49th STREET SUBDIVISION

A RE-SUBDIVISION OF A PORTION OF LEONA HEIGHTS ALLOTMENT

KNOWN AS BEING A PART OF SUBLOTS 432, 433, 434, 477, 478, 479, 480, 481, 482, 483, ALL OF SUBLOTS 435, 436, 437, 468, 469, 470, 471, 472, 473, 474, 475, 476, 489, PART OF TILLOTSON STREET VACATED BY ORD. NO. 55-78 AND PART OF 10' ALLEY VACATED BY ORD. NO. 2018-138 IN LEONA HEIGHT ALLOTMENT P.V. 6 P. 35 OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 31, WEST OF BLACK RIVER

CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(1995) GRID NORTH.
2. PERTINENT RECORDS USED ARE AS SHOWN HEREON.
3. THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE NOT INTENDED TO REFLECT ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON.

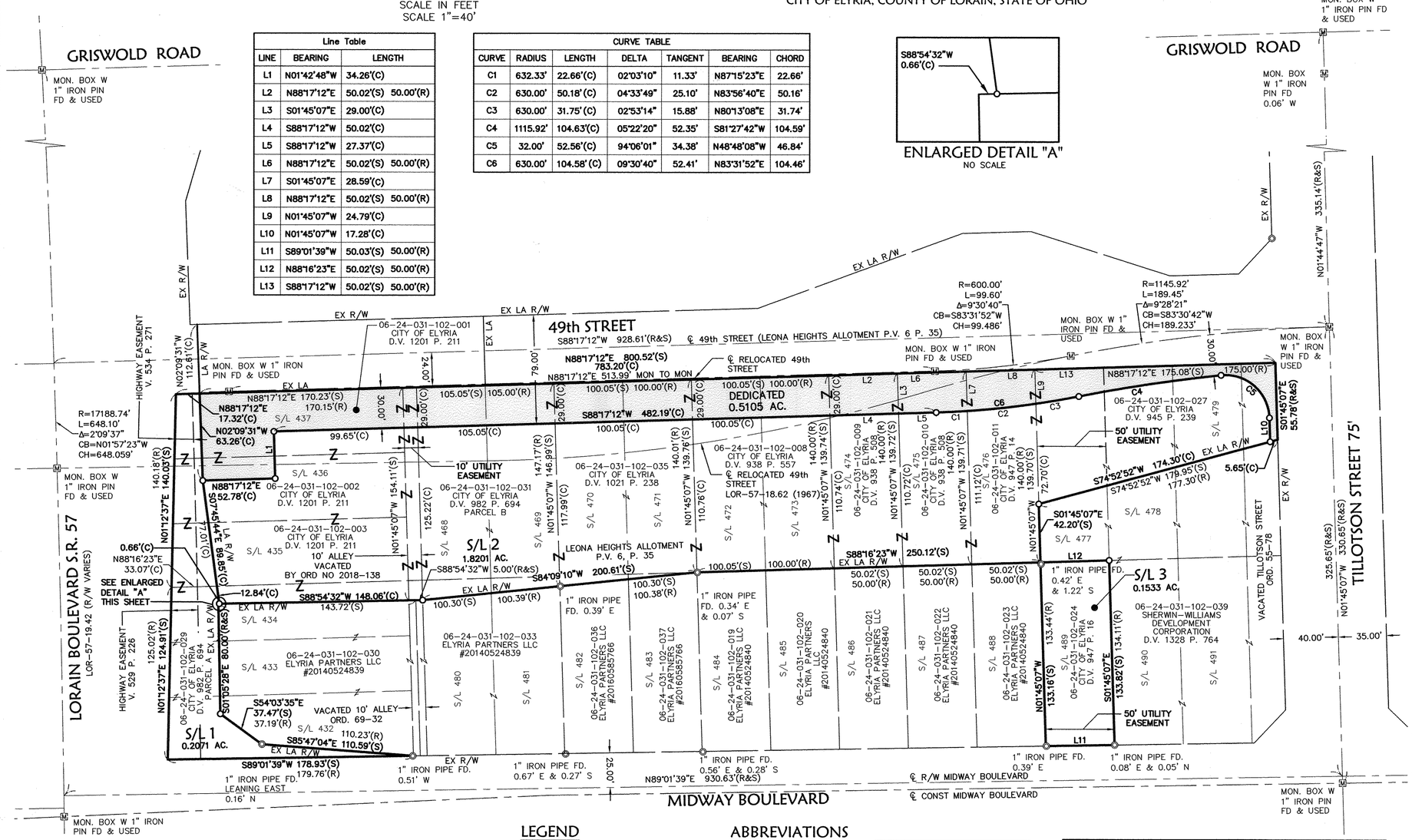
40 0 40 80

SCALE IN FEET
SCALE 1"=40'

Line Table			
LINE	BEARING	LENGTH	
L1	N01°42'48"W	34.26'(C)	
L2	N88°17'12"E	50.02'(S)	50.00'(R)
L3	S01°45'07"E	29.00'(C)	
L4	S88°17'12"W	50.02'(C)	
L5	S88°17'12"W	27.37'(C)	
L6	N88°17'12"E	50.02'(S)	50.00'(R)
L7	S01°45'07"E	28.59'(C)	
L8	N88°17'12"E	50.02'(S)	50.00'(R)
L9	N01°45'07"W	24.79'(C)	
L10	N01°45'07"W	17.28'(C)	
L11	S89°01'39"W	50.03'(S)	50.00'(R)
L12	N88°16'23"E	50.02'(S)	50.00'(R)
L13	S88°17'12"W	50.02'(S)	50.00'(R)

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	632.33'	22.66'(C)	02°03'10"	11.33'	N87°15'23"E	22.66'
C2	630.00'	50.18'(C)	04°33'49"	25.10'	N83°56'40"E	50.16'
C3	630.00'	31.75'(C)	02°53'14"	15.88'	N80°13'08"E	31.74'
C4	1115.92'	104.63'(C)	05°22'20"	52.35'	S81°27'42"W	104.59'
C5	32.00'	52.56'(C)	94°06'01"	34.38'	N48°48'08"W	46.84'
C6	630.00'	104.58'(C)	09°30'40"	52.41'	N83°31'52"E	104.46'

ENLARGED DETAIL "A"
NO SCALE



LEGEND

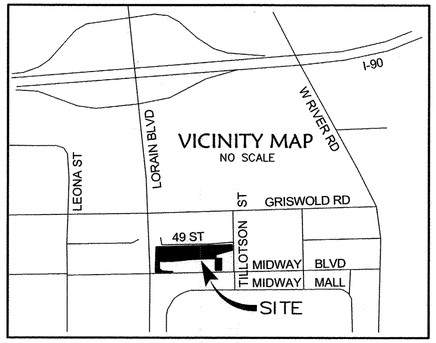
- IRON PIN/PIPE FOUND
- DRILL HOLE FOUND
- MONUMENT BOX FOUND
- RAILROAD SPIKE W/ DIMPLE FOUND
- 5/8" CAPPED REBAR SET LABELED "KS ASSOCIATES INC PROP MARKER"
- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE

ABBREVIATIONS

C	CALCULATED
FD	FOUND
INST	INSTRUMENT
LA	LIMITED ACCESS
MON	MONUMENT
NO	NUMBER
OL	ORIGINAL LOT
P	PAGE
PR	PROPOSED
PV	PLAT VOLUME
R	RECORD
R/W	RIGHT OF WAY
S	SURVEYED
S/L	SUBLOT
V	VOLUME

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
FEB 08 2019
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED 49th STREET SUBDIVISION, A RE-SUBDIVISION OF PART OF SUBLOTS 432, 433, 434, 477, 478, 479, 480, 481, 482, 483, ALL OF SUBLOTS 435, 436, 437, 468, 469, 470, 471, 472, 473, 474, 475, 476, 489, PART OF TILLOTSON STREET VACATED BY ORD. NO. 55-78 AND PART OF 10' ALLEY VACATED BY ORD. NO. 2018-138 IN LEONA HEIGHTS ALLOTMENT AS RECORDED IN PLAT VOLUME 6 PAGE 35 OF THE LORAIN COUNTY RECORDS.

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 31, WEST OF BLACK RIVER.

11-14-18

TREVOR A. BIXLER, P.S. NO. 7730 DATE

DATE OF SURVEY: JULY 16, 2018

STATE OF OHIO
TREVOR A. BIXLER
7730
REGISTERED PROFESSIONAL SURVEYOR

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 31, WEST OF BLACK RIVER.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "49th STREET SUBDIVISION", A RE-SUBDIVISION OF PART OF SUBLOTS 432, 433, 434, 477, 478, 479, 480, 481, 482, 483, ALL OF SUBLOTS 435, 436, 437, 468, 469, 470, 471, 472, 473, 474, 475, 476, 489, PART OF TILLOTSON STREET VACATED BY ORD. NO. 55-78 AND PART OF 10' ALLEY VACATED BY ORD. NO. 2018-138 IN LEONA HEIGHT ALLOTMENT P.V. 6 P. 35 OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 31, WEST OF BLACK RIVER AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE 49TH STREET (WIDTH VARIES) SHOWN HEREON AND NOT HERETOFORE DEDICATED

UTILITY EASEMENTS ARE GRANTED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HAND.

THIS 16TH DAY OF NOVEMBER, 2018

CITY OF ELYRIA OFFICIAL 11/16/2018 DATE

NOTARY PUBLIC

STATE OF OHIO
COUNTY OF LORAIN } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR LORAIN COUNTY AND STATE OF OHIO, PERSONALLY APPEARED THE ABOVE NAMED CITY OF ELYRIA OFFICIAL WHO ACKNOWLEDGED THAT THE SIGNING OF THIS PLAT WAS HIS OWN FREE ACT AND DEED FOR THE PURPOSES HEREON EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT Elyria OHIO THIS 16th DAY OF November, 2018.

NOTARY PUBLIC

COLLEEN M. ROSADO
Notary Public, State of Ohio
My Commission Expires 01/23/2022

MY COMMISSION EXPIRES

CITY OF ELYRIA APPROVALS

CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15TH DAY OF November 2018

CITY ENGINEER

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF 49TH STREET SUBDIVISION. THIS 15 DAY OF November 2018

PLANNING COMMISSION PRESIDENT

PLANNING COMMISSION SECRETARY

Doc ID: 020817910002 Type: OFF
Kind: PLAT
Recorded: 02/08/2019 at 11:05:36 AM
Fee Amt: $92.40 Page 1 of 2
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2019-0703891

CHICAGO TITLE INSURANCE - AKRON
1111 SUPERIOR AVE
SUITE 600
CLEVELAND, OH 44114
Plat Vol 106 Pg 32

CITY COUNCIL

THIS SUBDIVISION HAS BEEN APPROVED AND THE DEDICATION OF 49TH STREET HAS BEEN ACCEPTED BY THE CITY OF ELYRIA CITY COUNCIL BY ADOPTION OF ORDINANCE NO. 2018-143 & 17-18 THIS 16TH DAY OF November 2018

CLERK OF COUNCIL 11/16/2018 DATE

MAYOR

APPROVED THIS 15 DAY OF November 2018

MAYOR

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
FEB 08 2019
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

REVISIONS		
DATE	DESCRIPTION	BY

DATE: 7/13/2018
DRAWN BY: PRP
CH'D BY: TAB
DWG. NAME: 18060_Subdiv-base
PATH: CIVIL 3D 2014
F.B.

KS ASSOCIATES
KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

49th STREET SUBDIVISION
CITY OF ELYRIA
COUNTY OF LORAIN
STATE OF OHIO

SHEET 1 OF 1

JOB NO. 18060

R:\18000\18060\Civil 3d 2014\CURRENT DRAWINGS\BASE DRAWINGS\DWG\18060_Subdiv_base.dwg11/14/2018