

LOT SPLIT & CONSOLIDATION SURVEY

FOR
HIXSON, INC.
 SITUATED IN THE CITY OF AMHERST,
 COUNTY OF LORAIN, STATE OF OHIO,
 KNOWN AS BEING PART OF
 ORIGINAL AMHERST TOWNSHIP LOT NUMBER 41

LEGEND

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH YELLOW CAP STAMPED "RAFTER A, LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A, LTD LINE PIN"
- ⊠ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- M.N.F. MAGNETIC NAIL SPIKE FOUND
- M.N.S. MAGNETIC NAIL SPIKE SET
- P/L PROPERTY LINE
- CL CENTERLINE
- R/W RIGHT-OF-WAY

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF COOPER FOSTER ROAD AND IS ASSUMED TO BE SOUTH 89°45'57" EAST AS SHOWN HEREON.

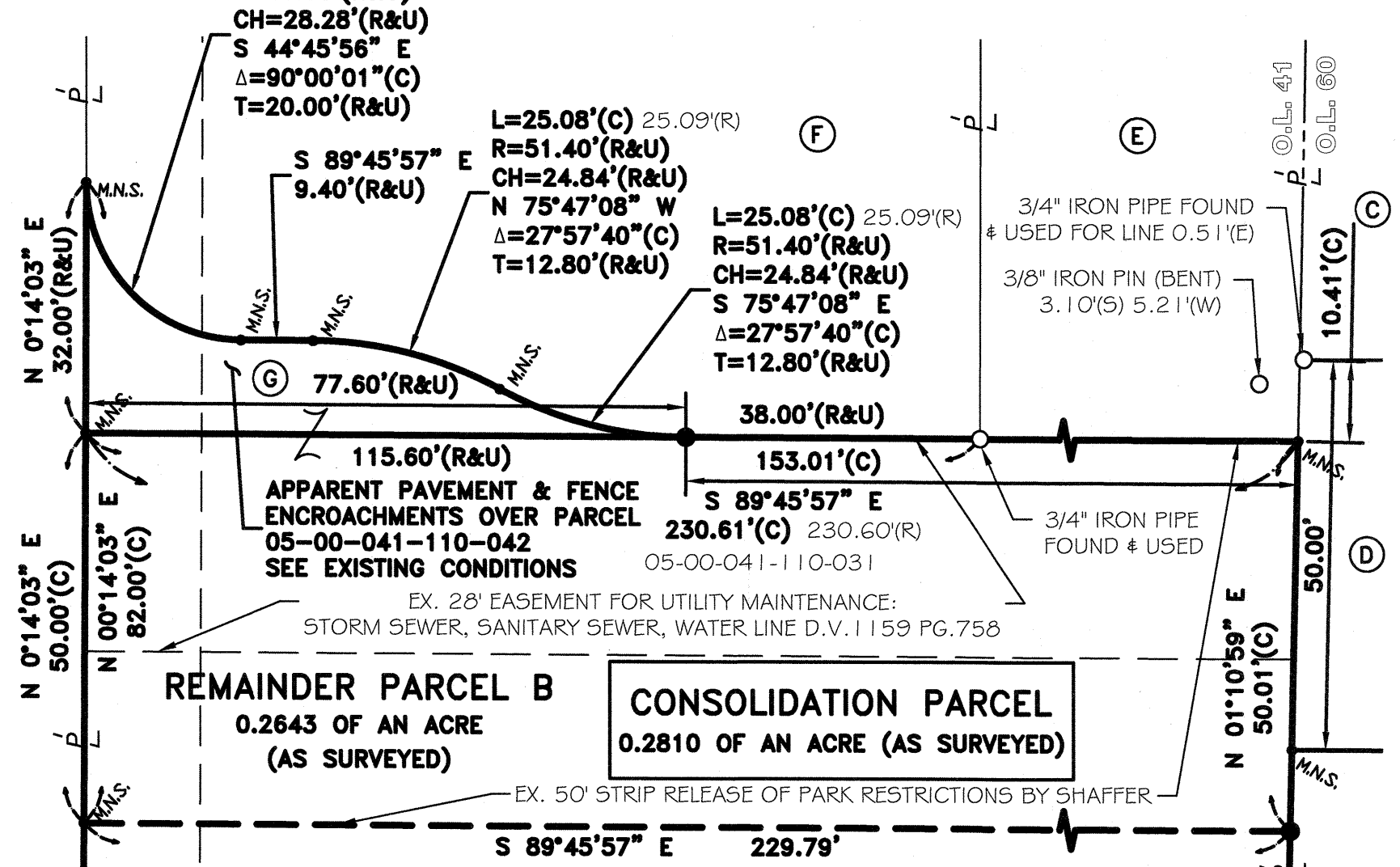
THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN AUGUST THRU DECEMBER OF 2021.

REFERENCES:

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- BOUNDARY & LOCATION SURVEY OF THE BROADVIEW SAVINGS & LOAN COMPANY 1897 COOPER FOSTER PARK RD., KLEINODER-SCHMIDT & ASSOC., DATED SEPTEMBER 11, 1985
- MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR BELLA VISTA DEVELOPMENT GROUP, MCGILCHY AND ASSOCIATES, DATED FEBRUARY 1980
- SURVEY FOR AMHERST PLAZA COMPANY, NORMAN R. HURA P.S. 5208, DATED NOVEMBER 20, 1974
- SURVEY FOR AMHERST PLAZA SHOPPING CENTER, NORMAN R. HURA P.S. 5208, DATED MARCH 1995
- PLAT OF SURVEY HILLS DEPT STORE COOPER FOSTER PARK, MCGILCHY & ASSOCIATES, DATED NOVEMBER 1981
- LAND TITLE SURVEY TO BENDERSON DEVELOPMENT COMPANY, INC., MICHAEL G. HURA AND ASSOCIATES, MICHAEL G. HURA P.S. 4712, DATED OCTOBER 25, 1982
- RIGHT-OF-WAY PLANS LOR-254-0.00-B AND LOR-254-4.08B

ENLARGED VIEW:

SCALE 1"=20'

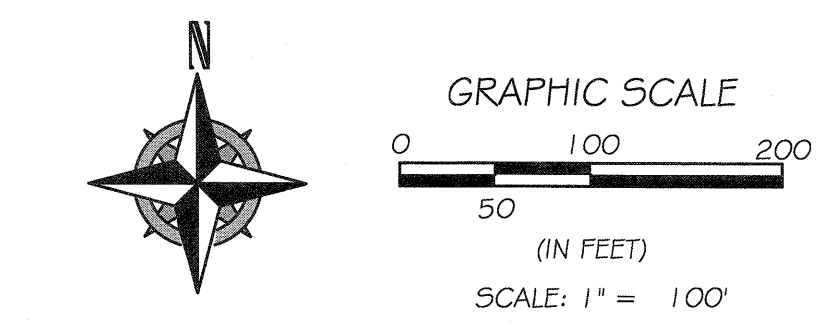
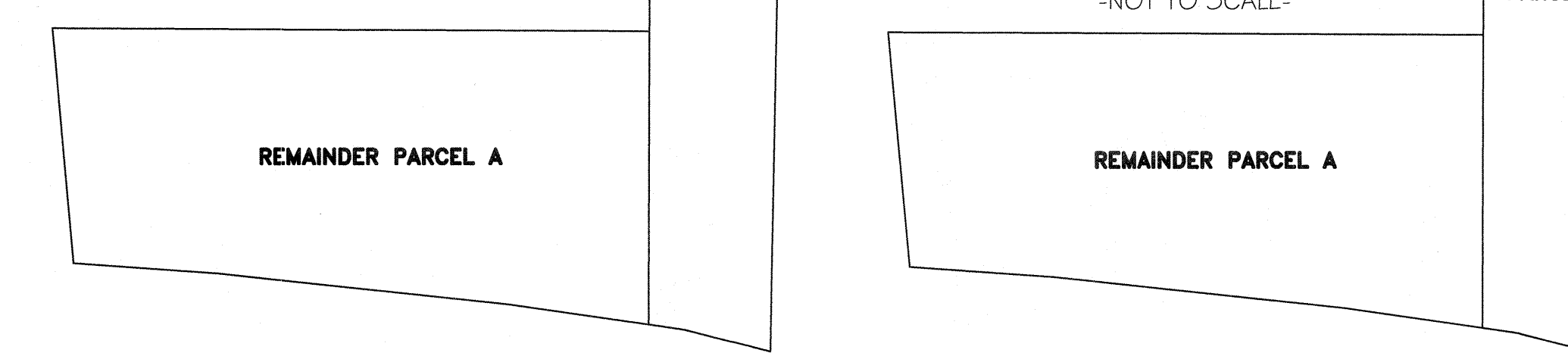
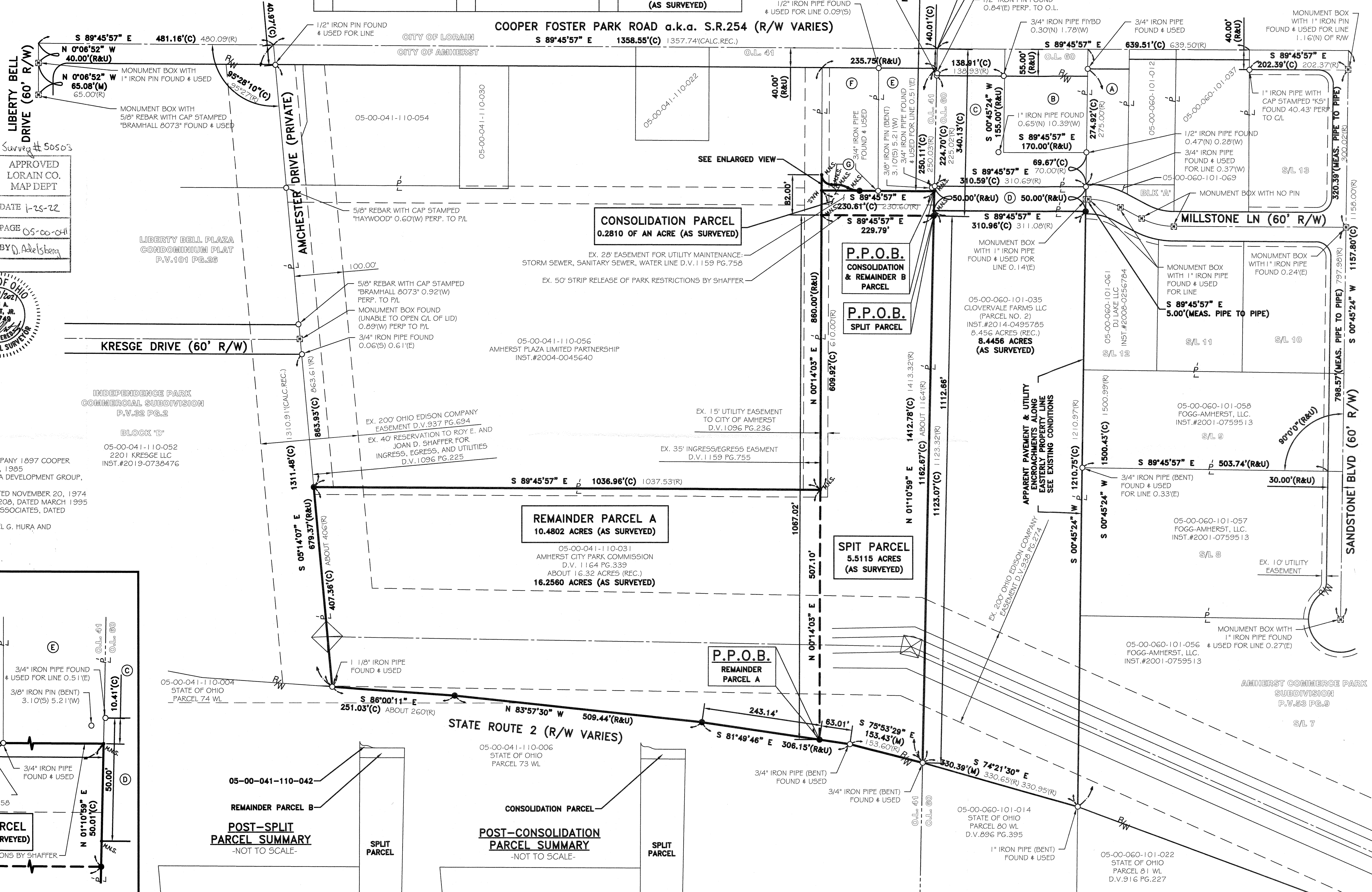


REV.	BY	DATE	DESCRIPTION
1	JAD	09-27-2021	PRELIMINARY ISSUE TO CLIENT
2	JAD	10-27-2021	ISSUE TO CLIENT
3	JAD	11-19-2021	PRELIMINARY UPDATED SPLIT ISSUE FOR REVIEW
3	JAD	12-07-2021	UPDATED SPLIT ISSUE TO CLIENT

(A)	05-00-060-101-066 D & J RICE INC INST.#2004-0979993	(B)	05-00-060-101-036 MIKE POHORENCE D.V. 1416 PG.95	(C)	05-00-060-101-034 CLOVERVALE FARMS LLC (PARCEL NO. 1) INST.#2014-0495785 0.996 OF AN ACRE (REC.)	(D)	05-00-060-101-032 CITY OF AMHERST D.V. 1291 PG.334
(E)	05-00-041-110-043 STARLAND INVESTMENT CO. INST.#2006-0125232	(F)	05-00-041-110-044 JRS COMMERCIAL PROPERTIES, LLC INST.#2018-0669927	(G)	05-00-041-110-042 AMHERST CITY PARK COMMISSION D.V. 1384 PG.930 0.017 OF AN ACRE (REC.) 0.0187 OF AN ACRE (AS SURVEYED)		

Approved
 Amherst Planning Commission

 Date 1-25-22



P.P. 05-00-041-110-031 & 05-00-041-110-042 LOT SPLIT & CONSOLIDATION SURVEY CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO		 RAFTER A, LTD LAND SURVEYING • ENGINEERING • TESTING 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074 440-707-4014 • www.raftera.com • info@raftera.com
HIXSON, INC. 659 VAN METER STREET CINCINNATI, OHIO 45202-1568	DRAWN BY: JAD JOB No: 2440A-21	