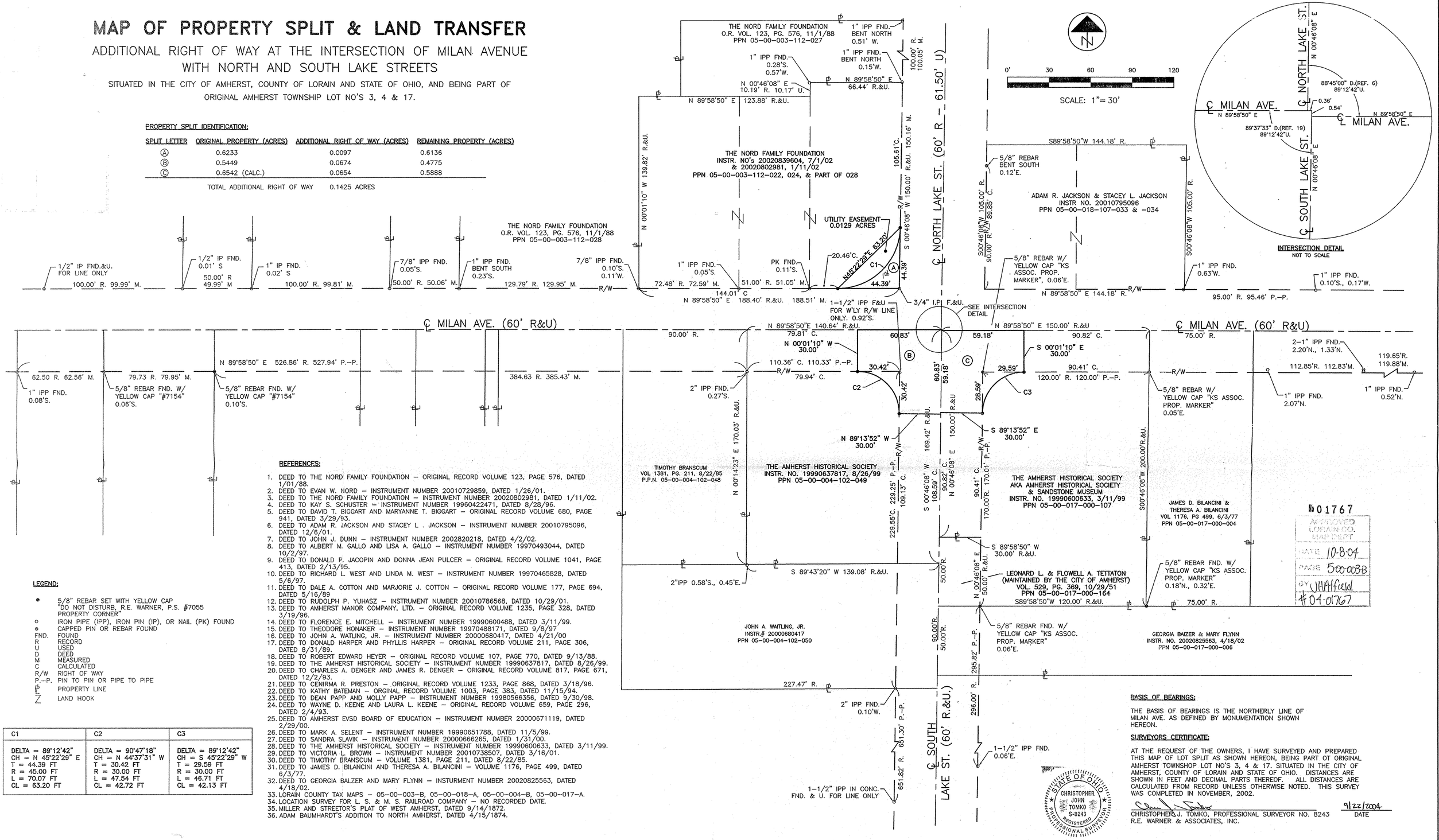
MAP OF PROPERTY SPLIT & LAND TRANSFER

ADDITIONAL RIGHT OF WAY AT THE INTERSECTION OF MILAN AVENUE WITH NORTH AND SOUTH LAKE STREETS

SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO, AND BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NO'S 3, 4 & 17.

PROPERTY SPLIT IDENTIFICATION:

SPLIT LETTER	ORIGINAL PROPERTY (ACRES)	ADDITIONAL RIGHT OF WAY (ACRES)	REMAINING PROPERTY (ACRES)
Ⓐ	0.6233	0.0097	0.6136
Ⓑ	0.5449	0.0674	0.4775
Ⓒ	0.6542 (CALC.)	0.0654	0.5888
	TOTAL ADDITIONAL RIGHT OF WAY	0.1425 ACRES	



REFERENCES:

1. DEED TO THE NORD FAMILY FOUNDATION – ORIGINAL RECORD VOLUME 123, PAGE 576, DATED 1/01/88.
2. DEED TO EVAN W. NORD – INSTRUMENT NUMBER 20010729859, DATED 1/26/01.
3. DEED TO THE NORD FAMILY FOUNDATION – INSTRUMENT NUMBER 20020802981, DATED 1/11/02.
4. DEED TO KAY S. SCHUSTER – INSTRUMENT NUMBER 19960422471, DATED 8/28/96.
5. DEED TO DAVID T. BIGGART AND MARYANNE T. BIGGART – ORIGINAL RECORD VOLUME 680, PAGE 941, DATED 3/29/93.
6. DEED TO ADAM R. JACKSON AND STACEY L . JACKSON – INSTRUMENT NUMBER 20010795096, DATED 12/6/01.
7. DEED TO JOHN J. DUNN – INSTRUMENT NUMBER 2002820218, DATED 4/2/02.
8. DEED TO ALBERT M. GALLO AND LISA A. GALLO – INSTRUMENT NUMBER 19970493044, DATED 10/2/97.
9. DEED TO DONALD P. JACOPIN AND DONNA JEAN PULCER – ORIGINAL RECORD VOLUME 1041, PAGE 413, DATED 2/13/95.
10. DEED TO RICHARD L. WEST AND LINDA M. WEST – INSTRUMENT NUMBER 19970465828, DATED 5/6/97.
11. DEED TO DALE A. COTTON AND MARJORIE J. COTTON – ORIGINAL RECORD VOLUME 177, PAGE 694, DATED 5/16/89
12. DEED TO RUDOLPH P. YUHASZ – INSTRUMENT NUMBER 20010786568, DATED 10/29/01.
13. DEED TO AMHERST MANOR COMPANY, LTD. – ORIGINAL RECORD VOLUME 1235, PAGE 328, DATED 3/19/96.
14. DEED TO FLORENCE E. MITCHELL – INSTRUMENT NUMBER 19990600488, DATED 3/11/99.
15. DEED TO THEODORE HONAKER – INSTRUMENT NUMBER 19970488171, DATED 9/8/97
16. DEED TO JOHN A. WATLING, JR. – INSTRUMENT NUMBER 20000680417, DATED 4/21/00
17. DEED TO DONALD HARPER AND PHYLLIS HARPER – ORIGINAL RECORD VOLUME 211, PAGE 306, DATED 8/31/89.
18. DEED TO ROBERT EDWARD HEYER – ORIGINAL RECORD VOLUME 107, PAGE 770, DATED 9/13/88.
19. DEED TO THE AMHERST HISTORICAL SOCIETY – INSTRUMENT NUMBER 19990637817, DATED 8/26/99.
20. DEED TO CHARLES A. DENGER AND JAMES R. DENGER – ORIGINAL RECORD VOLUME 817, PAGE 671, DATED 12/2/93.
21. DEED TO CENIRMA R. PRESTON – ORIGINAL RECORD VOLUME 1233, PAGE 868, DATED 3/18/96.
22. DEED TO KATHY BATEMAN – ORGINAL RECORD VOLUME 1003, PAGE 383, DATED 11/15/94.
23. DEED TO DEAN PAPP AND MOLLY PAPP – INSTRUMENT NUMBER 19980566356, DATED 9/30/98.
24. DEED TO WAYNE D. KEENE AND LAURA L. KEENE – ORIGINAL RECORD VOLUME 659, PAGE 296, DATED 2/4/93.
25. DEED TO AMHERST EVSD BOARD OF EDUCATION – INSTRUMENT NUMBER 20000671119, DATED 2/29/00.
26. DEED TO MARK A. SELENT – INSTRUMENT NUMBER 19990651788, DATED 11/5/99.
27. DEED TO SANDRA SLAVIK – INSTRUMENT NUMBER 20000666265, DATED 1/31/00.
28. DEED TO THE AMHERST HISTORICAL SOCIETY – INSTRUMENT NUMBER 19990600633, DATED 3/11/99.
29. DEED TO VICTORIA L. BROWN – INSTRUMENT NUMBER 20010738507, DATED 3/16/01.
30. DEED TO TIMOTHY BRANSCUM – VOLUME 1381, PAGE 211, DATED 8/22/85.
31. DEED TO JAMES D. BILANCINI AND THERESA A. BILANCINI – VOLUME 1176, PAGE 499, DATED 6/3/77.
32. DEED TO GEORGIA BALZER AND MARY FLYNN – INSTURMENT NUMBER 20020825563, DATED 4/18/02.
33. LORAIN COUNTY TAX MAPS – 05-00-003-B, 05-00-018-A, 05-00-004-B, 05-00-017-A.
34. LOCATION SURVEY FOR L. S. & M. S. RAILROAD COMPANY – NO RECORDED DATE.
35. MILLER AND STREETOR'S PLAT OF WEST AMHERST, DATED 9/14/1872.
36. ADAM BAUMHARDT'S ADDITION TO NORTH AMHERST, DATED 4/15/1874.

LEGEND:

- ● 5/8" REBAR SET WITH YELLOW CAP "DO NOT DISTURB, R.E. WARNER, P.S. #7055 PROPERTY CORNER"
- ○ IRON PIPE (IPP), IRON PIN (IP), OR NAIL (PK) FOUND
- ⊙ CAPPED PIN OR REBAR FOUND
- FND. FOUND
- R RECORD
- U USED
- D DEED
- M MEASURED
- C CALCULATED
- R/W RIGHT OF WAY
- P.-P. PIN TO PIN OR PIPE TO PIPE
- ℄ PROPERTY LINE
- ∠ LAND HOOK

C1	C2	C3
DELTA = 89°12'42"	DELTA = 90°47'18"	DELTA = 89°12'42"
CH = N 45°22'29" E	CH = N 44°37'31" W	CH = S 45°22'29" W
T = 44.39 FT	T = 30.42 FT	T = 29.59 FT
R = 45.00 FT	R = 30.00 FT	R = 30.00 FT
L = 70.07 FT	L = 47.54 FT	L = 46.71 FT
CL = 63.20 FT	CL = 42.72 FT	CL = 42.13 FT

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE NORTHERLY LINE OF MILAN AVE. AS DEFINED BY MONUMENTATION SHOWN HEREON.

SURVEYORS CERTIFICATE:

AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PREPARED THIS MAP OF LOT SPLIT AS SHOWN HEREON, BEING PART OT ORIGINAL AMHERST TOWNSHOP LOT NO'S 3, 4 & 17. SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ALL DISTANCES ARE CALCULATED FROM RECORD UNLESS OTHERWISE NOTED. THIS SURVEY WAS COMPLETED IN NOVEMBER, 2002.

STATE OF OHIO — CHRISTOPHER JOHN TOMKO S-8243 REGISTERED PROFESSIONAL SURVEYOR

CHRISTOPHER J. TOMKO, PROFESSIONAL SURVEYOR NO. 8243
R.E. WARNER & ASSOCIATES, INC.

9/22/2004
DATE

NO.	DATE	DESCRIPTION	BY
1	09/21/04	GENERAL REVISIONS	CMM
0	1/16/03	ORIGINAL ISSUE	CMM

REVISIONS

REFERENCE DRAWINGS

R.E. WARNER & ASSOCIATES INC.
THREE KING JAMES PARK · SUITE 300
24600 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145
TELEPHONE (440) 835-9400

JOB NUMBER 05402

[O:\Ex05402\DWGS\05402p.dwg]
CMM 9/21/2004 9:20am

DR. BY CMM
CHK. BY CJT
APR. BY CJT
DATE 1/10/03
SCALE 1"=30'

PROPERTY SPLIT AND LAND TRANSFER
PART OF ORIGINAL AMHERST TOWNSHIP
LOT NO.'S 3, 4, & 17
CITY OF AMHERST, COUNTY OF LORAIN
STATE OF OHIO

CITY OF AMHERST

DRAWING NUMBER
1/1

Plotted by CMM on Tuesday, September 21, 2004 - 9:21am