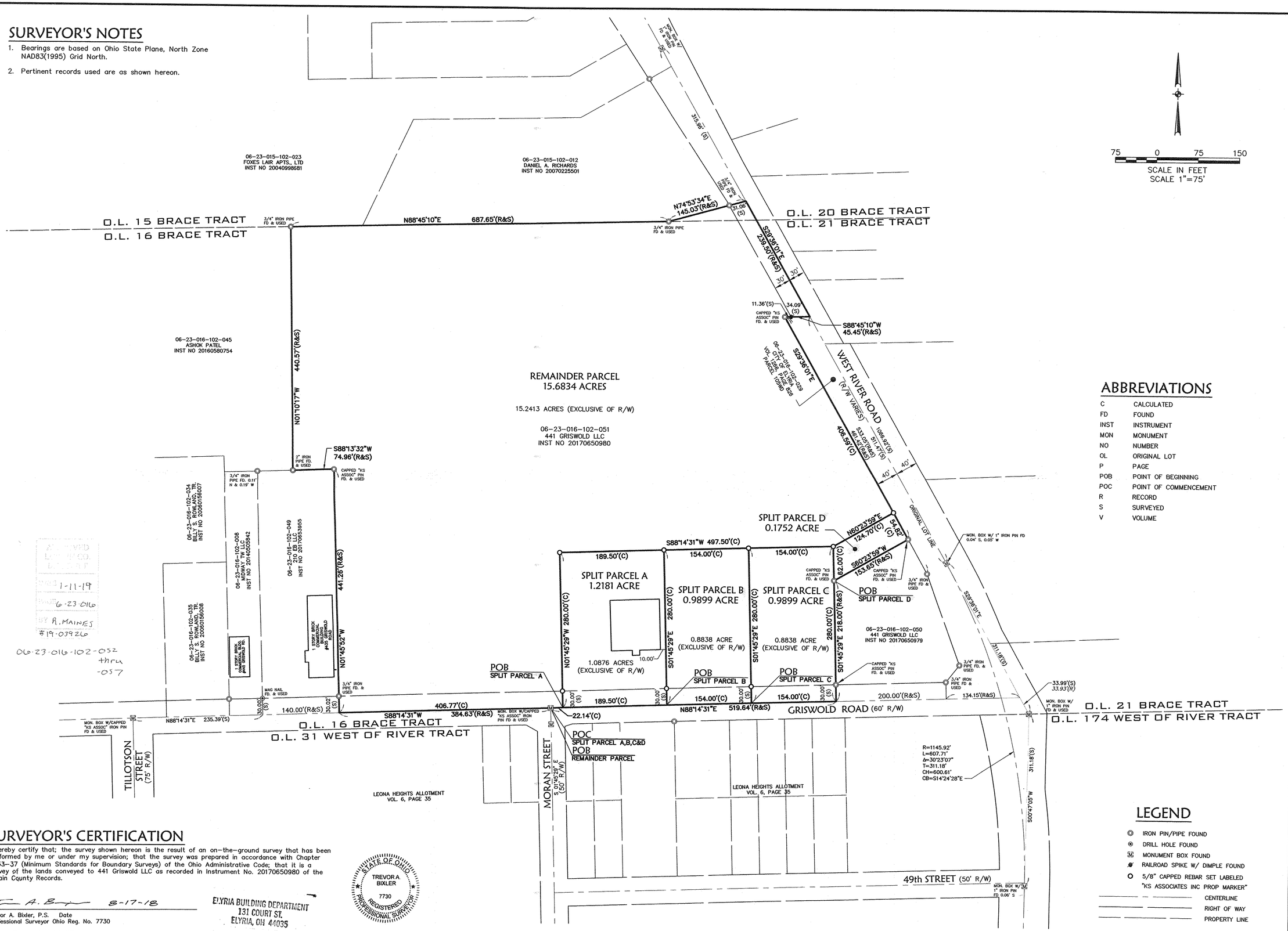
SURVEYOR'S NOTES

1. Bearings are based on Ohio State Plane, North Zone NAD83(1995) Grid North.
2. Pertinent records used are as shown hereon.



ABBREVIATIONS

C	CALCULATED
FD	FOUND
INST	INSTRUMENT
MON	MONUMENT
NO	NUMBER
OL	ORIGINAL LOT
P	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RECORD
S	SURVEYED
V	VOLUME

LEGEND

- IRON PIN/PIPE FOUND
- DRILL HOLE FOUND
- MONUMENT BOX FOUND
- RAILROAD SPIKE W/ DIMPLE FOUND
- 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. 20170650980 of the Lorain County Records.

Trevor A. Bixler 8-17-18

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

ELYRIA BUILDING DEPARTMENT
131 COURT ST.
ELYRIA, OH 44035

APPROVED BY PLANNING COMMISSION
CITY of ELYRIA, OH
NO PLAT REQUIRED
DATE 1-9-19

APPROVED
LAW DEPT.
BY
DATE 1-11-19
PART 6-23-016
BY R. MAINES
#19-039226

06-23-016-102-032 thru -037

R:\17000\17168\CIVIL 3D 2014\CURRENT DRAWINGS\BASE DRAWINGS\DWG\17168 SPLIT_3P.dwg8/16/2018

REVISIONS			
DATE	DESCRIPTION	BY	

DATE: 7-2-2018
DRAWN BY: PBP
CVD BY: TAB
DWG. NAME: 17168 SPLIT 3P
PATH: CIVIL 3D 2014
F.B.: 968

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

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