I. PIN IN MON. BOX Q FD. & USED ELYPIA AVENUE (601)

562-40-12-15 316-24232-55-S/L 297 03-00-108-111-001 FD & USED COMBINATION 30.00 C/L (PERP.) 0.3473 ACS. 0.0229 ACS. O.L. 103 0.3244 ACS. O.L. 108 I. PIN IN 03-00-108-111-002 MON. BOX P.F. ECHKO (19 ORV 953 PG 323 7/29/94 FD. & USED 9 FD. & USED I. PIPE FD. S. 0.04' 33.00' C/L E. 0.34' 51245 S 82°30'45"E **APPROVED** 03-00-108-111-071 PART OF \$/L 296 LORAIN CO PART OF S/L 296 I. PIN FD. DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL N. 0.06' MAP DEPT BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DESCRIBE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED, ALL OF WHICH I CERTIFY TO BE CORRECT. N 82°30'45"W 151.25' FD. & USED . PIN FD. DATE 08/02/2024 N. 0.13' ш W. 0.02' PAGE 03-00-108 03-00-108-111-070 P.F. ECHKO DOC. #20190728367 BY BB PROFESSIONAL SURVEYOR NO. S-7775 8/30/19 BASIS OF BEARINGS IS THE CENTERLINE OF TOLEDO AVENUE I. PIN FD. N. 0.16' 24-04887 0 E. 0.05' S/L 294 PLAT OF BOUNDARY SURVEY AND COMBINATION FOR THOMAS SIMON & ASSOCIATES, INC. LIRE INVESTMENTS, INC. PROFESSIONAL LAND SURVEYORS BEING KNOWN AS PARTS OF ORIGINAL SHEFFIELD TOWNSHIP 150 SOUTH OLIVE STREET ELYRIA, OHIO 44035 LOT NOS. 103 AND 108 AND PART OF SUBLOT NO. 296, ALL OF SUBLOT NO. 297 (440) 327-2925 IN THE BROADWAY GARDENS ALLOTMENT TASIMON@WINDSTREAM.NET I. PIPE O AS RECORDED IN PLAT VOLUME 9 PAGE 22 FD. & USED OF LORAIN COUNTY MAP RECORDS 33.00' C/L COUNTY OF LORAIN STATE OF OHIO JULY, 2024 SCALE: 1" = 50'

JOB NO. 2024-059