

LOT SPLIT SURVEY FOR AMHERST CONSOLIDATED PROPERTIES, LLC

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

LINE TABLE		
LINE #	LENGTH	BEARING
L1	299.92' (C)	N 89°28'50" W
L2	30.00' (C)	N 68°32'13" W
L3	70.00' (C)	N 21°27'47" E
L4	276.22' (C)	S 68°32'13" E
L5	32.37' (C)	N 36°33'45" E
L6	60.00' (C)	S 53°26'15" E
L7	21.66' (C)	S 68°32'13" E
L8	100.15' (C)	N 58°58'11" E
L9	32.52' (C)	N 58°08'22" E
L10	21.41' (C)	N 21°44'42" W
L11	60.00' (C)	N 68°15'18" E
L12	162.91' (C)	S 58°08'22" W
L13	60.00' (C)	N 58°30'28" E
L14	22.76' (C)	N 00°06'12" E
L15	60.00' (C)	N 89°44'00" W
L16	29.24' (C)	S 00°06'12" W
L17	427.90' (C)	S 89°53'48" E
L18	100.00' (C)	S 00°06'12" W
L19	187.45' (C)	S 20°08'06" W
L20	100.15' (C)	S 58°58'11" W
L21	126.25' (C)	N 01°24'25" W
L22	136.17' (C)	N 89°29'22" W
L23	175.91' (C)	S 21°44'42" E
L24	53.60' (C)	S 63°06'05" W
L25	19.68' (C)	S 36°46'20" E
L26	35.65' (C)	S 26°53'55" E
L27	63.97' (C)	S 18°05'01" E
L28	65.60' (C)	S 09°16'08" E
L29	131.08' (C)	S 00°00'28" E
L30	46.68' (C)	S 04°15'02" E
L31	46.97' (C)	S 14°22'23" E
L32	47.83' (C)	S 00°07'26" E
L33	21.22' (C)	N 89°52'34" E
L34	15.00' (C)	S 89°52'34" W
L35	131.34' (C)	S 00°03'51" E
L36	100.00' (C)	S 71°11'24" W
L37	43.31' (C)	S 76°34'17" W
L38	234.46' (C)	S 89°48'49" W
L39	128.55' (C)	S 61°17'49" W
L40	92.50' (C)	S 35°15'12" W
L41	64.45' (C)	S 09°12'35" W
L42	113.06' (C)	S 14°48'21" E
L43	82.20' (C)	S 33°26'58" E
L44	50.17' (C)	S 00°06'31" E
L45	87.00' (C)	N 58°08'22" E
L46	151.30' (C)	S 21°44'42" E
L47	75.91' (C)	N 58°08'22" E
L48	79.38' (R&U)	S 00°43'00" W
L49	189.74' (R&U)	S 00°00'48" E
L50	360.17' (C)	N 01°29'43" E
L51	210.96' (C)	S 00°38'44" W
L52	70.00' (C)	N 21°27'47" E
L53	60.00' (R&U)	S 89°53'48" E

LINE TABLE		
LINE #	LENGTH	BEARING
L54	32.32' (R&U)	N 00°06'12" E
L55	102.99' (R&U)	N 04°50'33" E
L56	206.32' (R&U)	N 04°41'14" E
L57	323.41' (R&U)	N 43°36'52" E
L58	260.75' (R&U)	N 79°09'40" E
L59	62.87' (R&U)	N 78°30'40" E
L60	74.44' (R&U)	N 67°39'41" E
L61	58.72' (R&U)	N 42°32'18" E
L62	281.02' (R&U)	N 45°54'30" E
L63	128.70' (R&U)	N 89°15'42" E
L64	267.09' (R&U)	N 45°08'02" E
L65	161.76' (R&U)	N 11°30'50" E
L66	305.33' (R&U)	N 35°09'25" E
L67	300.38' (R&U)	N 42°59'41" E
L68	195.32' (R&U)	N 36°14'26" E
L69	276.73' (R&U)	N 33°56'40" E
L70	117.31' (R&U)	N 33°58'40" E
L71	277.82' (R&U)	N 46°46'28" E
L72	357.87' (R&U)	N 65°43'38" E
L73	249.81' (R&U)	N 70°11'35" E
L74	282.96' (R&U)	S 00°51'53" W
L75	23.46' (R&U)	S 21°27'47" W
L76	318.63' (R&U)	N 89°08'57" W
L77	149.96' (R&U)	S 00°49'30" W
L78	262.16' (R&U)	S 89°08'57" E
L79	60.00' (R&U)	S 89°44'00" W
L80	108.27' (R&U)	S 21°27'47" W
L81	108.28' (R&U)	S 21°27'47" W
L82	143.35' (R&U)	S 01°06'27" W
L83	78.53' (R&U)	S 01°06'27" W
L84	327.21' (C)	N 21°44'42" W

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	47.12'	30.00'	42.43'	S 23°32'13" E	30.00'	90°00'00"
C2	39.22'	30.00'	36.48'	N 74°00'46" E	22.98'	74°54'03"
C3	55.03'	30.00'	47.63'	S 15°59'14" E	39.17'	105°05'57"
C4	430.61'	470.00'	415.70'	N 85°12'59" E	231.75'	52°29'36"
C5	421.76'	530.00'	410.71'	N 81°46'01" E	222.76'	45°35'39"
C6	1182.98'	1460.00'	1150.88'	N 81°21'06" E	626.13'	46°25'28"
C7	41.83'	30.00'	38.52'	N 18°11'50" E	25.12'	79°53'04"
C8	52.42'	30.00'	46.00'	S 71°48'10" E	35.83'	100°06'56"
C9	166.07'	955.00'	165.86'	N 63°07'17" E	83.25'	09°57'49"
C10	52.15'	30.00'	45.83'	N 18°18'20" E	35.50'	99°35'44"
C11	25.30'	305.00'	25.29'	S 29°06'56" E	12.66'	04°45'12"
C12	40.87'	30.00'	37.78'	S 65°45'58" E	24.32'	78°03'15"
C13	269.78'	955.00'	268.89'	S 83°18'00" W	135.80'	16°11'09"
C14	292.26'	235.00'	273.79'	N 55°45'50" E	168.42'	71°15'28"
C15	491.13'	590.00'	477.08'	N 43°58'57" E	260.80'	47°41'41"
C16	527.79'	446.50'	497.59'	N 33°58'00" E	299.62'	67°43'36"
C17	269.69'	101.50'	197.07'	N 03°00'43" E	410.77'	152°14'28"
C18	39.29'	101.50'	39.04'	S 55°10'38" E	19.90'	22°10'47"
C19	76.69'	101.50'	74.88'	S 38°29'58" W	40.28'	43°17'41"
C20	622.35'	526.50'	586.74'	S 33°58'00" W	353.30'	67°43'36"
C21	424.54'	510.00'	412.39'	S 43°58'57" W	225.44'	47°41'41"
C22	391.76'	315.00'	367.00'	S 55°45'50" W	225.76'	71°15'28"
C23	507.83'	875.00'	500.74'	N 74°45'58" E	261.29'	33°15'12"
C24	1247.80'	1540.00'	1213.95'	N 81°21'06" E	660.44'	46°25'28"
C25	358.10'	450.00'	348.72'	N 81°46'01" E	189.14'	45°35'39"
C26	503.90'	550.00'	486.46'	S 85°12'59" W	271.19'	52°29'36"
C27	47.12'	30.00'	42.43'	S 66°27'47" W	30.00'	90°00'00"
C28	357.77'	875.00'	355.29'	S 79°40'45" W	181.42'	23°25'39"
C29	46.67'	955.00'	46.66'	N 89°59'35" E	23.34'	02°48'00"
C30	5.15'	830.00'	5.15'	N 89°41'54" E	2.57'	00°21'19"
C31	223.12'	955.00'	222.61'	N 81°54'00" E	112.07'	13°23'10"
C32	56.16'	1540.00'	56.16'	S 59°11'03" W	28.08'	02°05'22"
C33	150.06'	875.00'	149.88'	S 63°03'09" W	75.21'	09°49'34"
C34	336.53'	450.00'	328.75'	S 83°08'22" W	176.57'	42°50'56"
C35	1191.64'	1540.00'	1162.13'	S 82°23'47" W	627.45'	44°20'06"
C36	21.56'	450.00'	21.56'	S 60°20'33" W	10.78'	02°44'43"


TABLE OF OWNERSHIP	
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.)	05-00-054-000-039 AARON R. TAYLOR, ET AL O.R. VOLUME 1482, PAGE 859 5.78 ACRES (REC.) 5.7656 ACRES (CALC.)
05-00-046-000-036 OHIO TURNPIKE COMMISSION INST. # 2005-0063113	05-00-047-000-024 OHIO TURNPIKE COMMISSION INST. # 2005-0063113
05-00-055-000-038 OHIO TURNPIKE COMMISSION INST. # 2003-0946342	05-00-047-000-016 LORAIN COUNTY VISITORS BUREAU INST. # 2001-0767278 1.1476 ACRES (REC.) 1.1506 ACRES (CALC.)
05-00-055-000-037 7836 OBERLIN, LTD INST. # 2008-0271282 2.8442 ACRES (REC.) 2.8443 ACRES (CALC.)	05-00-047-000-017 ESP BREWING AND CONSULTING, LLC INST. #2019-0719139 1.1478 ACRES (REC. & CALC.)
05-00-055-000-028 JEFFERY PILARSH INST. # 2002-0812694 1.00 ACRE (REC.) 0.9997 OF AN ACRE (CALC.)	05-00-047-000-014 SWANZER FAMILY, LLC INST. # 2022-0879248
05-00-047-000-025 OHIO TURNPIKE COMMISSION INST. # 2005-0063113	05-00-048-000-015 BARBARA J. SLIMAN, TRUSTEE INST. # 2015-0559900
05-00-054-000-052 DAVID S. STACKNICK INST. #2016-0603815	05-00-048-000-040 JOHN A. PENTON, TRUSTEE INST. # 2018-0666621
05-00-054-000-051 MICHAEL D. BRYDA INST. #2013-0463139	05-00-048-000-063 PETE A. DESKINS INST. # 2012-0406628
05-00-054-000-016 JAY BARDAR INST. # 2010-0326577 ABOUT 0.50 OF AN ACRE (REC.) 0.4994 OF AN ACRE (CALC.)	05-00-048-000-052 JANET K. WYATT INST. #2018-0690857
05-00-054-000-006 JAY BARDAR INST. # 2010-0326577 0.4106 OF AN ACRE (REC.) 0.4101 OF AN ACRE (CALC.)	05-00-048-000-053 STANLEY O. & HELEN J. BARNARD, TRUSTEES INST. #2003-0897243
05-00-047-000-030 FIOR, LLC INST. #2022-0879227	05-00-053-000-043 STANLEY O. & HELEN J. BARNARD, TRUSTEE INST. # 2003-0897243
05-00-054-000-037 NEIL J. LYNCH & GEORGIANNE LYNCH INST. # 2015-0565302 3.464 ACRES (REC.) 3.4724 ACRES (CALC.)	05-00-053-000-049 ROBERT W. & JANE L. SMITH INST. # 2020-0771365
05-00-054-000-038 DENISE M. BOWERS & TIMOTHY BOWERS 1.536 ACRES (REC.) 1.5360 ACRES (CALC.)	05-00-053-000-050 MAX & SHARON L. KRZEMENIEWSKI VOL. 1302, PG. 392
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.)	05-00-053-000-041 ETHAN H. FRAZIER & BETH ANN FRAZIER INST. #2019-0722231
05-00-054-000-018 JAMES A. WRIGHT O.R. VOLUME 44, PAGE 312 5.013 ACRES (REC.) 5.0119 ACRES (CALC.)	05-00-053-000-047 TERRENCE A. LINDNER DOC. #2019-0712966
05-00-054-000-044 DEWEY F. & ELLEN M. HEMBREE INST. # 1998-0523703 7.5909 ACRES (REC.) 7.5827 ACRES (CALC.)	05-00-053-000-045 DUSTIN J. NIEMIEC KATHRYN S. NIEMIEC INST. #2020-0782966
05-00-054-000-045 JEFFREY P. & JANET L. ECKENRODE INST. # 2000-0689455 3.6391 ACRES (REC.) 3.6395 ACRES (CALC.)	05-00-053-000-057 RICHARD K. BAKOS INST. #2012-0430872
05-00-054-000-046 WILHELM G. SPIEGELBERG, II & FAITH D. HOFFMAN INST. # 2009-0301051 2.4906 ACRES (REC.) 2.4909 ACRES (CALC.)	05-00-054-000-060 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2021-0854748 1.1114 ACRES (REC.)
	05-00-054-000-061 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2021-0854749 1.1114 ACRES (REC.)
	05-00-054-000-062 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2021-0854750 1.1115 ACRES (REC.)

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		

J:\196052B\Perpaul\Development\Drawings\Overall\Spits for Redwood_Ryan_Kchov18-5028 Master for Spits (Prior to Subdivisions) (Orig. Printed: Mar. 14, 2023 - 11:04am)

DATE	BY	DESCRIPTION
11-18-2022	CLH	ISSUE TO CLIENT

- 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.
 - LOT CONSOLIDATION FOR AMHERST CONSOLIDATED PROPERTIES, LLC PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY, INC. DATED MARCH 2022.

DRAWN BY: SJM	 <p>BRAMHALL 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. 19-5052B