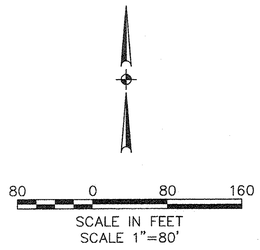


ABBREVIATIONS

C	CALCULATED
DV	DEED VOLUME
FD	FOUND
INST	INSTRUMENT
NO	NUMBER
P	PAGE
PV	PLAT VOLUME
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RECORD
S	SURVEYED
S/L	SUBLOT

A P
I
D 11-8-18
B 15-00-045
BY R. MAINES
#18-03904

15-00-045-101-106
-107

LEGEND

- M MONUMENT BOX FOUND
- ◎ IRON PIPE/PIN FOUND AS DESCRIBED
- ⊙ DRILL HOLE FOUND
- O 5/8" X 30" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"

PROPERTY LINE
CENTERLINE
RIGHT OF WAY
ORIGINAL LOT LINE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	30.00'	25.23'(C)	48°11'23"	S65°44'19"W	24.49'
C2	30.00'	25.23'(C)	48°11'23"	N23°54'50"E	24.49'
C3	30.00'	2.91'(C)	05°33'20"	N43°51'42"W	2.91'

SURVEYOR'S NOTES

1. Bearings are based on the northerly line of Keywood Subdivision (N89°50'00"E) as recorded in Plat Volume 26, Page 74 of the Lorain County Records.
2. This map and the survey on which it is based have been prepared without the benefit of a Title Report and are not intended to reflect all easements, encumbrances, or other circumstances affecting the title to the property shown hereon.
3. Pertinent records are as shown hereon and include the Lorain County Tax Maps and a Plat of Boundary and Split prepared by Thomas Simon & Associates, Inc. dated July–August 2014.

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 part of the land conveyed to James A. and Judy L. Lucas, Trustees as recorded in Instrument No. 20150547840 of the Lorain County Records.

T. A. Bixler 10-11-18

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

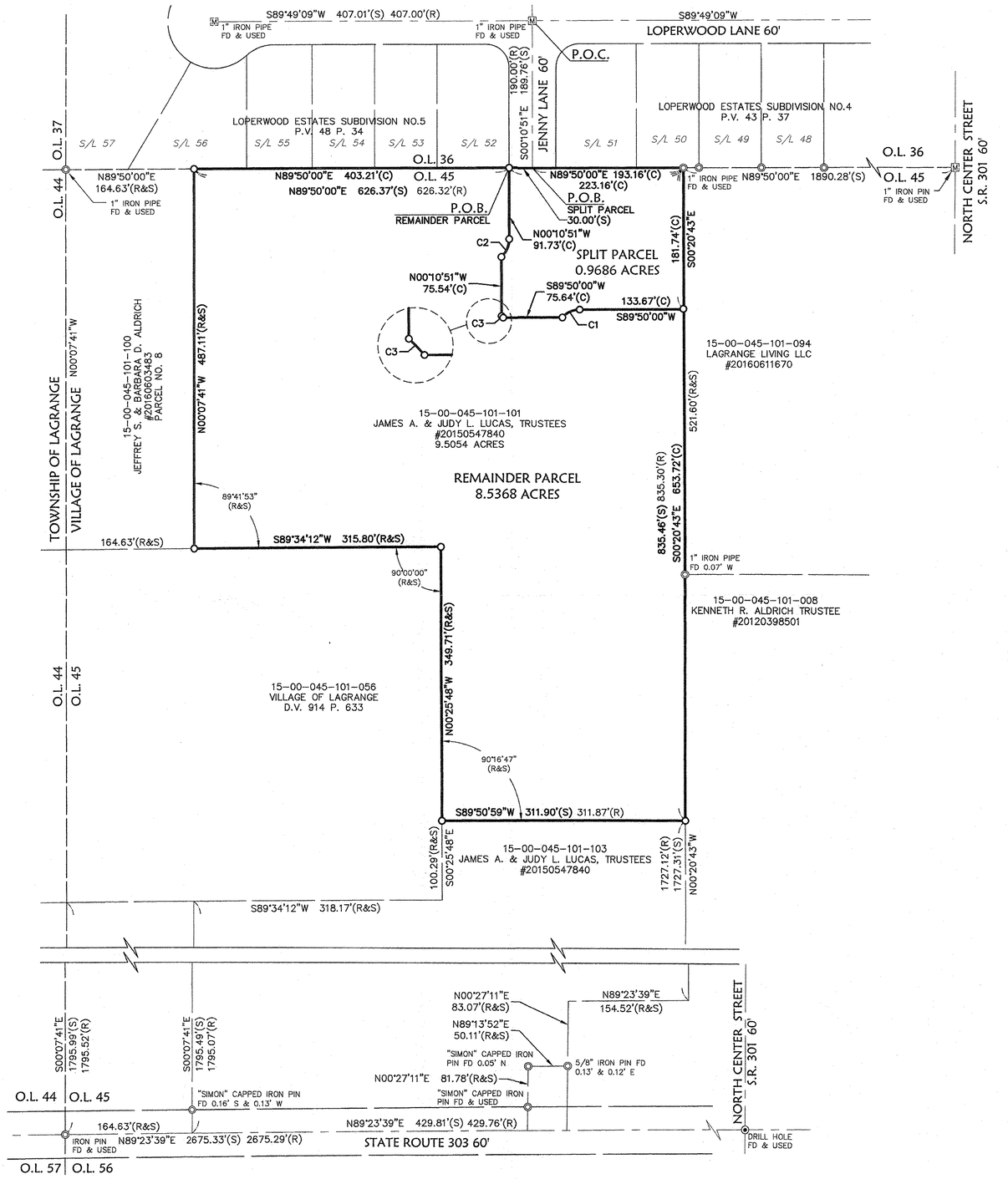
Date of Survey: February and October, 2018

LaGrange Planning Commission Approval

Date of Approval November 1, 2018

Chair, Planning Commission

STATE OF OHIO
TREVOR A. BIXLER
7730
REGISTERED PROFESSIONAL SURVEYOR



REVISIONS	DATE	BY
DESCRIPTION		

DATE: 10-10-18
DRAWN BY: MAM
CHK'D BY:
DWG. NAME: 15296-2 Split Map
PATH: CIVIL 3D
F.B. 982, 993

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

JAMES A. & JUDY L. LUCAS, TRUSTEES
PARCEL SPLIT MAP

PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 45
VILLAGE OF LAGRANGE, COUNTY OF LORAIN
STATE OF OHIO

SHEET 1 OF 1

JOB NO. 15296–2

R:\15000\15296-2\CIVIL 3D 2014\CURRENT DRAWINGS\BASE DRAWINGS\DWG\15296-2 Split Map.dwg10/11/2018