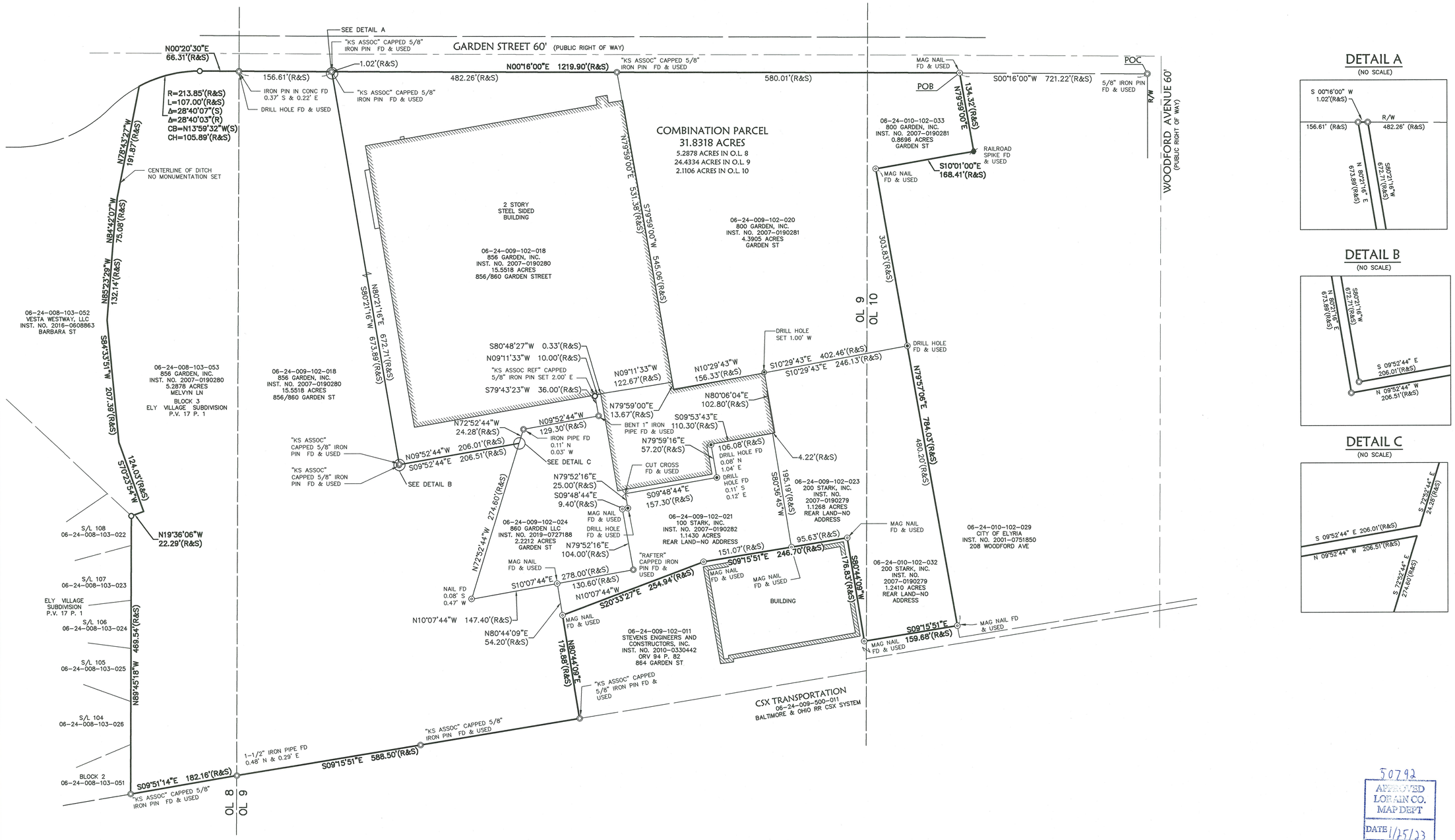

DETAIL A
(NO SCALE)

DETAIL B
(NO SCALE)

DETAIL C
(NO SCALE)

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;

T A. Bixler 10-19-22

TREVOR A. BIXLER, P.S. DATE OF MAP: OCTOBER 19, 2022
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730

STATE OF OHIO
TREVOR A. BIXLER
7730
REGISTERED
PROFESSIONAL SURVEYOR

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS SHOWN IS AN ASSUMED MERIDIAN AND IS USED TO DENOTE ANGLES ONLY.
2. PERTINENT RECORDS USED ARE AS SHOWN HEREON AND INCLUDE LORAIN COUNTY TAX MAPS AND SURVEY RECORDS.

ABBREVIATIONS

COR	CORNER
D.V.	DEED VOLUME
FD	FOUND
INST	INSTRUMENT
ORV	OFFICIAL RECORD VOLUME
P	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.V.	PLAT VOLUME
R	RECORD
S	SURVEYED

LEGEND

- IRON PIN/PIPE FOUND
- IRON PIN/PIPE SET
- DRILL HOLE
- MAG NAIL
- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE

80 0 80 160
SCALE IN FEET
1" = 80'

507.92
APPROVED LORAIN CO. MAP DEPT
DATE 1/25/23
PAGE 06-149
BY ACarden
23-04618

BY	DESCRIPTION	DATE

REVISIONS

DATE: 10-19-2022
DRAWN BY: PRP
CH'D BY:
DWG. NAME: GARDEN STREET_combo.dwg
PATH:
CIVIL 3D 2019
F.B. 1044

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

GARDEN STREET
PARCEL COMBINATION MAP

PART OF BLOCK 3 IN ELY VILLAGE SUBDIVISION P.V. 17 P. 1-2 &
PART OF ORIGINAL ELYRIA TOWNSHIP LOTS 8, 9, & 10 - WEST OF THE BLACK RIVER
CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 1
JOB NO. 22132

R:\22000\22132\CIVIL 3D 2019\CURRENT DRAWINGS\BASE DRAWING\DWG\GARDEN STREET_combo.dwg, Plotted: Jan 24, 2023 - 3:13pm