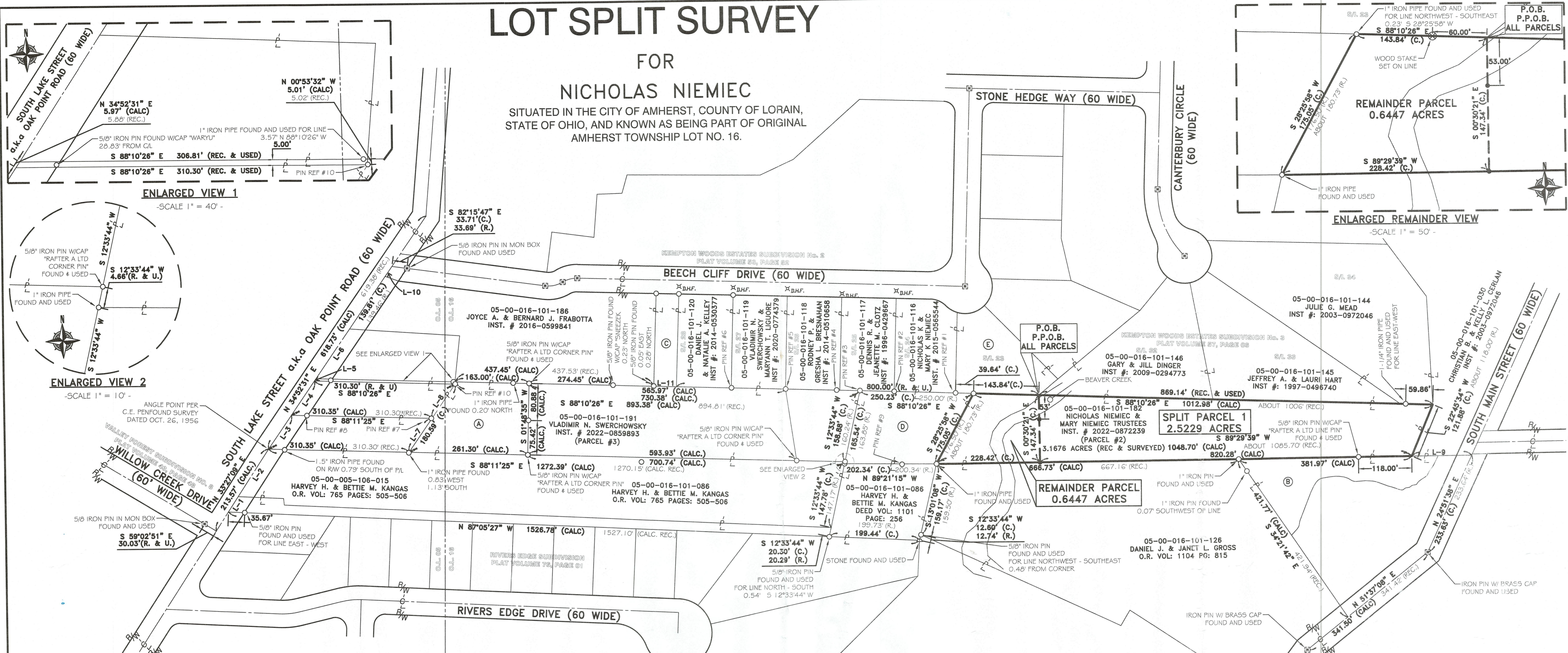


# LOT SPLIT SURVEY

FOR  
NICHOLAS NIEMIEC

SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN,  
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL  
AMHERST TOWNSHIP LOT NO. 16.



ENLARGED VIEW 1

-SCALE 1" = 40'-

ENLARGED VIEW 2

-SCALE 1" = 10'-

ENLARGED REMAINDER VIEW

-SCALE 1" = 50'-

**LEGEND:**

- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH CAP STAMPED "Rafter A Ltd" (LINE PINS = GREEN, CORNER PINS = YELLOW)
- ☐ MONUMENT BOX FOUND AS NOTED
- ⊠ STONE FOUND AS NOTED
- ⊗ D.H.F. DRILL HOLE FOUND
- ⊗ WOOD LINE STAKE SET

**REFERENCES**

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- ASHLAND COUNTY TAX MAPS
- PLAT OF SURVEY PREPARED BY C.E. PENFOUND, FOR MERLE D. & RUTH R. LEHMAN, DATED OCTOBER 26, 1956.
- PLAT OF SURVEY PREPARED BY MCGANNON SURVEYING LLC, FOR DANIEL J. & NATALIE A. KELLEY, DATED JANUARY 16, 2016.
- PLAT OF SURVEY PREPARED BY C.E. PENFOUND, FOR MERLE D. & RUTH R. LEHMAN, DATED DECEMBER 10, 1955.
- PLAT OF SURVEY PREPARED BY ARNOLD KOEPP, DATED APRIL 5, 1985.
- PLAT OF SURVEY PREPARED BY ENVIRO TECH CONSULTANTS INC, FOR STEVEN PRICE, DATED AUG 3, 1978.
- PLAT OF SURVEY PREPARED BY CHARLES P. WARYU, FOR STEVEN PRICE, DATED DECEMBER, 1991.
- PLAT OF SURVEY PREPARED BY RAFTER A, LTD., FOR MICHAEL AND MARY CONGELIO, DATED OCT & NOV 2021.

**BASIS OF BEARINGS**

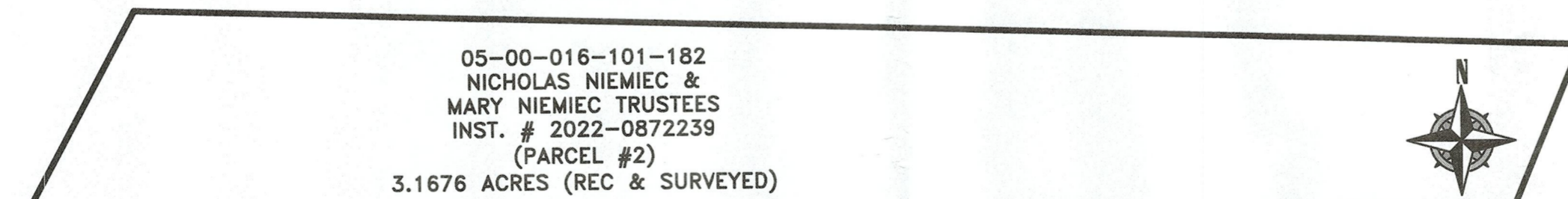
BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF SOUTH LAKE STREET AND IS ASSUMED TO BE NORTH 34° 52' 31" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN OCTOBER AND NOVEMBER OF 2021, SEPTEMBER OF 2022, AND MARCH OF 2023.

REV.	BY	DATE	DESCRIPTION
1	JSR	04-07-2023	ISSUE TO CLIENT
2	JSR	04-19-2023	REVISED PPN - I & 2



51069  
APPROVED  
LORAIN CO  
MAP DEPT  
DATE 11/27/23  
PAGE 05-00-016  
BY A. Curden  
#23-04798



PRE-SPLIT PARCEL SUMMARY

-NOT TO SCALE-



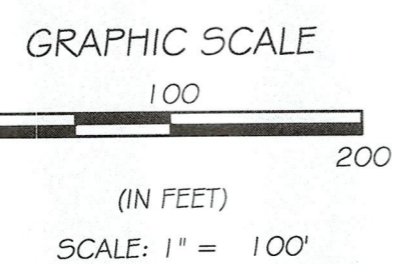
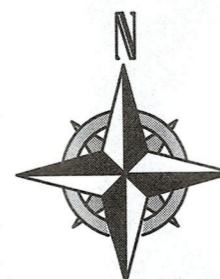
POST-SPLIT PARCEL SUMMARY

-NOT TO SCALE-

(A)	05-00-016-101-194 MICHAEL S. AND MARY F. CONGELIO INST. # 2023-0904915
(B)	05-00-016-101-070 DON BUCHS, DBA SANDUSKY O.R. VOLUME 492, PAGE 335
(C)	05-00-016-101-185 DANIEL J. & NATALIE A. KELLY INST. #: 2016-0599840
(D)	05-00-016-101-049 NICHOLAS NIEMIEC & MARY NIEMIEC TRUSTEES INST. # 2022-0872239 (PARCEL #1) 0.8212 ACRES (REC)
(E)	05-00-016-101-115 ARIEL S. HALLER INST. # 2005-0052564

LINE REFERENCE TABLE			
L-1	40.00' (R&U)	N 33°27'09" E	
L-2	124.05' (CALC.) 124.32' (REC.)	N 33°27'09" E	
L-3	90.00' (R&U)	N 34°52'31" E	
L-4	90.70' (CALC.) 90.00' (REC.)	N 34°52'31" E	
L-5	5.97' (CALC.) 5.88' (REC.)	N 34°52'31" E	
L-6	132.15' (CALC.) 132.07' (REC.)	N 34°52'31" E	
L-7	90.00' (R&U)	N 34°52'31" E	
L-8	90.59' (CALC.) 90.00' (REC.)	N 34°52'31" E	
L-9	132.00' (R&U)	N 89°29'39" E	
L-10	26.31' (R&U)	N 34°52'31" E	
L-11	50.00' (R&U)	S 88°10'26" E	

PIN REFERENCE TABLE	
PIN REF #	PIN DESCRIPTION
PIN REF #1	5/8" IRON PIN FOUND AND USED
PIN REF #2	5/8" IRON PIN FOUND 0.13' NORTH, 0.02' WEST
PIN REF #3	3/4" IRON PIPE FOUND AND USED FOR LINE 0.13' N 12°33'44" E
PIN REF #4	3/4" IRON PIPE FOUND 0.15' NORTH
PIN REF #5	5/8" IRON PIN FOUND 0.16' NORTH, 0.04' EAST
PIN REF #6	5/8" IRON PIN FOUND 0.11' NORTH, 0.13' EAST
PIN REF #7	1" IRON PIPE FOUND AND USED FOR LINE E-W 1.58' WEST OF CORNER
PIN REF #8	1" IRON PIPE FOUND AND USED FOR LINE E-W 34.04' EAST OF CORNER
PIN REF #9	1" IRON PIPE FOUND 1.08' SOUTH OF LINE
PIN REF #10	5/8" IRON PIN "WARYU" FOUND 0.41' NORTH, 0.03' EAST
PIN REF #11	5/8" IRON PIN W/ CAP "RAFTER A LTD CORNER PIN" FOUND & USED



Approved  
Amherst Planning Commission

4-20-23  
Date

LOT SPLIT SURVEY  
SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 16.

NICHOLAS NIEMIEC  
71 BEECH CLIFF DRIVE  
AMHERST, OH 44001

**RAFTER A, LTD**  
LAND SURVEYING • ENGINEERING • TESTING  
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074  
440-707-4014 • www.raftera.com • info@raftera.com

DRAWN BY: JSR  
JOB No: 3127-23  
CHECKED BY: JAD  
SHEET 1 of 1