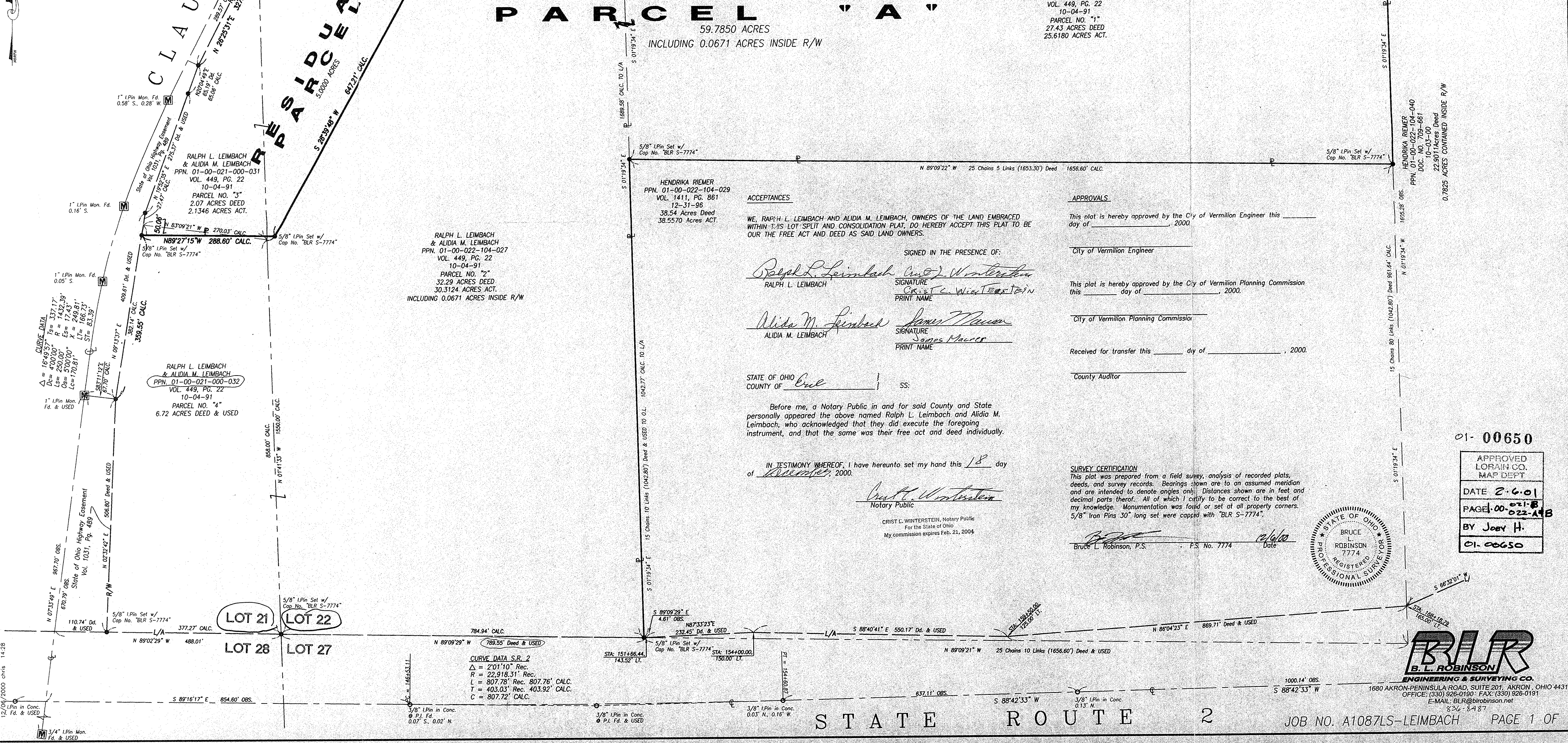
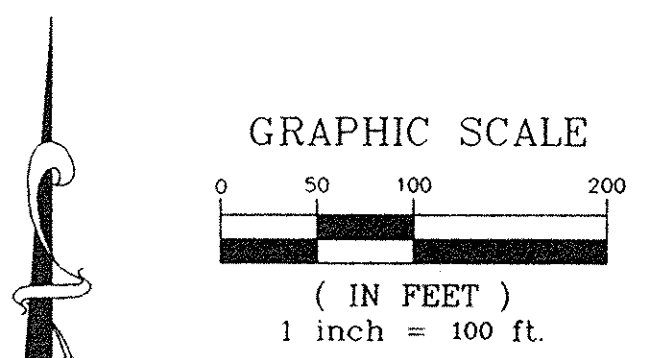
## RALPH L. & ALIDIA M. LEIMBACH

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, AND STATE OF OHIO,  
AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBERS 21 & 22

P.P.N. 01-00-021-000-021 E 033  
01-00-022-104-021 E 027

LEGEND	
STONE DRILL HOLE	5/8" IRON PIN SET
IRON PIN OR PIPE	IRON PIN MONUMENT
CENTERLINE	PROPERTY LINE
RIGHT-OF-WAY LINE	EASEMENT LINE
REC. CALC. DEED. OBS. ENCR. CLR. ADJ. CNTY.	VOL. PACE. C.F. CONN. S.F. P.O.B. P.P.O.B.
	VOLUME. PACE. CHAIN-LINK FENCE. CONNECTION. SQUARE FEET. PLACE OF BEGINNING. PRINCIPAL PLACE OF BEGINNING.

**BASIS OF BEARING:**  
Basis of bearing for this survey is S 88°42'33" W as the centerline of State Route 2 as shown determined by state plan coordinates.



### PARCEL "A"

59.7850 ACRES  
INCLUDING 0.0671 ACRES INSIDE R/W

RALPH L. LEIMBACH & ALIDIA M. LEIMBACH  
PPN. 01-00-022-104-021  
VOL. 449, PG. 22  
10-04-91  
PARCEL NO. "1"  
27.43 ACRES DEED  
25.6180 ACRES ACT.

HENDRIKA RIEMER  
PPN. 01-00-022-104-029  
VOL. 141, PG. 861  
12-31-96  
38.54 Acres Deed  
38.5570 Acres ACT.

RALPH L. LEIMBACH & ALIDIA M. LEIMBACH  
PPN. 01-00-022-104-027  
VOL. 449, PG. 22  
10-04-91  
PARCEL NO. "2"  
32.29 ACRES DEED  
30.3124 ACRES ACT.  
INCLUDING 0.0671 ACRES INSIDE R/W

RALPH L. LEIMBACH & ALIDIA M. LEIMBACH  
PPN. 01-00-021-000-032  
VOL. 449, PG. 22  
10-04-91  
PARCEL NO. "4"  
6.72 ACRES DEED & USED

**ACCEPTANCES**  
WE, RALPH L. LEIMBACH AND ALIDIA M. LEIMBACH, OWNERS OF THE LAND EMBRACED WITHIN THIS LOT SPLIT AND CONSOLIDATION PLAT, DO HEREBY ACCEPT THIS PLAT TO BE OUR THE FREE ACT AND DEED AS SAID LAND OWNERS.

SIGNED IN THE PRESENCE OF:  
*Ralph L. Leimbach* SIGNATURE  
RALPH L. LEIMBACH PRINT NAME  
*Alidia M. Leimbach* SIGNATURE  
ALIDIA M. LEIMBACH PRINT NAME

STATE OF OHIO }  
COUNTY OF Lorain } SS:

Before me, a Notary Public in and for said County and State personally appeared the above named Ralph L. Leimbach and Alidia M. Leimbach, who acknowledged that they did execute the foregoing instrument, and that the same was their free act and deed individually.

IN WITNESS WHEREOF, I have hereunto set my hand this 18 day of November, 2000.

*Christ L. Winterstein*  
Christ L. Winterstein, Notary Public  
For the State of Ohio  
My commission expires Feb. 21, 2004

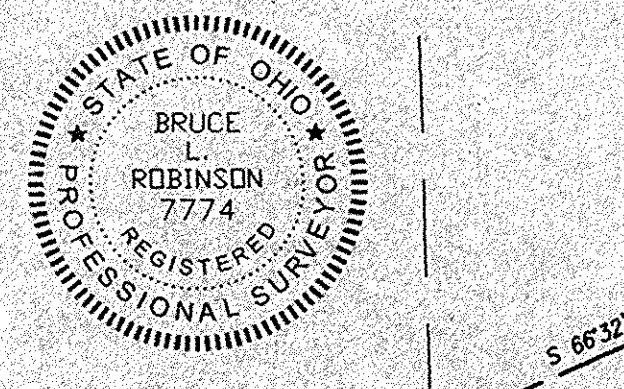
**APPROVALS**  
This plat is hereby approved by the City of Vermilion Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

This plat is hereby approved by the City of Vermilion Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Received for transfer this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

County Auditor

**SURVEY CERTIFICATION**  
This plat was prepared from a field survey, analysis of recorded plats, deeds, and survey records. Bearings shown are to an assumed meridian and are intended to denote angles only. Distances shown are in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. Monumentation was found or set at all property corners. 5/8" Iron Pins 30" long set were capped with "BLR S-7774".



01-00650  
APPROVED  
LORAIN CO.  
MAP DEPT  
DATE 2-6-01  
PAGE 00-021-B  
BY Joey H.  
01-00650

**BLR**  
ENGINEERING & SURVEYING CO.  
1680 AKRON-PENINSULA ROAD, SUITE 201, AKRON, OHIO 44313  
OFFICE: (330) 506-0100, FAX: (330) 506-0191  
E-MAIL: BLR@blrobins.com  
330-2487

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that RALPH L. LEIMBACH and ALIDIA M. LEIMBACH, Husband and Wife, the Grantors, who claim title to the above described premises, do hereby warrant and defend the title to the above described premises to the Grantee, who claim title to the above described premises, in and to all legal highways, as determined by a survey performed by Bruce L. Robinson, P.E., S. No. 7774, of B.L. Robinson Engineering and Surveying Co. in December of 2000.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever.

And the said Grantors, for themselves and their heirs and assigns, hereby covenant lawful owners of said premises, and are seized of the same in fee simple, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except taxes and assessments both general and special, which are hereby assumed, except taxes and assessments subject to easements, restrictions, reservations, conditions of title and zoning regulations hereunto being set forth in the said Deed, and defend said premises, with the appurtenances hereunto being set forth in the said Deed, its successors and assigns, against all lawful claims and demands whatsoever, except as above stated.

LORAIN COUNTY TAX MAP DEPT  
PPN NO. 01-00-022-104-021  
LORAIN COUNTY TAX MAP DEPT  
P.P. NO. 01-00-022-104-021  
STEWART TOWNSHIP

Commenting at the intersection of the centerline of State Route 2 and the centerline of the re-platted Claus Road (width varies). Thence North 07°33'48" East along the centerline of said Claus Road a distance of 670.79 feet to a 1" iron pin monument set at a point of curvature. Thence South 82°11'11" East along the centerline of said Claus Road a distance of 110.74 feet to the western line of said Claus Road as depicted on the State of Ohio Highway Easement by deed recorded in Volume 1031, Page 489 of Lorain County Deed Records and said point also being the PRINCIPAL PLACE OF BEGINNING of the premises herein intended to be described:

Thence North 08°13'37" East along the eastern line of said Claus Road a distance of 359.55 feet to a 5/8" iron pin set with cap no. "BLR S-7774".  
Thence South 89°27'15" East a distance of 288.80 feet to a 5/8" iron pin set with cap no. "BLR S-7774".  
Thence North 67°54'25" West a distance of 168.52 feet to a 5/8" iron pin set with cap no. "BLR S-7774".  
Thence North 78°57'12" West a distance of 176.82 feet to a 5/8" iron pin set with cap no. "BLR S-7774" on the eastern line of said Claus Road.  
Thence South 26°25'31" West along the eastern line of said Claus Road a distance of 37.50 feet to the western line of Original Lot No. 22.  
Thence North 04°14'13" West along the western line of said Original Lot No. 22 a distance of 53.05 feet to the centerline of said Claus Road.  
Thence North 26°25'31" East along the centerline of said Claus Road a distance of 90.06 feet to the southwestern corner of land conveyed to the Brownhelm Historical Association by deed recorded in Volume 1410, Page 195 of Lorain County Deed Records.  
Thence South 88°57'12" East along the centerline of said Brownhelm Historical Association land, passing through an 1/2" iron pin found at a distance of 25.93 feet on the eastern line of said Claus Road, a distance of 156.47 feet to a 1/2" iron pin found at the southwestern corner of said Brownhelm Historical Association land.  
Thence North 14°10'07" East along the eastern line of said Brownhelm Historical Association land, a distance of 156.47 feet to a 1/2" iron pin found at the southwestern corner of said Brownhelm Historical Association land and the centerline of said Claus Road as depicted on the deed recorded in Volume 1398, Page 537 of Lorain County Deed Records.

Thence South 88°25'26" East along the southern line of said William Sturgill and Dora Bell, No. 880700 Film No. 1536, Eugene Lowe by deed recorded in deed recorded in Volume 1410, Page 195 of Lorain County Deed Records, a distance of 156.47 feet to a 1/2" iron pin set at the northwestern corner of said Claus Road as depicted on the deed recorded in Volume 1410, Page 195 of Lorain County Deed Records, a distance of 156.47 feet to a 1/2" iron pin set with cap no. "BLR S-7774" at the southwestern corner of said Nicholas Demos land.  
Thence North 00°22'25" West along the eastern line of said Nicholas Demos land 1097.19 feet to the eastern line of said Lawrence Balzer by deed recorded in Volume 1031, Page 489 of Lorain County Deed Records, a distance of 168.40 feet to a 1/2" iron pin set with cap no. "BLR S-7774" on the southern line of the Norfolk Southern Railroad.  
Thence South 75°56'03" East along the southern line of said Norfolk Southern Railroad a distance of 694.97 feet to a 5/8" iron pin set at the northwestern corner of land conveyed to Hendrika Riemer by deed recorded in Document No. 709-661 of Lorain County Records.  
Thence North 01°19'34" East along the western line of said Hendrika Riemer land a distance of 1042.77 feet to a 5/8" iron pin set with cap no. "BLR S-7774" at the northwestern corner of said Hendrika Riemer land.  
Thence South 01°19'34" East along the western line of said Hendrika Riemer land a distance of 1042.77 feet to a 5/8" iron pin set with cap no. "BLR S-7774" at the western line of said State Route 2.  
Thence North 89°09'29" West along the northern line of said State Route 2 a distance of 377.27 feet to an 5/8" iron pin set with cap no. "BLR S-7774" on the northern line of Original Lot No. 22.  
Thence North 89°09'29" West continuing along the northern line of said State Route 2 a distance of 377.27 feet to a 5/8" iron pin set with cap no. "BLR S-7774" on the eastern line of said Claus Road.  
Thence North 89°09'29" East along the eastern line of said Claus Road a distance of 506.80 feet to the principal place of beginning and containing 59.7850 acres of land, as determined by a survey performed by Bruce L. Robinson, P.E., S. No. 7774, of B.L. Robinson Engineering and Surveying Co. in December of 2000.