

**PLAT OF SURVEY**  
 STATE OF OHIO, LORAIN COUNTY, AMHERST TOWNSHIP,  
 PART OF ORIGINAL AMHERST TOWNSHIP LOT 29  
 CONNECTICUT WESTERN RESERVE

**SURVEY DESCRIPTION**

THIS SURVEY DESCRIPTION DESCRIBES THE SAME PROPERTY DESCRIBED IN SCHEDULE 'A' OF OLD REPUBLIC NATIONAL TITLE INSURANCE CO. TITLE COMMITMENT NO. 01-16085168-01T BEARING AN EFFECTIVE DATE OF 11/23/2016:

SITUATED IN THE TOWNSHIP OF AMHERST, LORAIN COUNTY, KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT 29, STATE OF OHIO, DESCRIBED AS: COMMENCING AT AN IRON BAR IN THE CENTERLINE OF STATE ROAD 113 (VARIABLE WIDTH/PUBLIC), STATION 291+42.58, 0.05' LEFT (RECORDED AS STATION 291+42.54, 0.00' RIGHT), BASELINE OF SURVEY, ODOT RIGHT OF WAY PLAN LOR-113-6.71;

THENCE SOUTH 55°34'03" WEST ALONG SAID CENTERLINE A DISTANCE OF 256.60 FEET; THENCE SOUTH 56°58'15" WEST ALONG SAID CENTERLINE A DISTANCE OF 500.44 FEET;

THENCE SOUTH 00°01'53" WEST A DISTANCE OF 44.28 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID STATE ROAD 113, ALSO BEING THE NORTHEAST CORNER OF A 2.122 ACRE PARCEL OF LAND OWNED BY PETER J. FILIAGGI AS RECORDED IN INSTRUMENT #2012-0398327, AND THE POINT OF BEGINNING;

THENCE SOUTH 00°01'53" WEST ALONG THE WEST LINE OF A 0.35 ACRE PARCEL OF LAND OWNED BY BRENDA WAMSLEY AND ALSO THE WEST LINE OF A 0.72 ACRE PARCEL OF LAND OWNED BY BRENDA WAMSLEY A DISTANCE OF 529.93 FEET TO A FOUND 1" IRON PIPE ON THE NORTHERLY LINE OF A 14.55 ACRE PARCEL OWNED BY WILMA J. MAYFIELD, PASSING A FOUND 3/4" IRON PIPE AT 155.74 FEET AT THE SOUTHWEST CORNER OF SAID 0.35 ACRE PARCEL OF LAND OWNED BY BRENDA WAMSLEY;

THENCE SOUTH 89°30'28" WEST ALONG THE NORTHERLY LINE OF SAID WILMA J. MAYFIELD PARCEL A DISTANCE OF 196.28 FEET TO A FOUND 1-1/2" IRON PIPE AT THE SOUTHEAST CORNER OF A 0.67 ACRE PARCEL OF LAND OWNED BY PETER J. FILIAGGI;

THENCE NORTH 00°06'10" WEST ALONG THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 411.48 FEET TO A FOUND 5/8" REBAR ON THE SOUTHERLY RIGHT OF WAY OF SAID STATE ROAD 113;

THENCE NORTH 63°21'00" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 24.08 FEET TO A SET 5/8" REBAR W/ 'S-8066' CAP;

THENCE NORTH 58°07'11" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 207.01 FEET TO THE POINT OF BEGINNING. CONTAINING 92,416 SQUARE FEET OR 2.122 ACRES.

This description was made in accordance with a survey conducted under my direct supervision on December 30, 2015. To the best of my knowledge and belief, said survey was executed in accordance with Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

**SURVEY NOTES**

ERROR OF CLOSURE: LESS THAN 1:100,000

PRIOR DEED REFERENCE: DEED RECORDED 01/12/2012, AS INSTRUMENT NO. 2012-0398327 OF THE COUNTY RECORDS.

BEARING BASIS: CENTERLINE OF TELEGRAPH ROAD (S.R. 113) AS SHOWN ON A CERTIFIED SURVEY BY HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, INC., PROJECT #07-488, DATED JUNE 4, 2007.



**hurley & stewart**  
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**CLIENT NAME:**  
 CAPITAL GROWTH-  
 BUCHALTER  
 361 Summit Blvd., Suite 110  
 Birmingham, AL 35243

<b>DRAWN BY:</b>	<b>CHECKED BY:</b>
TJW	MTM

REVISIONS			
REV	DESCRIPTION	DATE	BY
0	PRELIMINARY DRAWINGS	04/11/17	TJW

PLANS PREPARED BY:

**LANDTECH**  
 Professional Surveying & Engineering  
 MI-OH-IN-IL-IA-VA-TN-NE-PA-WI-MN-MO-SD-KS-OK  
 231-943-0050 FAX: 231-943-0051 TOLL FREE: 877-520-LAND  
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04/14/2017  
 Date of Plat or Map



*Matthew T. Mokanyk*  
 Matthew T. Mokanyk, P.S., P.E.  
 Ohio P.S. No. S-8066

SHEET TITLE  
**PLAT OF SURVEY**

SHEET NUMBER	JOB NO.
2 OF 2	1644445