15-00-098-108-174, -291, -292

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

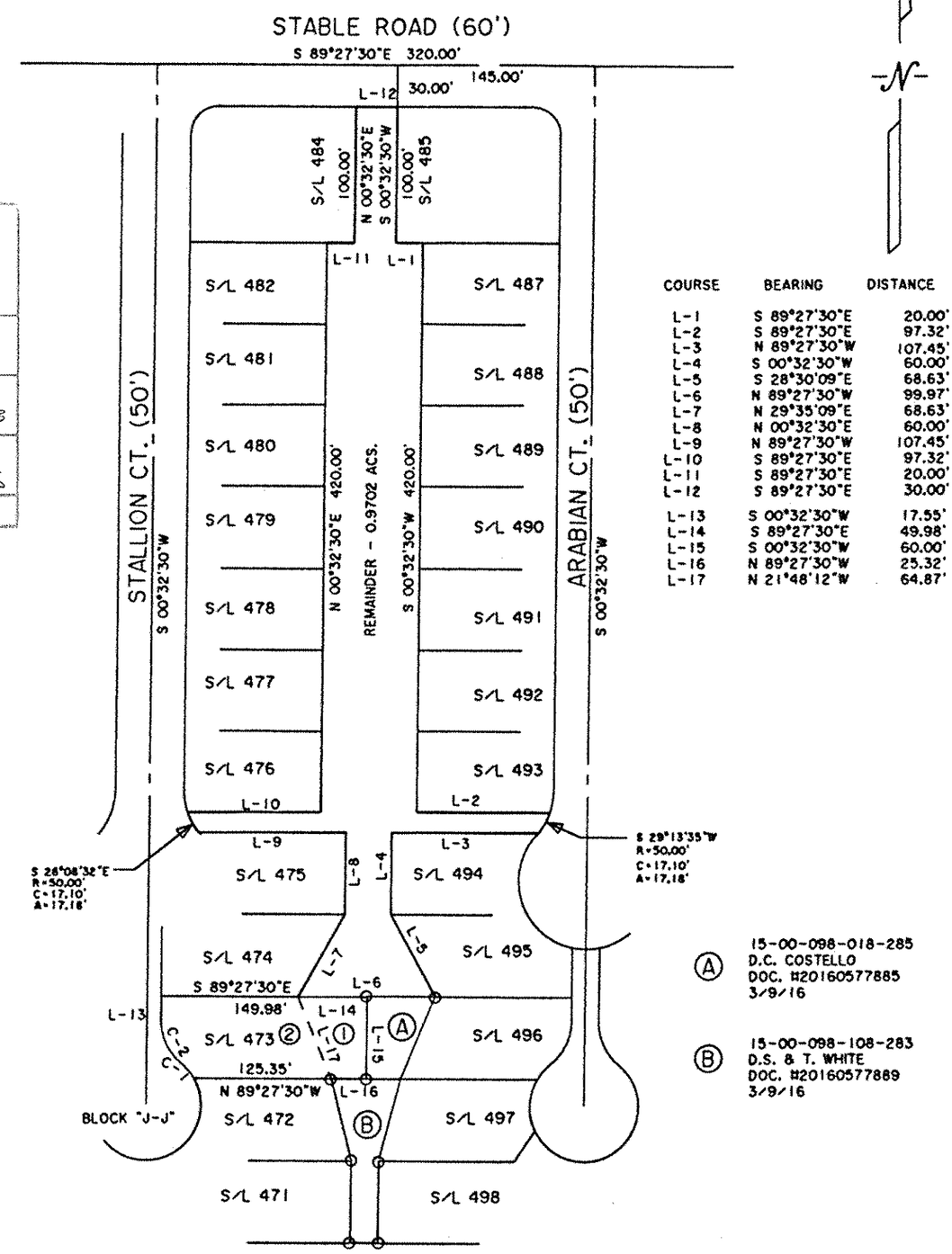
150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035

(440) 327-2925
FAX 327-2964

100 0 100 200 300
GRAPHIC SCALE - FEET

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".

APPROVED
LORAIN CO.
MAP OFFICE
DATE 9-19-17
PAGE 15-00-098
BY R. MAINES
#17-03727



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	N 89°27'30"W	99.97'
L-7	N 29°35'09"E	68.63'
L-8	N 00°32'30"E	60.00'
L-9	N 89°27'30"W	107.45'
L-10	S 89°27'30"E	97.32'
L-11	S 89°27'30"E	20.00'
L-12	S 89°27'30"E	30.00'
L-13	S 00°32'30"W	17.55'
L-14	S 89°27'30"E	49.98'
L-15	S 00°32'30"W	60.00'
L-16	N 89°27'30"W	25.32'
L-17	N 21°48'12"W	64.87'

(1) SPLIT 0.0519 ACS.

(2) COMBINATION 0.1981 ACS.

(A) 15-00-098-018-285
D.C. COSTELLO
DOC. #20160577885
3/9/16

(B) 15-00-098-108-283
D.S. & T. WHITE
DOC. #20160577889
3/9/16

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	40.00'	7.54'	14.90'	21°20'13"	143°14'22"	14.81'	N 40°07'36"W
C-2	40.00'	19.20'	35.80'	51°17'10"	143°14'22"	34.62'	N 25°05'03"W

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
S-7775

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

PLAT OF BOUNDARY SURVEY
SPLIT AND COMBINATION
FOR
LEH PROPERTIES, INC.
THOMAS ARNO

BEING KNOWN AS ALL OF BLOCK "F-F" AND ALL OF SUBLOT NO. 473 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
MAY, 2017 SCALE: 1" = 100'

2005-057 2016-013