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BY MW

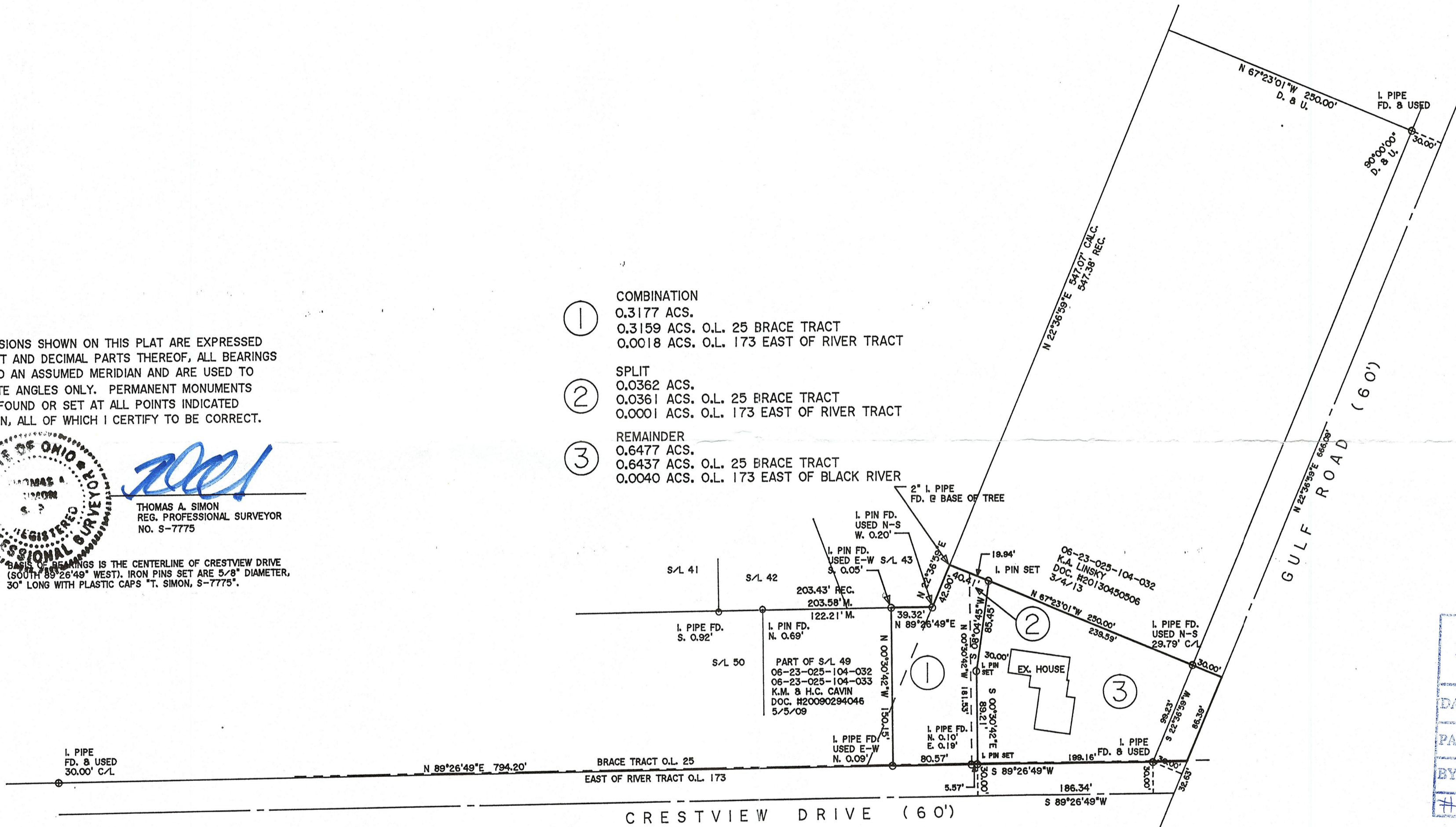
DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT.



Thomas A. Simon
THOMAS A. SIMON
REG. PROFESSIONAL SURVEYOR
NO. S-7775

BASE OF BEARINGS IS THE CENTERLINE OF CRESTVIEW DRIVE (SOUTH 89°26'49" WEST). IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".

- ① COMBINATION
0.3177 ACS.
0.3159 ACS. O.L. 25 BRACE TRACT
0.0018 ACS. O.L. 173 EAST OF RIVER TRACT
- ② SPLIT
0.0362 ACS.
0.0361 ACS. O.L. 25 BRACE TRACT
0.0001 ACS. O.L. 173 EAST OF RIVER TRACT
- ③ REMAINDER
0.6477 ACS.
0.6437 ACS. O.L. 25 BRACE TRACT
0.0040 ACS. O.L. 173 EAST OF BLACK RIVER



50838
APPROVED
LORAIN CO.
NOTARY
DATE 3/14/2023
PAGE 06-50
BY A. Carden
#23-09655

PLAT OF BOUNDARY SURVEY
SPLIT AND COMBINATION
FOR
DC & DJ MANAGEMENT LLC
DOUGLAS C. & BARBARA J. DUBENA

BEING KNOWN AS PART OF SUBLT NO. 49
OF SPRING VALLEY ESTATES AS RECORDED IN
PLAT VOLUME 19 PAGE 2 OF
LORAIN COUNTY MAP RECORDS AND PARTS OF
ORIGINAL ELYRIA TOWNSHIP LOT NO. 25
BRACE TRACT AND ORIGINAL ELYRIA TOWNSHIP
LOT NO. 173 EAST OF THE BLACK RIVER

CITY OF ELYRIA COUNTY OF LORAIN
STATE OF OHIO
JANUARY, 2023 SCALE: 1" = 80'

APPROVED BY PLANNING COMMISSION
CITY OF ELYRIA, OH DATE 2/27/23
NO PLAT REQUIRED

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THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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ELYRIA, OHIO 44035

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