05-00-046-000-027

P.P. NO. 05-00-046-000-027	
SPLIT # 06-01398-A	DATE OF SURVEY April 2006
MAP PAGE 05-00-046-B	
SURVEYOR Thomas Simon	

80 0 80 160 240
GRAPHIC SCALE - FEET

N

BASIS OF BEARINGS IS THE CENTERLINE OF LEAVITT ROAD (SOUTH 05°34'30" WEST): IRON PINS SET ARE 5/8" DIAMETER 30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".

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.

STATE OF OHIO THOMAS A. SIMON S-7775 REGISTERED PROFESSIONAL SURVEYOR

THOMAS A. SIMON
REG. PROFESSIONAL SURVEYOR
NO. S-7775

N.W. CORNER O.L. 46

I. PIN IN MON. BOX FD. & USED

O.L. 46

N 84°25'30"W 731.08' M.

S 05°34'30" W

I. PIN IN MON. BOX FD. & USED

84.53'

I. PIPE FD. BENT S. 0.57' W. 0.13'

S 85°17'37"E 320.04'

SPLIT 1.0230 ACS.

136.83'

320.00'

N 84°25'30"W 259.87'

I. PIPE FD. & USED

I. PIN SET

141.68'

S 05° 34'30" W

I. PIN SET

I. PIPE FD. 59.99' C/L S. 0.17'

199.88' M.

R.M. & K.A. PRICE DV 1165 P 322 12/30/76

60.13'

100.00'

N 05°36'34"E

S 84°25'30"E 259.81'

I. PIPE FD. 59.88' C/L S. 0.21'

I. PIN SET

819.05' M.

60.06'

259.78'

I. PIPE FD. 59.87' C/L S. 0.31'

N 84°25'30"W

I. PIN SET

O.L. & G.D. BENNETT DV 1072 P 785 8/17/72

100.00'

S 05°34'30"W

S 84°25'30"E 259.72'

I. PIPE FD. & USED

I. PIPE FD. 65.04' C/L S. 0.32'

166.18'

I. PIN SET 72.00' C/L

I. PIN IN MON. BOX FD. & USED

LEAVITT ROAD (S.R. 58)

P & P PARTNERSHIP
DOC. H20000700807
8/14/2000

FENCE LINE OCCUPATION USED
1402.20' +/-

S 85°17'37"E 2332.27'

2012.23'

1435' C/L - C/L D. & U.

13.6518 ACS. GROSS
~~14.6748 ACS. GROSS~~
0.5897 ACS. EXCP.
~~14.0851 ACS. NET~~
13.0619 ACS. NET REMAINDER

0.5897 ACS.

N 46°56'45"E 444.69'

JJAL PROPERTIES
DOC. H200301205
(PRIOR DEED REF. DV 1031 PG 284)

S 46°56'45"W 411.56'

109.46'

580.77' +/-

1127.31' +/-

LIMITED ACCESS LINE - OHIO TURNPIKE

S 82°11'04"W 1817.54'

STATE OF OHIO

I. PIN FD. W/CAP "M.A.P. 7801" S. 0.88'

I. PIN FD. W/CAP "M.A.P. 7801" S. 0.64'

083.75'

I. PIN FD. W/CAP "M.A.P. 7801" S. 10.48'

I. PIN FD. W/CAP "M.A.P. 7801" S. 10.44'

I. PIN FD. W/CAP "M.A.P. 7801" S. 10.15'

I. PIN FD. W/CAP "M.A.P. 7801" S. 10.08'

846.32' +/-

I. PIN FD. & USED W/ ALUM. CAP "O.D.O.T."

N 71°29'59"W 60.98'

S 87°35'34"W 195.94'

N 88°01'37"W 119.67'

S 47°57'19"W 74.84'

STATE OF OHIO

S 61°20'56"W 180.82'

I. PIN FD. & USED W/ ALUM. CAP "O.D.O.T."

I. PIN FD. & USED W/ ALUM. CAP "O.D.O.T."

I. PIN FD. & USED W/ ALUM. CAP "O.D.O.T."

I. PIN FD. & USED W/ ALUM. CAP "O.D.O.T."

05-00-046-000-026
STATE OF OHIO
DOC. H20030949398
5/23/03

PLAT OF SURVEY FOR BEV CORTS

BEING KNOWN AS PART OF ORIGINAL AMHERST TOWNSHIP
LOT NO. 46

COUNTY OF LORAIN STATE OF OHIO

APRIL, 2006 SCALE: 1" = 80'

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

REV. 8-15-06 SPLIT-REMAINDER

JOB NO. 2006-016

05-00-046-000-027