



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	112.50'	38.76'	74.66'	38°01'31"	73.30'	N 72°17'05" W
C2	112.50'	54.89'	102.14'	52°01'07"	98.67'	N 27°15'46" W
C3	112.50'	112.59'	176.80'	90°02'38"	159.16'	N 46°16'32" W

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

TS
 THOMAS A. SIMON, REGISTERED
 PROFESSIONAL SURVEYOR NO. 5-7775

BASIS OF BEARINGS IS THE MONUMENTED CENTERLINE OF SURVEY AND CONSTRUCTION OF WEST RIVER ROAD (NORTH 16°19'44" WEST). IRON PINS SET ARE 3/8" DIAMETER, 30" LONG WITH PLASTIC CAPS "T. SIMON, 5-7775".

51112
 APPROVED
 LORAIN CO
 MAP DEPT
 DATE 1/18/24
 PAGE 06-24
 BY A. Larden
 #24-05222-A

THOMAS SIMON & ASSOCIATES, INC.
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PLAT OF BOUNDARY SURVEY
 FOR
 JANE K. STRAUSS, TRUSTEE
 DAN K. STRAUSS REVOCABLE
 INTER-VIVOS TRUST AGREEMENT

BEING KNOWN AS PART OF ORIGINAL
 ELYRIA TOWNSHIP LOT NO. 30
 WEST OF THE BLACK RIVER
 CITY OF ELYRIA COUNTY OF LORAIN
 STATE OF OHIO
 JANUARY, 2024 SCALE: 1" = 80'