

Survey & Lot Split

PPN: 05-00-048-000-042

Situated in the Township of Amherst, County of Lorain and State of Ohio and known as being part of Original Amherst Township Lot No. 48.

April 2017 SCALE 1"=50'

AREA TABULATION

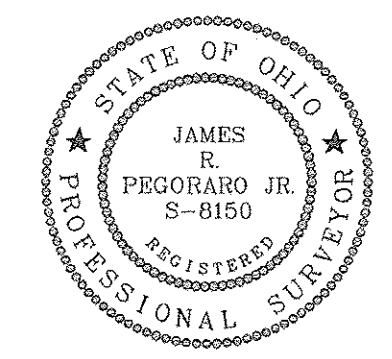
Total area of surveyed parcel: 10.1796 Acres (443,422 sq.ft.) to C/L
 area of exception PPN:05-00-048-000-041: 0.6315 Acres (27,507 sq.ft.)
 Total area of surveyed parcel less exception: 9.5481 Acres (415,915 sq.ft.)
 Total area of split "Parcel A": 4.0254 Acres (175,347 sq.ft.) to C/L
 Total area of split "Parcel A": 3.6603 Acres (159,443 sq.ft.) to R/W
 Total area of remainder less exception: 5.5226 Acres (240,568 sq.ft.) to C/L
 Total area of remainder less exception: 3.7308 Acres (162,513 sq.ft.) to R/W

(Note: Exception was not deeded to Centerline)

CERTIFICATION

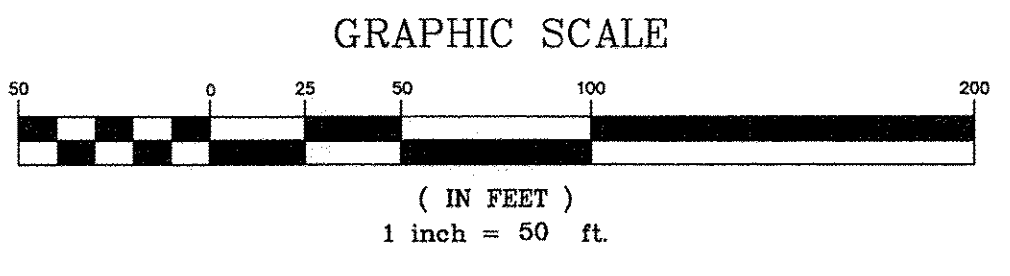
I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angular measurements only. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

James R. Pegoraro, Jr.
 James R. Pegoraro, Jr., P.S. #8157



Legend:

- I. Pin Found
- I. Pipe Found
- I. Pin Set
- ⊠ Monument Box Found
- Monument Box Empty
- ▲ PK Set
- △ PK Found
- ⊙ Stone Found
- ⊕ Drill Hole Found
- ⊖ Drill Hole Set
- △ Horizontal Control Point
- Vertical Control Point
- ⊕ Hub Found
- ⊖ Hub Set
- ⊕ Railroad Spike Found
- ⊖ Railroad Spike Set
- Meas. = Measured
- Plat = Subdivision Plat
- D./M. = Deed & Measured
- Dd. = Deed
- Rec. = Record
- Act. = Actual
- = 5/8" Iron Pin Set (LDC, Inc.)



RECORDED
 2017-04-20
 DATE 5-11-17
 PPN: 05-00-048-000-042
 DR. R. MAINES
 #17-030608
 05-00-048-000-075
 -076

Plat of Lot Split

LAND DESIGN consultants
 www.LDCinc.net
 ENGINEERS PLANNERS SURVEYORS
 8888 East Avenue, Newark, Ohio 44030
 TEL: (440) 255-8483 (440) 851-LAND
 (440) 354-6938 FAX: (440) 255-9575
 L.D.C. Inc. d.b.a.

DATE 2017-04-20
 SCALE: HOR. 1"=50'
 VERT. N/A
 FILENAME SURVEY
 COMPUTER S:
 TAB NAME Split

PN: 05-00-048-000-042
 Amherst Township - Lorain County - Ohio

SHEET 1 OF 1
 CONTRACT No. AMBAN1-1601