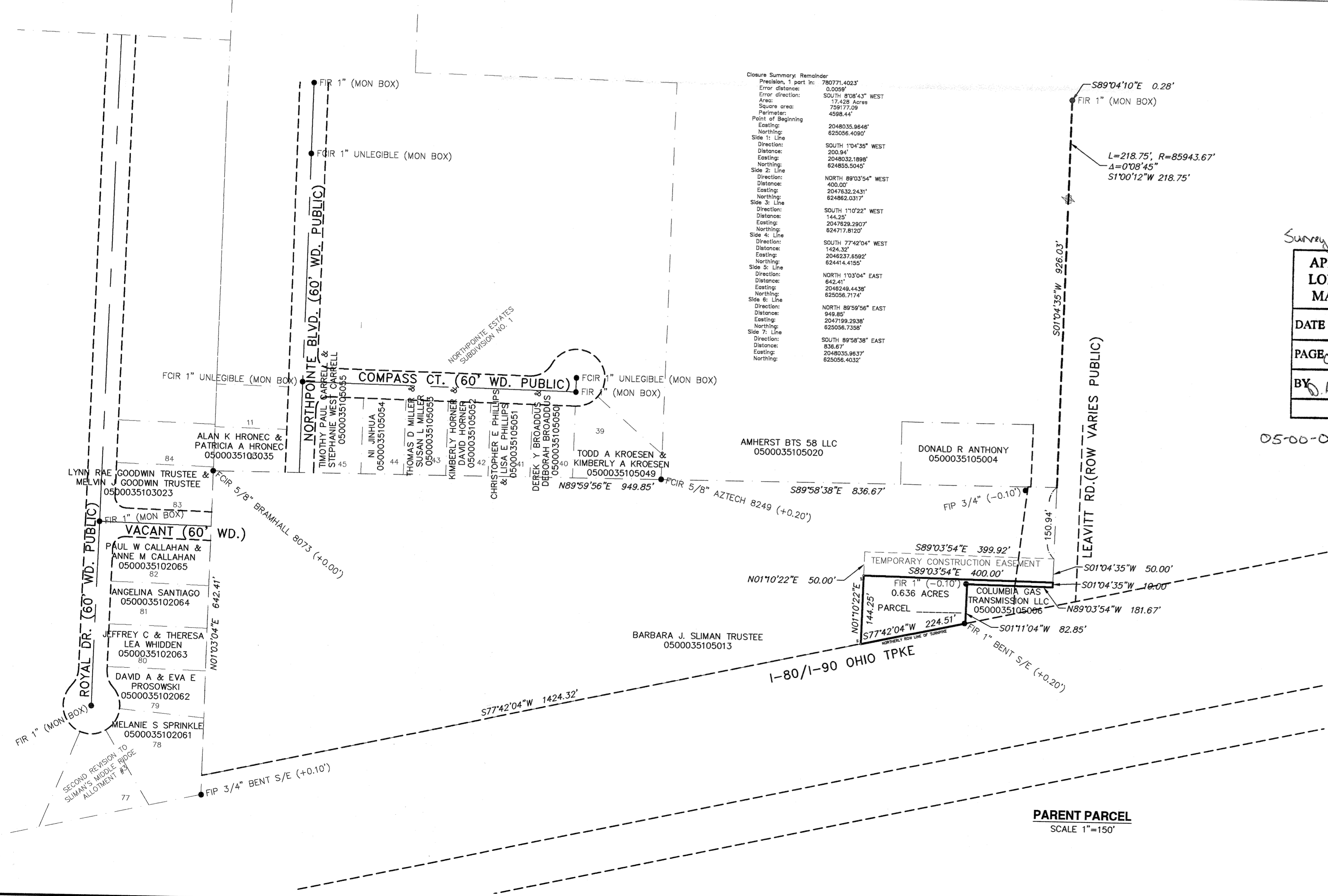
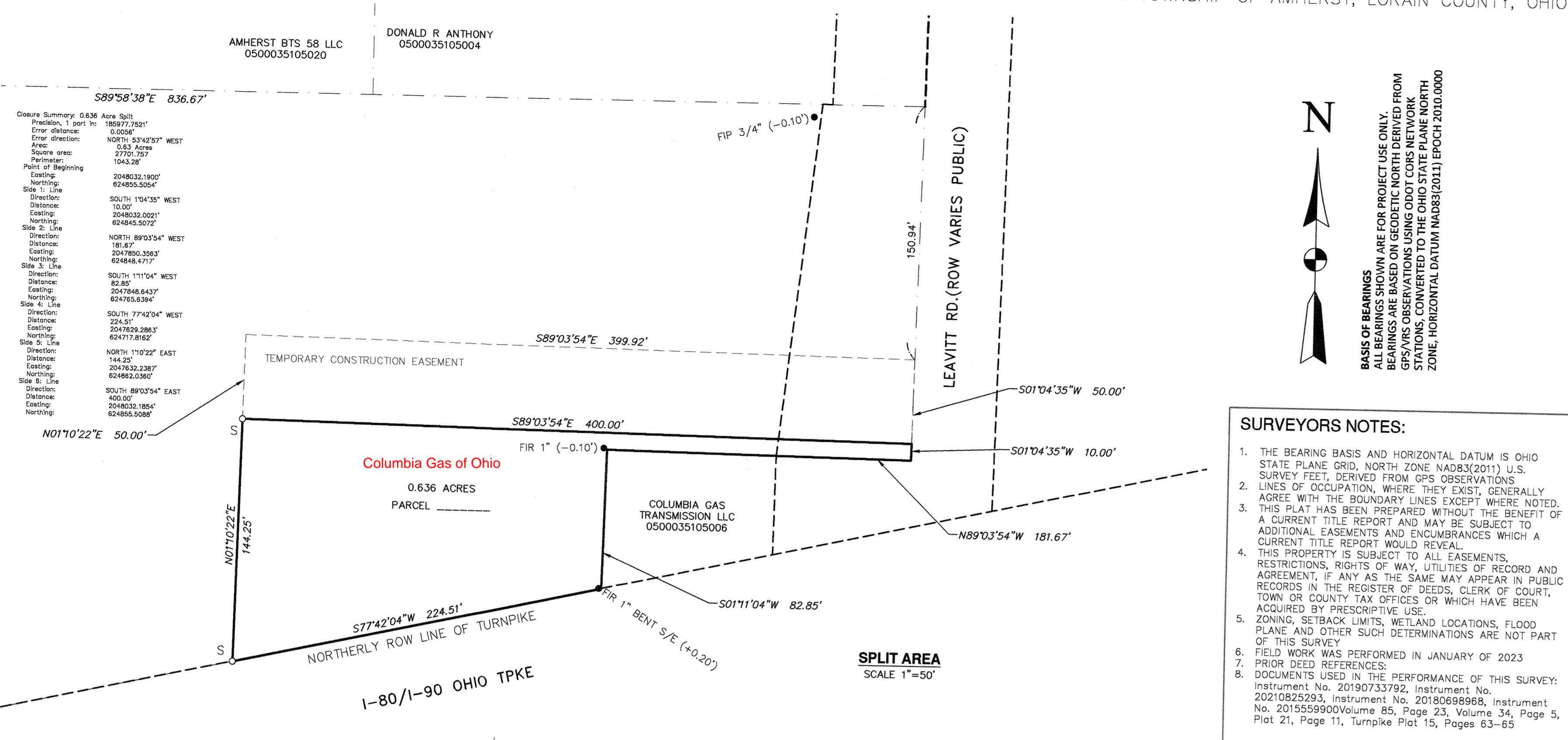


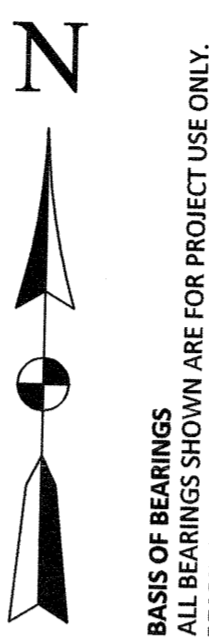
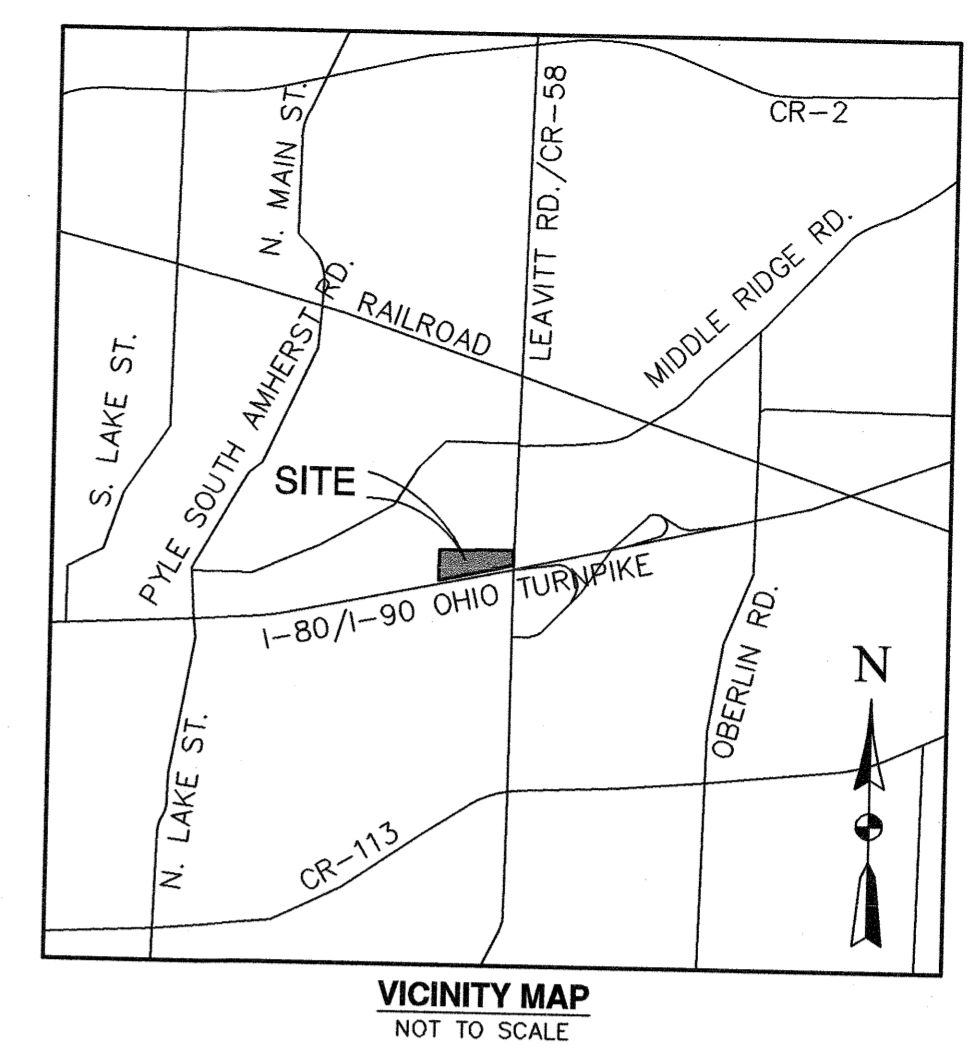
# BOUNDARY SURVEY/LOT SPLIT

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



### LEGEND

	EX. PROPERTY LINE
	EX. SECTION LINE
	EX. EASEMENT LINE
	EX. CURB/PAVEMENT
	EX. METAL FENCE
	EX. SIGN
	FOUND MONUMENTATION AS NOTED SET 1/2" 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. GUT WIRE
	EX. LIGHT POLE
	TITLE EXCEPTION PARCEL 1
	TITLE DISTANCE
	FIELD MEASURED DISTANCE



**BASIS OF BEARINGS**  
ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS ARE BASED ON GEODETIC NORTH DERIVED FROM GPS OBSERVATIONS USING ODOT CORS NETWORK STATION 18010222E. STATE PLANE NORTH ZONE, HORIZONTAL DATUM NAD83(2011) EPOCH 2010.0000

### SURVEYORS NOTES:

1. THE BEARING BASIS AND HORIZONTAL DATUM IS OHIO STATE PLANE GRID, NORTH ZONE NAD83(2011) U.S. SURVEY FEET, DERIVED FROM GPS OBSERVATIONS
2. LINES OF OCCUPATION, WHERE THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT WHERE NOTED.
3. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND ENCUMBRANCES WHICH A CURRENT TITLE REPORT WOULD REVEAL.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, UTILITIES OF RECORD AND AGREEMENT, IF ANY AS THE SAME MAY APPEAR IN PUBLIC RECORDS IN THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
5. ZONING, SETBACK LIMITS, WETLAND LOCATIONS, FLOOD PLANE AND OTHER SUCH DETERMINATIONS ARE NOT PART OF THIS SURVEY.
6. FIELD WORK WAS PERFORMED IN JANUARY OF 2023
7. PRIOR DEED REFERENCES:  
INSTRUMENT NO. 20190733792, INSTRUMENT NO. 20210825293, INSTRUMENT NO. 20180698968, INSTRUMENT NO. 2015559900 Volume 85, Page 23, Volume 34, Page 5, Plot 21, Page 11, Turnpike Plot 15, Pages 63-65

### 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 plat 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 85.94357 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 plat of said centerline in Volume 21 Page 11, THENCE; Continuing in said centerline, South 01° 04' 35" West, 928.03 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 1168+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+65.40, 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; Southeast in the Northerly right-of-way line of the Ohio Turnpike, 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 plat 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 85.94357 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 plat of said centerline in Volume 21 Page 11, THENCE; Continuing in said centerline, South 01° 04' 35" West, 928.03 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 0.63 acre parcel of land as conveyed to Columbia Gas Transmission, LLC in instrument No. THENCE;
2. Leaving said centerline and in the Northerly line of said Columbia Gas parcel, North 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, 224.51 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 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. 20210825293, 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' 39" 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.

### SURVEYORS CERTIFICATE:

I hereby certify that this plat or map is, to the best of my knowledge and belief, is a correct representation of a field survey made under my direction. All monumentation was set or found, as shown. The fieldwork was completed on 01/12/2023.

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

Date: 2023-01-23

**811** Know what's below. Call before you dig.

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 ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

### Revisions

DATE	DESCRIPTION



Project Number	1037-22-11471	Date	01/23/2022
P.M.	SL	Checked by	SL
Drawn by	EKT	Low/Book	TM
Client	CAMPOS		
Project	AMHERST STATION OUT LOT 35		
Site Address	LEAVITT RD. AMHERST, OH 44001		
County	LORAIN	Community	AMHERST
Township	6N	Range	18W
		Outlot	35

Professional Name	DATE
NAME	DATE
Title	
SLIMAN LOT SPLIT	
Drawing Scale	Sheet Number
1" = 50'	01