

CONSOLIDATION PLAT

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, AND STATE OF OHIO:
 BEING PART OF ORIGINAL AMHERST TOWNSHIP LOTS 31, 49, AND 50
 KNOWN AS BEING A COMBINATION OF ALL OF LAND CONVEYED TO:
 BALTIKA #9, LLC, AN OHIO LIMITED LIABILITY COMPANY BY
 INSTRUMENT NUMBER 2011-0389590 OF LORAIN COUNTY RECORDS
 PARCEL NUMBER 05-00-049-000-027 (DEED PARCEL 1) AND PARCEL NUMBER
 05-00-050-000-017 (DEED PARCEL 2).
 JUNE, 2021
 SCALE 1 INCH = 40 FEET

P.P.N. 05-00-049-000-030
 ARTHUR & DALEE ABRAHAM
 Vol. 299, Page 677 O.R.

P.P.N. 05-00-049-000-012
 LEDBETTER REAL ESTATE LTD.
 INSTRUMENT #2019-0720889

P.P.N. 05-00-049-000-013
 ROZELLA SMITH
 INSTRUMENT #2017-0617170

P.P.N. 05-00-049-000-014
 DANIEL & VANESSA MUSCHITZ
 INSTRUMENT #2008-024202
 (PARCEL 1)

P.P.N. 05-00-049-000-028
 DANIEL & VANESSA MUSCHITZ
 INSTRUMENT #2008-024202
 (PARCEL 2)

P.P.N.
 05-00-049-000-027
 INSTRUMENT
 #2011-0389590
 (PARCEL 1)
 BALTIKA #9 LLC

P.P.N.
 05-00-050-000-017
 BALTIKA #9 LLC
 INSTRUMENT
 #2011-0389590
 (PARCEL 2)
 #9109 LEAVITT ROAD

P.P.N. 05-00-049-000-030
 ARTHUR & DALEE
 ABRAHAM
 Vol. 299, Page 677 O.R.

P.P.N. 05-00-050-000-002
 ARTHUR J & DALEE A.
 ABRAHAM
 Vol. 299, Page 677 O.R.

P.P.N. 05-00-050-000-002
 ARTHUR J & DALEE A.
 ABRAHAM
 Vol. 299, Page 677 O.R.

BOUNDARY CERTIFICATION:

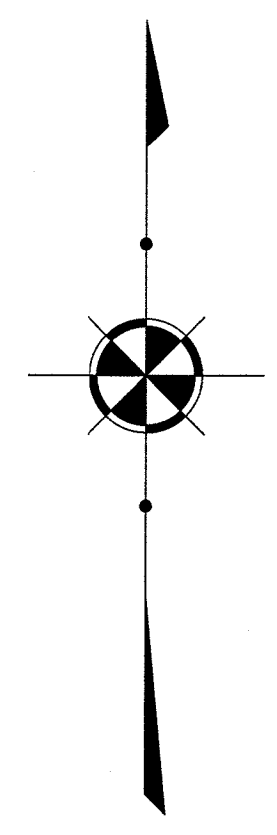
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS 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 AN EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Michael P. Spellacy
 MICHAEL P. SPELLACY P.S. #8169
 06/22/2021
 DATE



Survey # 50318
 APPROVED
 LORAIN CO.
 MAP DEPT
 DATE 7-1-21
 PAGE 05-00-049
 BY D. Adelsberg

05-00-049-000-027
 05-00-050-000-017



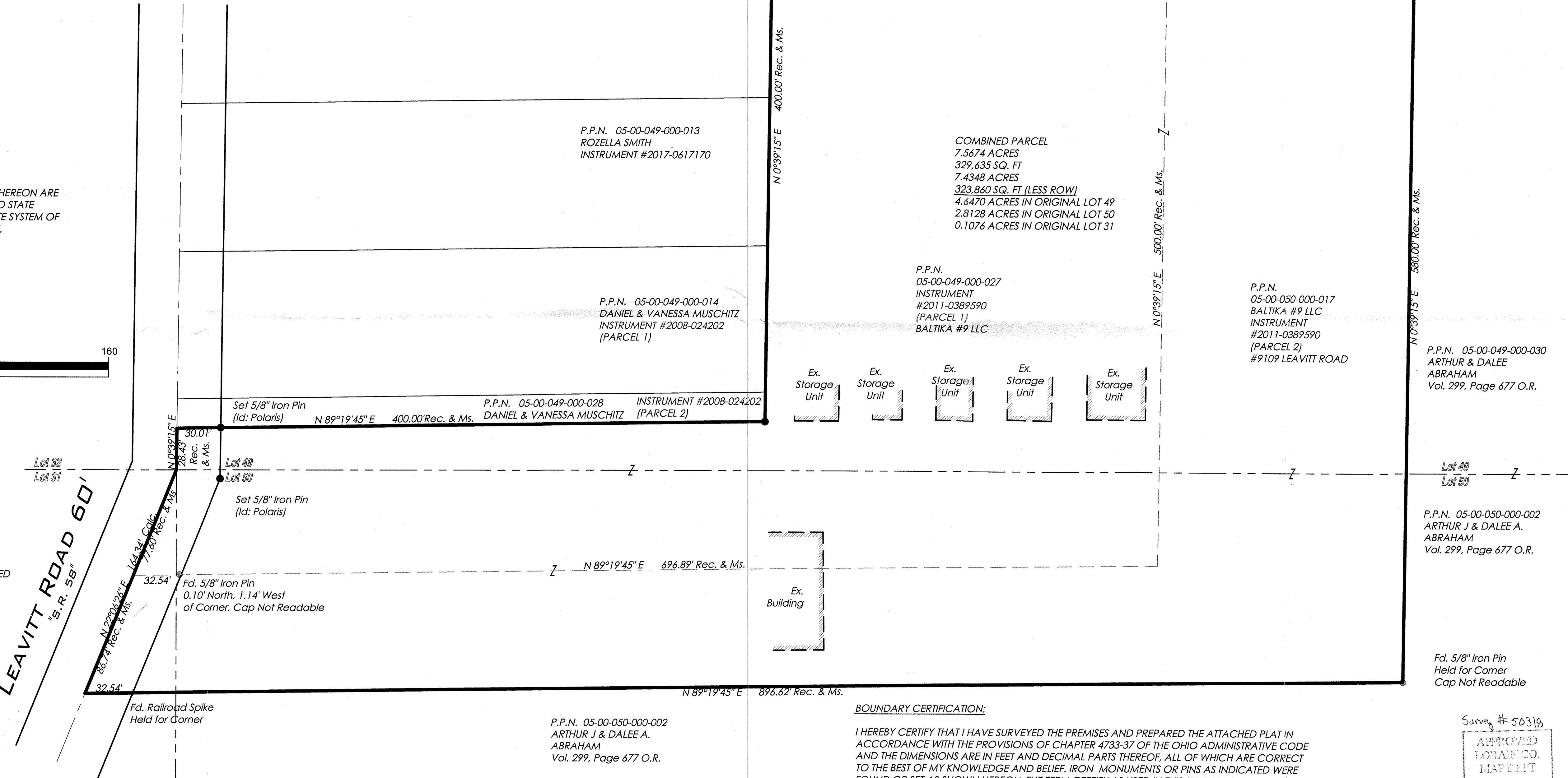
BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE
 BASED ON THE OHIO STATE
 PLANE COORDINATE SYSTEM OF
 1983 - NORTH ZONE,
 1986 ADJUSTMENT

GRAPHIC SCALE
 (IN FEET)
 1 INCH = 40 FEET

Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIPE FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
- MONUMENT BOX FOUND AS NOTED
- MONUMENT BOX FOUND (EMPTY)
- ▲ SURVEY MARKER NAIL SET
- ▲ SURVEY MARKER NAIL FOUND
- STONE FOUND
- DRILL HOLE SET
- DRILL HOLE FOUND

LEAVITT ROAD 60'
 15' R. 5'



REV. No.	DATE	BY	DESCRIPTION

DATE: 06/22/2021 DRAWN: KED
 SCALE: HOR. 1"=40' VERT. N/A
 FOLDER: DWG/Proj. Surveying
 FILENAME: Survey_Base
 TAB: 01-Existing Conditions
 BNDY. CHK: RAT-12/02/2020
 BASE. CHK: KTH-12/07/2020

IncaAztec Management
 9109 Leavitt Road
 CITY OF ELYRIA - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
 3460 CHARLTON ROAD - SUITE D
 ELYRIA, OHIO 44040
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

CONSOLIDATION PLAT

CONTRACT No.
20201

SHEET **01** OF **01**