

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035

(440) 327-2925
FAX 327-2964



STABLE ROAD (60')
S 89°27'30"E 320.00'

- ① SPLIT NO. 1
0.0519 ACS.
- ② SPLIT NO. 2
0.0761 ACS.
- ③ COMBINATION NO. 1
0.1981 ACS.
- ④ COMBINATION NO. 2
0.2168 ACS.

COURSE	BEARING	DISTANCE
L-1	S 89°27'30"E	20.00'
L-2	S 89°27'30"E	97.32'
L-3	N 89°27'30"W	107.45'
L-4	S 00°32'30"W	60.00'
L-5	S 28°30'09"E	68.63'
L-6	S 22°53'12"W	64.87'
L-7	S 14°52'48"W	61.93'
L-8	S 00°32'30"W	60.00'
L-9	N 89°27'30"W	19.97'
L-10	N 00°32'30"E	60.00'
L-11	N 13°47'48"W	61.93'
L-12	N 21°48'12"W	64.87'
L-13	N 29°35'09"E	68.63'
L-14	N 00°32'30"E	60.00'
L-15	N 89°27'30"W	107.45'
L-16	S 89°27'30"E	97.32'
L-17	S 89°27'30"E	20.00'
L-18	S 89°27'30"E	30.00'
L-19	N 89°27'30"W	49.99'
L-20	S 00°32'30"W	60.00'
L-21	N 89°27'30"W	50.64'
L-22	S 00°32'30"W	17.55'
L-23	S 89°27'30"E	25.32'
L-24	S 89°27'30"E	25.33'

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APPROVED
LOI # 1500-098
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CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	40.00'	19.21'	35.82'	51°18'40"	143°14'22"	34.64'	S 26°13'06"W
C-2	40.00'	7.53'	14.89'	21°19'57"	143°14'22"	14.81'	S 41°12'28"W
C-3	40.00'	21.40'	39.30'	56°17'40"	143°14'22"	37.74'	S 02°23'39"W

BASIS OF BEARINGS IS THE CENTERLINE OF STABLE ROAD
(SOUTH 89°27'30" EAST). 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.



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

PLAT OF BOUNDARY SURVEY
SPLIT AND COMBINATION
FOR
LEH PROPERTIES, INC.
DIANE C. COSTELLO - DANNY S. WHITE
BEING KNOWN AS ALL OF BLOCK "F-F"
AND ALL OF SUBLOT NOS. 496 AND 497
IN THE PHEASANT RUN VILLAGE
SUBDIVISION NO. 1
RECORDED IN PLAT VOLUME 27 PAGE 16
AND PART OF ORIGINAL LAGRANGE TOWNSHIP
LOT NO. 98
COUNTY OF LORAIN STATE OF OHIO
FEBRUARY, 2016 SCALE: 1" = 100'