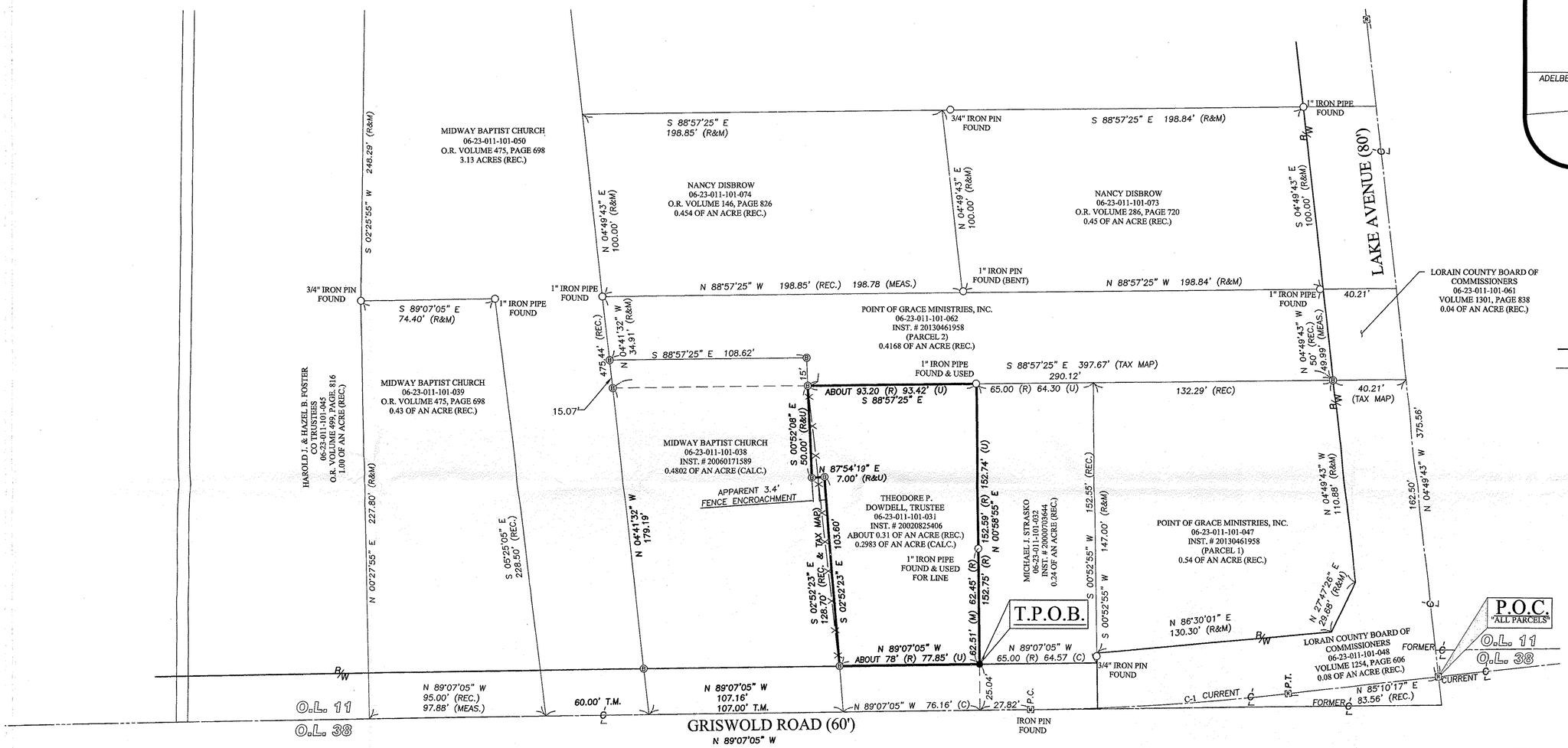
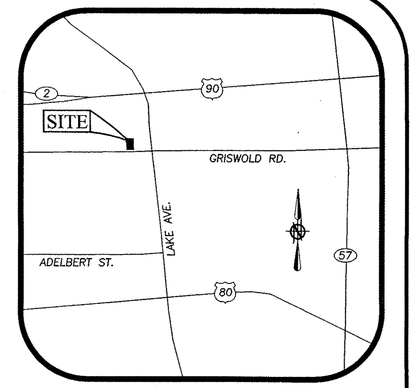
BOUNDARY SURVEY

for

THEODORE DOWDELL

SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 11, BRACE TRACT.





VICINTY MAP
- NOT TO SCALE -

LEGEND OF SYMBOLS AND LINETYPES

	CENTERLINE OF RIGHT-OF-WAY
○	IRON PIPE OR PIN FOUND AS INDICATED
●	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
Ⓑ	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
○ M.N.F.	MASONRY NAIL FOUND
● M.N.S.	MASONRY NAIL SET
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
—x—	FENCE
(F) (FND.)	FOUND
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
(C) (CALC.)	CALCULATED
(T.M.)	TAX MAP
R/W	RIGHT-OF-WAY LINE
[M]	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
[R]	POINT RECREATED FROM REFERENCE DRILL HOLES FOUND

APPROVED
LORAIN CO.
MAP DEPT
DATE 12-2-13
PAGE 6-42
BY R. MAINES
#13-02857-0

06-23-011-101-031
scan # 47627

GRAPHIC SCALE
0 15 30 60
(IN FEET)
SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, LAND TOTALING 0.2983 OF AN ACRE OF LAND IN ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 11, BRACE TRACT SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO THEODORE P. DOWDELL, TRUSTEE OF THE THEODORE P. DOWDELL LIVING TRUST AS RECORDED IN INST. # 20020825406 OF THE LORAIN COUNTY DEED RECORDS, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Brent D. Anderson

BRENT D. ANDERSON, P.S.
REGISTERED SURVEYOR NO. 8538

STATE OF OHIO
BRENT D. ANDERSON
S-8538
REGISTERED
PROFESSIONAL SURVEYOR

9/27/2013
DATE

TABLE OF CURVES

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	142.76'	1432.40'	142.71'	N 88°01'36" E	71.44'	05°42'39"

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF GRISWOLD ROAD WHICH WAS ASSUMED TO BE NORTH 89° 07' 05" WEST

AS SURVEYED IN MAY OF 2006 & UPDATED IN SEPTEMBER OF 2013

REVISION	DATE:	BY:	DESCRIPTION:
	09-27-2013	BDA	ISSUED TO CLIENT

DRAWN BY: BDA

CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 13-3720

J:/13-3720/DRAWINGS/DWG/13-3720 MASTER.dwg