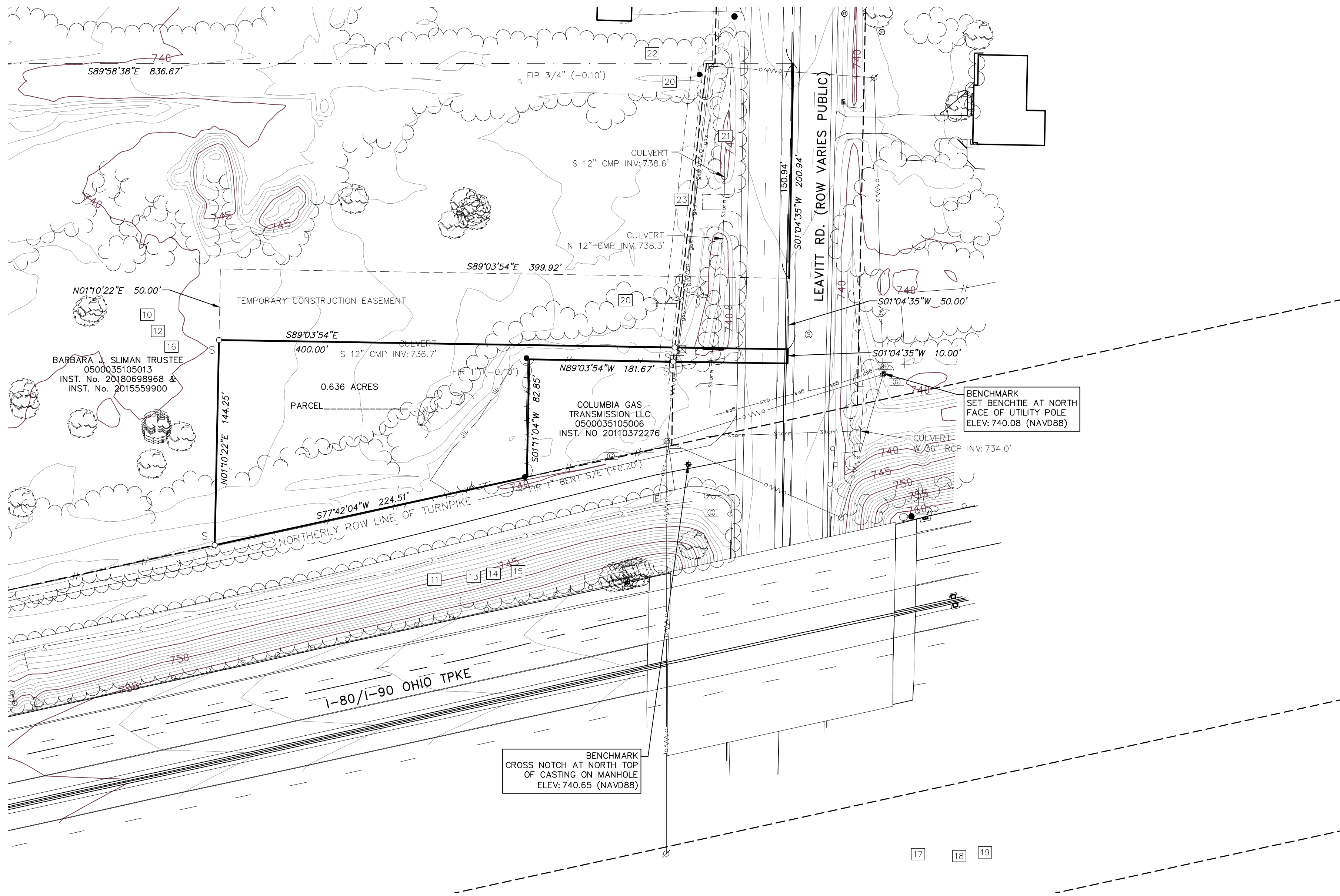
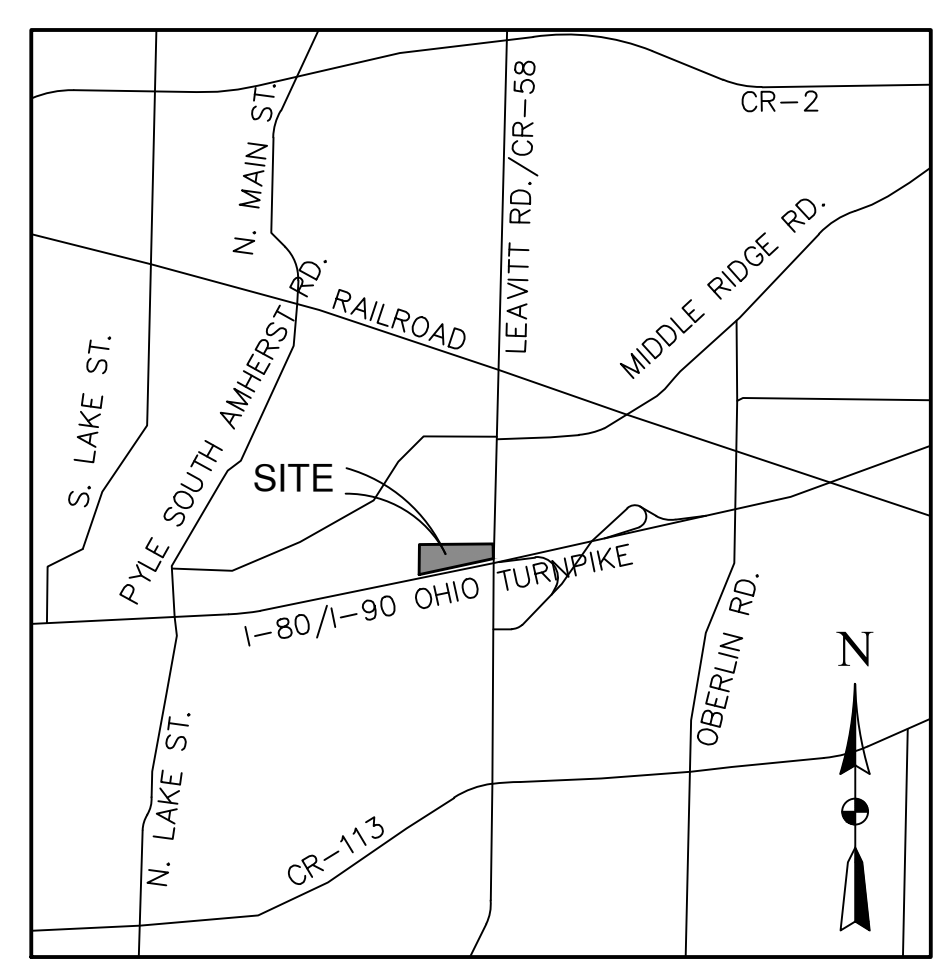


ALTA / NSPS LAND TITLE SURVEY AMHERST STATION

OLD OUTLOT #35, TOWN 6N, RANGE 18W
IN THE TOWNSHIP OF AMHERST, LORAIN COUNTY, OHIO



BASIS OF BEARINGS
ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.
BEARINGS ARE BASED ON GEODETIC NORTH DERIVED FROM
GPS/VIS OBSERVATIONS USING ODOT COORS NETWORK.
VERTICAL DATUM: NAVD83
HORIZONTAL DATUM: NAD83(2011) EPOCH 2010.0000



VICINITY MAP
NOT TO SCALE

LEGEND	
	EX. PROPERTY LINE
	EX. SECTION LINE
	EX. EASEMENT LINE
	EX. CURB/PAVEMENT
	EX. METAL FENCE
	EX. SIGN
	FOUND MONUMENTATION AS NOTED
	SET 5/8" CAPPED IRON ROD
	EX. WATER MAIN
	EX. HYDRANT
	EX. SANITARY SEWER
	EX. SANITARY MANHOLE
	EX. STORM INLET/CATCH BASIN
	EX. STORM SEWER
	EX. OVERHEAD ELECTRIC
	EX. UNDERGROUND GAS
	EX. GUARD RAIL
	EX. TELEPHONE RISER
	EX. MAIL BOX
	EX. END SECTION
	EX. MONITORING WELL
	EX. TRANSFORMER
	EX. UTILITY POLE
	EX. GUY WIRE
	EX. LIGHT POLE
	TITLE EXCEPTION PARCEL 1
	TITLE DISTANCE
	FIELD MEASURED DISTANCE

DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-1149681-COL, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2022 AT 7:30 AM)

The Land referred to herein below is situated in the County of Lorain, State of Ohio, and is described as follows:
Situating in the Township of Amherst, County of Lorain, and State of Ohio: And being that part of O.L. 35 bounded and described as follows:
Beginning in the centerline of Leavitt Road (State Route 58) at its intersection with the South line of land conveyed to David Anthony by deed dated April 23, 1941 and found recorded in Lorain County Deed Vol. 310, Page 442;
thence North 85° 36' West along the Southerly line of land so conveyed to David Anthony and along the Southerly line of land conveyed to Reuben Dute by deed found recorded in Volume 244, Page 413 of Lorain County Deed records a distance of 1786.67 feet to an iron pin found on the Easterly line of land conveyed to T. & P. Developers, Inc. by deed found recorded in Vol. 692, Page 439 of Lorain County Record of Deeds; said line passes through an iron set 60.22 feet from the center line of Leavitt Road as now established;
thence South 5° 21' 30" West along the East line of land so conveyed to T. & P. Developers a distance of 642.22 feet to the North line of the Ohio Turnpike;
thence North 82° 05' 30" East along the North line of the Ohio Turnpike a distance of 1648.00 feet to an iron pin and the Westerly corner of land conveyed to the Ohio Fuel Gas Co. by deed found recorded in Vol. 774, Page 29 of Lorain County Record of Deeds;
thence North 5° 34' 30" East along the Easterly line of land so conveyed to the Ohio Fuel Gas Co. a distance of 83.44 feet to an iron pin found;
thence Easterly direction and at right angles to the above line a distance of 181.28 feet to the center line of Route 58 (Leavitt Road); said line passes through an iron pin found 80.0 feet from the center line of said road;
thence North 5° 34' 30" East along the centerline of Leavitt Road a distance of 211.27 feet to the place of beginning and containing within said bounds about 18.30 acres of land be the same more or less record as Surveyed by Arnold F. Koepf Registered Surveyor No. 4306 Nov. 20, 1965.

DESCRIPTION OF PARCEL SPLIT:

Situate in Outlot 35, Town 6N, Range 18W, Amherst Township, Lorain County, Ohio, being part of an 18.3 acre parcel as conveyed to Barbara J. Sliman, Trustee of the Barbara J. Sliman Trust dated July 15, 1999 by instrument No. 20180698968 and Barbara J. Sliman, Trustee of the Peter J. Sliman Trust dated July 15, 1999 by instrument No. 2015559900 all as filed in the office of the Lorain County, Ohio Recorder and being more particularly described as follows:
All deed and plot book references being the records filed in the Lorain County, Ohio Recorder's office.
Commencing in a 1" iron rod in monument box assembly, THENCE: North 89° 04' 10" West, 0.28 feet to a point in the centerline of State Route 58/Leavitt Rd. (ROW Varies), THENCE; In said centerline, in a curve to the right, said curve having an arc length of 218.75 feet, a radius of 85,943.67 feet, and a delta angle of 0° 08' 45"; said curve also having a chord bearing of South 01° 00' 12" West, and a chord distance of 218.75 feet to a point of tangency of said curve, being centerline station 1178+12.19 as shown on the plot of said centerline in Volume 21 Page 11, THENCE; Continuing in said centerline, South 01° 04' 35" West, 926.03 feet to a point in the Grantor's North line, being centerline station 1168+86.34, THENCE; Continuing in said centerline South 01° 04' 35" West, 200.94 feet to a point, being centerline station 1166+75.40, being the TRUE POINT OF BEGINNING of the parcel herein described, THENCE;
1. Continuing in said centerline South 01° 04' 35" West, 10.00 feet to a point, being centerline station 1166+85.40, being the Northeast corner of a 0.25 acre parcel of land as conveyed to Columbia Gas Transmission, LLC as recorded in instrument No. 20110372276, THENCE;
2. Leaving said centerline, in the Northerly line of said Columbia Gas, North 89° 03' 54" West, 181.67 feet to a 1" iron rod found, THENCE;
3. Leaving said Northerly line and in the Westerly line of said Columbia Gas, South 01° 11' 04" West, 82.85 feet to a 1" iron rod found (Bent Southeast) in the Northerly right-of-way line of the Ohio Turnpike, THENCE;
4. Leaving said Westerly line, and in said Northerly right-of-way line, South 77° 42' 04" West, 224.51 feet to a 5/8" iron rod set, THENCE;
5. Leaving said Northerly right-of-way line, and in a new division through the lands of the Grantor, North 01° 10' 22" East, 144.25 feet to a 5/8" iron rod set, THENCE;
6. Continuing in a new division line, South 89° 03' 54" East, 400.00 feet to the TRUE POINT OF BEGINNING of the herein described parcel, containing 27,701 square feet, or 0.636 acres of land.
Subject to all legal highways, easements and restrictions of record.

DESCRIPTION REMAINDER PARCEL:

Situate in Outlot 35, Town 6N, Range 18W, Amherst Township, Lorain County, Ohio, being part of an 18.3 acre parcel as conveyed to Barbara J. Sliman, Trustee of the Barbara J. Sliman Trust dated July 15, 1999 by instrument No. 20180698968 and Barbara J. Sliman, Trustee of the Peter J. Sliman Trust dated July 15, 1999 by instrument No. 2015559900 all as filed in the office of the Lorain County, Ohio Recorder and being more particularly described as follows:
All deed and plot book references being the records filed in the Lorain County, Ohio Recorder's office.
Commencing in a 1" iron rod in monument box assembly, THENCE: North 89° 04' 10" West, 0.28 feet to a point in the centerline of State Route 58/Leavitt Rd. (ROW Varies), THENCE; In said centerline, in a curve to the right, said curve having an arc length of 218.75 feet, a radius of 85,943.67 feet, and a delta angle of 0° 08' 45"; said curve also having a chord bearing of South 01° 00' 12" West, and a chord distance of 218.75 feet to a point of tangency of said curve, being centerline station 1178+12.19 as shown on the plot of said centerline in Volume 21 Page 11, THENCE; Continuing in said centerline, South 01° 04' 35" West, 926.03 feet to a point in the Grantor's North line, being centerline station 1168+86.34, being the TRUE POINT OF BEGINNING of the parcel herein described, THENCE;
1. Continuing in said centerline South 01° 04' 35" West, 200.94 feet to a point, being centerline station 1166+75.40, also being the Northeast corner of a 0.636 acre parcel of land as conveyed to Columbia Gas Transmission, LLC in instrument No. 20110372276, THENCE;
2. Leaving said centerline and in the Northerly line of said Columbia Gas parcel South 89° 03' 54" West, 400.00 feet to a 5/8" iron rod set, THENCE;
3. Leaving said Northerly line, and in the Westerly line of said Columbia Gas parcel, South 01° 10' 22" West, 144.25 feet to a 5/8" iron rod set in the Northerly right-of-way line of the Ohio Turnpike, THENCE;
4. Leaving said Westerly line and in said Northerly right-of-way line, South 77° 42' 04" West, 1424.32 feet to a point in the Easterly line of the Second Revision to Sliman's Middle Ridge Allotment #3, as shown in Volume 34, Page 5, THENCE;
5. Leaving said Northerly right-of-way line, and in said subdivision's Easterly line, North 01° 03' 04" East, 642.41 feet to a 5/8" iron rod (Bramhall #8073) in the Southwesterly corner of Northpointe Estates Subdivision No. 1 as shown in Volume 85, Page 23, also being a Southerly corporation line of the City of Amherst, THENCE;
6. Leaving said Easterly line, and in the Southerly line of said Northpointe Subdivision, North 89° 59' 56" East, 949.85 feet to a 5/8" iron rod (Aztech 8249) found in the Southeast corner of said subdivision, also being the Southwest corner of a 10.49 acre parcel of land as conveyed to Amherst BTS 58 LLC, in instrument No. 20210829293, THENCE;
7. In the Southerly line of said Amherst BTS 58, LLC, and the Southerly line of a one acre parcel of land as conveyed to Donald R. Anthony in instrument No. 20190733792 South 89° 58' 38" East, 836.67 feet to the TRUE POINT OF BEGINNING of the herein described parcel, containing 759,177 square feet, or 17.428 acres of land.
Subject to all legal highways, easements and restrictions of record.

SCHEDULE B II EXCEPTIONS:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-1149681-COL, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2022)

- 1-9 NOT A SURVEY MATTER
Right Granted in favor of The Logan Gas Company Recorded: November 19, 1926 as Volume 9, Page 424. Subject to the terms and conditions thereof.
Partial Release recorded June 21, 1954 in Volume 600, Page 552 of Lorain County Records. (UNABLE TO PLOT, BLANKET IN NATURE, AFFECTS SUBJECT PARCEL)
Assignment recorded May 7, 1964 in Volume 68, Page 5 of Lorain County Records.
Partial Release recorded March 29, 1969 in Volume 982, Page 384 of Lorain County Records. (UNABLE TO PLOT, BLANKET IN NATURE, AFFECTS SUBJECT PARCEL)
Easement in favor of The Ohio Public Service Company Recorded: May 11, 1935 as Volume 277, Page 465. Subject to the terms and conditions thereof.
Partial Release recorded June 22, 1965 in Volume 909, Page 491 of Lorain County Records.
Partial Release recorded October 17, 1968 in Volume 973, Page 806 of Lorain County Records. (PLOTTED, DOES NOT AFFECT SUBJECT PARCEL)
- 11 Permit to Install Tap and Meter Also Right of Way for Domestic Service Line in favor of The Ohio Fuel Gas Company Recorded: August 25, 1953 as Volume 63, Page 23. Subject to the terms and conditions thereof. (UNABLE TO PLOT, BLANKET IN NATURE)
- 12 Release of Abutter's Rights and Restrictions disclosed in the deed recorded October 22, 1953 in Volume 583, Page 454 of Lorain County Records. (NOT A SURVEY MATTER)
- 13 Release of Abutter's Rights and Restrictions disclosed in the deed recorded October 22, 1953 in Volume 583, Page 457 of Lorain County Records. (NOT A SURVEY MATTER)
- 14 Easement in favor of the State of Ohio Recorded: October 22, 1953 as Volume 583, Page 460. Subject to the terms and conditions thereof. (PLOTTED, DOES NOT AFFECT SUBJECT PARCEL)
- 15 Right of way in favor of The Ohio Fuel Gas Company Recorded: February 2, 1954 as Volume 591, Page 357. Subject to the terms and conditions thereof. (UNABLE TO PLOT, BLANKET IN NATURE)
- 16 Release of Abutter's Rights disclosed in the deed recorded August 11, 1954 in Volume 605, Page 141 of Lorain County Records.
Note: Reference is made to retention of limited access rights to St. Rt. 58/Leavitt Rd. (PLOTTED, DOES NOT AFFECT SUBJECT PARCEL)
- 17

Right of way in favor of The Ohio Fuel Gas Company Dated: August 16, 1955 Recorded: October 20, 1955 as Volume 644, Page 119. Subject to the terms and conditions thereof. (UNABLE TO PLOT, BLANKET IN NATURE, DOES NOT AFFECT SUBJECT PARCEL)

Permit to Install Tap and Meter Also Right of Way for Domestic Service Line in favor of The Ohio Fuel Gas Company Dated: September 15, 1956 Recorded: October 22, 1956 as Volume 679, Page 362. Subject to the terms and conditions thereof.
Assignment is recorded October 21, 1969 in Volume 994, Page 456 of Lorain County Records. (UNABLE TO PLOT, BLANKET IN NATURE, DOES NOT AFFECT SUBJECT PARCEL)

Easement in favor of Ohio Edison Company Recorded: February 19, 1959 as Volume 739, Page 660. Subject to the terms and conditions thereof. (PLOTTED, AFFECTS SUBJECT PARCEL)

Easement for Highway Purpose in favor of The State of Ohio recorded in Volume 746, Page 424 of Lorain County Records. (ONE PARCEL PLOTTED, AS SHOWN)

Easement for Electrolysis Unit in favor of Columbia Gas Transmission Corp Dated: November 14, 1974 Recorded: January 9, 1975 as Volume 1117, Page 108. Subject to the terms and conditions thereof. (PLOTTED, AS SHOWN, NO PHYSICAL EVIDENCE)

Right of way easement in favor of Rural Lorain County Water Authority Recorded: June 04, 1985 as Volume 1376, Page 35. Subject to the terms and conditions thereof. (PLOTTED, AS SHOWN)

Right of way easement in favor of Rural Lorain County Water Authority Recorded: October 15, 1986 as Volume 1408, Page 19. Subject to the terms and conditions thereof. (PLOTTED, DOES NOT AFFECT SUBJECT PROPERTY, OFF SITE; +/- 1,000' SOUTH)

Rights of Public and others entitled thereto in and to the use of that part of the insured premises within the bounds of Leavitt Road (state Route 58). (NOT A SURVEY MATTER)

Any reference to acreage or area in the description of the land in Schedule A is for informational purposes only and the accuracy of the area stated is not insured. (AS-SURVEYED ACREAGE NOTED)

SURVEYORS CERTIFICATE:

To: (i) Campos; (ii) First American Title Insurance Company;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof. The fieldwork as completed on 01/10/2023.

Scott Lindgren
Scott Lindgren, P.S.
Professional Surveyor No. S-7853
slindgren@metrocon.net

Dated: 2023-01-23



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

Revisions	DATE	DESCRIPTION

Project Number	Date
1037-22-11471	01/20/2022

P.M.	Checked by	Drawn by	Crew/Book
SL	SL	EXT	TM

Client:
CAMPOS

Project:
**AMHERST STATION
OUT LOT 35**

Site Address:
LEAVITT RD.
AMHERST, OH 44001

County	Community
LORAIN	AMHERST

Township	Range	Outlot
6N	18W	35

Professional Name	Date
###	###

The
CAMPOS AMHERST POD

ALTA / NSPS LAND TITLE SURVEY



Drawing Scale	Sheet Number
1" = 50'	##