



DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH-BEARING
C-1	30.00'	30.00'	47.12'	90°00'00"	190°59'09"	42.43'	S 43°57'54"E
C-2	60.00'	34.64'	62.83'	60°00'01"	95°29'32"	60.00'	S 58°57'53"E

EASEMENT GRANTED TO THE STATE OF OHIO
DEED VOL. 796 PG. 644

KENNEDY MEMORIAL BY-PASS S.R. 57
N 10°35'24"W 300.72'

MMCA DEVELOPMENT, LLC
DOC. #20050073122
5/18/05

O.L. 1

O.L. 7

IP PIPE FD.
S. 0.13'
E. 1.70'

I. PIN FD.
BENT
N. 0.51'
W. 0.17'

I. PIPE FD.
S. 0.11'
E. 0.02'

N 01°02'06"E 248.91'

I. PIN FD.
S. 0.14'
W. 0.33'

I. PIN FD.
N. 0.02'
W. 0.16'

S 88°57'54"E
103.27'

N 04°47'47"W 222.63'

I. PIN FD.
N. 0.25'
W. 5.19'

S 01°02'06"W 248.91'

N 01°02'06"E 248.91'

N 88°57'54"W 253.96'

N 88°57'54"W 525.00'

N 01°02'06"E 30.00'

I. PIPE FD.
BENT
S. 0.09'
E. 0.10'

I. PIPE FD.
BENT
S. 0.32'
E. 0.23'

I. PIPE FD.
S. 0.08'
E. 0.08'

I. PIPE FD.
N. 0.02'
W. 0.16'

N 01°02'06"E 248.91'

N 01°02'06"E 2011.49'

I. PIPE FD.
& USED
30.00' C/L

EUGENE W. & GLADYS M. RESAR, TRS.
ORV 368 PG 250 2/5/91

ENZO ENTERPRISES, LTD.
DOC. #20050055039
2/9/05

S 01°02'06"W 248.91'

I. PIN SET 248.91' I. PIN SET

I. PIPE FD. BENT
S. 0.32'
E. 0.23'

EX. BLDG.

STREET DED. PLAT VOL. 71 PG 66

STREET DED. PLAT VOL. 29 PG 57
STREET DED. PLAT VOL. 36 PG 15-16

SUGAR LANE (60')

MICHAEL PKWY (60')

PARCEL NO. 06-25-001-000-232
PATL PROPERTIES, LLC & DANIEL J. LAKE
DOC. #20050073121
5/18/05

PARCEL NO. 06-25-001-000-232
MMCA DEVELOPMENT, LLC
DOC. #20050073122
5/18/05

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DOC. #20050073122
5/18/05

SPLIT 0.4824 acs.

REMAINDER 0.5294 acs.

REMAINDER 0.5294 acs.

REMAINDER 0.5294 acs.

REMAINDER 0.5294 acs.

REMAINDER 0.5294 acs.

REMAINDER 0.5294 acs.

S 01°02'06"W 248.91'

N 01°02'06"E 248.91'

N 88°57'54"W 253.96'

N 88°57'54"W 525.00'

N 01°02'06"E 30.00'

I. PIPE IN MON. BOX FD. & USER

I. PIPE FD. & USED 30.00' C/L

I. PIPE FD. BENT S. 0.09' E. 0.10'

I. PIPE FD. BENT S. 0.32' E. 0.23'

I. PIPE FD. N. 0.02' W. 0.16'

I. PIPE FD. N. 0.02' W. 0.16'

N 01°02'06"E 248.91'

N 01°02'06"E 2011.49'

I. PIPE FD. & USED 30.00' C/L

N 01°02'06"E 1321.86'

REC. & USED

REC. & USED

REC. & USED

REC. & USED

REC. & USED

REC. & USED

N 01°02'06"E 1321.86'

REC. & USED

REC. & USED

REC. & USED

REC. & USED

REC. & USED

REC. & USED

N 01°02'06"E 1321.86'

REC. & USED

REC. & USED

REC. & USED

REC. & USED

REC. & USED

REC. & USED

No 02045

11-21-05

6-143

JH Hatfield
05-02045

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

COBBLESTONE CORNER PROFESSIONAL CENTER
39049 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
(440) 327-2925
FAX 327-2964

PLAT OF BOUNDARY SURVEY
& SPLIT
FOR
KEY BLUE, LLC

BEING KNOWN AS PARTS OF ORIGINAL ELYRIA TOWNSHIP
LOT NOS. 1 AND 7, EAST OF THE BLACK RIVER

CITY OF ELYRIA COUNTY OF LORAIN
STATE OF OHIO

SEPTEMBER, 2005 SCALE: 1" = 100'