



BROWNHELM STATION RD.

I. PIPE FD. & USED

NW CORNER O.L. 21

S 00°15'17"W  
1830.71' M.

APPROVED  
LORAIN CO.  
MAP DEPT

DATE 10-29-12

PAGE 1-00-021-A

BY R. MAINES

#12-02603-C

BASIS OF BEARINGS IS THE OLD CENTERLINE OF SUNNYSIDE ROAD (SOUTH 00°15'17" WEST).

01-00-021-000-021  
Scan # 47377

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.

OLD CENTERLINE/ORIGINAL LOT LINE

SUNNYSIDE ROAD

S 00°15'17"W 2499.58'

N 00°14'11"E 639.61' M.  
MON. BOX - MON. BOX

I. PIN IN MON. BOX  
FD. 3.66' E. OLD C/L  
O.D.O.T STA. 33+00.00  
33+00.17 CALC.  
PLAT VOL. 26 PG. 34-35



*Thomas A. Simon*

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

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	28647.01'	54.17'	108.34'	0°13'00"	0°12'00"	108.34'	S 00°15'31"E

01-00-021-000-022  
STATE OF OHIO  
DV 1005 PG 535  
6/15/70

01-00-021-000-051  
ROX PROPERTY  
MANAGEMENT, LLC  
DOC. #20120409067  
4/13/12

01-00-021-000-056  
GREAT LAKES DEVELOPMENT LTD.  
DOC. #20040982541  
2/6/04

3.80' W.  
O.D.O.T. C/L

01-00-021-000-020  
STATE OF OHIO  
DV 1004 PG 316  
5/21/70

O.L. 20

SW CORNER  
O.L. 21  
4.28' W. (RADIAL)  
O.D.O.T. C/L

O.L. 29

200.00'

201.21'

P.T.

O.L. 21

C-1

O.L. 28

I. PIN IN MON. BOX FD. & USED ON LOT LINE  
P.C. O.D.O.T. STA. 26+60.57 P.I.

I. PIN W/CAP  
"KS" FD. S. 0.24'  
82.68' O.D.O.T. C/L

I. PIPE FD.  
71.47' O.D.O.T.  
C/L S. 0.12'

N 04°49'44"W

I. PIN W/CAP  
"KS" FD.  
W. 0.28'

N 88°24'28"W 295.69'

I. PIPE FD.  
S. 0.44'

127.51'

I. PIN W/CAP  
"KS" FD.  
S. 0.55'  
W. 2.04'

S 88°24'28"E 313.52'

01-00-021-000-021  
1.3982 ACS. (SURVEY)

I. PIN W/CAP  
"KS" FD.  
S. 0.15' W. 0.69'

I. PIN IN MON. BOX FD. & USED  
C/L CLAUD. RD. &  
ORIG. LOT LINE

S 88°24'28"E 2043.45' M.  
MON. BOX - MON. BOX

I. PIPE FD.  
S. 2.49'  
W. 1.40'

01-00-028-000-017  
STATE OF OHIO  
DV 1017 PG 114

PLAT OF SURVEY  
FOR  
SHARON WYCKOFF

THOMAS SIMON & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET  
ELYRIA, OHIO 44035

(440) 327-2925  
FAX 327-2964

BEING KNOWN AS PART OF  
ORIGINAL BROWNHELM TOWNSHIP LOT NO. 21

CITY OF VERMILION COUNTY OF LORAIN  
STATE OF OHIO

OCTOBER, 2012 SCALE: 1" = 100'

JOB NO. 2012-048