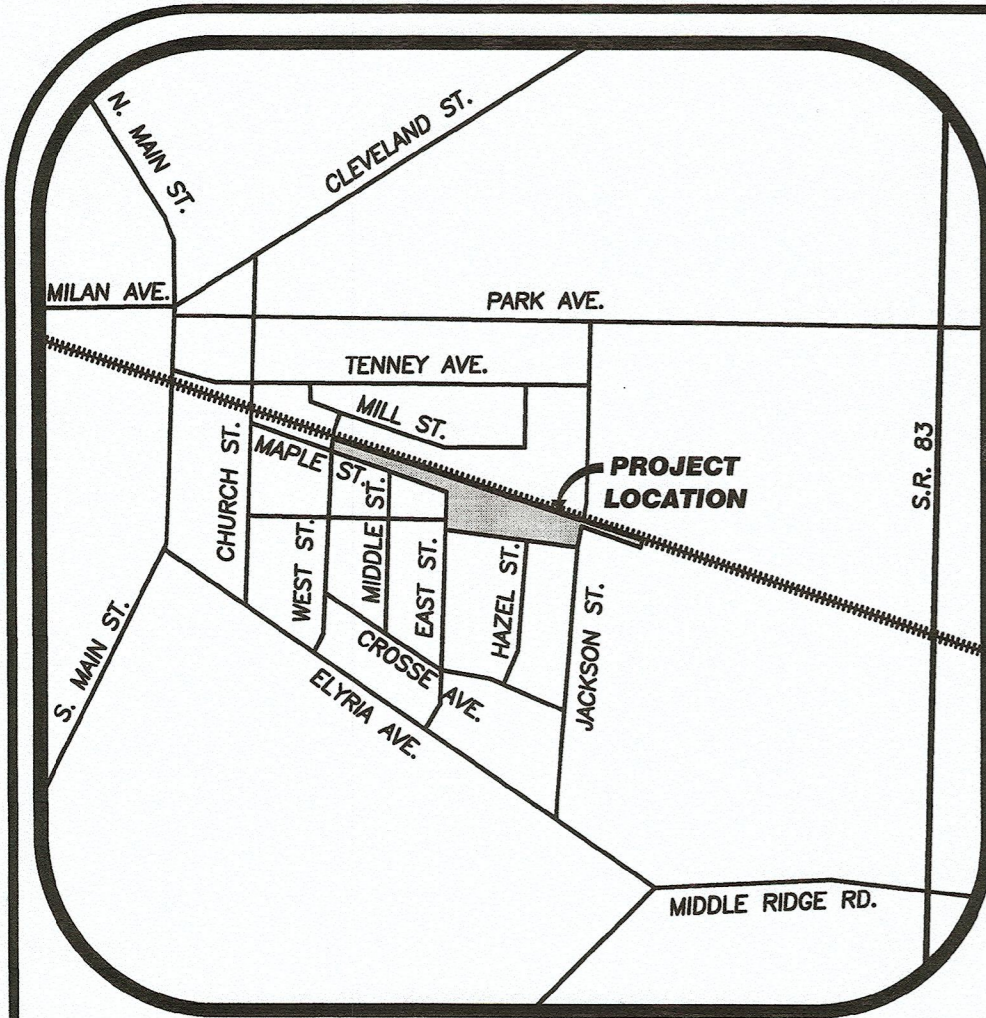


# LOT SPLIT AND CONSOLIDATION SURVEY

SITUATED IN CITY OF AMHERST, COUNTY OF LORAIN, AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 24 & 37

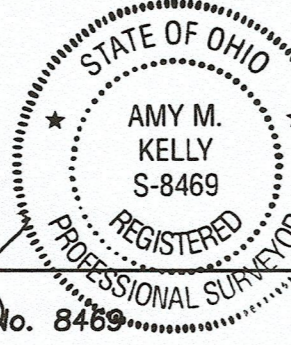


LOCATION MAP  
-NOT TO SCALE-

**SURVEYOR'S CERTIFICATE:**

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR No. 8489  
DATE 8/30/2021



50509  
APPROVED  
LOCAL GOV.  
DATE 2/4/22  
PAGE 05-00-024-017  
BY A. Carden  
#22-04440

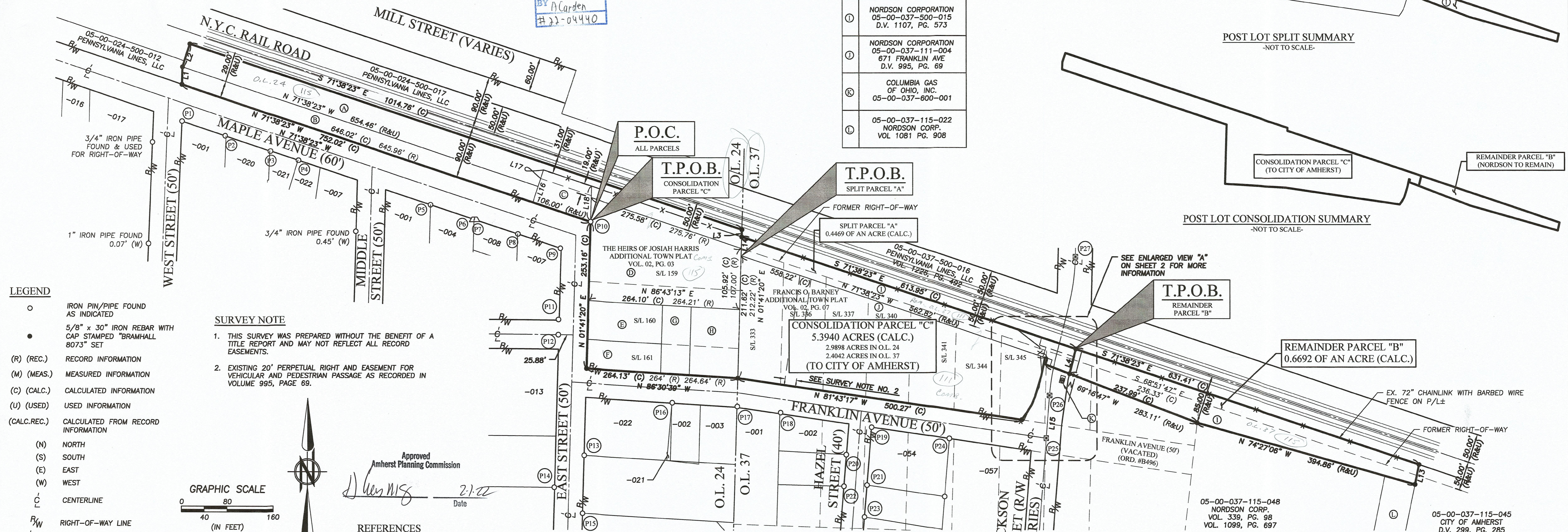
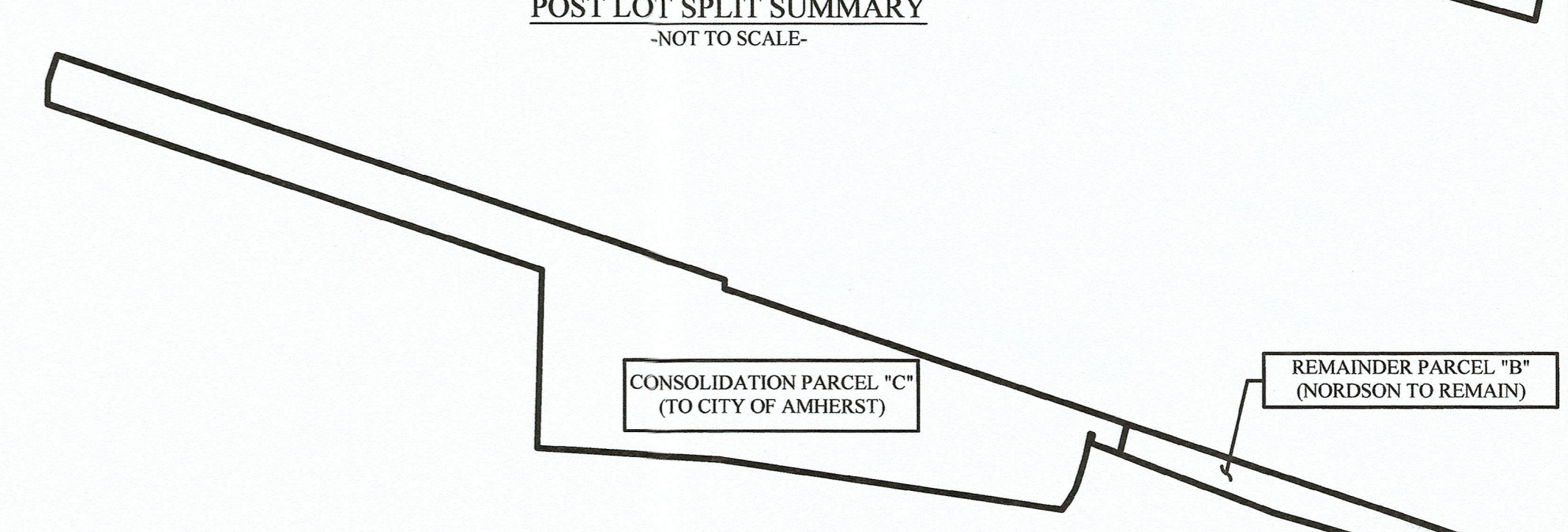
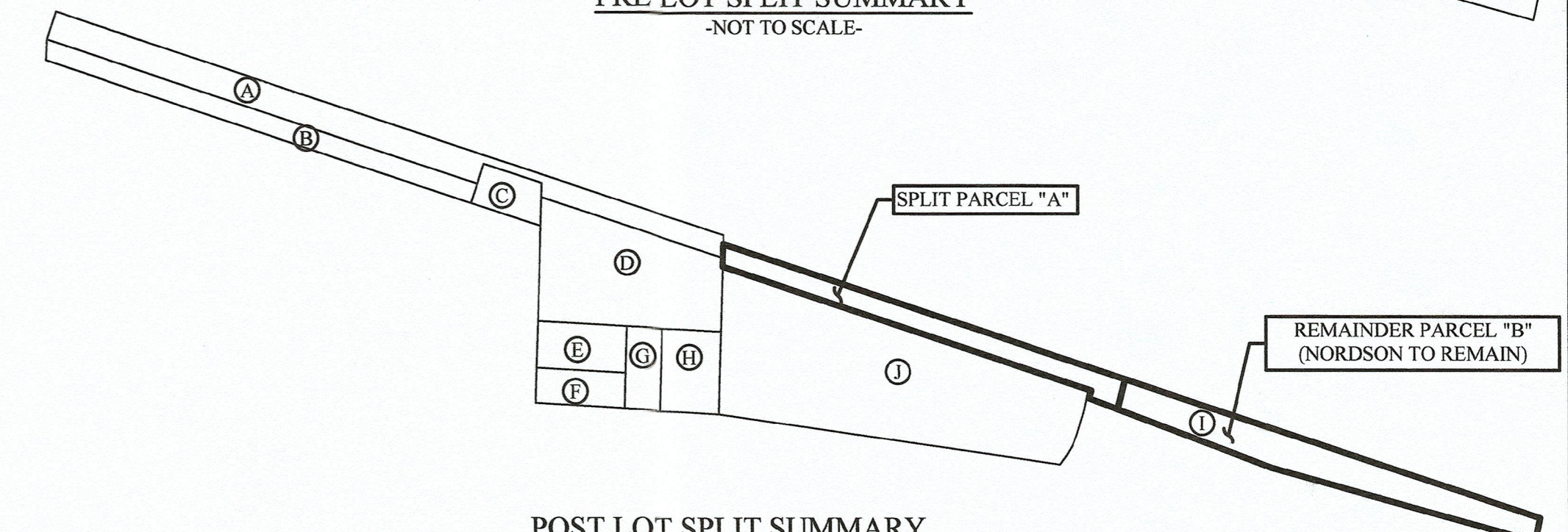
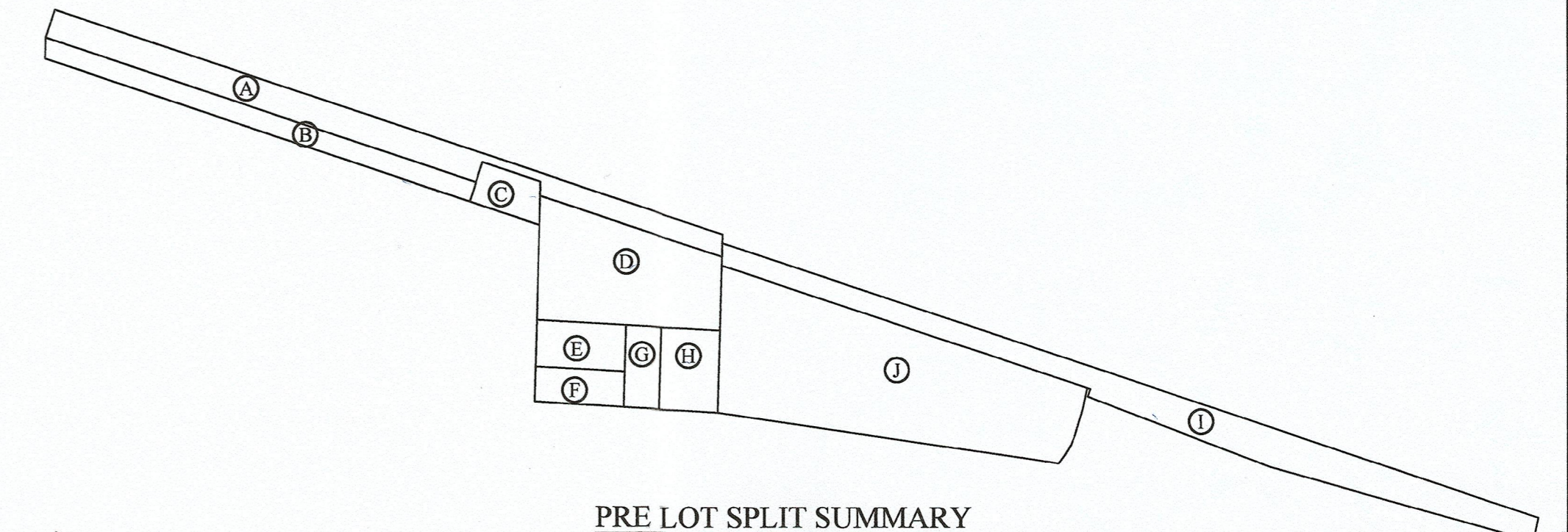
**BASIS OF BEARINGS:**

A PORTION OF THE CENTERLINE OF MAPLE AVENUE WHICH WAS ASSUMED TO BE NORTH 71° 38' 23" EAST.

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN JULY 2021.

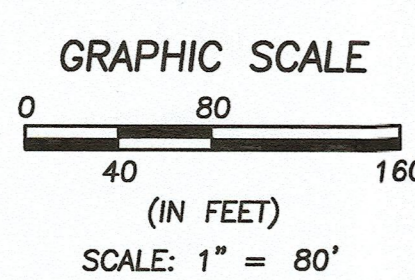
LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	30.20' (C) 30.23' (R)	N 02°07'39" E	L10	15.06' (C)	S 22°37'28" W
L2	42.06' (C)	N 18°21'37" E	L11	16.27' (C)	S 31°20'12" W
L3	12.59' (C) 12.53' (R)	S 01°41'20" W	L12	15.67' (C)	S 36°01'00" W
L4	44.31' (C)	S 14°10'47" W	L13	34.85' (R&U)	S 11°46'55" W
L5	45.12' (C)	N 69°16'47" W	L14	32.36' (C)	N 01°41'20" E
L6	11.34' (R&U)	N 18°21'37" E	L15	73.83' (M)	N 04°36'57" E
L7	4.60' (C)	N 71°38'23" W	L16	43.44' (C) 44.56' (R)	N 18°21'37" E
L8	32.20' (C)	S 12°01'34" W	L17	15.56' (R&U)	N 18°21'37" E
L9	37.36' (C)	S 16°48'16" W	L18	61.59' (C) 61' (R)	S 01°41'20" W

TABLE OF OWNERSHIP	
A	NORDSON CORPORATION 05-00-024-500-016 D.V. 1107, PAGE 573
B	NORDSON CORPORATION 05-00-024-115-012 D.V. 1035, PG. 98-99
C	NORDSON CORPORATION 05-00-024-115-001 D.V. 1012, PG. 04
D	NORDSON CORPORATION 05-00-024-115-011 D.V. 1012, PG. 04
E	NORDSON CORPORATION 05-00-024-115-007 D.V. 1034, PG. 680
F	NORDSON CORPORATION 05-00-024-115-008 D.V. 1034, PG. 680
G	NORDSON CORPORATION 05-00-024-115-009 D.V. 1034, PG. 680
H	NORDSON CORPORATION 05-00-024-115-010 D.V. 1064, PG. 722
I	NORDSON CORPORATION 05-00-037-500-015 D.V. 1107, PG. 573
J	NORDSON CORPORATION 05-00-037-111-004 671 FRANKLIN AVE D.V. 995, PG. 69
K	COLUMBIA GAS OF OHIO, INC. 05-00-037-600-001
L	05-00-037-115-022 NORDSON CORP. VOL 1081 PG. 908



- LEGEND**
- IRON PIN/PIPE FOUND AS INDICATED
  - 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
  - (R) (REC.) RECORD INFORMATION
  - (M) (MEAS.) MEASURED INFORMATION
  - (C) (CALC.) CALCULATED INFORMATION
  - (U) (USED) USED INFORMATION
  - (CALC.REC.) CALCULATED FROM RECORD INFORMATION
  - (N) NORTH
  - (S) SOUTH
  - (E) EAST
  - (W) WEST
  - C CENTERLINE
  - R/W RIGHT-OF-WAY LINE
  - P/P/L PROPERTY LINE

- SURVEY NOTE**
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL RECORD EASEMENTS.
  - EXISTING 20' PERPETUAL RIGHT AND EASEMENT FOR VEHICULAR AND PEDESTRIAN PASSAGE AS RECORDED IN VOLUME 995, PAGE 69.



Approved  
Amherst Planning Commission  
Date 2/22

- REFERENCES**
- LORAIN COUNTY TAX MAP RECORDS.
  - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
  - LOT 348, PART OF LOT 349 BARNEY'S ADD'L SURVEY PREPARED BY T.W. LAUNDON DATED JULY 19, 1947.
  - THE HEIRS OF JOSIAH HARRIS ADDITIONAL TOWN PLAT AS RECORDED IN VOLUME 02, PAGE 03.
  - FRANCIS O. BARNEY ADDITIONAL TOWN PLAT AS RECORDED IN VOLUME 02, PAGE 07
  - 1962 TAX MAP, PAGE NO. 0507 PER LORAIN COUNTY AUDITOR.
  - DIVISION OF SUBLLOT NO. 232, ALL OF 233 FOR RALPH L. WALKER, PREPARED BY CHARLES P. WARYU DATED MARCH 2000.
  - MAP OF SURVEY FOR 488 MIDDLE STREET, PREPARED BY ROBERT A. DORNER DATED AUGUST 01, 2013.
  - AUDITOR'S REVISED PLAT - LOT SPLIT & CONSOLIDATION PLAT FOR NORDSON CORPORATION & PHIL PAWLAK, PREPARED BY P.A. ROSEBECK & ASSOCIATES DATED JULY 05, 2004.
  - RIGHT-OF-WAY PLANS FOR LOR-JACKSON STREET, PID NO. 25482 PREPARED BY HNTB DATED 06-14-2021.
  - SURVEY SKETCH RECORDED IN VOLUME 44, PAGES 612-613

DRAWN BY: SJM  
CHECKED BY: AMK

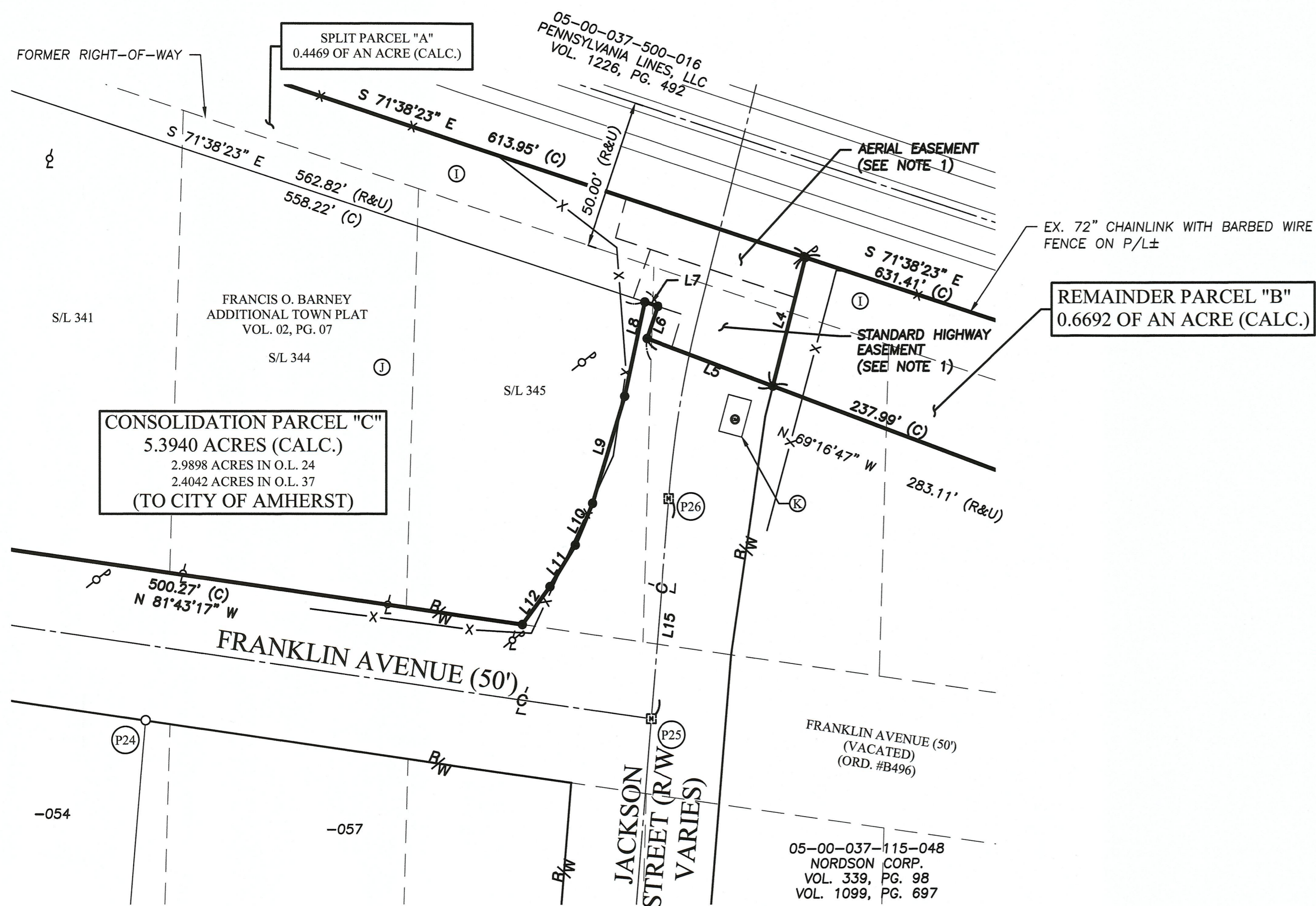
**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 of 2  
JOB NO. 03-1701-252

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# LOT SPLIT AND CONSOLIDATION SURVEY

SITUATED IN CITY OF AMHERST, COUNTY OF LORAIN, AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 24 & 37



ENLARGED VIEW "A"

**NOTE**

1. AERIAL EASEMENT, STANDARD HIGHWAY EASEMENT AND LINES 8-12 ARE SHOWN PER RIGHT-OF-WAY PLANS FOR LOR-JACKSON STREET, PID NO. 25482 PREPARED BY HNTB DATED 06-14-2021.

MONUMENT ID	MONUMENT DESCRIPTION	MONUMENT ID	MONUMENT DESCRIPTION	MONUMENT ID	MONUMENT DESCRIPTION
P1	5/8" IRON PIN W/CAP STAMPED "KS" FOUND 0.08' (N) 0.12' (E)	P10	1" IRON PIPE FOUND & USED FOR EASTERLY RIGHT-OF-WAY LINE OF EAST STREET 0.27' (N)	P19	1" IRON PIPE FOUND & USED FOR SOUTHERLY RIGHT-OF-WAY LINE OF FRANKLIN AVENUE 0.10' (E)
P2	5/8" IRON PIN W/CAP STAMPED "KS" FOUND & USED FOR RIGHT-OF-WAY	P11	1/2" IRON PIN FOUND 1.29' (N) 1.33' (W)	P20	3/4" IRON PIPE FOUND 0.31' (W)
P3	5/8" IRON PIN W/CAP STAMPED "MCGANNON" FOUND 0.14' (S)	P12	1/4" IRON PIN FOUND AND USED FOR C/L OF FRANKLIN AVENUE	P21	5/8" IRON PIN W/CAP STAMPED "ROSEBECK" FOUND & USED FOR RIGHT-OF-WAY
P4	3/4" IRON PIPE FOUND & USED FOR RIGHT-OF-WAY	P13	1" IRON PIPE FOUND 0.09' (E)	P22	3/4" IRON PIPE FOUND (BENT) & USED FOR RIGHT-OF-WAY
P5	1" IRON PIPE FOUND & USED FOR RIGHT-OF-WAY	P14	1/2" IRON PIN FOUND 0.68' (W)	P23	5/8" IRON PIN W/CAP STAMPED "ROSEBECK" FOUND & USED FOR RIGHT-OF-WAY
P6	5/8" IRON PIN W/CAP STAMPED "WARYU" FOUND 0.12' (N)	P15	1" IRON PIPE FOUND & USED FOR RIGHT-OF-WAY	P24	5/8" IRON PIN W/CAP STAMPED "ROSEBECK" FOUND 0.11' (N)
P7	STONE MONUMENT FOUND 0.18' (N)	P16	1" IRON PIPE FOUND 0.82' (N)	P25	MONUMENT BOX FOUND & USED "LID ONLY"
P8	5/8" IRON PIN W/CAP STAMPED "WARYU" FOUND 0.09' (N)	P17	IRON PIPE "AXLE" FOUND 1.58' (N) 0.55' (E)	P26	MONUMENT BOX FOUND & USED "LID ONLY"
P9	1/2" IRON PIN FOUND & USED FOR RIGHT-OF-WAY	P18	IRON PIPE "AXLE" FOUND 2.04' (N)	P27	MONUMENT BOX FOUND & USED "LID ONLY" 0.20' (E)

50509  
APPROVED  
LORD & CO.  
MAY 10 2022  
DATE: 2/4/22  
PAGE: 05-00-014.017  
BY: H. Corden  
#22-64440



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

Approved  
Amherst Planning Commission

*H. Corden* 2-1-22  
Date

**REFERENCES**

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- LOT 348, PART OF LOT 349 BARNEY'S ADD'N SURVEY PREPARED BY T.W. LAUNDON DATED JULY 19, 1947.
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- SURVEY SKETCH RECORDED IN VOLUME 44, PAGES 612-613

REVISION	DATE	BY	DESCRIPTION
	08-20-2021	APA	ISSUE TO CITY AND COUNTY FOR REVIEW

DRAWN BY: SIM	<p><b>BRAMHALL</b> ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX</p>	SHEET 2 OF 2
CHECKED BY: AMK		JOB NO. 03-1701-252

D:\AMHERST\1701-252\NORDSON Plat Boundary\DRAWINGS\05-1701-252-Master.dwg, Plotted: Aug 20, 2021, 7:38am