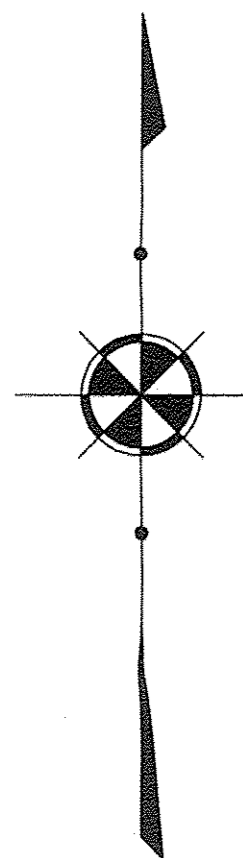


# PLAT OF LOT SPLIT AND CONSOLIDATION

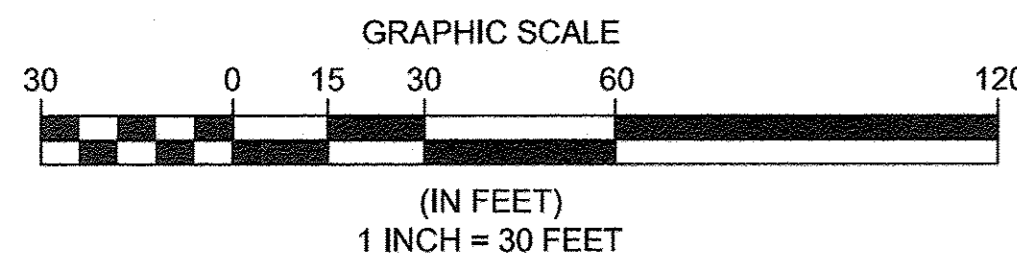
SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN, AND STATE OF OHIO: KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT 21 BEING KNOWN AS LAND CONVEYED TO TJCO EAST LLC, AS PARCELS 05-00-021-103-044 AND 05-00-021-103-001 OCTOBER, 2017 SCALE 1 INCH = 30 FEET

North Main Street (A.K.A. Kolbe Road) 60' Wide



APPROVED LORAIN CO. MAP DEPT  
DATE 10-26-17  
PAGE 5-00-021  
BY R. MAINES  
#17-03739

05-00-021-103-045  
-096  
-097

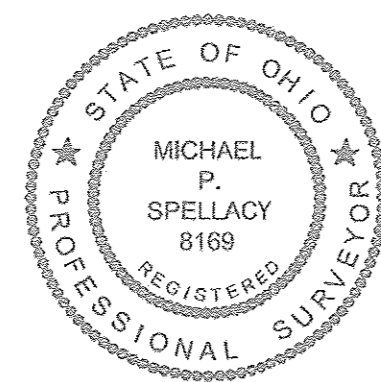


### BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MONUMENTS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS ARE BASED ON THE CENTERLINE OF COOPER FOSTER PARK ROAD - N 89°39'40" W, PER PLAT FOR THE DEDICATION OF MEADOWVIEW LANE RECORDED IN VOLUME 97, PAGE 91 OF LORAIN COUNTY RECORDS.

*Michael P. Spellacy*  
MICHAEL P. SPELLACY P.S. #8169

10/25/2017



REV. No.	DATE	BY	DESCRIPTION

DATE: 10/25/2017
SCALE: HOR. 1"=30'
VERT. 1"=60'
FOLDER: dwp/surveys/
FILENAME: survey base
TAB: 01-Lot Split
DRAWN: mps

O.L. 1 - Tract 2 Black River Township

Cooper Foster Park Road (Width Varies)

O.L. 21 Amherst Township

S89°39'40"E 1419.28' Rec / Msd.

642.60' Subject Property Deed 642.30' Adj. Deed / Msd.

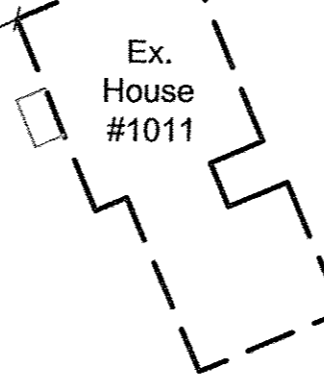
594.84'

PPN 05-00-021-103-042  
TJCO East Ltd.  
Inst #2006-0121418  
(Deed Parcel 2)

Combination Parcel  
4.2247 acres - Total  
3.6037 acres - Less Right Of Way

2" Iron Pipe  
Fd. / Uded  
For Line  
2.58' West

PPN 05-00-021-103-001  
TJCO East Ltd.  
Inst.#2006-0121419



Remainder Parcel  
0.7297 acres - Total  
0.6363 acres - Less Right Of Way

2" Iron Pipe  
Fd. / Uded  
For Line  
3.00' West

PPN 05-00-021-103-002  
Kathleen L. Baughman &  
James A. Cooper  
Inst. # 1998-0562270  
(Deed Parcel 1)

PPN 05-00-021-103-003  
Kathleen L. Baughman &  
James A. Cooper  
Inst. # 1998-0562270  
(Deed Parcel 2)

PPN 05-00-021-103-004  
William C. & Rhonda L. Henthorne Vol. 509, Pg. 78 O.R. (Deed Parcel 1)

PPN 05-00-021-103-005  
William C. & Rhonda L. Henthorne  
Vol. 509, Pg. 78 O.R. (Deed Parcel 2)

PPN 05-00-021-103-021  
Amherst Living Faith  
Church Of Nazarene  
Vol.32, Pg.182

Drainage and  
Maintenance  
Easement  
Inst. #2007-0233469

5/8" Iron Pin  
Fd./Used  
(Id: Haywood')

1" Iron  
Pipe Fd. / Used

QUARRY LAKES  
AT AMHERST  
CONDOMINIUM  
PHASE 12  
Vol. 99, Pg. 45 L.C.P.R.

### Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND
- IRON PIPE FOUND
- ☒ MONUMENT BOX FOUND
- DRILL HOLE FOUND

N00°15'53"E  
52.28' Rec. / Msd.

Meadowview Lane (60' Wide)  
Dedicated Vol.97,  
Page 91

Mon Box  
With 5/8"  
Iron Pin  
(Id: Polaris)  
Fd. / Used

271.12' Deed / 270.66' Act.

378.8' Deed / 378.78' Act.

378.78' Calc.

N00°17'33"E

107.87' Deed / 108.12' Obs.

N09°17'43"E

14.51' Deed / 14.47' Act.

274.29' Deeds / 274.33' Act.

N09°17'43"E 288.11' Deed / 288.80' Obs.

5/8" Iron Pin Fd.  
0.21' South  
0.33' East

1" Iron  
Pipe Fd. / Used

Plat of Lot Split  
And Consolidation

City of Amherst - County of Lorain - State of Ohio

POLARIS ENGINEERING & SURVEYING, INC.  
34800 CHARLTON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com



Part of Original Amherst  
Township Lot 21

CONTRACT No.

17216

SHEET	OF
1	1