

LOT SPLIT AND COMBINATION PLAT

PART OF ORIGINAL AMHERST TOWNSHIP
LOT NUMBERS 36 & 37
CITY OF AMHERST, COUNTY OF LORAIN,
STATE OF OHIO

①
05-00-037-115-048
NORDSON CORPORATION
D.V. 308 P. 83
D.V. 315 P. 546
D.V. 846 P. 262
PARCEL 1 (1/7TH INT.)
D.V. 846 P. 266
PARCEL 1 (1/7TH INT.)
D.V. 846 P. 270
PARCEL 1 (5/7TH INT.)
D.V. 971 P. 226
13.5619 ACRES(M)

②
05-00-037-115-042
CITY OF AMHERST
D.V. 1081 P. 905
0.421 ACRE(R) 0.4211 ACRE(M)

③
05-00-037-115-035
CITY OF AMHERST
D.V. 941 P. 106
0.3100 ACRE(R&M)

④
05-00-037-600-001
COLUMBIA GAS OF OHIO INC.

⑤
05-00-037-113-057
NORDSON CORPORATION
D.V. 771 P. 150
D.V. 788 P. 590
D.V. 980 P. 846
D.V. 1010 P. 62

APPROVED
LORAIN CO
MAP DEPT

DATE 5/11/25
PAGE 05-00-037
BY TS
25-05047
51545

NOTES:

- BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH AS SURVEYED IN AND NOVEMBER AND DECEMBER OF 2024.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND ISSUED BY NETWORK LAND TITLE AGENCY, LLC, COMMITMENT NO. 248426NLT WITH A COMMITMENT DATE OF APRIL 15, 2025. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.
- PERTINENT RECORDS ARE AS SHOWN HEREON AND INCLUDE LORAIN COUNTY TAX MAPS AND SURVEY RECORDS.

DATE	BY	DESCRIPTION
2025-01-23	APA	ISSUE TO CLIENT
2025-02-18	APA	ISSUE TO CLIENT
2025-06-17	APA	ISSUE TO CLIENT
2025-07-02	APA	REVISED NOTE 2

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE.

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469
DATE 7/9/2025



DRAWN BY:
MAM

CHECKED BY:
AMK

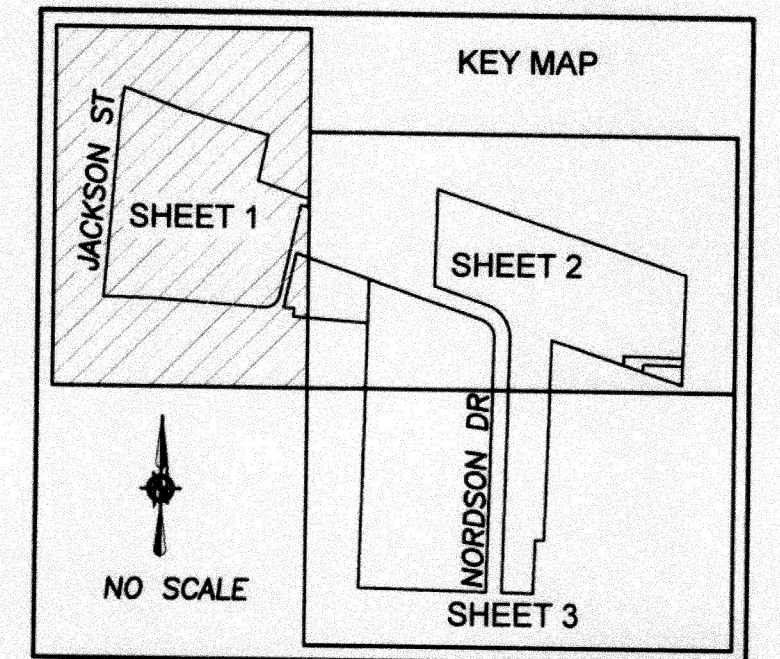
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET
1 OF 3

JOB NO.
24-6244



GRAPHIC SCALE
0 25 50 100
(IN FEET)
SCALE: 1" = 50'



LEGEND

● 5/8" x 30" IRON REBAR WITH CAP
STAMPED "BRAMHALL ENG. & SURV." SET

• M.N.S.

MAG NAIL SET

○

IRON PIN/PIPE FOUND AS INDICATED

■

MONUMENT BOX FOUND

--- ORIGINAL LOT LINE

--- CORPORATION LINE

--- UNDERLYING SUBLOT LINE

--- MATCH LINE

--- RIGHT OF WAY

--- LIMITED ACCESS

--- CENTERLINE

--- PROPERTY LINE

--- EXISTING BUILDING

DV DEED VOLUME

FD FOUND

INST. INSTRUMENT

INT. INTEREST

(M) MEASURED INFORMATION

NO. NUMBER

ORD. ORDINANCE

P. PAGE

P.O.C. POINT OF COMMENCEMENT

P.V. PLAT VOLUME

(R) RECORD

(SV) SURVEYED INFORMATION

T.P.O.B. TRUE PLACE OF BEGINNING

(U) USED INFORMATION

V. VOLUME

(N) NORTH

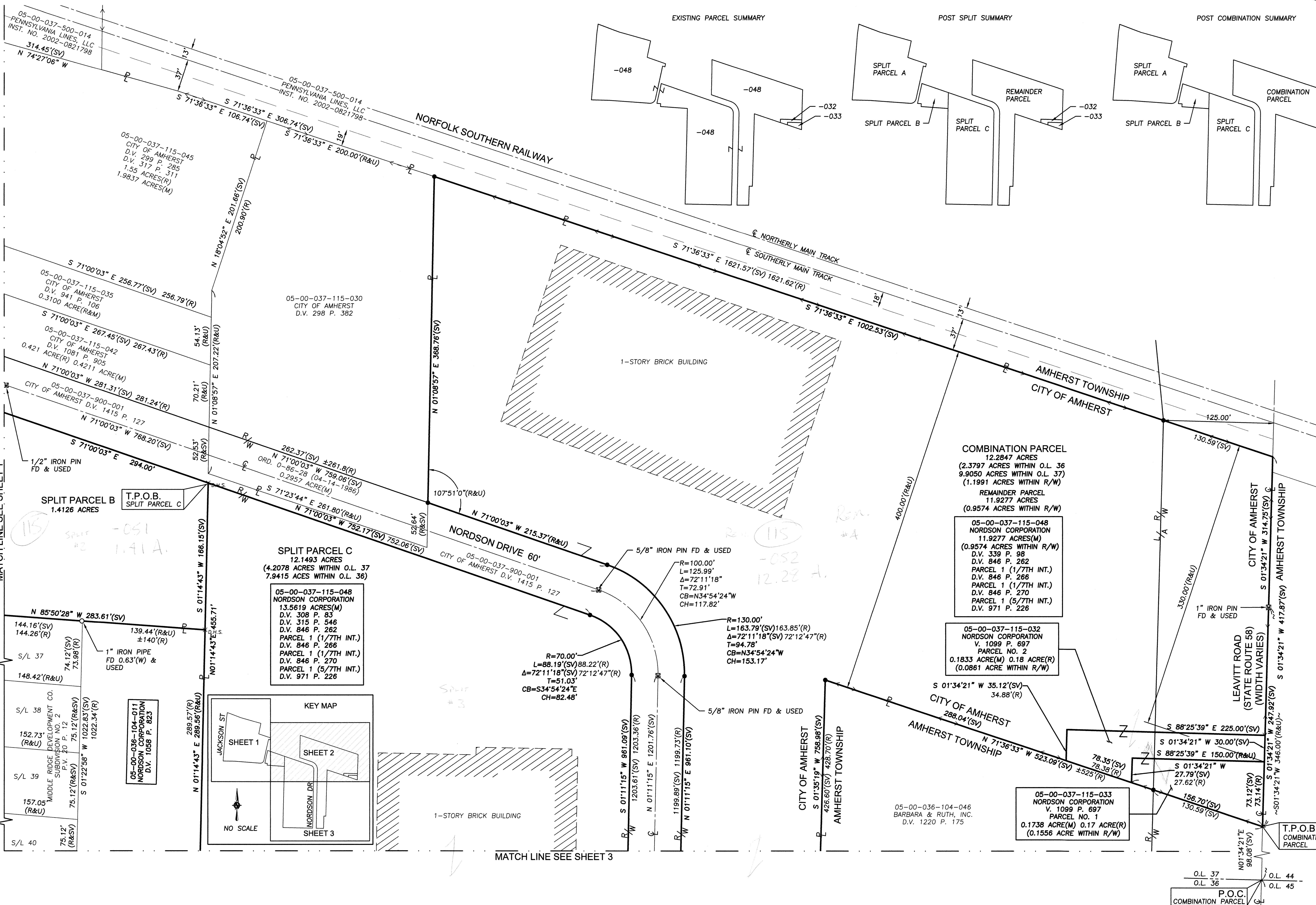
(S) SOUTH

(E) EAST

(W) WEST



GRAPHIC SCALE
0 50 100
(IN FEET)
SCALE: 1" = 50'



J:\246244-Nordson Corporation\Drawings\24-6244-Survey Lot Split Combination.dwg, Plotted: Jul 09, 2025 - 9:28am

DATE	BY	DESCRIPTION
2025-01-23	APA	ISSUE TO CLIENT
2025-02-18	APA	ISSUE TO CLIENT
2025-06-17	APA	ISSUE TO CLIENT

DRAWN BY:
MAM

CHECKED BY:
AMK

BRAMHALL

ENGINEERING AND SURVEYING COMPANY

801 MOORE ROAD AVON, OHIO 44011

(440) 934 - 7878 (440) 934 - 7879 FAX

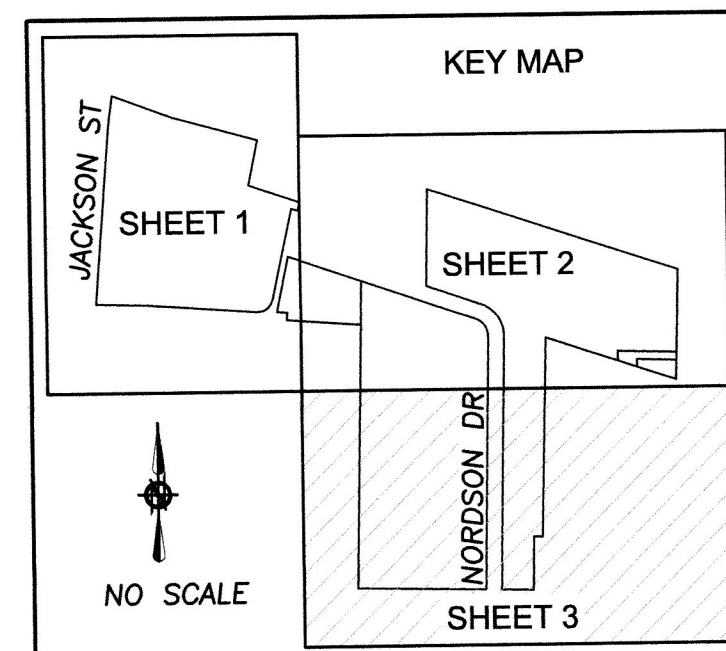
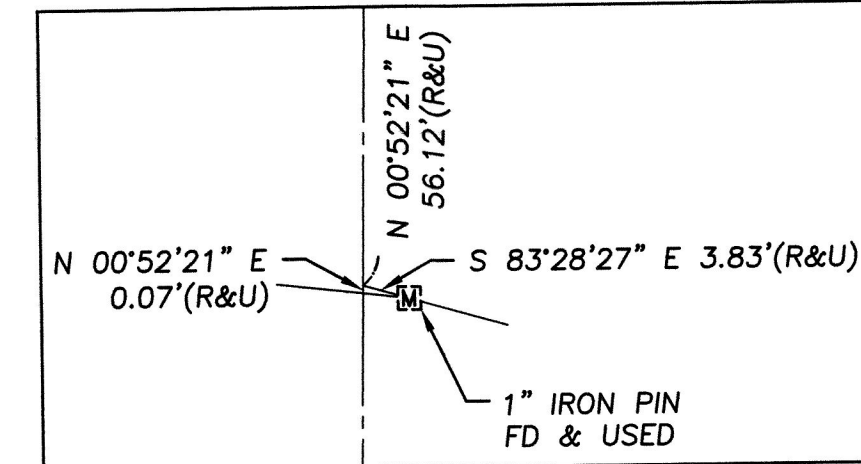
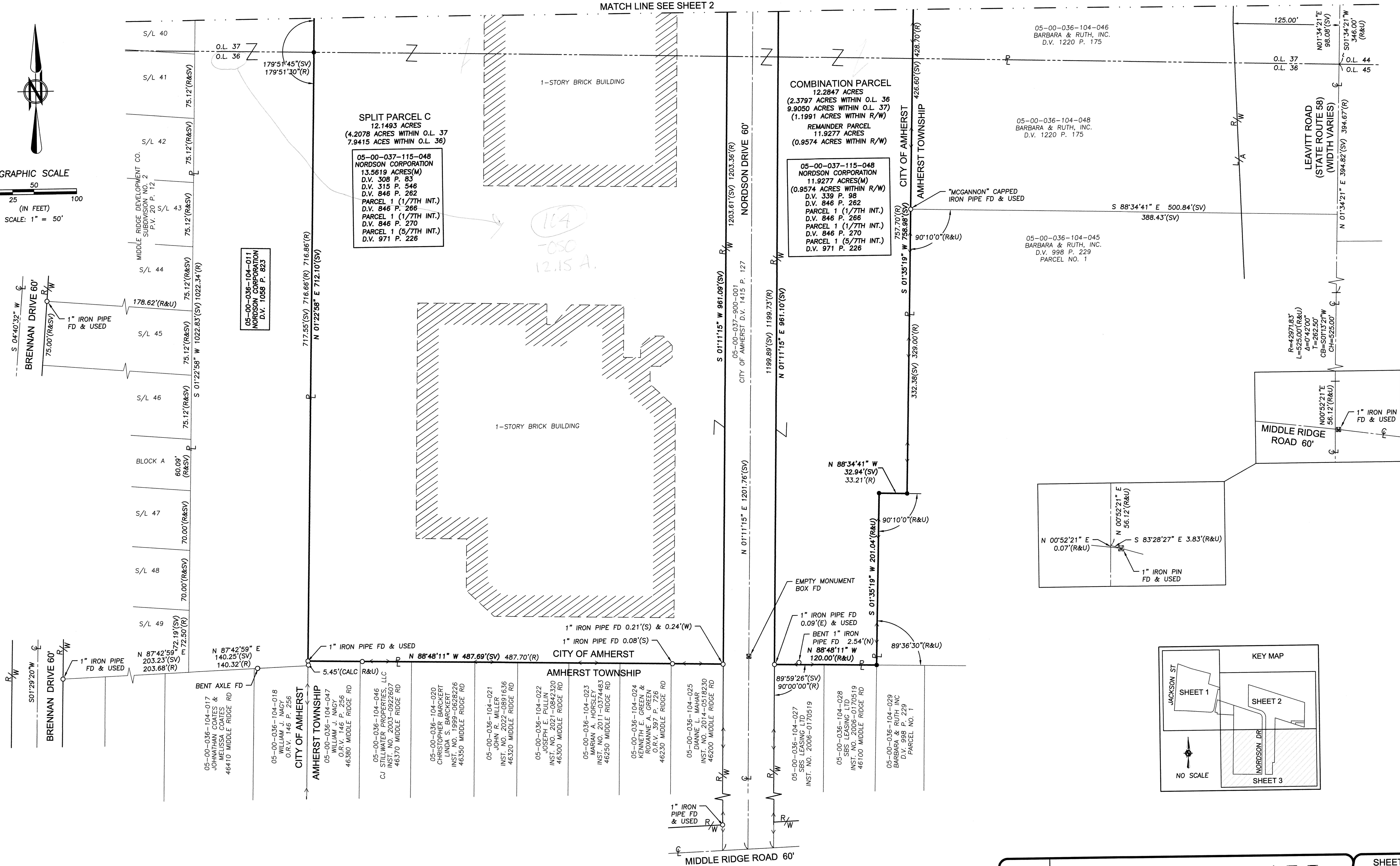
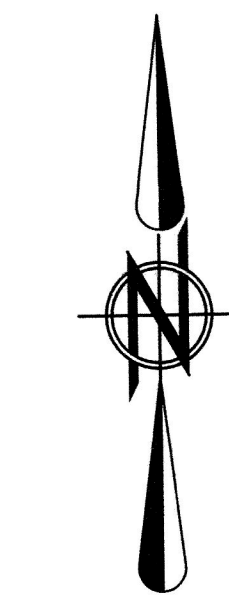
SHEET
2 OF 3

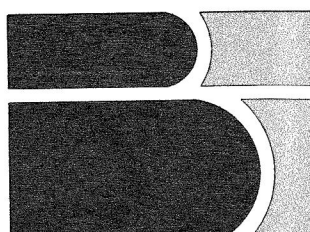
JOB NO.
24-6244

J:\24244 Nordson Corporation\DRAWINGS\24-8244 Survey Lot Split Combination.dwg, Plotted: Jul 09, 2025 - 8:23am

REVISION	DATE	BY	DESCRIPTION
	2025-01-23	APA	ISSUE TO CLIENT
	2025-02-18	APA	ISSUE TO CLIENT
	2025-06-17	APA	ISSUE TO CLIENT

GRAPHIC SCALE
0 25 50 100
(IN FEET)
SCALE: 1" = 50'



DRAWN BY: MAM		BRAMHALL		SHEET 3 OF 3
		ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX		
CHECKED BY: AMK				JOB NO. 24-6244