06-25-008-000-021, 022, 023, -024

6-108 scan#45610

100 0 100 200

SCALE IN FEET
SCALE 1"=100'

LEGEND

- MONUMENT BOX FOUND
- IRON PIPE / PIN FOUND AS DESCRIBED
- 5/8" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"
- CENTERLINE
- RIGHT OF WAY
- CORPORATION LINE

ABBREVIATIONS

AC.	ACRES
C	CALCULATED
D.V.	DEED VOLUME
FD.	FOUND
INST.	INSTRUMENT
NO.	NUMBER
O.L.	ORIGINAL LOT
O.R.V.	OFFICIAL RECORD VOLUME
P.	PAGE
P.V.	PLAT VOLUME
R	RECORD
S	SURVEYED
U	USED

SURVEYOR'S NOTES

1. The basis of bearings for this survey is the Ohio State Plane, North Zone NAD83 (2007) 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.

O.L. 12 ABBE ROAD 60'

O.L. 7 | O.L. 11

N00°55'23"E 200.02'(S) 200.00'(R)

1" IRON PIPE FD. & USED

1" IRON PIPE FD. 0.19' S

1" IRON PIPE FD. 0.07' N

06-25-009-000-004
DIAMOND PRODUCTS, LTD.
INST. NO. 20080245250

1" IRON PIPE FD. 0.04' S

S01°05'13"W 539.64'(S) 539.74'(R)

06-25-009-000-005
GUY A. PAGE
O.R.V. 388 P. 821
PARCEL NO. 1

1" IRON PIPE FD. 0.04' S

O.L. 9

S01°05'13"W 539.53'(S) 539.74'(R)

06-25-008-000-017
GUY A. PAGE
O.R.V. 388 P. 821
PARCEL NO. 2

O.L. 8

POB REMAINDER PARCEL 1

S01°05'13"W 514.01'(S) 514.30'(R)

30.01'(S) TERNES AVENUE 60' P.V. 29 P. 17 & 18

30.01'(S) S01°05'13"W 569.44'(S) 569.68'(R)

1" IRON PIN FD. & USED

IRON PIN FD. 0.06' N

N00°22'30"E

746.11'(R)

746.05'(S)

1" IRON PIN FD. & USED

POC

91°11'(R)

1" IRON PIPE FD. 0.52' S & 0.09' W

N01°05'13"E 200.03'(S)

POB REMAINDER PARCEL 2

N01°05'13"E 514.86'(S) 515.18'(R)

06-25-008-000-010
LOUKIA PROPERTIES, LLC
INST. NO. 20030945922

99.96'(S) 100.00'(R)

75.41'(S) 75.44'(S)

N01°05'13"E 539.34'(S) 539.74'(R)

06-25-008-000-006
1313 TAYLOR, LLC
INST. NO. 20050053975

99.96'(S) 100.00'(R)

99.96'(S) 100.00'(R)

N01°05'13"E 539.27'(S) 539.74'(R)

06-25-008-000-009
RHENIUM ALLOYS INC.
O.R.V. 984 P. 719

99.96'(S) 100.00'(R)

99.96'(S) 100.00'(R)

N01°05'13"E 539.20'(S) 539.74'(R)

06-25-008-000-012
RHENIUM ALLOYS INC.
O.R.V. 984 P. 715

76.57'(S) 76.48'(R)

69.97'(S) 70.00'(R)

539.07'(S) 539.66'(R)

TAXING STREET 60' P.V. 24 P. 79

399.66'(R) 399.48'(S)

S89°55'59"E 30.01'(S)

IRON PIN FD. 0.03' N

06-25-008-000-011
ELYRIA ASSOCIATES, LLC
INST. NO. 20050109308

1" IRON PIPE FD. 0.23' E

350.00'(R&S)

N00°22'30"E 539.06'(C)

POB SPLIT PARCEL REMAINDER PARCEL 3

S89°55'59"E 125.00'(R&S)

125.00'(R)

60'(R)

N00°22'30"E 1796.33'(S) 1797.28'(R)

60' EASEMENT TO SOUTHGATE DEVELOPMENT CORP, SUCCESSORS & ASSIGNS FOR "STREET, SEWER & WATER LINE PURPOSES" D.V. 1098 P. 216

S00°22'30"W 2003.99'(S) 2004.8'(R)

1" IRON PIPE FD. 0.24' E

1200.01'(S) 1201.13'(R)

S/L 1
TAYLOR WOODS INDUSTRIAL PARK PHASE 1
P.V. 37 P. 7

07-00-047-000-082

TAYLOR PARKWAY 70'

641.52'
(8.72 CHAINS)

USED FROM SURVEY FOR JUSTIN ELY
PREPARED BY JOSHUA HENSHAW, SURVEYOR
DATED SUMMER OF 1817
FIELD BOOK TITLED "ELYRIA SURVEYS"
UN-NUMBERED VOLUME, P. 59

06-25-008-000-014
INVACARE CORPORATION
O.R.V 518 P. 887

1257.26'(S)

847.34'(S)

1" IRON PIPE FD. 0.08' W

R=5415.72'(R)

06-25-008-000-020
OHIO EDISON COMPANY
D.V. 1323 P. 124

R=5525.72' (R&U)
L=125.29' (S) 125.28'(R)
Δ=01°17'57"(S)
CH=125.28' (S)
CB=N86°31'22"E (S)

06-25-008-000-019
OHIO EDISON COMPANY
D.V. 552 P. 269
AREA
8.1119 ACRES(S) 8.10± AC.(R)
353,356 S.F.

1265.01'(S)

REMAINDER PARCEL 3
AREA
3.6196 ACRES
157,672 S.F.

ELYRIA TOWNSHIP

125.00' (R&S)

1" IRON PIPE FD. & USED

R=5509.65'(R)

07-00-047-000-053
OHIO EDISON COMPANY

RIDGEVILLE TOWNSHIP

06-25-007-000-230
DACO COMPANY
O.R.V. 308 P. 914

O.L. 7

1830.18'(HENSHAW)
1838.88'(S)

8.4385 AC. (S)
8.46 AC.±(R)
2.74 AC.± O.L. 9
2.96 AC.± O.L. 10
2.74 AC. ± O.L. 11

06-25-009-000-003
OHIO EDISON COMPANY
D.V. 552 P. 269

1836.97'(S)

N89°58'28"W 2480.40'(S) 2486.0'(R) 2479.5'(R)

S89°58'28"E 2353.48'(S) 2358.62'(R)

REMAINDER PARCEL 1
AREA
0.3615 ACRES
15,746 S.F.

N00°22'30"E 200.00'(S)

77.49'(S)

79.97'(S)

99.88'(S) 100.00'(R)

S01°05'13"W 200.03'(S)

1" IRON PIPE FD. 0.23' N

06-25-007-000-099
PARKER-HANNIFIN CORP.
D.V. 1395 P. 295

N89°58'28"W 641.53'(S)

S89°58'28"E 516.53'(S)

504.10'(R)

504.03'(S) 504.03'(C)

REMAINDER PARCEL 2
AREA
2.3085 ACRES
100,558 S.F.

501.55'(C)

99.96'(S) 100.00'(R)

99.96'(S) 100.00'(R)

99.96'(S) 100.00'(R)

200.00' (R&U)

O.L. 7 | O.L. 8

90°20'(R) 90°20'56"

76.57'(S) 76.48'(R)

539.07'(S) 539.66'(R)

125.00'(C)

SPLIT PARCEL
AREA
1.5468 ACRES
67,377 S.F.

S00°22'30"W CITY OF ELYRIA 538.97'(C) O.L. 8

200.00'(C)

5/8" IRON PIN IN CONC FD. & USED

1" SQUARE IRON PIN FD. 0.85' N & 0.90' E

CITY OF NORTH RIDGEVILLE O.L. 47

S/L 2
TAYLOR WOODS INDUSTRIAL PARK PHASE 1
P.V. 37 P. 7

07-00-047-000-109

07-00-047-000-049
LOGOS DEVELOPMENT CORP.
D.V. 1273 P. 328
PARCEL NO. 2

STATE OF OHIO
DAVID L ELWELL S-6333
REGISTERED PROFESSIONAL SURVEYOR

David L. Elwell 05/17/10
David L. Elwell, P.S. Date
Professional Surveyor Ohio Reg. No. 6333

Date of Survey: May 7, 2010

Last Date of Revision:

APPROVED LORAIN CO. MAP DEPT
DATE 1-7-11
PAGE 6-108
BY JHalfield
11-02892
02892

06-25-008-000-021
022
023
024

		DATE	DESCRIPTION	BY
DATE: 5-13-10	REVISIONS			
DRAWN BY: MM				
CH'D BY:				
DWG. NAME: 0-base01				
PATH: lddt/control				
F.B. 837				

KS ASSOCIATES

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

P.P.N. 06-025-008-000-019

BOUNDARY SURVEY & SPLIT MAP

OF PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 8 EAST OF BLACK RIVER
CITY OF ELYRIA, COUNTY OF LORAIN
STATE OF OHIO

SHEET 1 OF 1

JOB NO. 10090

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