LOT SPLIT & CONSOLIDATION DUNFEE ELECTRIC COMBINATION SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF THE ORIGINAL AMHERST TOWNSHIP LOT NUMBER 32 AS DESCRIBED IN A DEED REMAINDER "A" TO DUNFEE ELECTRIC, INC. AS RECORDED IN FILM NUMBER 99-0632417 OF THE LORAIN COUNTY RECORDS AND CONTAINING WITHIN SAID BOUNDS 11.9412 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS. AFTER SPLIT BEFORE SPLIT **GRAPHIC SCALE** CROSSROADS REALTY, A PARTNERSHIP P.P.N. 05-00-032-000-059 O.R. VOL. 295, PAGE 395 1 IN = 40 FT20.00 ACRES (REC) RES. #9080 870.96' (REC.) 871.04' (MEAS.) N 89'55'01" E LOCATION MAP N 89°55'01" E 841.04' (MEAS.) BASIS OF BEARINGS: THE CENTERLINE OF LEAVITT ROAD ASSUMED TO BE SOUTH 00°30'06" WEST LEGEND OF SYMBOLS AND LINETYPES: DUNFEE ELECTRIC, INC. P.P.N. 05-00-032-000-060 FILM NO. 99-0632417 PIPE/PIN FOUND AS DESCRIBED 4.8459 ACRES (CALC) No 0 1 3 1 7 RES. #9072 220.00' (R&M) S 89'57'46" W APPROVED • 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL" (EXISTING PROPERTY LINE) MAP DEPT COMBINATION CENTERLINE PROPERTY LINE **PARCEL** ORIGINAL LOT LINE PAGE 5-00-032-B 8.0000 ACRES (CALC.) (REC.) RECORD **MEASURED** CONSOLIDATION ACREAGE SUMMARY COMBINED AREA PARCEL DESCRIPTION S 89°57'46" W 650.41' (MEAS.) 4.8459 ACRE PARCEL CALLED OUT AS P.P.N. 05-00-032-000-060 AND 3.1541 (EXISTING PROPERTY LINE) 8.0000 ACRES COMBINATION PARCEL REBAR SET WITH CAP STAMPED "BRAMHALL" ACRE PARCEL CALLED OUT AS SPLIT "A" SPLIT "A" 3.1541 ACRES (CALC.) N 89°57'46" E 636.67' (MEAS.) 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL" PRINTED REMAINDER JAN 24 2003 3.9442 ACRES (CALC) SURVEYOR'S CERTIFICATE: DUNFEE ELECTRIC, INC. P.P.N. 05-00-032-000-041 FILM NO. 99-0632417 7.0983 ACRES (CALC) HOUSE 3 IRON PIN OR PIPE MONUMENTS WERE FOUND, AND AT ALL POINTS THUSLY INDICATED . IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT PER TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. EXISTING BUILDING 11,972 S.F. F.F. 788.00 5/8" REBAR SET WITH REGISTERED SURVEYOR NO. 8081 CAP STAMPED "BRAMHALL" CAP STAMPED "BRAMHALL" 606.07' (MEAS.) S 89°57'46" W 233.63' (MEAS.) S 89'57'46" W O.L. 31 869.70' (MEAS.) S 89'57'46" W 5/8" REBAR FOUND WITH CAP SHEET RALPH N. BONNEMA, JR. DRAWN BY: BMM P.P.N. 05-00-031-000-001 P.O.C. O.R. VOL. 384, PAGE 149 ENGINEERING AND SURVEYING CO., INC. ALL PARCELS REMAINDER "A" 37307 HARVEST DRIVE AVON, OHIO 44011 JOB NO CHECKED BY CMH (440) 934 - 7879 FAX (440) 934 - 7878