0622-016-000-012
Scan # 47879

LOT CONSOLIDATION
8.351–ACRE TRACT

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF SUBLOT 3 IN THE MIDWAY INDUSTRIAL PARK.

FOR: MONARCH MANAGEMENT CORPORATION, A PENNSYLVANIA CORPORATION

N

0' 50' 100' 200'
SCALE: 1"=100'

AREA IN PARCEL A	5.491 ACRES
AREA IN PARCEL B	2.860 ACRES
AREA IN R/W	0.000 ACRES
TOTAL IN NEW PARCEL	8.351 ACRES

MONARCH MANAGEMENT CORPORATION, A PENNSYLVANIA CORPORATION
INST. NO. _____
PPN #_____

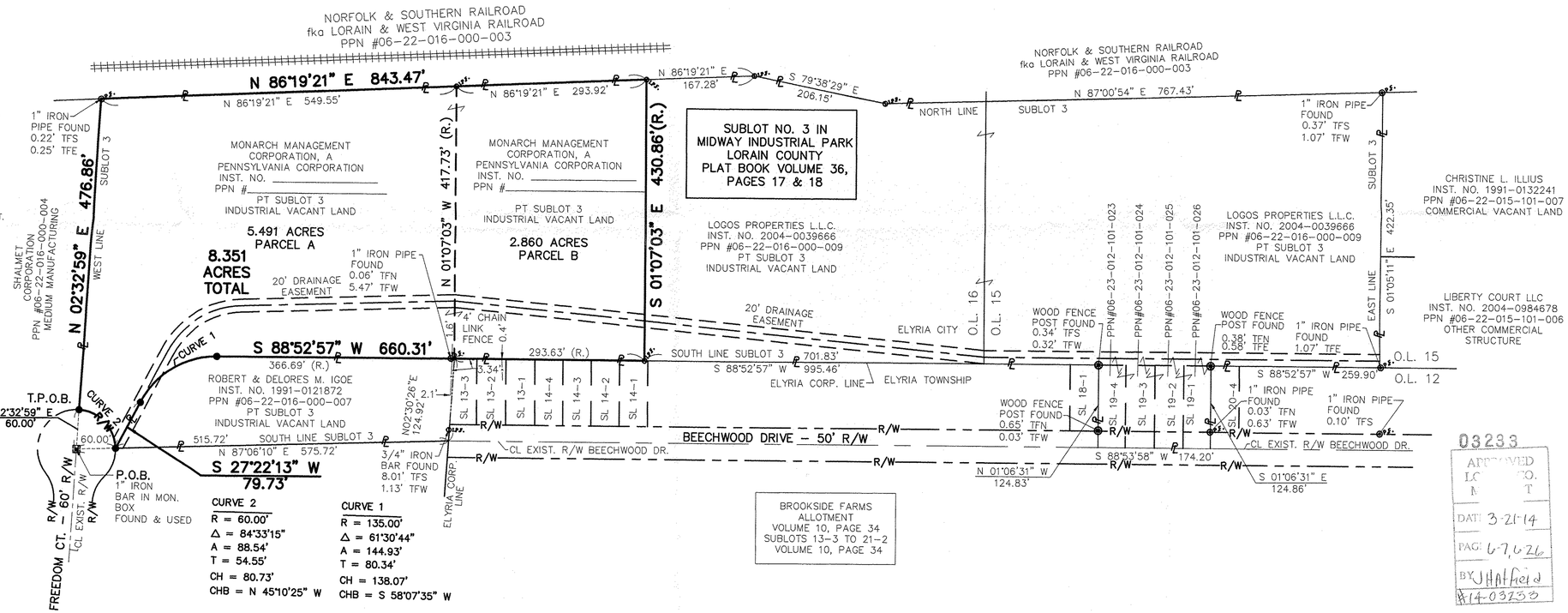
MONUMENT LEGEND

- EXIST. MONUMENT BOX FOUND
- FENCE POST FOUND
- I.P.F. IRON PIPE FOUND
- 5/8" REBAR WITH "H&A" CAP SET
- I.P.F. 5/8" REBAR WITH "H&A" CAP FOUND UNLESS OTHERWISE NOTED

BASIS OF BEARING:
BASED ON STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE (3401), NAD 83, 2007 ADJUSTMENT.

DATA USED
LOAIN COUNTY AUDITOR'S GIS INTERNET MAPS

PLATS – BROOKSIDE FARMS ALLOTMENT
PLAT VOL. 10 PG. 34
MIDWAY INDUSTRIAL PARK
PLAT VOL. 36 PGS. 17–18
DEEDS – INST. NO. 2004–0039666
INST. NO. 2001–0784495



CURVE 2
R = 60.00'
Δ = 84°33'15"
A = 88.54'
T = 54.55'
CH = 80.73'
CHB = N 45°10'25" W

CURVE 1
R = 135.00'
Δ = 61°30'44"
A = 144.93'
T = 80.34'
CH = 138.07'
CHB = S 58°07'35" W

03233
APPROVED
LC CO.
M T
DATE 3-21-14
PAGE 6-7, 6-26
BY JHatfield
#14-03233

APPROVED BY PLANNING COMMISSION
CITY of ELYRIA, OH
NO PLAT REQUIRED DATE
Phillip M. Lorbach 2/28/14

HAMMONTREE & ASSOCIATES, LIMITED
SURVEY DATE – 11/22/2013

CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED THEREOF, AND THAT I HAVE FOUND OR SET THE MONUMENTATION SHOWN ON THIS PLAT. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733–37 COMMONLY KNOWN AS "A MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS OTHERWISE NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

STATE OF OHIO LELAND B. DILLWORTH S-7481 REGISTERED SURVEYOR

Leland B. Dillworth 2-19-2014
LELAND B. DILLWORTH, P.S. #7481

HAMMONTREE & ASSOCIATES, LIMITED
ENGINEERS, PLANNERS, SURVEYORS
5233 STONEHAM RD. NORTH CANTON, OH 44720
PHN: (330) 499–8817 FAX: (330) 499–0149
TOLL FREE: 1–800–394–8817
www.hammontree–engineers.com

REV. BY:	DATE:	DESC.:	
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R:\LORAIN\TOWNSHIP\ELYRIA\BM013TSV\SURVEY\LOGBEESU\2014-2-12_LOT CONSOLI.DWG			

DESN BY:	PKM
DRWN BY:	PKM
RVWD BY:	LBD
FLD BK:	—
BK PG:	—
DATE:	12/13/13

SCALES
HORIZ: 1"=100'
VERT: N/A
CONTOUR INT:

LOT CONSOLIDATION OF 5.491 ACRE AND 2.860 ACRE PARCELS
FOR: MONARCH MANAGEMENT CORPORATION
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF SUBLOT 3 IN THE MIDWAY INDUSTRIAL PARK

ISSUED DATE: 2/10/14

ENGINEERS PLANNERS SURVEYORS