SURVEYOR'S NOTES

1. Bearings are based on Ohio State Plane, North Zone NAD83(2011) Grid North.
2. Pertinent records used are as shown hereon.

2017 OCT 24 PM 12 26

07

75 0 75 150
SCALE IN FEET
SCALE 1"=75'

APPROVED BY PLANNING COMMISSION CITY OF ELYRIA, OHIO
NO PLAT REQUIRED
DATE 10/24/17

BY	DESCRIPTION	DATE
	REVISIONS	

DATE: 9-5-2017
DRAWN BY: KAR
CH'D BY:
DWG. NAME: 17168 SPLIT01
PATH: CIVIL 3D 2014
F.B. 868

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES

PARCEL SPLIT MAP

PART OF ORIGINAL LOT NOS. 15 & 16
IN THE BRACE TRACT OF ELYRIA TOWNSHIP
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 1

JOB NO. 17168

06-23-015-102-023
FOXES LAIR APTS., LTD
INST NO 20040998681

06-23-015-102-012
DANIEL A. RICHARDS
INST NO 20070225501

06-23-016-102-045
ASHOK PATEL
INST NO 20160580754

06-23-016-102-034
BILLY S. ROWLAND, JR.
INST NO 20060156007

06-23-016-102-008
ROWLAND, BILLY S. JR.
INST NO 201405055842

06-23-016-102-035
BILLY S. ROWLAND, JR.
INST NO 20060156008

06-23-016-102-038
441 GRISWOLD LLC
INST NO 20170626998

06-23-016-102-029
CITY OF ELYRIA
VOL. P-1286, PAGE 918
VOL. P-PARCEL 10040

O.L. 15 BRACE TRACT
O.L. 16 BRACE TRACT
O.L. 20 BRACE TRACT
O.L. 21 BRACE TRACT
O.L. 16 BRACE TRACT
O.L. 31 WEST OF RIVER TRACT
O.L. 21 BRACE TRACT
O.L. 174 WEST OF RIVER TRACT

3/4" IRON PIPE FD & USED
N88°45'10"E 687.65'(S) 687.94'(R)
N74°53'34"E 145.03'(S) 145.00'(R)
31.06' (S)
S23°36'01"E 239.50'(R&S)
WEST RIVER ROAD
315.68' (S)
ORIGINAL LOT LINE
11.36'(S) 34.09' (S)
CAPPED "KS ASSOC" PIN FD. & USED
S88°45'10"W 45.45'(S) 45.46'(R)
S23°36'01"E 451.42'(C) 533.05'(S) 553.10'(R)
1088.92'(S) 511.47'(S)
MON. BOX W/ 1" IRON PIN FD 0.04' S, 0.05' W
S60°23'59"W 153.65'(C)
71.63'(C)
S20°15'00"E 175.56'(R) 175.53'(S)
3/4" IRON PIPE FD & USED
SPLIT PARCEL B
1.1473 ACRES
1.0096 ACRES (EXCLUSIVE OF R/W)
S38°04'58"W 39.01'(S) 39.04'(R)
S01°45'29"E 30.00'(R&S)
S01°45'29"E 218.00'(C)
(R/W VARIES)
S38°28'01"E
311.18'(S)
S00°47'05"W
33.99'(S) 33.93'(R)
MON. BOX W/ 1" IRON PIN FD & USED
134.15'(R&S)
200.00'(C)
POB SPLIT PARCEL B
R=1145.92'
L=607.71'
Δ=30°23'07"
T=311.18'
CH=600.61'
CB=S14°24'28"E

REMAINDER PARCEL
19.0564 ACRES
18.2715 ACRES (EXCLUSIVE OF R/W)

N88°13'32"E 65.04'(S)
S88°13'32"W 74.96'(R&S)
3/4" IRON PIPE FD. 0.11' N & 0.19' W
2" IRON PIPE FD. & USED
CAPPED "KS ASSOC" PIN FD. & USED
N88°13'32"E 140.00'(R&S)
SPLIT PARCEL A
1.4181 ACRES
1.3217 ACRES (EXCLUSIVE OF R/W)
441.37'(R)
441.22'(S)
441.28'(S)
N01°45'52"W
86.5'
8.1'
86.7'
7.8'
3/4" IRON PIPE FD. & USED
MAG NAIL FD. & USED
21.5'
3 STORY BRICK COMMERCIAL BUILDING #443 GRISWOLD
1 STORY BRICK COMMERCIAL BUILDING #435 GRISWOLD
10.00'(S)
140.00'(R&S)
S88°14'31"W 384.63'(S)
904.27'(C)
S88°14'31"W 1244.27'(S)
519.64'(C)
719.64'(S)
POC SPLIT PARCEL A
POB SPLIT PARCEL A
POB REMAINDER PARCEL
POC SPLIT PARCEL B
MON. BOX W/CAPPED "KS ASSOC" IRON PIN FD & USED
N88°14'31"E 235.39'(S)
TILLOTSON STREET (75' R/W)
GRISWOLD ROAD (60' R/W)
MORAN STREET S 16°29'E (50' R/W)
49th STREET (50' R/W)
MON. BOX W/ 1" IRON PIN FD 0.06' S
LEONA HEIGHTS ALLOTMENT VOL. 6, PAGE 35
LEONA HEIGHTS ALLOTMENT VOL. 6, PAGE 35

102
-051
-049
-050

ABBREVIATIONS

FD	FOUND
INST	INSTRUMENT
NO	NUMBER
P	PAGE
POB	POINT OF BEGINNING
R	RECORD
S	SURVEYED
V	VOLUME

LEGEND

- IRON PIN/PIPE FOUND
- DRILL HOLE FOUND
- MONUMENT BOX FOUND
- RAILROAD SPIKE SET W/ DIMPLE
- 5/8" CAPPED REBAR SET LABELED "KS ASSOCIATES INC PROP MARKER"
- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE

SURVEYOR'S CERTIFICATION

I hereby certify that; the survey shown hereon is the result of an on-the-ground survey that has been performed by me or under my supervision; that the survey was prepared in accordance with Chapter 4733-37 (Minimum Standards for Boundary Surveys) of the Ohio Administrative Code; that it is a survey of the lands conveyed to 441 Griswold LLC as recorded in Instrument No. 20170626998 of the Lorain County Records.

T. A. Bixler 9-5-17

Trevor A. Bixler, P.S. Date
Professional Surveyor Ohio Reg. No. 7730

Date of Survey: June 24, 2017

STATE OF OHIO
TREVOR A. BIXLER
7730
REGISTERED PROFESSIONAL SURVEYOR

№03741
APPROVED
LORAIN CO.
MAP DEPT.
11/6/17
6-23-016
SPILLMAN
17-03741
Scan # 49243

R:\17000\17168\CIVIL 3D 2014\CURRENT DRAWINGS\BASE DRAWINGS\DWG\17168 SPLIT01.dwg 9/26/2017

06-23-016-102-049 THRU -051