

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

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF
STATE ROUTE 58 WHICH WAS ASSUMED
TO BE NORTH 00° 06' 12" EAST.

AS SURVEYED BY BRAMHALL ENGINEERING &
SURVEYING COMPANY IN SEPTEMBER 2004
AND UPDATED IN FEBRUARY 2012 AND IN
AUGUST 2021.

GRAPHIC SCALE

0 60 120 240
(IN FEET)
SCALE: 1" = 120'

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 DATED FEBRUARY 2012.
- SANDSTONE PARKWAY DEDICATION PLAT PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY RECORDED IN PLAT VOLUME 113, PAGES 54-59 AND PLAT VOLUME 117, PAGES 1-6 (REFILE).
- LOT CONSOLIDATION SURVEY PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATED MARCH 11, 2022.
- LOT SPLIT SURVEY FOR AMHERST CONSOLIDATED PROPERTIES, LLC PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATE MARCH 14, 2023.
- SANDSTONE PARKWAY EASEMENT PLAT PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY RECORDED IN PLAT VOLUME 115, PAGES 60-65.
- SANDSTONE MILL SUBDIVISION NO. 1 PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY RECORDED IN PLAT VOLUME 115, PAGES 81-86 AND PLAT VOLUME 117, PAGES 7-12 (REFILE).
- RIGHT OF WAY TAKE PLAN PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY RECORDED IN PLAT VOLUME 116, PAGES 50-51.

LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." TO BE SET AFTER CONSTRUCTION OF SANDSTONE PARKWAY
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET
- IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN FOUND WITH CAP STAMPED "O.D.O.T."
- MONUMENT BOX WITH IRON PIPE OR PIN FOUND INSIDE
- MONUMENT BOX WITH 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." TO BE SET AFTER CONSTRUCTION OF SANDSTONE PARKWAY
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST
- C CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE

51392
APPROVED
LORAIN CO
MAP DEPT
DATE 2/19/25
PAGE 05-00-047
BY ACorden
#25-04976

NOTES:

- SEE SHEET 2 FOR CURVE AND LINE TABLES.
- SEE SHEET 2 FOR MONUMENT TABLE.
- SEE SHEET 2 FOR OWNERSHIP TABLE.

SURVEYOR'S CERTIFICATE:

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469
DATE 1/21/2025



DRAWN BY:
SJM

CHECKED BY:
AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SPLIT PARCEL "B"
ACREAGE
2.0038 ACRES
(87,285.53 S.F.)
0.1443 OF AN ACRE
(6,287.06 S.F.)
WITHIN R/W

REMAINDER PARCEL "D"
ACREAGE
0.6653 OF ACRE
(28,980.47 S.F.)
0.1379 OF AN ACRE
(6,004.81 S.F.)
WITHIN R/W

05-00-047-000-079
SANDSTONE TWO, LLC
(REMAINDER PARCEL SANDSTONE
MILL SUBDIVISION NO. 1
P.V. 115, PGS. 81-86
52.2052 ACRES (REC.)

05-00-047-000-037
AMHERST CONSOLIDATED PROPERTIES, LLC
INST. #2023-0911577
30.6630 ACRES (REC.)

SPLIT PARCEL "A"
ACREAGE
4.0254 ACRES
(175,346.42 S.F.)
0.5398 OF AN ACRE
(23,512.05 S.F.)
WITHIN R/W

REMAINDER PARCEL "D"
SEE BREAKDOWN
ABOVE

P.O.C.
ALL PARCELS

LOCATION MAP
-NOT TO SCALE-

DATE	BY	DESCRIPTION
01-02-2025	CLH	ISSUE TO CLIENT FOR PRELIMINARY REVIEW
01-21-2025	CLH	ISSUE TO CLIENT

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T.P.O.B.
REMAINDER
PARCEL "C"

T.P.O.B.
SPLIT PARCEL "B"

T.P.O.B.
SPLIT PARCEL "A"

T.P.O.B.
REMAINDER
PARCEL "D"

STATE ROUTE 58 (R/W VARIES)
(a.k.a. LEAVITT ROAD)

SHEET
1 OF 2

JOB NO.
19-5052L

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

LINE TABLE		
LINE #	LENGTH	BEARING
L1	60.00'	N 89°44'00" W
L2	80.00'	S 89°45'22" E
L3	50.00'	S 00°06'12" W
L4	60.00'	S 89°53'48" E
L5	32.32' (R&U)	N 00°06'12" E
L6	43.12' (C)	N 04°50'33" E
L7	60.00' (R&U)	S 89°53'48" E
L8	59.87' (C)	N 04°50'33" E
L9	102.99' (R&U)	N 04°50'33" E
L10	206.32' (R&U)	N 04°41'14" E
L11	323.41' (R&U)	N 43°36'52" E
L12	260.75' (R&U)	N 79°09'40" E
L13	62.87' (R&U)	N 78°30'40" E
L14	74.44' (R&U)	N 67°39'41" E
L15	58.72' (R&U)	N 42°32'18" E
L16	281.02' (R&U)	N 45°54'30" E
L17	128.70' (R&U)	N 89°15'42" E
L18	267.09' (R&U)	N 45°08'02" E
L19	161.76' (R&U)	N 11°30'50" E
L20	305.33' (R&U)	N 35°09'25" E
L21	300.38' (R&U)	N 42°59'41" E
L22	195.32' (R&U)	N 36°14'26" E
L23	276.73' (R&U)	N 33°56'40" E
L24	117.31' (R&U)	N 33°58'40" E
L25	277.82' (R&U)	N 46°46'28" E
L26	187.45' (R&U)	S 20°08'06" W
L27	427.90' (R&U)	S 89°53'48" E
L28	29.24' (R&U)	S 00°06'12" W
L29	520.00' (R&U)	N 89°44'00" W

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	76.69'	101.50'	74.88'	S 38°29'58" W	40.28'	43°17'41"
C2	357.77'	875.00'	355.29'	S 79°40'45" W	181.42'	23°25'39"
C3	391.76'	315.00'	367.00'	S 55°45'50" W	225.76'	71°15'28"
C4	424.54'	510.00'	412.39'	S 43°58'57" W	225.44'	47°41'41"
C5	622.35'	526.50'	586.74'	S 33°58'00" W	353.30'	67°43'36"
C6	39.29'	101.50'	39.04'	S 55°10'38" E	19.90'	22°10'47"

TABLE OF MONUMENTS	
PIN	DESCRIPTION
M-1	FOUND 5.46' WEST 0.19' SOUTH
M-2	MONUMENT BOX WITH IRON PIPE FOUND & USED (REFERENCE LOCATED ON NOVEMBER 2004 BY BRAMHALL ENGINEERING & SURVEYING COMPANY)
P-1	IRON PIN FOUND
P-2	1/2" IRON PIPE FOUND 1.22' EAST 0.82' NORTH
P-3	IRON PIN FOUND & USED
P-4	3/4" IRON PIPE FOUND
P-5	IRON PIN FOUND
P-6	IRON PIPE FOUND
P-7	3/4" IRON PIPE FOUND 0.31' NORTH
P-8	1" IRON PIN WITH CAP STAMPED "ODOT" FOUND & USED
P-9	3/4" IRON PIPE FOUND & USED
P-10	3/4" IRON PIPE FOUND & USED
P-11	5/8" IRON REBAR W/ CAP STAMPED "BRAMHALL ENG. & SURV." (PER LOT SPLIT SURVEY FOR AMHERST CONSOLIDATED PROPERTIES, LLC)

TABLE OF OWNERSHIP	
Ⓐ	05-00-046-000-023 OHIO TURNPIKE COMMISSION O.R. VOLUME 842, PAGE 90
Ⓑ	05-00-046-000-036 OHIO TURNPIKE COMMISSION INST. #2005-0063113
Ⓒ	05-00-047-000-025 OHIO TURNPIKE COMMISSION INST. #2005-0063113
Ⓓ	05-00-047-000-024 OHIO TURNPIKE COMMISSION INST. #2005-0063113
Ⓔ	05-00-047-000-016 LORAIN COUNTY VISITORS BUREAU INST. #2001-0767278
Ⓕ	05-00-047-000-030 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2022-0882401
Ⓖ	05-00-047-000-017 ESP BREWING AND CONSULTING, LLC INST. #2019-0719139
Ⓗ	05-00-047-000-014 SWANZER FAMILY, LLC INST. # 2022-0879248
Ⓘ	05-00-047-000-036 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2023-0911576 23.0087 ACRES (REC. & USED)

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2 OF 2

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