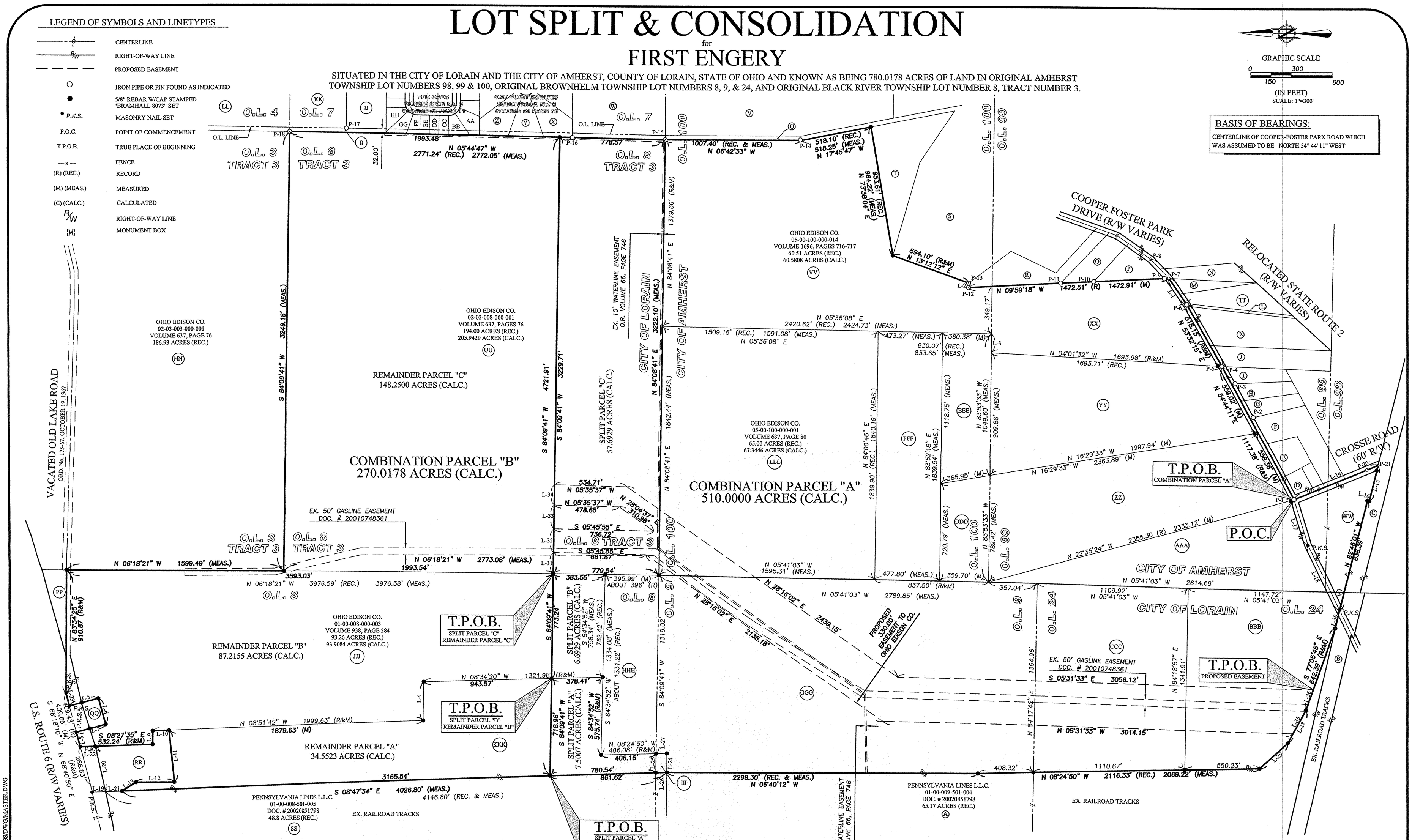
LOT SPLIT & CONSOLIDATION

for

FIRST ENGERY

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.


LEGEND OF SYMBOLS AND LINETYPES
CENTERLINE
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
FENCE
(R) (REC.) RECORD
(M) (MEASS.) MEASURED
(C) (CALC.) CALCULATED
R/W RIGHT-OF-WAY LINE
MONUMENT BOX
GRAPHIC SCALE
0 150 300 600
(IN FEET)
SCALE: 1"=300'
BASIS OF BEARINGS:
CENTERLINE OF COOPER-FOSTER PARK ROAD WHICH WAS ASSUMED TO BE NORTH 54° 44' 11" WEST
O.L. 4
O.L. 7
O.L. 3 TRACT 3
O.L. 8 TRACT 3
O.L. 8
O.L. 9
O.L. 24
O.L. 100
O.L. 99
O.L. 98
THE OAKS SUBDIVISION NO. 1 VOLUME 66 PAGE 77
OAK POINT ESTATES SUBDIVISION NO. 2 VOLUME 64 PAGE 28
O.L. LINE
N 05°44'47" W 2771.24' (REC.) 2772.05' (MEASS.)
1993.48'
32.00'
778.57
1007.40' (REC. & MEASS.) N 06°42'33" W
518.10' (REC.) 518.25' (MEASS.) N 17°45'47" W
353.61' (REC.) 964.22' (MEASS.) N 73°38'04" E
594.10' (R&M) N 13°12'12" E
N 09°59'18" W 1472.51' (R) 1472.91' (M)
516.15' (R&M) N 53°32'15" E
558.02' (M) N 54°44'11" E
1117.38' (R&M) 558.38' (M)
COOPER FOSTER PARK DRIVE (R/W VARIES)
RELOCATED STATE ROUTE 2 (R/W VARIES)
CROSSE ROAD (60' R/W)
VACATED OLD LAKE ROAD ORD. No. 175-67, OCTOBER 19, 1967
U.S. ROUTE 6 (R/W VARIES)
OHIO EDISON CO. 02-03-003-000-001 VOLUME 637, PAGE 76 186.93 ACRES (REC.)
OHIO EDISON CO. 02-03-008-000-001 VOLUME 637, PAGES 76 194.00 ACRES (REC.) 205.9429 ACRES (CALC.)
OHIO EDISON CO. 05-00-100-000-014 VOLUME 1696, PAGES 716-717 60.51 ACRES (REC.) 60.5808 ACRES (CALC.)
OHIO EDISON CO. 05-00-100-000-001 VOLUME 637, PAGE 80 65.00 ACRES (REC.) 67.3446 ACRES (CALC.)
OHIO EDISON CO. 01-00-008-000-003 VOLUME 938, PAGE 284 93.26 ACRES (REC.) 93.9084 ACRES (CALC.)
EX. 10' WATERLINE EASEMENT O.R. VOLUME 66, PAGE 746
CITY OF LORAIN
CITY OF AMHERST
REMAINDER PARCEL "C" 148.2500 ACRES (CALC.)
SPLIT PARCEL "C" 57.6929 ACRES (CALC.)
COMBINATION PARCEL "B" 270.0178 ACRES (CALC.)
COMBINATION PARCEL "A" 510.0000 ACRES (CALC.)
REMAINDER PARCEL "B" 87.2155 ACRES (CALC.)
REMAINDER PARCEL "A" 34.5523 ACRES (CALC.)
SPLIT PARCEL "B" 6.6929 ACRES (CALC.)
SPLIT PARCEL "A" 7.5007 ACRES (CALC.)
EX. 50' GASLINE EASEMENT DOC. # 20010748361
PROPOSED 330.00' EASEMENT TO OHIO EDISON CO.
T.P.O.B. COMBINATION PARCEL "A"
T.P.O.B. SPLIT PARCEL "C" REMAINDER PARCEL "C"
T.P.O.B. SPLIT PARCEL "B" REMAINDER PARCEL "B"
T.P.O.B. SPLIT PARCEL "A" REMAINDER PARCEL "A" COMBINATION PARCEL "B"
T.P.O.B. PROPOSED EASEMENT
P.O.C.
PENNSYLVANIA LINES L.L.C. 01-00-008-501-005 DOC. # 20020851798 48.8 ACRES (REC.)
PENNSYLVANIA LINES L.L.C. 01-00-009-501-004 DOC. # 20020851798 65.17 ACRES (REC.)
EX. RAILROAD TRACKS
EX. 10' WATERLINE EASEMENT O.R. VOLUME 66, PAGE 746
S 84°09'41" W 3249.18' (MEASS.)
S 84°09'41" W 3229.71'
N 84°08'41" E 3222.10' (MEASS.)
N 84°08'41" E 1379.66' (R&M)
N 05°36'08" E 2420.62' (REC.) 2424.73' (MEASS.)
1509.15' (REC.) 1591.08' (MEASS.) N 05°36'08" E
N 04°01'32" W 1693.98' (R&M) 1693.71' (REC.)
N 16°29'33" W 1997.94' (M) 2363.89' (M)
N 22°35'24" W 2355.30 (R) 2333.12' (M)
N 05°41'03" W 2614.68'
N 05°31'33" W 3014.15'
N 08°24'50" W 2116.33' (REC.) 2069.22' (MEASS.)
S 08°47'34" E 4026.80' (MEASS.) 4146.80' (REC. & MEASS.)
N 06°18'21" W 1599.49' (MEASS.)
N 06°18'21" W 2773.08' (MEASS.)
N 08°34'20" W 1321.98' (R&M) 943.57'
N 08°51'42" W 1999.63' (R&M) 1879.63' (M)
S 08°27'35" E 532.24' (R&M)
N 05°41'03" W 1595.31' (MEASS.)
N 28°16'02" E 2439.15'
N 28°16'02" E 2138.18'
N 28°04'37" E 310.99'
2298.30' (REC. & MEASS.) N 06°40'12" W
N 08°24'50" W 486.08' (R&M)
N 84°34'52" W 575.74' (R&M)
S 84°34'52" W 762.42' (REC.)
S 84°34'52" W 758.34' (MEASS.)
ABOUT 396' (R)
ABOUT 1331.22' (REC.)
395.99' (M)
1319.02'
1842.44' (MEASS.)
1840.19' (MEASS.)
1839.54' (MEASS.)
1049.60' (MEASS.)
909.88' (MEASS.)
1118.75' (MEASS.)
720.79' (MEASS.)
768.42' (MEASS.)
1394.96'
1341.91'
1109.92' N 05°41'03" W
1147.72' N 05°41'03" W
1110.67'
550.23'
408.32'
357.04'
477.80' (MEASS.)
359.70' (M)
837.50' (R&M)
N 05°41'03" W 2789.85' (MEASS.)
N 05°41'03" W 1595.31' (MEASS.)
N 84°00'46" E (REC.)
N 83°52'18" E
N 83°53'33" W
N 84°17'42" E
N 84°18'57" E
S 77°05'45" E 842.39' (R&M)
N 82°56'01" W 838.38'
S 68°18'10" W
N 68°40'50" E
P.K.S.
EX. 50' GASLINE EASEMENT DOC. # 20010748361
S 05°31'33" E 3056.12'
S 05°45'55" E 736.72'
S 05°45'55" E 681.87'
N 05°35'37" W 478.65'
N 05°35'37" W 534.71'
N 06°42'33" W
N 17°45'47" W
N 73°38'04" E
N 13°12'12" E
N 53°32'15" E
N 54°44'11" E
N 83°53'33" W
N 83°52'18" E
N 84°00'46" E
N 84°08'41" E
N 84°17'42" E
N 84°18'57" E
N 84°34'52" W
N 84°09'41" W
N 84°34'52" W
N 84°09'41" W
N 84°09'41" W
N 84°09'41