

LOT CONSOLIDATION SURVEY

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 46, 47, 54, & 55

SURVEYOR'S CERTIFICATE:

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

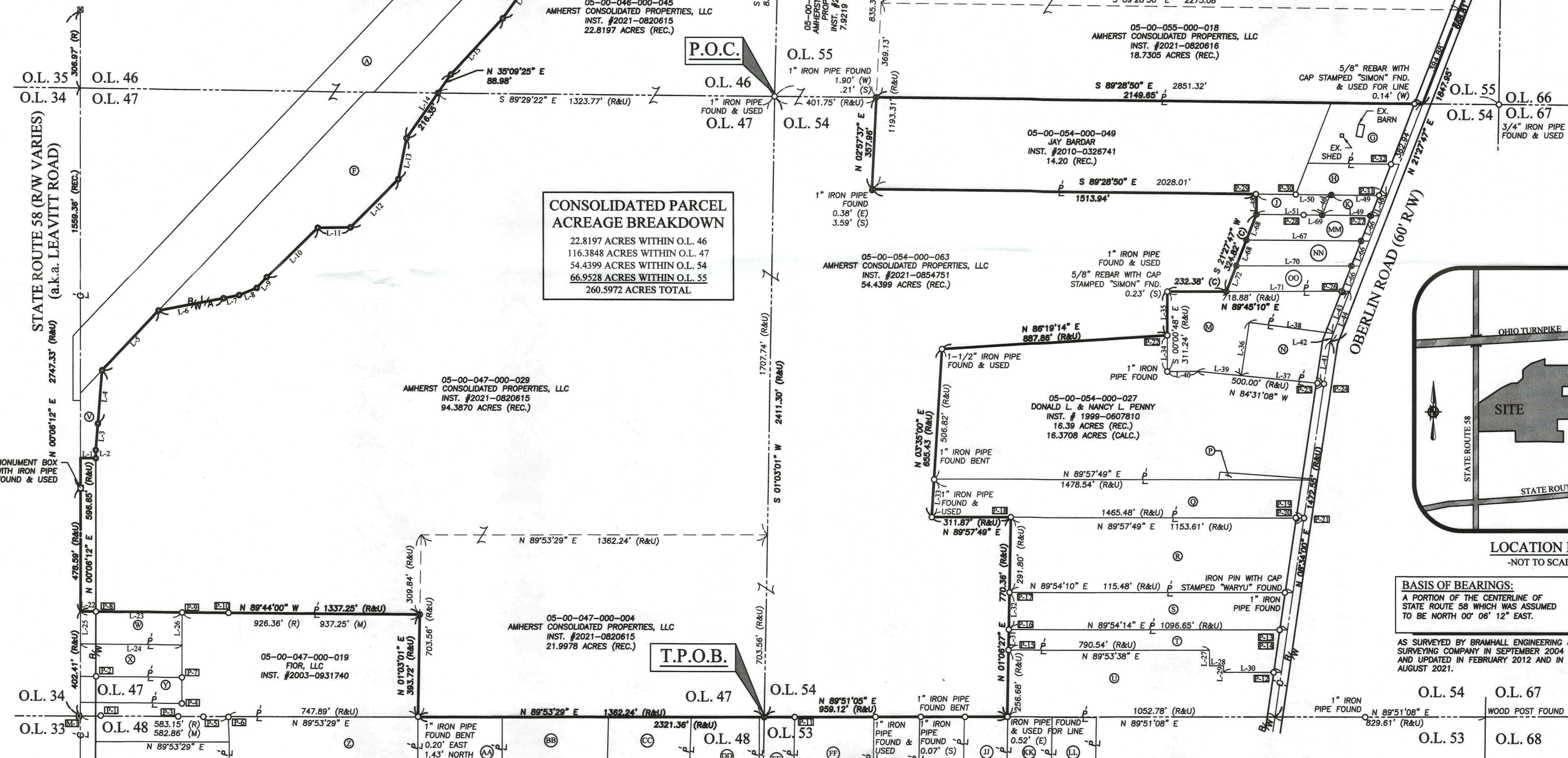
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469

DATE: 7/11/2022



LEGEND

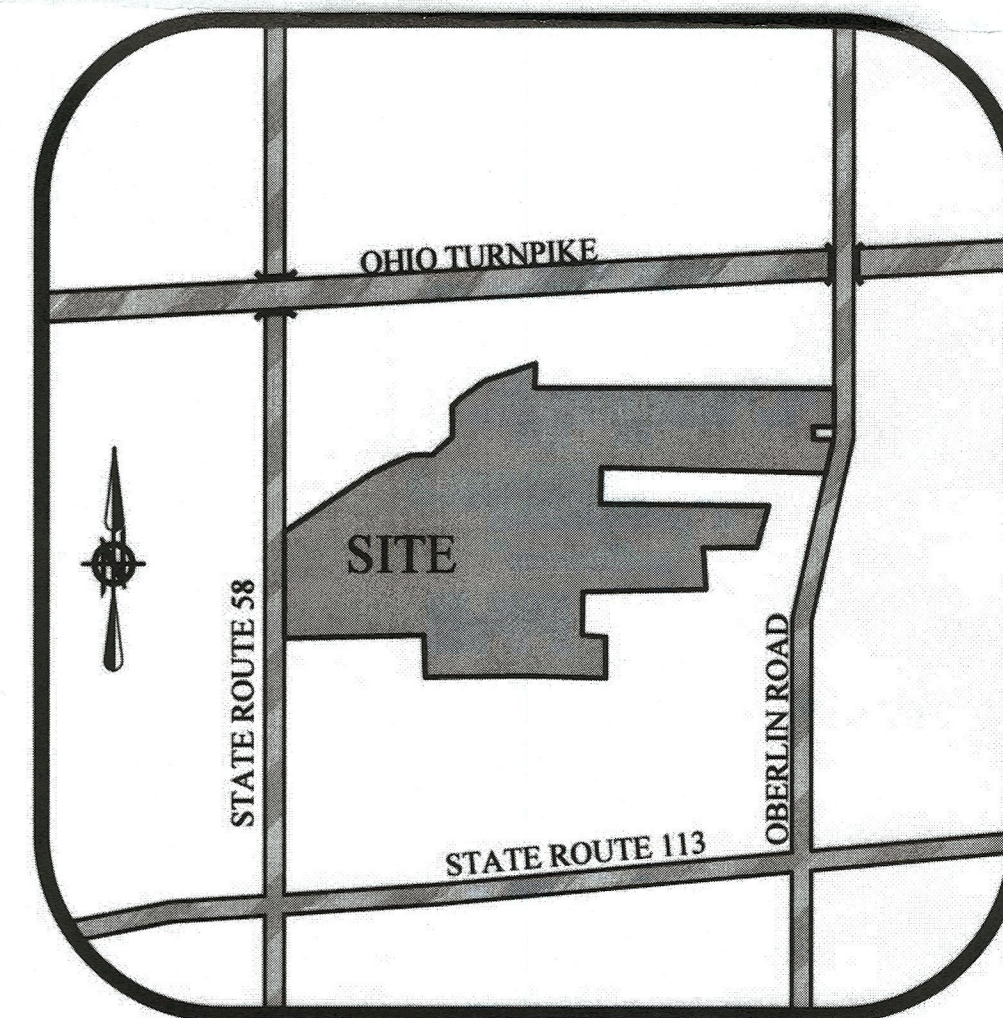
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- IRON PIN/PIPE FOUND
- ⊙ IRON PIN FOUND WITH CAP STAMPED "O.D.O.T."
- ⊞ MONUMENT BOX WITH IRON PIPE OR PIN FOUND INSIDE
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST
- C CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE



CONSOLIDATED PARCEL ACREAGE BREAKDOWN

22.8197 ACRES WITHIN O.L. 46
116.3848 ACRES WITHIN O.L. 47
54.4399 ACRES WITHIN O.L. 54
66.9528 ACRES WITHIN O.L. 55
260.5972 ACRES TOTAL

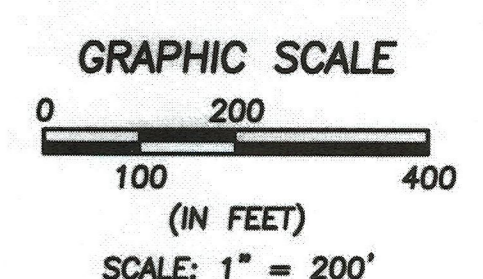
50603
APPROVED
LORAIN CO.
MAP # 12
DATE 6/14/22
PAGE 05-00-057
BY A. Camden
22-04500



LOCATION MAP
-NOT TO SCALE-

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF STATE ROUTE 58 WHICH WAS ASSUMED TO BE NORTH 00° 06' 12" EAST.

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN SEPTEMBER 2004 AND UPDATED IN FEBRUARY 2012 AND IN AUGUST 2021.



DATE	BY	DESCRIPTION
10-12-2021	CLH	ISSUE TO CLIENT
03-08-2022	CLH	UPDATED OWNERSHIPS

REFERENCES:

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- BOUNDARY SURVEY FOR CONSOLIDATED INVESTORS GROUP PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY, INC. DATED FEBRUARY 2012.

NOTES:

1. SEE SHEET 2 FOR OWNERSHIP, PIN, AND LINE INFORMATION.
2. INTENDING TO CONSOLIDATE PARCELS: 05-00-046-000-045, 05-00-047-000-004, 05-00-047-000-029, 05-00-055-000-015, 05-00-055-017, 05-00-055-000-018, 05-00-055-029 & 05-00-054-000-063

DRAWN BY:
SIM

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.
19-5052B

J:\195052B Reprint Development\DRAWINGS\Lot Consolidation\19-5052B Lot Consolidation.dwg, Plotted: Mar 11, 2022, 4:15pm

LOT CONSOLIDATION SURVEY

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 46, 47, 54, & 55

TABLE OF LINES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S 89°53'48" E	60.00' (R&U)	L-43	N 21°27'47" E	176.22' (R&U)
L-2	N 00°06'12" E	32.32' (R&U)	L-44	N 21°27'47" E	209.68' (R&U)
L-3	N 04°50'33" E	102.99' (R&U)	L-45	NOT USED	
L-4	N 04°41'14" E	206.32' (R&U)	L-46	N 21°27'47" E	85.00' (R&U)
L-5	N 43°36'52" E	323.41' (R&U)	L-47	NOT USED	
L-6	N 79°09'40" E	260.75' (R&U)	L-48	S 00°43'00" W	79.38' (R&U)
L-7	N 78°30'40" E	62.87' (R&U)	L-49	S 89°28'50" E	225.00' (R&U)
L-8	N 67°39'41" E	74.44' (R&U)	L-50	S 89°28'50" E	289.07' (R&U)
L-9	N 42°32'18" E	58.72' (R&U)	L-51	S 89°28'50" E	258.96' (R&U)
L-10	N 45°54'30" E	281.02' (R&U)	L-52	N 21°27'47" E	160.21' (R&U)
L-11	N 89°15'42" E	128.70' (R&U)	L-53	S 89°08'57" E	262.16' (R&U)
L-12	N 45°08'02" E	267.09' (R&U)	L-54	S 00°49'30" W	149.96' (R&U)
L-13	N 11°30'50" E	161.76' (R&U)	L-55	N 89°08'57" W	318.63' (R&U)
L-14	N 35°09'25" E	305.33' (R&U)	L-56	S 00°51'53" W	282.96' (R&U)
L-15	N 42°59'41" E	300.38' (R&U)	L-57	N 00°39'53" E	257.40' (R&U)
L-16	N 36°14'26" E	195.32' (R&U)	L-58	S 00°51'53" W	100.00' (R&U)
L-17	N 33°56'40" E	276.73' (R&U)	L-59	N 00°51'14" E	66.60' (R&U)
L-18	N 33°58'40" E	117.31' (R&U)	L-60	N 00°51'14" E	100.00' (R&U)
L-19	N 46°46'28" E	277.82' (R&U)	L-61	S 89°21'16" E	216.01' (R&U)
L-20	N 65°43'38" E	357.87' (R&U)	L-62	S 89°21'16" E	100.00' (R&U)
L-21	N 70°11'35" E	249.81' (R&U)	L-63	N 21°27'47" E	23.46' (R&U)
L-22	N 89°44'00" W	59.99' (R&U)	L-64	S 00°51'53" W	21.60' (R&U)
L-23	N 89°44'00" W	400.00' (R&U)	L-65	S 00°51'53" W	261.36' (R&U)
L-24	N 89°44'00" W	400.00' (R&U)	L-66	S 21°27'47" W	105.95' (C)
L-25	N 00°06'12" E	125.35' (R&U)	L-67	N 89°44'12" W	484.79' (C)
L-26	N 00°06'12" E	125.26' (R&U)	L-68	N 21°27'47" E	108.27' (C)
L-27	N 00°05'08" W	58.84' (R&U)	L-69	S 89°28'50" E	483.96' (C)
L-28	N 89°54'52" E	55.00' (R&U)	L-70	N 89°59'31" W	485.64' (C)
L-29	N 00°05'08" W	25.00' (R&U)	L-71	S 89°45'10" W	486.50' (C)
L-30	N 89°54'52" E	228.14' (R&U)	L-72	N 21°27'47" E	108.28' (C)
L-31	N 01°06'27" E	78.53' (R&U)			
L-32	N 01°06'27" E	143.35' (R&U)			
L-33	N 03°35'00" E	148.61' (R&U)			
L-34	S 00°00'48" E	141.50' (R&U)			
L-35	S 00°00'48" E	169.74' (R&U)			
L-36	N 08°35'09" E	209.62' (R&U)			
L-37	N 84°31'08" W	327.05' (R&U)			
L-38	N 82°44'13" W	334.06' (R&U)			
L-39	N 84°31'08" W	172.95' (R&U)			
L-40	S 89°07'28" W	119.50' (R&U)			
L-41	N 08°34'00" E	167.00' (R&U)			
L-42	N 21°27'47" E	33.46' (R&U)			

TABLE OF OWNERSHIP

LINE	OWNER	ACRES	LINE	OWNER	ACRES
Ⓐ	05-00-046-000-023 OHIO TURNPIKE COMMISSION O.R. VOLUME 842, PAGE 90 22.528 ACRES (REC.) 22.63 ACRES (TM) 22.2828 ACRES (CALC.)		Ⓣ	05-00-054-000-046 WILHELM G. SPIEGELBERG, II & FAITH D. HOFFMAN INST. # 2009-0301051 2.4906 ACRES (REC.) 2.4909 ACRES (CALC.)	
Ⓑ	05-00-047-000-036 OHIO TURNPIKE COMMISSION INST. # 2005-0063113		Ⓤ	05-00-054-000-061 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2021-0854748 1.1114 ACRES (REC.)	
Ⓒ	05-00-055-000-038 OHIO TURNPIKE COMMISSION INST. # 2003-0946342		Ⓥ	05-00-054-000-061 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2021-0854749 1.1114 ACRES (REC.)	
Ⓓ	05-00-055-000-037 7836 OBERLIN, LTD INST. # 2008-0271282 2.8442 ACRES (REC.) 2.8443 ACRES (CALC.)		Ⓦ	05-00-054-000-062 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2021-0854750 1.1115 ACRES (REC.)	
Ⓔ	05-00-055-000-028 JEFFERY PILARSH INST. # 2002-0812694 1.00 ACRE (REC.) 0.9997 OF AN ACRE (CALC.)		Ⓧ	05-00-047-000-016 LORAIN COUNTY VISITORS BUREAU INST. # 2001-0767278 1.1476 ACRES (REC.) 1.1506 ACRES (CALC.)	
Ⓕ	05-00-047-000-025 OHIO TURNPIKE COMMISSION INST. # 2005-0063113		Ⓨ	05-00-047-000-017 ESP BREWING AND CONSULTING, LLC INST. #2019-0719139 1.1478 ACRES (REC. & CALC.)	
Ⓖ	05-00-054-000-052 DAVID S. STACKNICK INST. #2016-0603815		Ⓩ	05-00-047-000-014 CAMERA FAMILY, LLC INST. # 2009-0302533	
Ⓗ	05-00-054-000-051 MICHAEL D. BRYDA INST. #2013-0463139		Ⓚ	05-00-048-000-015 BARBARA J. SLIMAN, TRUSTEE INST. # 2015-0559900	
Ⓙ	05-00-055-000-016 JAY BARDAR INST. # 2010-0326577 ABOUT 0.50 OF AN ACRE (REC.) 0.4994 OF AN ACRE (CALC.)		Ⓛ	05-00-048-000-040 JOHN A. PENTON INST. # 2004-0014327	
Ⓚ	05-00-055-000-006 JAY BARDAR INST. # 2010-0326577 0.4106 OF AN ACRE (REC.) 0.4101 OF AN ACRE (CALC.)		Ⓜ	05-00-048-000-063 PETE A. DESKINS INST. # 2012-0406628	
Ⓛ	NOT USED		Ⓝ	05-00-048-000-052 JANET K. WYATT INST. #2018-0690857	
Ⓜ	05-00-054-000-037 NEIL J. LYNCH & GEORGIANNE LYNCH INST. # 2015-0565302 3.464 ACRES (REC.) 3.4724 ACRES (CALC.)		Ⓞ	05-00-048-000-053 STANLEY O. & HELEN J. BERNARD, TRUSTEES INST. #2003-0897243	
Ⓝ	05-00-054-000-038 DENISE M. BOWERS & TIMOTHY BOWERS 1.536 ACRES (REC.) 1.5360 ACRES (CALC.)		Ⓟ	05-00-053-000-043 STANLEY O. & HELEN J. BERNARD, TRUSTEE INST. # 2003-0897243	
Ⓟ	05-00-054-000-026 JAMES A. WRIGHT O.R. VOLUME 46, PAGE 258 0.19 OF AN ACRE (REC.) 0.1423 OF AN ACRE (CALC.)		Ⓠ	05-00-053-000-049 ROBERT W. & JANE L. SMITH INST. # 2020-0771365	
Ⓠ	05-00-054-000-018 JAMES A. WRIGHT O.R. VOLUME 44, PAGE 312 5.013 ACRES (REC.) 5.0119 ACRES (CALC.)		Ⓡ	05-00-053-000-050 MAX & SHARON L. KRZEMENIEWSKI VOL. 1302, PG. 392	
Ⓡ	05-00-054-000-044 DEWEY F. & ELLEN M. HEMBREE INST. # 1998-0523703 7.5909 ACRES (REC.) 7.5827 ACRES (CALC.)		Ⓢ	05-00-053-000-041 ETHAN H. FRAZIER & BETSY ANN FRAZIER INST. #2019-0722231	
Ⓢ	05-00-054-000-045 JEFFREY P. & JANET L. ECKENRODE INST. # 2000-0689455 3.6391 ACRES (REC.) 3.6395 ACRES (CALC.)		Ⓣ	05-00-053-000-047 TERRENCE A. LINDNER INST. #2019-0712966	
			Ⓤ	05-00-053-000-045 DUSTIN J. NIEMIEC KATHRYN S. NIEMIEC INST. #2020-0782966	
			Ⓥ	05-00-053-000-057 RICHARD K. BAKOS INST. #2012-0430872	

TABLE OF MONUMENTS

PIN	DESCRIPTION	PIN	DESCRIPTION
M-1	FOUND 5.46' WEST 0.19' SOUTH	P-23	1" IRON PIPE FOUND & USED FOR LINE 4.36' EAST
P-1	IRON PIN FOUND	P-24	1" IRON PIPE FOUND & USED
P-2	1/2" IRON PIPE FOUND 1.22' EAST 0.82' NORTH	P-25	NOT USED
P-3	IRON PIN FOUND & USED	P-26	1" IRON PIPE FOUND 3.02' SOUTH 4.05' EAST
P-4	3/4" IRON PIPE FOUND	P-27	1" IRON PIPE FOUND & USED FOR LINE 3.38' WEST
P-5	IRON PIN FOUND	P-28	5/8" REBAR WITH CAP STAMPED "SIMON" FND. 0.21' SOUTH
P-6	IRON PIPE FOUND	P-29	5/8" REBAR WITH CAP STAMPED "SIMON" FOUND 3.09' WEST 0.20' SOUTH
P-7	3/4" IRON PIPE FOUND 0.31' NORTH	P-30	5/8" REBAR WITH CAP STAMPED "SIMON" FOUND
P-8	1" IRON PIN WITH CAP STAMPED "ODOT" FOUND & USED	P-31	5/8" REBAR WITH CAP STAMPED "SIMON" FOUND & USED FOR LINE 0.54' WEST
P-9	3/4" IRON PIPE FOUND & USED	P-32	5/8" REBAR WITH CAP STAMPED "SIMON" FOUND 0.78' NORTH
P-10	3/4" IRON PIPE FOUND & USED	P-33	1" IRON PIPE FOUND & USED FOR E-W LINE 0.10' WEST
P-11	1" IRON PIPE FOUND BENT	P-34	1" IRON PIPE FND & USED FOR LINE 0.63' EAST
P-12	1/2" IRON REBAR FOUND	P-35	1" IRON PIPE FOUND & USED FOR LINE 0.45' EAST
P-13	IRON PIN WITH CAP STAMPED "WARYU" FOUND	P-36	1" IRON PIPE FOUND BENT 0.75' SOUTH 0.35' WEST
P-14	IRON PIN WITH CAP STAMPED "SIMON" FOUND	P-37	1" IRON PIPE FOUND 0.98' EAST 2.60' SOUTH
P-15	1/2" IRON PIN WITH CAP STAMPED "WARYU" FOUND & USED	P-38	5/8" IRON REBAR FOUND & USED FOR LINE 0.19' WEST
P-16	1/2" IRON PIN WITH CAP STAMPED "WARYU" FOUND & USED	P-39	1" IRON PIPE FOUND
P-17	1/2" IRON PIN WITH CAP STAMPED "WARYU" FOUND & USED		
P-18	1" IRON PIPE FOUND 0.24' WEST 0.29' NORTH		
P-19	3/4" IRON PIPE FOUND		
P-20	5/8" IRON PIN FOUND		
P-21	1" IRON PIPE FOUND & USED		
P-22	1" IRON PIPE FOUND 0.23' EAST 0.20' SOUTH		

50603
APPROVED
LORAIN CO.
MAY 14 2022
DATE 6/14/22
PAGE 05-00-055
BY ACorden
#22-04500

J:\195052B Perpetual Development\DRAWINGS\Lot Consolidation\19-5052B Lot Consolidation.dwg, Plotted: Mar 08, 2022 - 9:28am

DATE	BY	DESCRIPTION
10-12-2021	CLH	ISSUE TO CLIENT
03-08-2022	CLH	UPDATED OWNERSHIPS

- REFERENCES:**
- LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - BOUNDARY SURVEY FOR CONSOLIDATED INVESTORS GROUP PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY, INC. DATED FEBRUARY 2012.

DRAWN BY: SJM	<p>BRAMHALL ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX</p>
CHECKED BY: AMK	