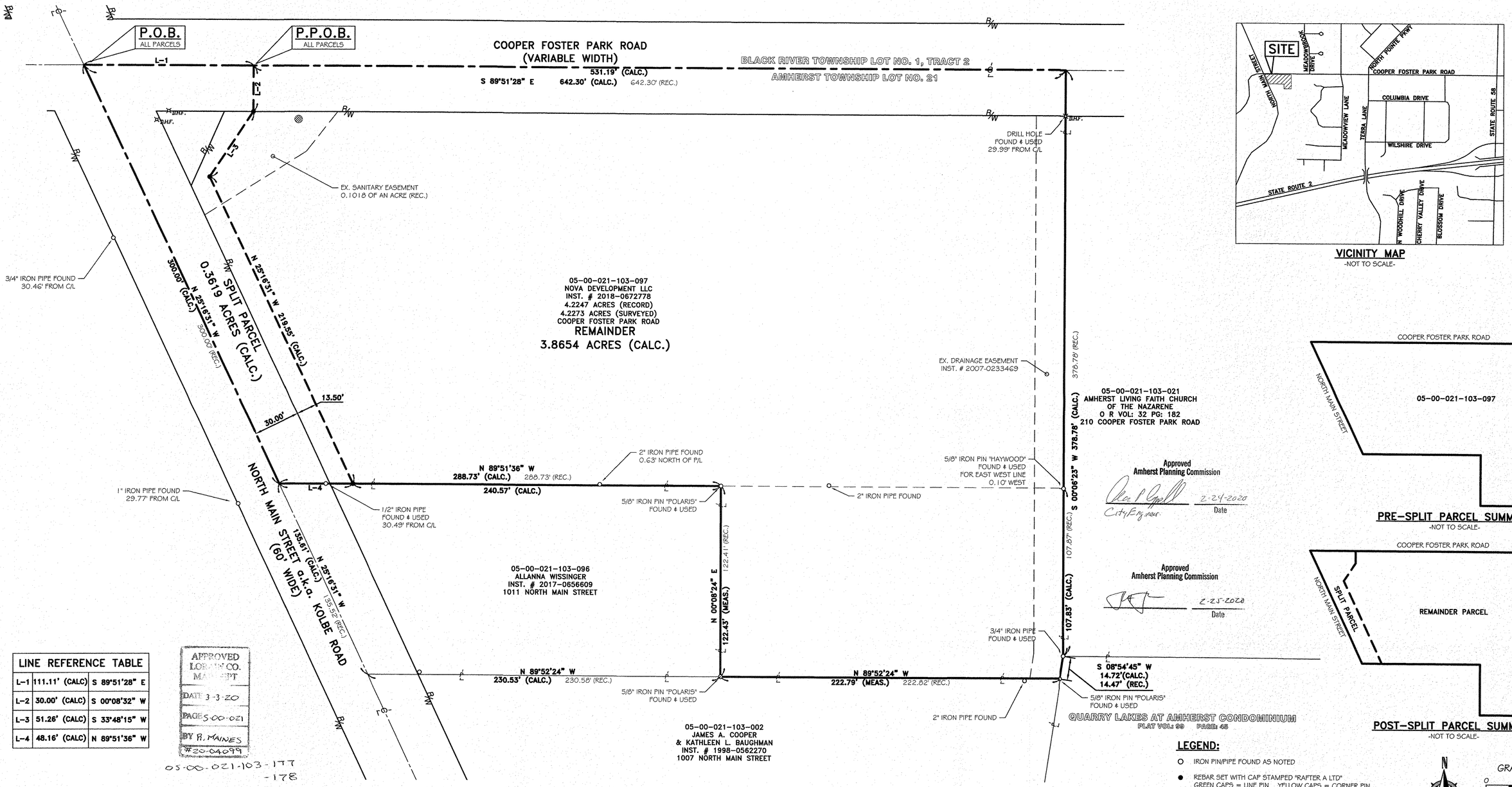
LOT-SPLIT SURVEY

FOR

NOVA DEVELOPMENT LLC.

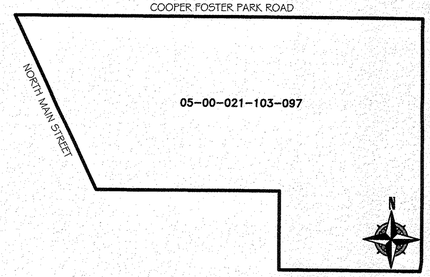
SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT No. 21.



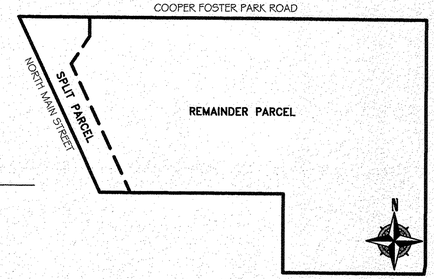
VICINITY MAP
-NOT TO SCALE-

Approved
Amherst Planning Commission
City Engineer
2-24-2020
Date

Approved
Amherst Planning Commission
2-25-2020
Date



PRE-SPLIT PARCEL SUMMARY
-NOT TO SCALE-



POST-SPLIT PARCEL SUMMARY
-NOT TO SCALE-

LINE REFERENCE TABLE		
L-1	111.11' (CALC)	S 89°51'28" E
L-2	30.00' (CALC)	S 00°08'32" W
L-3	51.26' (CALC)	S 33°48'15" W
L-4	48.16' (CALC)	N 89°51'36" W

APPROVED
LORAIN CO.
MAPPT
DATE 3-3-20
PAGE 5-00-021
BY R. MAINES
#20-04099

05-00-021-103-177
-178

LEGEND:

- O IRON PIN/PIPE FOUND AS NOTED
- ● REBAR SET WITH CAP STAMPED "RAFTER A LTD" GREEN CAPS = LINE PIN YELLOW CAPS = CORNER PIN
- ⊞ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- ✕ D.H.F. DRILL HOLE FOUND

N

GRAPHIC SCALE
0 30 60
15
(IN FEET)
SCALE: 1" = 30'

REV.	BY	DATE	DESCRIPTION
1	JSR	04-19-2019	ISSUE TO CLIENT
2	JSR	04-30-2019	ADDED RECORD SANITARY EASEMENT INFORMATION
3	JSR	02-19-2020	UPDATED PER CITY COMMENTS

BASIS OF BEARINGS

BASIS OF BEARING IS A PORTION OF THE CENTERLINE OF COOPER FOSTER PARK ROAD WHICH IS ASSUMED TO BE SOUTH 89°51'28" EAST. BEARINGS ARE ASSUMED AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN FEBRUARY OF 2019.

STATE OF OHIO
JOSHUA S. RIEDY
S-8700
2-19-2020
REGISTERED
PROFESSIONAL SURVEYOR

REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- PLAT OF SURVEY PREPARED BY DALE HAYWOOD, FOR TJCO EAST LTD ON JANUARY 10, 2007.
- PLAT OF LOT-SPLIT AND CONSOLIDATION PREPARED BY POLARIS ENGINEERING AND SURVEYING, FOR TJCO EAST LTD ON OCTOBER 26, 2017.
- PLAT OF SURVEY PREPARED BY C.E. PENFOUND, FOR GEORGE CHARLES HOLLSTEIN ON SEPTEMBER 9, 1954.

LOT-SPLIT SURVEY
NOVA DEVELOPMENT LLC
SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT No. 21.

NOVA DEVELOPMENT LLC
2107 WYANDOTTE AVENUE
LAKEWOOD, OHIO 44107

RAFTER A, LTD
LAND SURVEYING & ENGINEERING
Office: 440-458-8294
Fax: 440-458-4483
www.RafterA.com
10980 LaGrange Road
Elyria, Ohio 44035

DRAWN BY: JSR | CHECKED BY: BDA
JOB No: 2121A-19 | SHEET 1of 1