Scan # 47589

05-00-054-000-054, 055, -056, 057, 058
05-00-067-000-005, -006, -007, -008

LOT SPLIT & CONSOLIDATION SURVEY

for

SOUTH-AM 96, LLC

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 54 AND 67

GRAPHIC SCALE
0 75 150 300
(IN FEET)
SCALE: 1" = 150'

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF OBERLIN ROAD WHICH WAS ASSUMED TO BE NORTH 14°47'20" WEST.

AS SURVEYED IN SEPTEMBER & OCTOBER 2013

LEGEND

- IRON PIN/PIPE FOUND (AS INDICATED)
- ℄ CENTERLINE
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- 5/8-INCH IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- UTILITY POLE
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (CALC. REC.) CALCULATED RECORD INFORMATION
- (U) USED INFORMATION
- P/L PROPERTY LINE
- (P.O.C.) POINT OF COMMENCEMENT
- (T.P.O.B.) TRUE PLACE OF BEGINNING

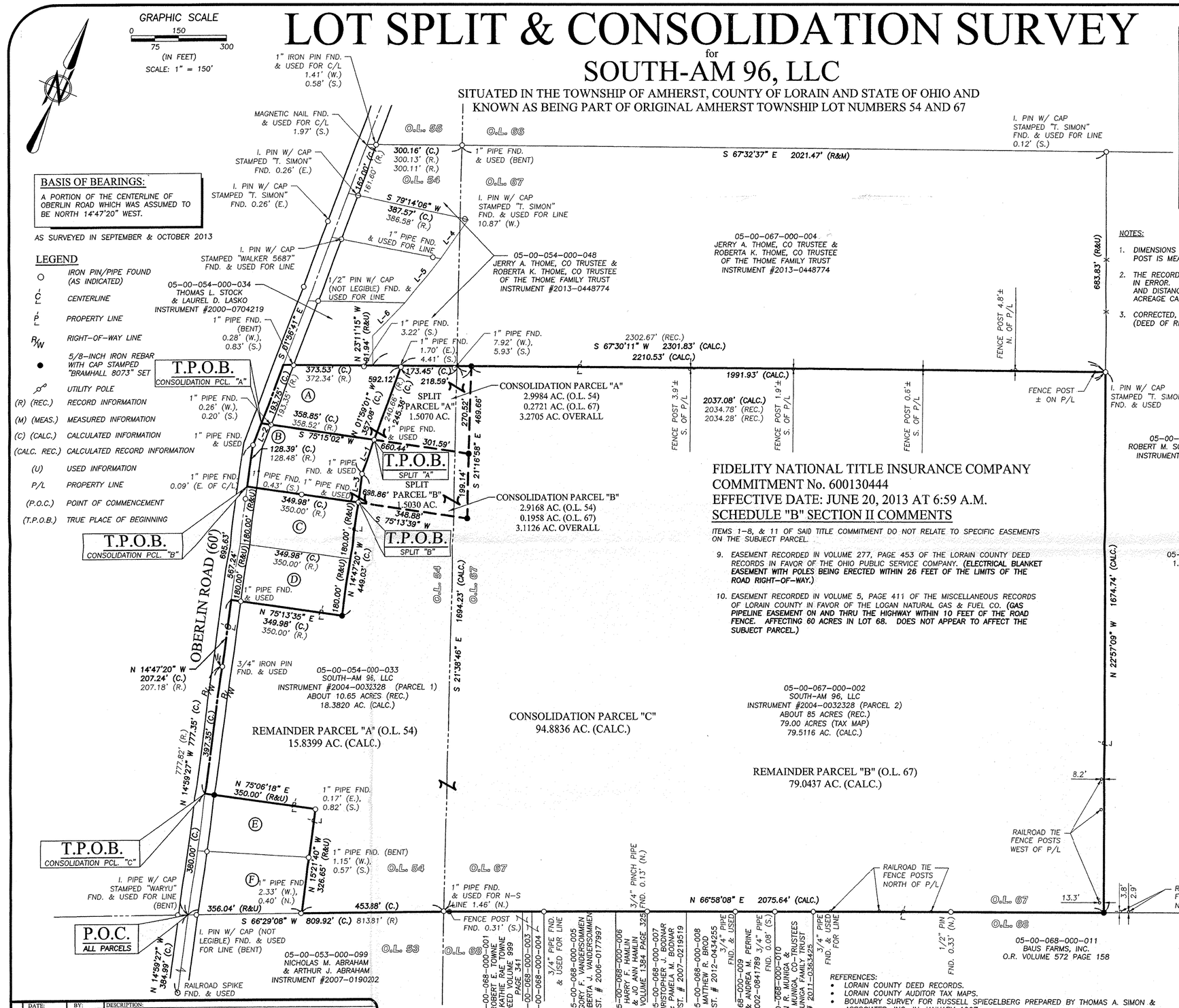
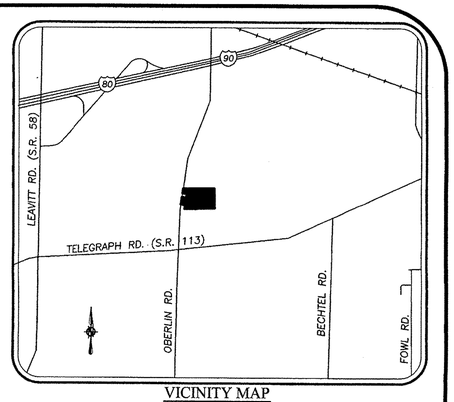


TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	N 01°59'01" W	111.72' (M.) 111.82' (R.)
L-2	S 01°56'41" E	71.52' (R&U)
L-3	N 14°47'20" W	89.03' (M.) 89.05' (R.)
L-4	N 13°03'50" E	148.33' (R&U)
L-5	N 16°29'59" E	177.19' (R&U)
L-6	N 21°24'19" E	145.23' (R&U)

NOTES:

1. DIMENSIONS FROM PROPERTY LINE (P/L) TO FENCE POST IS MEASURED TO CENTER OF POST.
2. THE RECORD ACREAGE IN THE DEED APPEARS TO BE IN ERROR. WHEN CALCULATED FROM THE BEARINGS AND DISTANCES LISTED IN THE DEED OF RECORD THE ACREAGE CALCULATES OUT TO BE 1.7430 ACRES.
3. CORRECTED, PER CLIENT, TO READ NANCY D. HARSAR. (DEED OF RECORD READS NANCY E. HARSAR)



VICINITY MAP
NOT TO SCALE

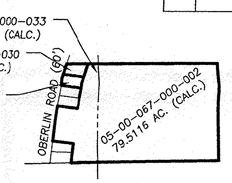
OWNERSHIP TABLE

A	05-00-054-000-030 HENRY E. HARSAR, JR. & NANCY D. HARSAR (SEE NOTE 3) DEED VOLUME 1189 PAGE 565 1.957 AC. (R.)(SEE NOTE 2) 1.7635 AC. (CALC.)	D	05-00-054-000-022 DANNY J. RAMAGE INSTRUMENT #2003-094944
B	05-00-054-000-032 HOWARD W. & LAURA DULMAGE O.R. VOLUME 222 PAGE 750 1.627 AC. (REC.) 1.6096 AC. (CALC.)	E	05-00-054-000-024 WALTER E. DRAGONETTI & TERESA L. DRAGONETTI, CO-TRUSTEES INST. #2008-0279268
C	05-00-054-000-028 PAUL R. & PHYLLIS J. HEISE DEED VOLUME 1151 PAGE 329	F	05-00-054-000-020 CHARLES WENDELL THOMAS, SR. & PHYLLIS ANN THOMAS, -TRUSTEES INST. #1999-0610501

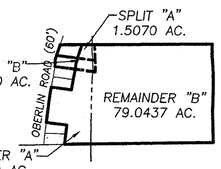
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT No. 600130444
EFFECTIVE DATE: JUNE 20, 2013 AT 6:59 A.M.
SCHEDULE "B" SECTION II COMMENTS

ITEMS 1-8, & 11 OF SAID TITLE COMMITMENT DO NOT RELATE TO SPECIFIC EASEMENTS ON THE SUBJECT PARCEL.

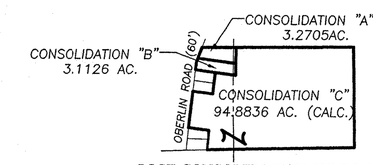
9. EASEMENT RECORDED IN VOLUME 277, PAGE 453 OF THE LORAIN COUNTY DEED RECORDS IN FAVOR OF THE OHIO PUBLIC SERVICE COMPANY. **(ELECTRICAL BLANKET EASEMENT WITH POLES BEING ERECTED WITHIN 26 FEET OF THE LIMITS OF THE ROAD RIGHT-OF-WAY.)**
10. EASEMENT RECORDED IN VOLUME 5, PAGE 411 OF THE MISCELLANEOUS RECORDS OF LORAIN COUNTY IN FAVOR OF THE LOGAN NATURAL GAS & FUEL CO. **(GAS PIPELINE EASEMENT ON AND THRU THE HIGHWAY WITHIN 10 FEET OF THE ROAD FENCE. AFFECTING 60 ACRES IN LOT 68. DOES NOT APPEAR TO AFFECT THE SUBJECT PARCEL.)**



PRE-SPLIT SUMMARY
NOT TO SCALE



POST-SPLIT SUMMARY
NOT TO SCALE



POST-CONSOLIDATION SUMMARY
NOT TO SCALE

03200
APPROVED
LORAIN CO.
M. DEPT
DATE 11-4-13
PAGE 5-G
BY J Hatfield
#13-03200

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT SPLIT & CONSOLIDATION SURVEY AS SHOWN HEREON, SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO SOUTH-AM 96, LLC AS RECORDED IN INSTRUMENT NUMBER 2004-0032328, TO HENRY E. HARSAR, JR. & NANCY D. HARSAR AS RECORDED IN DEED VOLUME 1189, PAGE 565, AND TO HOWARD W. & LAURA DULMAGE AS RECORDED IN O.R. VOLUME 222, PAGE 750, ALL OF THE LORAIN COUNTY DEED RECORDS AND CONTAINING 101.2667 ACRES MORE OR LESS IN ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 54 & 67, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED o 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 ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

AMY M. KELLY S-8469 REGISTERED PROFESSIONAL SURVEYOR

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8469

Oct. 8, 2013
DATE

REFERENCES:

- LORAIN COUNTY DEED RECORDS.
- LORAIN COUNTY AUDITOR TAX MAPS.
- BOUNDARY SURVEY FOR RUSSELL SPIEGELBERG PREPARED BY THOMAS A. SIMON & ASSOCIATES, INC. IN JANUARY 1997.
- PLAT OF SURVEY & SPLIT FOR ROUTE 58 DEVELOPMENT, INC. PREPARED BY THOMAS A. SIMON & ASSOCIATES, INC. IN OCTOBER, 2003 AND REVISED 10/17/06.
- SURVEY MAP PREPARED BY KLEINOEDER – SCHMIDT AND ASSOICATES AND APPROVED BY LORAIN CO. MAP DEPT. ON 11-20-78.
- MAP OF SURVEY FOR ROBERT E. SPIEGELBERG PREPARED BY CHARLES P. WARYU IN SEPTEMBER 1995.
- PLAT OF BOUNDARY SURVEY SPLIT AND COMBINATION FOR THE ESTATE OF FLORENCE GNIZAK PREPARED BY THOMAS SIMON & ASSOCIATES, INC. IN AUGUST, 2009.

REVISION DATE:	BY:	DESCRIPTION:
10-01-13	AMK	ISSUE FOR PRELIMINARY REVIEW
10-07-13	AMK	ISSUE FOR TO CLIENT

DRAWN BY: AMK
CHECKED BY: BDA

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1
JOB NO. 13-3718