MAP OF SURVEY
of
2015 WEST RIVER ROAD

Being known as Original Elyria Township Lot No 21, Brace Tract. Situated in the

CITY OF ELYRIA
COUNTY OF LORAIN – STATE OF OHIO
by

McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
26451 Curtiss Wright Parkway
Richmond Heights, Ohio 44143
(216) 797-9800

Bearings shown hereon are to an assumed meridian and are used to denote angles only. Distances gre given in feet and decimal parts thereof. All iron pins shown as set are 30" long 1/2" rebar with an identification cap stamped "McSteen & Assoc".

Date: 6-22-01

TIMOTHY J. FELLER, REG. PROF. SURVEYOR # 7104
JOB No. 01-163

STATE OF OHIO
TIMOTHY J FELLER 7104
PROFESSIONAL SURVEYOR

NORTH

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

#00579-D
APPROVED
LORAIN CO.
MAP DEPT.
DATE 7/24/01
PAGE 6-48
BY T SPILLMAN
VOID IF AFTER 01-00579-D

COMPREHENSIVE VENTURES, INC.
O.R. VOL. 127, PG. 918

1" PIN
MON BOX

1" PIPE
FOUND

44.87'

1171.99'
N 88°20'40" E **1127.12'** *OBS. 1127.86' DEED*

1-1/4" PIPE
USED

N 28°35'40" W
151.12' ACT. 151.11' DEED
1378.03' OBS. 337.15' OBS.
CITY OF ELYRIA VOL. 1255, PG. 53

WEST RIVER ROAD
WIDTH VARIES

1/2" IRON PIN
SET No. 7104

R = 1185.92'
Δ = 07°26'45"
A = 154.12'
C = 154.01'
N 24°52'17" W

1 STORY
BRICK BLDG.
HN 2015

AREA
6.6226 ACRES
288,481 SQ. FT.

RICHARD EDWARD MILLS, JEFFREY F. MILLS
KATHLEEN M. FISHER AND JENNIFER M. PHILLIPS
O.R. VOL. 132, PG. 881

S 29°30'09" W *351.14'*
532.93' OBS. 529.87' DEED

BOARD OF PARK COMMISSIONERS,
LORAIN COUNTY METROPOLITAN PARK DISTRICT
PARCEL NO.4
VOL. 890, PG. 76

1/2" IRON PIN
SET No. 7104

N 28°35'40" W
27.21' *ACT. 27.20' DEED*

33.63'

DRILL
HOLE
FOUND

N 28°35'40" W
145.48' OBS.
146.18' DEED

S 88°15'59" W
455.63' CALC. 454.3' DEED

5.71'

1" PIPE
FOUND

802.20' *ACT. 804.42' DEED*
380.20' OBS. 382.28' DEED

1" PIPE
FOUND

2.59'

FIRST INTERSTATE ELYRIA LIMITED PARTNERSHIP
O.R. VOL. 466 PG. 122

S 00°00'06" W
144.19' CALC.
141.8' DEED

181.79' CALC. 181.57' DEED

GRISWOLD ROAD

385.80' DEED & USED
N 89°36'13" W
675.39' OBS. 676.74' K&S
289.59' OBS. 290.56' DEED

1.50'

1" PIPE
FOUND

SOUTH LINE BRACE TRACT, LOT 21
1374.01' OBS.
NORTH LINE ORIGINAL LOT 174

1/2" PIN
FOUND

1" PIN
MON BOX

FORD ROAD

PRINTED
JUN 26 2001
McSTEEN & ASSOCIATES