100 0 100 200 300
GRAPHIC SCALE – FEET

I. PIN IN MON. BOX FD. & USED — DELLEFIELD ROAD

I. PIN FD. & USED

S 89°30'38"W 1377.13'

S 01°07'56" E 1352.73' M.

WEST RIDGE ROAD (60')

S 01°07'56" E 1053.11' D. & M.

S 01°07'56" E 294.62'

05-00-083-000-014
T.G. ESCHTRUTH
DOC. #990600052
3/9/99

05-00-083-000-013
C.E. & S.A. SHIELDS
DOC. #200500061007
3/15/05

I. PIPE FD.
217.60' C/L
S. 0.04'

I. PIPE FD.
30.04' C/L
N. 0.09'

I. PIN SET

S 89°22'45"W 1373.23'

S 01°53'24"E 292.35'

N 01°53'24"W 882.68'

COMBINATION NO. 1
15.6218 ACS.

I. PIN SET

I. PIPE FD.
USED N-S
30.04' C/L

S 89°22'07"W 430.00'

S 01°07'56"E
5.00'

I. PIN IN
MON. BOX
FD. & USED

ELYRIA TWP.
O.L. 1
BRACE TRACT

ELYRIA TWP.
O.L. 46
WEST OF BLACK RIVER

I. PIPE FD.
USED N-S
E. 0.07'

S 01°53'24"E 590.33'

N 89°22'07"E 939.33'

REMAINDER
1.9210 ACS.

120.04'

S 00°35'01"E 295.12'

I. PIN FD.
BENT
S. 0.29'
W. 0.17'

S 89°21'23"W 255.02'

I. PIN FD
28.85' C/L
S. 0.22'

S 01°07'56"E
170.00'

COMBINATION NO. 2
2.9130 ACS.

169.99'

290.03'

S 00°34'27" E 733.64' M.

O.L. 78

O.L. 83

SPLIT
6.3433 ACS.

295.35'

2" I. PIPE
FD. W. 4.40'

I. PIN SET

176.63'

N 89°21'23"E 253.37'

N 89°21'23"E 932.59'

N 89°21'23"E 430.00'

I. PIPE FD.
26.49' C/L
S. 0.62'

I. PIN
FD. & USED

N 00°34'27"W
443.61'

I. PIN IN
MON. BOX
FD. & USED

05-00-083-000-005
J.F. & C.L. IVANCIC
ORV 818 PG 308
12/3/93

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
REG. PROFESSIONAL SURVEYOR
NO. S-7775

BASIS OF BEARINGS IS THE CENTERLINE OF WEST RIDGE ROAD (SOUTH 01°07'56" EAST). IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
FAX 327-2964

APPROVED
LORAIN CO.
MAP DEPT
DATE 4-20-21
PAGE 5-00-083
BY P. MAINES
#21-04286

05-00-083-000-023
thru
-026

PLAT OF BOUNDARY SURVEY
SPLIT AND COMBINATION
FOR
KEITH BROSKY
THOMAS ESCHTRUTH

BEING KNOWN AS PART OF
ORIGINAL AMHERST TOWNSHIP LOT NO. 83

COUNTY OF LORAIN STATE OF OHIO
MARCH, 2021 SCALE: 1" = 100'

JOB NO. 2021-019