

P.O.C. / NORTHERLY LINE OF ORIGINAL LOT NO. 25

30 0 30 60

SCALE IN FEET  
SCALE 1"=30'



ORCHARD COURT  
(50' R/W)

1600.00'(R)

S 01°40'00" W  
100.00' (R&S)

2" IRON  
PIPE FD. & USED

03-00-025-000-026  
DOUGLAS M. & JENNIFER L. WHITE  
INST. NO. 20090300654

P.O.B.

1" IRON  
PIPE FD. & USED

S 88°42'00" E 146.10'(R&S)

5/8" x 30"  
CAPPED  
REBAR SET  
"BIXLER 7730"

03-00-025-000-058  
ANTON NIKOLOV  
INST. NO. 20050063591

130.00'(C)

50.00' (R&S)

1" IRON  
PIPE FD.

50.00' (R&S)

1" IRON  
PIPE FD.  
0.10' NORTH  
0.16' WEST

COMBINED PARCEL  
03-00-025-000-058 &  
03-00-025-000-059  
0.4360 ACRES

N 01°40'00" E  
80.00' (R&S)

130.00'(C)

80.00' (R&S)

03-00-025-000-039  
OHIO PROPERTY INVESTORS  
VOL. 938 PG. 518

03-00-025-000-059  
ANTON NIKOLOV  
INST. NO. 20050063591

N 88°42'00" W 146.10'(R&S)

1" IRON  
PIPE FD. & USED

1" IRON  
PIPE FD.  
0.05' NORTH  
0.25' WEST

03-00-025-000-028  
GARY J. & CHRISTINE  
BLETSCH  
VOL. 1245 PG. 28

03-00-025-000-029  
CHRISTOPHER PILAN  
INST. NO. 20090308253

02868

APPROVED  
LORAIN CO.  
MAP DEPT

DATE 10-26-10

PAGE 3-00-025-A

BY JHAFreid

#10-02868

03-00-025-000-068  
SCAN # 45402

ABBREVIATIONS

C	CALCULATED
FD.	FOUND
INST.	INSTRUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RECORD
S	SURVEYED
VOL.	VOLUME

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PERFORMED BY ME AND THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (MINIMUM STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE. BEARINGS ARE BASED ON THE RIGHT OF WAY OF ORCHARD COURT (S 01°40'00" W) AS RECORDED IN INSTRUMENT NO. 20050063591 OF THE LORAIN COUNTY LAND RECORDS.

*Trevor A. Bixler* 8-16-10  
TREVOR A. BIXLER, P.S. DATE  
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730  
DATE OF SURVEY: AUGUST 14, 2010



COMBINATION MAP  
PART OF  
ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 25  
  
VILLAGE OF SHEFFIELD  
COUNTY OF LORAIN, STATE OF OHIO

TREVOR A. BIXLER, P.S.  
8460 BECHTEL ROAD  
ELYRIA, OH 44035  
440-281-6062