# LOT SPLIT & CONSOLIDATION

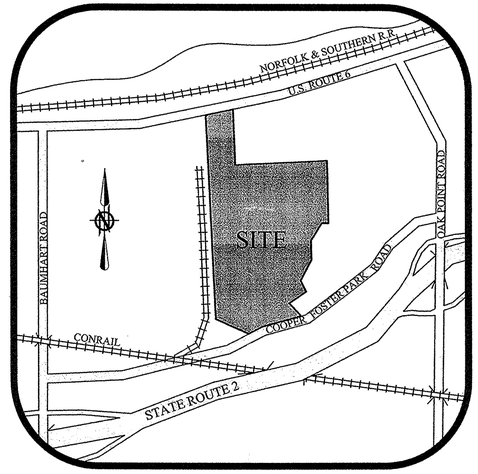
for

# OHIO EDISON COMPANY

SITUATED IN THE CITY OF LORAIN AND THE CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING 780.0178 ACRES OF LAND IN ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 98, 99 & 100, ORIGINAL BROWNHELM TOWNSHIP LOT NUMBERS 8, 9, & 24, AND ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 8, TRACT NUMBER 3.

## TABLE OF OWNERSHIP

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A | PENNSYLVANIA LINES L.L.C.<br>01-00-009-501-004<br>DOC. # 20020851798<br>65.17 ACRES (REC.) | R | SUSAN WOLLERMAN-POST<br>05-00-099-000-196<br>DOC. # 20030922757<br>3.32 ACRES (REC.) | HH | MICHAEL A. & TRICIA S. KEEFE<br>02-03-007-000-230<br>DOC. # 2000689069<br>0.35 OF AN ACRE (REC.) | YY | OHIO EDISON CO.<br>05-00-099-000-003<br>VOLUME 939, PAGE 370-371<br>29.92 ACRES (REC.)<br>29.8185 ACRES (CALC.) |
| B | PENNSYLVANIA LINES L.L.C.<br>01-00-024-501-003<br>DOC. # 20020851798<br>7.67 ACRES (REC.) | S | OBERLIN COLLEGE<br>05-00-100-000-007<br>VOLUME 557, PAGE 208<br>16.62 ACRES (REC.) | II | BOARD OF PARK COMMISSIONERS<br>02-03-008-000-005<br>DOC. # 19990661588<br>0.44 OF AN ACRE (REC.) | ZZ | OHIO EDISON CO.<br>05-00-099-000-002<br>VOLUME 939, PAGE 370-371<br>32.61 ACRES (REC.)<br>32.3962 ACRES (CALC.) |
| C | PENNSYLVANIA LINES L.L.C.<br>01-00-009-500-001<br>13.66 ACRES (REC.) | T | OBERLIN COLLEGE<br>05-00-100-000-006<br>VOLUME 688, PAGE 131<br>5.20 ACRES (REC.) | JJ | OHIO EDISON CO.<br>02-03-007-000-003<br>VOLUME 648, PAGE 197<br>19.0 ACRES (REC.) | AAA | OHIO EDISON CO.<br>05-00-099-000-001<br>VOLUME 637, PAGE 80<br>22.50 ACRES (REC.)<br>19.3448 ACRES (CALC.) |
| D | BEAVER CREEK CLUB INC.<br>05-00-099-000-020<br>DOC. # 20030893910<br>0.71 OF AN ACRE (REC.) | U | JANET L. CRAUSAZ, TRUSTEE<br>05-00-100-000-009<br>DOC. # 19980544271<br>1.45 ACRES (REC.) | KK | LORAIN COUNTY METRO PARKS<br>02-03-007-000-231<br>DOC. # 20020869517<br>3.4024 ACRES (REC.) | BBB | OHIO EDISON CO.<br>01-00-024-000-002<br>VOLUME 637, PAGE 431<br>28.15 ACRES (REC.)<br>28.1498 ACRES (CALC.) |
| E | VIRGINIA M. VASCI, TRUSTEE<br>05-00-099-000-008<br>DOC. # 19990635144<br>1.392 ACRES (REC.) | V | CO LE MON L.L.C.<br>05-00-100-000-012<br>DOC. # 20000680111<br>37.9 ACRES (REC.) | LL | LORAIN COUNTY METRO PARKS<br>02-03-004-000-142<br>DOC. # 20020869517<br>10.8490 ACRES (REC.) | CCC | OHIO EDISON CO.<br>01-00-024-000-001<br>VOLUME 637, PAGE 80<br>36.42 ACRES (REC.)<br>34.8620 ACRES (CALC.) |
| F | VIRGINIA M. VASCI, TRUSTEE<br>05-00-099-000-112<br>DOC. # 19990635144<br>3.5195 ACRES (REC.) | W | SANDRA L. BITAR<br>02-03-007-000-014<br>DOC. # 19990633735<br>54.92 ACRES (REC.) | MM | BOARD OF PARK COMMISSIONERS<br>02-03-003-000-005<br>DOC. # 19990661588<br>0.98 OF AN ACRE (REC.) | DDD | OHIO EDISON CO.<br>05-00-100-000-003<br>VOLUME 939, PAGE 370-371<br>6.27 ACRES (REC.)<br>6.2376 ACRES (CALC.) |
| G | MONICA S. MACHOVINA, TRUSTEE<br>05-00-099-000-113<br>DOC. # 20010746304<br>1.1363 ACRES (REC.) | X | RICHARD D. & DENISE M. LEWIS<br>02-03-007-000-179<br>DOC. # 20010797273<br>SUBLOT 39 | NN | OHIO EDISON CO.<br>02-03-003-000-001<br>VOLUME 637, PAGE 76<br>186.93 ACRES (REC.) | EEE | OHIO EDISON CO.<br>05-00-100-000-004<br>VOLUME 939, PAGE 370-371<br>8.94 ACRES (REC.)<br>8.9643 ACRES (CALC.) |
| H | WILLIAM W. & TAMARA M. NEIGHBOUR<br>05-00-099-000-114<br>O.R. VOLUME 773, PAGE 365<br>1.1365 ACRES (REC.) | Y | KEVIN M. & JENNIFER A. SOCHACKI<br>02-03-007-000-178<br>DOC. # 20030957148<br>SUBLOT 38 | PP | OHIO EDISON CO.<br>01-00-008-000-005<br>VOLUME 972, PAGES 740<br>1.772 ACRES (REC.) | FFF | OHIO EDISON CO.<br>05-00-100-000-002<br>VOLUME 939, PAGE 370-371<br>20.00 ACRES (REC.)<br>20.0849 ACRES (CALC.) |
| I | THOMAS P. & LESLIE JEAN OKEEFE<br>05-00-099-000-115<br>DOC. # 20030909599<br>1.1368 ACRES (REC.) | Z | DENISE WALLACE<br>02-03-007-000-177<br>DOC. # 20010733217<br>SUBLOT 37 | QQ | OHIO EDISON CO.<br>01-00-008-000-004<br>DOC. # 19990659959<br>1.0 ACRES (REC.) | GGG | OHIO EDISON CO.<br>01-00-009-000-002<br>VOLUME 637, PAGE 80<br>92.10 ACRES (REC.)<br>91.3066 ACRES (CALC.) |
| J | ROBERT E. BEAM<br>05-00-099-000-009<br>DOC. # 19980582906<br>2.904 ACRES (REC.) | AA | BRUCE E. & CARMEN I. HOUSEMAN<br>02-03-007-000-199<br>DOC. # 20010769134<br>SUBLOT 133 | RR | CITY OF LORAIN<br>01-00-008-000-002<br>VOLUME 938 PAGE 284<br>4.67 ACRES (REC.)<br>4.7426 ACRES (CALC.) | HHH | OHIO EDISON CO.<br>01-00-008-000-006<br>VOLUME 637, PAGE 80<br>14.00 ACRES (REC.)<br>12.2062 ACRES (CALC.) |
| K | MICHAEL T. & ANN E. WALTERS<br>05-00-099-000-108<br>O.R. VOLUME 1261, PAGE 333<br>5.23 ACRES (REC.) | BB | CLARENCE J. RIVERS III., ET AL.<br>02-03-007-000-198<br>DOC. # 2000715322<br>SUBLOT 132 | SS | PENNSYLVANIA LINES L.L.C.<br>01-00-008-501-005<br>DOC. # 20020851798<br>48.8 ACRES (REC.) | III | OHIO EDISON CO.<br>01-00-009-000-003<br>VOLUME 637, PAGE 80<br>0.26 OF AN ACRE (REC.)<br>0.2561 OF AN ACRE (CALC.) |
| L | FRANCES I. FLOCK<br>05-00-099-000-064<br>DOC. # 19990641937<br>0.17 OF AN ACRES (REC.) | CC | TIMOTHY A. & MICHELLE L. CARD<br>02-03-007-000-197<br>DOC. # 20010734733<br>SUBLOT 131 | TT | FRANCES I. FLOCK<br>05-00-099-000-124<br>DOC. # 19990637980<br>2.86 ACRES (REC.) | JJJ | OHIO EDISON CO.<br>01-00-008-000-003<br>VOLUME 938, PAGE 284<br>93.26 ACRES (REC.)<br>93.9084 ACRES (CALC.) |
| M | URMSTON H. & HOPE R. LEWIS<br>05-00-099-000-054<br>VOLUME 1087, PAGE 74<br>0.82 OF AN ACRE (REC.) | DD | BRYAN P. & LISA D. MICHAELS<br>02-03-007-000-196<br>DOC. # 20040992419<br>SUBLOT 130 | UU | OHIO EDISON CO.<br>02-03-008-000-001<br>VOLUME 637, PAGES 76<br>194.00 ACRES (REC.)<br>205.9429 ACRES (CALC.) | KKK | OHIO EDISON CO.<br>01-00-008-000-001<br>VOLUME 714, PAGES 268-271<br>42.11 ACRES (REC.)<br>42.0530 ACRES (CALC.) |
| N | THOMAS & PAMELA BLOCK<br>05-00-099-000-052<br>O.R. VOLUME 640, PAGE 679<br>1.51 ACRES (REC.) | EE | JAROLD A. & SUZANNE L. SUTTON<br>02-03-007-000-195<br>DOC. # 20010770868<br>SUBLOT 129 | VV | OHIO EDISON CO.<br>05-00-100-000-014<br>VOLUME 1696, PAGES 716-717<br>60.51 ACRES (REC.)<br>60.5808 ACRES (CALC.) | LLL | OHIO EDISON CO.<br>05-00-100-000-001<br>VOLUME 637, PAGE 80<br>65.00 ACRES (REC.)<br>67.3446 ACRES (CALC.) |
| P | SUSAN WOLLERMAN-POST<br>05-00-099-000-194<br>DOC. # 20030922755<br>1.80 ACRES (REC.) | FF | MARK J. & LINDA B. PAVLICK<br>02-03-007-000-220<br>DOC. # 20010793144<br>0.24 OF AN ACRE (REC.) | WW | OHIO EDISON CO.<br>05-00-098-000-001<br>VOLUME 637, PAGE 80<br>4.83 ACRES (REC.)<br>7.0432 ACRES (CALC.) | | |
| Q | SUSAN WOLLERMAN-POST<br>05-00-099-000-195<br>DOC. # 20030922756<br>1.66 ACRES (REC.) | GG | RYAN A. GONZALEZ<br>02-03-007-000-221<br>DOC. # 20030948650<br>0.37 OF AN ACRE (REC.) | XX | OHIO EDISON CO.<br>05-00-099-000-058<br>VOLUME 1696, PAGES 716-717<br>19.60 ACRES (REC.)<br>19.5179 ACRES (CALC.) | | |




## TABLE OF MONUMENTS

| PIN | DESCRIPTION | PIN | DESCRIPTION |
|---|---|---|---|
| P-1 | 3-4-INCH IRON PIPE FOUND & USED | P-12 | 5/8-INCH IRON PIN FOUND & USED |
| P-2 | 1-INCH IRON PIPE FOUND 1.32' NORTH 0.21' EAST | P-13 | 1-INCH IRON PIPE FOUND 0.08' WEST |
| P-3 | 1-INCH IRON PIPE FOUND & USED FOR LINE 0.82' NORTH | P-14 | 5/8-INCH IRON PIN FOUND 10.99' NORTH 2.09' WEST |
| P-4 | 3/4-INCH IRON PIPE FOUND 0.32' NORTH 0.64' WEST | P-15 | 1/2-INCH IRON PIN FOUND & USED |
| P-5 | 1-INCH IRON PIPE FOUND 0.06' NORTH 0.40' EAST | P-16 | 3/4-INCH IRON PIN FOUND 0.53' NORTH 0.40' WEST |
| P-6 | 1-INCH IRON PIPE FOUND 0.11' SOUTH 0.28' WEST | P-17 | 1/2-INCH IRON PIN FOUND 0.06' WEST |
| P-7 | R.R. SPIKE PIPE FOUND & USED | P-18 | 1/2-INCH IRON PIN FOUND & USED |
| P-8 | R.R. SPIKE PIPE FOUND 0.13' NORTH 0.11' EAST | P-19 | 3/4-INCH IRON PIN FOUND 0.55' NORTH 0.25' WEST |
| P-9 | 5/8-INCH IRON PIN FOUND 0.39' NORTH 0.27' WEST | P-20 | R.R. SPIKE PIPE FOUND 0.13' EAST |
| P-10 | 5/8-INCH IRON PIN FOUND 0.34' NORTH 0.49' EAST | P-21 | R.R. SPIKE PIPE FOUND & USED FOR LINE 0.68' NORTH |
| P-11 | 1-INCH IRON PIPE FOUND 0.04' SOUTH 0.05' EAST | | |

## LEGEND OF SYMBOLS AND LINETYPES

| | |
|---|---|
| —— ℄ —— | CENTERLINE |
| —— R/W —— | RIGHT-OF-WAY LINE |
| — — — — | PROPOSED EASEMENT |
| ○ | IRON PIPE OR PIN FOUND AS INDICATED |
| ● | 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET |
| • P.K.S. | MASONRY NAIL SET |
| P.O.C. | POINT OF COMMENCEMENT |
| T.P.O.B. | TRUE PLACE OF BEGINNING |
| —x— | FENCE |
| (R) (REC.) | RECORD |
| (M) (MEAS.) | MEASURED |
| (C) (CALC.) | CALCULATED |
| R/W | RIGHT-OF-WAY LINE |
| M | MONUMENT BOX |

## REFERENCES USED:

PLAT VOLUME 42, PAGE 63
PLAT VOLUME 54, PAGE 2
PLAT VOLUME 64, PAGE 38
PLAT VOLUME 65, PAGES 11
SURVEY FOR HIDDEN CREEK LIMITED PARTNERSHIP
PREPARED BY K.S. ASSOCIATES, INC.,
DATED: JUNE 2002

SURVEY FOR FORD MOTOR COMPANY
PREPARED BY R.E. WARNER & ASSOCIATES,
DATED: JULY 1994

SURVEY FOR NORRIS BUILDERS
PREPARED BY J.A.R. ENGINEERING & SURVEYING,
DATED: MAY 2002

SURVEY FOR NEW YORK CENTRAL DEVELOPMENT CORPORATION
PREPARED BY DEMPSEY & ASSOCIATES INC.,
DATED: MAY 1985

SURVEY FOR SUSAN WOLLERMAN-POST
PREPARED BY HAYWOOD CIVIL ENGINEERING & LAND SURVEYING,
DATED: MAY 2003

SURVEY FOR NEW YORK CENTRAL DEVELOPMENT CORPORATION
PREPARED BY PORTER McDONNELL,
DATED: SEPTEMBER 1956

SURVEY FOR SHARON THOMPSON
PREPARED BY LAUNDON SIMON CAHL & ASSOCIATES,
DATED: SEPTEMBER 1997

SURVEY FOR JAMES & MAXINE MANN
PREPARED BY RICHARD A. ROSEBECK,
DATED: NOVEMBER 1998

SURVEY FOR WEST LORAIN GENERATING STATION PROPERTY
PREPARED BY PORTER McDONNELL,
DATED: APRIL, 1958

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE LOT SPLIT AND CONSOLIDATION SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF AMHERST AND CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO THE OHIO EDISON COMPANY AS RECORDED IN VOLUME 637, PAGES 80-81, VOLUME 938, PAGES 284-287, VOLUME 714, PAGES 268-271, VOLUME 637, PAGES 473-474, VOLUME 939, PAGES 370-371, VOLUME 637, PAGES 76-77, AND VOLUME 1696, PAGES 716-717 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 780.0178 ACRES OF LAND, OF WHICH 4.7540 ACRES OF LAND LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NUMBER 98, 103.3666 ACRES OF LAND LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NUMBER 99, 163.2122 ACRES OF LAND LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NUMBER 100, 148.1676 ACRES OF LAND LIE WITHIN ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 8, 91.5627 ACRES OF LAND LIE WITHIN ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 9, 63.0118 ACRES OF LAND LIE WITHIN ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 24, 205.9429 ACRES OF LAND LIE WITHIN ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 8, TRACT NUMBER 3, 508.6850 ACRES OF LAND LIE WITHIN THE CITY OF LORAIN, AND 271.3328 ACRES OF LAND LIE WITHIN THE CITY OF AMHERST, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

9-16-04

MICHAEL C. BRAMHALL, P.E., P.S.
REGISTERED SURVEYOR NO. 8073

DATE

STATE OF OHIO
MICHAEL BRAMHALL
S-8073
REGISTERED
PROFESSIONAL SURVEYOR

## TABLE OF LINES

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|---|---|---|---|---|---|---|---|---|
| L-1 | S 48°57'53" W | 233.71' (R)<br>233.36' (M) | L-13 | S 38°48'09" E | 120.00' (R&M) | L-25 | S 84°09'41" W | 139.31' (M) |
| L-2 | S 85°21'19" W | 33.55' (R &M) | L-14 | S 29°03'42" E | 668.94' (R&M) | L-26 | S 08°47'34" E | 80.72' (M) |
| L-3 | N 83°53'33" W | 139.80' (R)<br>139.72' (M) | L-15 | N 82°48'52" W | 270.25 (M) | L-27 | N 08°24'50" W | 79.92' (M) |
| L-4 | S 84°12'55" W | 286.15' (R&M) | L-16 | N 07°11'08" E | 15.00' (M) | L-28 | N 68°14'01" W | 278.96' (R&M) |
| L-5 | N 21°41'50" W | 221.02' (R&M) | L-17 | S 66°25'15" W | 352.29' (R&M) | L-29 | N 48°53'40" W | 278.96' (R&M) |
| L-6 | N 68°18'10" E | 200.00' (R &M) | L-18 | S 57°15'00" W | 535.24' (R&M) | L-30 | N 82°49'15" W | 138.50' (R&M) |
| L-7 | S 21°41'50" E | 221.02' (R&M) | L-19 | S 08°47'34" E | 98.50' (R)<br>98.52' (M) | L-31 | N 48°53'40" W | 115.11' |
| L-8 | N 68°18'10" E | 111.65' (MEAS.) | L-20 | N 70°43'44" E | 341.76' (R)<br>341.78' (M) | | | |
| L-9 | S 84°20'55" W | 100.00' (R&M) | L-21 | S 08°47'34" E | 120.00' (R&M) | | | |
| L-10 | N 08°51'42" W | 120.00' (R &M) | L-22 | S 08°27'35" E | 111.18' (R&M) | | | |
| L-11 | N 77°51'18" E | 383.66' (R&M) | L-23 | N 68°18'10" E | 98.00' (M) | | | |
| L-12 | S 06°53'24" E | 283.05' (R&M) | L-24 | S 83°50'30" W | 138.74' (R&M) | | | |

## PRE-SPLIT ACREAGE BREAKDOWN

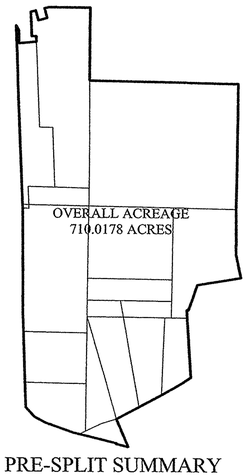
AMHERST LOT NUMBER 98: 4.7540 ACRES
AMHERST LOT NUMBER 99: 103.3666 ACRES
AMHERST LOT NUMBER 100: 163.2122 ACRES
BROWNHELM LOT NUMBER 8: 148.1676 ACRES
BROWNHELM LOT NUMBER 9: 91.5627 ACRES
BROWNHELM LOT NUMBER 24: 63.0118 ACRES
BLACK RIVER LOT NUMBER 8: 205.9429 ACRES
TOTAL ACREAGE: 780.0178 ACRES
IN CITY OF AMHERST: 271.3328 ACRES
IN CITY OF LORAIN: 508.6850 ACRES

## COMBINATION "A" BREAKDOWN

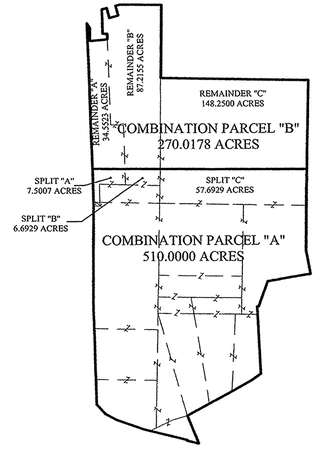
AMHERST LOT NUMBER 98: 4.7540 ACRES
AMHERST LOT NUMBER 99: 103.3666 ACRES
AMHERST LOT NUMBER 100: 163.2122 ACRES
BROWNHELM LOT NUMBER 8: 26.3998 ACRES
BROWNHELM LOT NUMBER 9: 91.5627 ACRES
BROWNHELM LOT NUMBER 24: 63.0118 ACRES
BLACK RIVER LOT NUMBER 8: 57.692 ACRES
TOTAL ACREAGE: 510.0000 ACRES
IN CITY OF AMHERST: 271.3328 ACRES
IN CITY OF LORAIN: 238.6672 ACRES

## COMBINATION "B" BREAKDOWN

BROWNHELM LOT NUMBER 8: 121.7678
BLACK RIVER LOT NUMBER 8: 148.2500
TOTAL ACREAGE: 270.0178
IN CITY OF AMHERST: 0.0000
IN CITY OF LORAIN: 270.0178




PRE-SPLIT SUMMARY




POST-SPLIT SUMMARY

| REVISION | DATE: | BY: | DESCRIPTION: |
|---|---|---|---|
| | 09/01/04 | MCB | ISSUE TO CLIENT FOR REVIEW |
| | 09/16/04 | MCB | REVISED PER CLIENT |

J:/04-1893/DRAWINGS/DWG/MASTER.DWG

DRAWN BY: BDA
CHECKED BY: MCB

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX



JOB NO. 04-1893