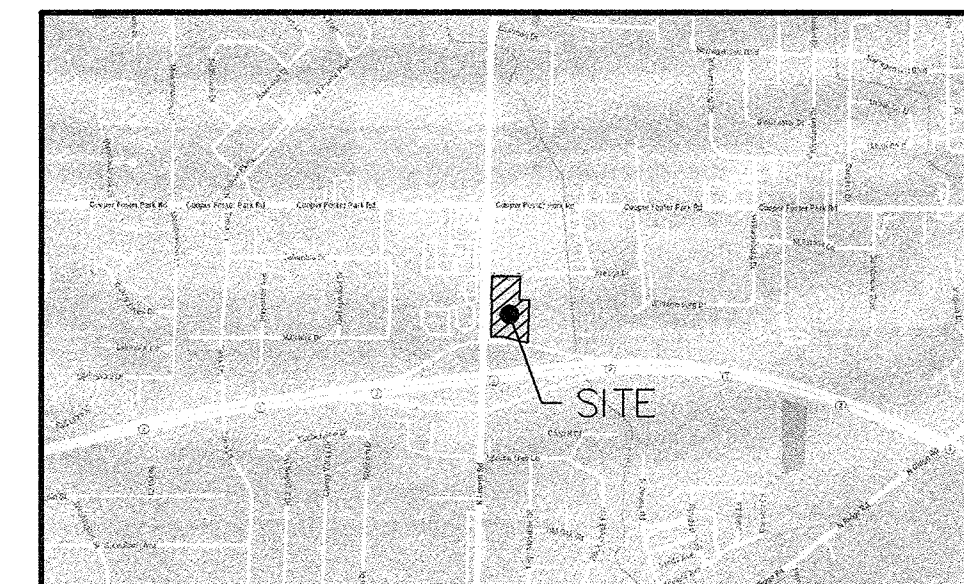


SHEETZ AMHERST BOUNDARY SURVEY

BEING A PART OF BLOCK "C" IN INDEPENDENCE PARK
CITY OF AMHERST, LORAIN COUNTY, OHIO



PROJECT LOCATION MAP
SCALE: NTS

BASIS OF BEARINGS

MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, MAD 83, PER GPS OBSERVATIONS IN DECEMBER, 2020.

DATUM

VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON
12/10/2020.

NOTES

THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE
INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO.
1776824, WITH AN EFFECTIVE DATE OF 7/20/22.

- THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 - A. BP PRODUCTS NORTH AMERICAN INC., ALTA/ACSM LAND TITLE SURVEY, DATED AUGUST 19, 2009.
 - B. COMMERCIAL SUBDIVISION INDEPENDENCE PARK, DATED JANUARY 14, 1977, VOLUME 32, PAGE 2.
- BOUNDARY AND PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF JULY, 2022.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1003.14	180.97	180.72	N 85°08'38" E	10°20'11"
C2	1033.14	174.22 (CALC)	174.01 (CALC)	N 85°28'53" E	09°39'42"
		174.15 (REC)	173.94 (REC)		

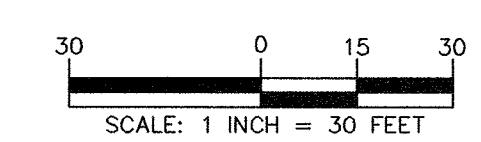
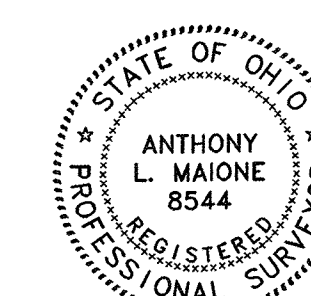
LEGEND (NOT SHOWN TO SCALE)

⊙	MONUMENTATION FOUND (TYPE AS NOTED)	REC.	DEED OF RECORD
●	SET 5" x 30" STEEL PIN WITH CAP "LANGAN"	AC.	ACRES
⊙	SET BRILE HOLE	CALC.	CALCULATED
⊙	HYDRANT	OBS.	OBSERVED
⊙	STAND PIPE	SQ. FT.	SQUARE FEET
⊙	ROOF DRAIN	CSR.	CITY SURVEY RECORD
⊙	BOLLARD	AFN	AUDITOR'S FILE NUMBER
⊙	STREET LIGHT	PN	PARCEL NUMBER
⊙	AREA LIGHT	VOL	DEED VOLUME
⊙	SIGNAL POLE	PG.	PAGE
⊙	POWER POLE	LSA	LANDSCAPE AREA
⊙	GUY WIRE	CP	CONCRETE PAD
⊙	MANHOLE (TYPE AS LABELED)	CC	CONCRETE CURB
⊙	WATER VALVE	EP	EDGE OF PAVEMENT
⊙	GAS VALVE		FENCE (TYPE AS NOTED)
⊙	UNKNOWN VALVE		SUBJECT PROPERTY LINE
⊙	CATCH BASIN		ADJOINING PROPERTY LINE
⊙	CLEAN OUT		EASEMENT LINE
⊙	SIGN		TREE LINE
⊙	BOLLARD		GUIDE RAIL (TYPE AS NOTED)
⊙	ELECTRIC BOX	ST-ST	STEAM LINE
⊙	ELECTRIC METER		OVERHEAD WIRE
⊙	GAS METER	COMB	COMBINED SEWER LINE
⊙	WATER METER	G	GAS LINE
⊙	TELEPHONE BOX	W	WATER LINE
⊙	TRAFFIC SIGNAL POLE	E	ELECTRIC LINE
⊙	DOOR	T	COMMUNICATION LINE
⊙	DOUBLE DOOR	S	SANITARY LINE
⊙	GARAGE DOOR	D	DRAINAGE LINE
⊙		X*	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAN WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORD PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE COORDINATES PER GPS OBSERVATIONS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Anthony L. Maione
ANTHONY L. MAIONE, P.S.
PROFESSIONAL LAND SURVEYOR
OH LIC. NO. 8544



Date	Description	No.
LANGAN Langan Engineering and Environmental Services, Inc. 6000 Lombardo Center, Suite 210 Cleveland, OH 44131 T: 216.328.3300 F: 216.328.3301 www.langan.com		
Project		
SHEETZ AMHERST PN: 05-00-041-110-048, 05-00-041-110-049, 05-00-041-110-051 CITY OF AMHERST		
LORAIN COUNTY OHIO		
Drawing Title		
BOUNDARY SURVEY		
Project No.		
Drawing No.		

Date	11/02/22
Drawn By	KLK
Checked By	ALM
Project No.	400078305
Drawing No.	AB101
Sheet 1 of 1	

PROJECT NO. 400078305

LANGAN