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.

STATE OF OHIO · THOMAS A. SIMON · S-7775 · REGISTERED PROFESSIONAL SURVEYOR

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

GRAPHIC SCALE – FEET
40 0 40 80 120

N

05-00-091-105-007
M.F. RADMAN – M.L. PALMER
DOC. #200409981290
1/30/04

S 65°38'56"W 191.97'

I. PIPE FD.
BENT
USED AT GROUND

05-00-091-105-019
VILLAGE OF SOUTH AMHERST

09-00-001-102-075
VILLAGE OF SOUTH AMHERST

S 02°24'02"W 196.73'

I. PIPE
FD. & USED

S 78°30'37"E 137.79'

09-00-001-102-065
B.J., JR. & P.D. FREEMAN
DOC. #97046741I
5/14/97

CHURCH STREET (40')
(UN-IMPROVED)
EXCEPTION – 0.2415 ACRES IN R/W

N 12°45'03"E 80.00'

I. PIN SET

N 77°14'57"W 188.60'

S 12°45'03"W 80.00'

I. PIN SET

I. PIN SET

S 77°14'57"E 188.60'
N 77°14'57"W 208.60'

I. PIN SET

O.L. 91
AMHERST TWP.
NEW RUSSIA TWP.

O.L. 1
O.L. 2

GEORGE LUDWIG'S 3RD SUBDIVISION
PLAT VOL. 7 PG 3

57 58 59 60 61 62

SPLIT
0.3464 AC.

I. PIN FD.
W/CAP
S. 5.57'
W. 1.97'

N 12°45'03"E 80.00'

82.83'

N 12°45'03"E 67.50'

82.59'

I. PIPE
FD. & USED

N 80°22'27"W 264.40' D. & U.

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

I. PIPE FD.
E. 3.86'

I. PIPE FD.
S. 1.33'
E. 3.01'

NAIL FD.
S. 0.08'
E. 0.71'

19 20 21 22 23

SOUTH AMHERST CORP. LINE

83°07'30"
D. & U.

I. PIPE FD.
30.10' C/L

247.50'

QUARRY ROAD (60')

N 12°45'03"E 165.00'

REMAINDER
2.8714 ACS. GROSS
0.7044 ACS. O.L. 1
1.6006 ACS. O.L. 2
0.5664 ACS. O.L. 91
EXCEPTION – 0.2415 ACS. IN R/W
2.6299 ACS. NET

GEORGE LUDWIG'S 2ND SUBDIVISION
PLAT VOL. 4 PG 34

S 77°14'57"E 188.60'

09-00-002-000-004
B.J., JR. & P.D. FREEMAN
DOC. #97046741I
5/14/97

I. PIN SET

S 80°22'27"E 99.20'

I. PIN SET

S 10°54'10"W
6.19'

I. PIN SET

S 80°22'27"E 165.00'

I. PIPE FD.
S. 0.25'
27.41' C/L

09-00-002-000-025
C.D. & L.J. KING
DOC. #200902939S8
5/4/09

I. PIPE FD.
24.22' C/L

BASIS OF BEARINGS IS THE CENTERLINE OF QUARRY ROAD (SOUTH 12°45'03" WEST). IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".

50840

APPROVED
LORAIN CO
MAP DEPT
DATE 3/20/23
PAGE 05-00-091-B
BY ACarden
#23-04658

PLAT OF BOUNDARY SURVEY AND SPLIT FOR DONNA PALMER

BEING KNOWN AS PARTS OF ORIGINAL AMHERST TOWNSHIP LOT NO. 91 AND NEW RUSSIA TOWNSHIP ORIGINAL LOT NOS. 1 AND 2 AND ALL OF SUBLOT NO. 22, PART OF SUBLOT NO. 23 OF THE GEORGE LUDWIG'S 2ND SUBDIVISION AS RECORDED IN PLAT VOLUME 4 PAGE 34 AND ALL OF SUBLOT NOS. 58,59,60 AND PART OF SUBLOLOT NO. 61 OF THE GEORGE LUDWIG'S 3RD SUBDIVISION AS RECORDED IN PLAT VOLUME 7 PAGE 3

BEING PARTLY IN THE VILLAGE OF SOUTH AMHERST
COUNTY OF LORAIN STATE OF OHIO

DECEMBER, 2022 SCALE: 1" = 40'

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035

(440) 327-2925
FAX 327-2964

STATE OF OHIO · DAVID J. LYSKOWSKI · 8100 · REGISTERED PROFESSIONAL SURVEYOR

David J. Lyskowski
3-16-2023