



C	CALCULATED
DV	DEED VOLUME
FD	FOUND
INST	INSTRUMENT
NO	NUMBER
OL	ORIGINAL LOT
ORV	OFFICIAL RECORD VOLUME
P	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PV	PLAT VOLUME
R	RECORD
S	SURVEYED

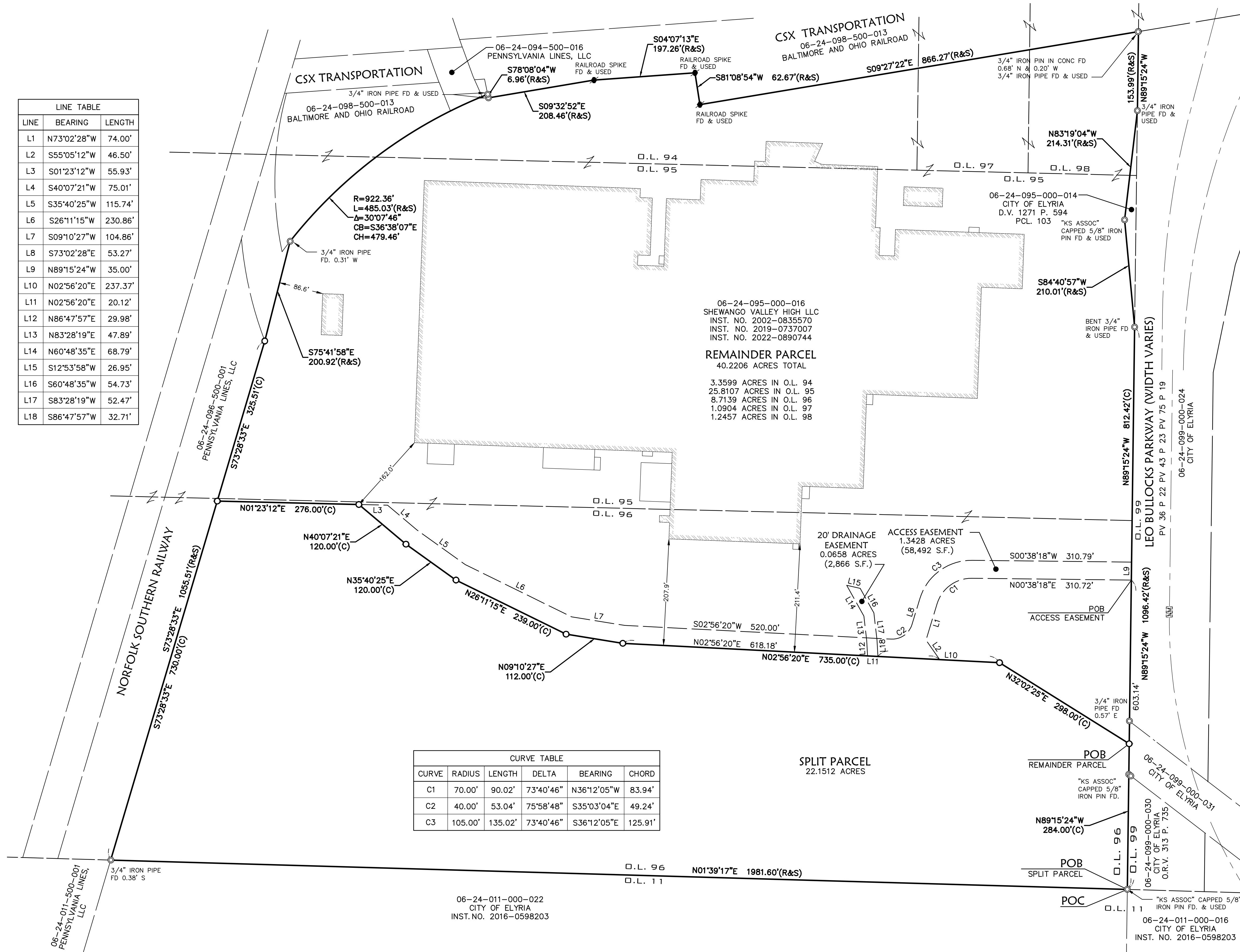
LEGEND

- ☑ MONUMENT BOX FOUND
- ☉ IRON PIN/PIPE FOUND
- ✱ RAILROAD SPIKE FOUND
- 5/8" CAPPED REBAR SET LABELED
"KS ASSOCIATES INC PROP MARKER"
- ☉ MAG NAIL SET
- ☉ DRILL HOLE SET

_____ CENTERLINE
 _____ RIGHT OF WAY
 _____ PROPERTY LINE
 _____ ORIGINAL LOT LINE
 _____ EASEMENT LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N73°02'28"W	74.00'
L2	S55°05'12"W	46.50'
L3	S01°23'12"E	55.93'
L4	S40°07'21"W	75.01'
L5	S35°40'25"W	115.74'
L6	S26°11'15"W	230.86'
L7	S09°10'27"W	104.86'
L8	S73°02'28"E	53.27'
L9	N89°15'24"W	35.00'
L10	N02°56'20"E	237.37'
L11	N02°56'20"E	20.12'
L12	N86°47'57"E	29.98'
L13	N83°28'19"E	47.89'
L14	N60°48'35"E	68.79'
L15	S12°53'58"W	26.95'
L16	S60°48'35"W	54.73'
L17	S83°28'19"W	52.47'
L18	S86°47'57"W	32.71'

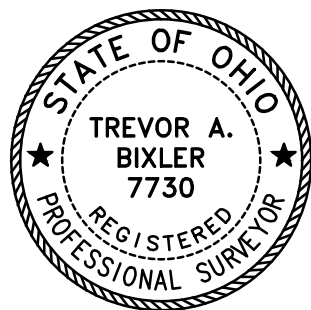
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	70.0'	90.02'	73°40'46"	N36°12'05"W	83.94'
C2	40.0'	53.04'	75°58'48"	S35°03'04"E	49.24'
C3	105.00'	135.02'	73°40'46"	S36°12'05"E	125.91'



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; THAT IT IS A SURVEY OF THE LANDS CONVEYED TO SHEWANGO VALLEY HIGH LLC AS RECORDED IN INSTRUMENT NOS. 2002-0835570, 2019-0737007 AND 2022-0890744 OF THE LORAIN COUNTY RECORDS.

T. A. Bixler 6-3-24
TREVOR A. BIXLER, P.S. DATE
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730
DATE OF FIELD WORK: MAY, 2022



SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
2. PERTINENT RECORDS USED ARE AS SHOWN HEREON AND INCLUDE LORAIN COUNTY TAX MAPS AND SURVEYS.
3. THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE NOT INTENDED TO REFLECT ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON.

745 LEO BULLOCKS PARKWAY PARCEL SPLIT MAP		 KS Associates, Inc. 260 Burns Road, Suite 100 Elvira, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com		DATE: <u>MARCH 22, 2024</u> DRAWN BY: <u>MAM KAR</u> CHK BY: <u></u> DWG. NAME: <u>2024-Leo Bullock Parcel Split Map.dwg</u> PATH: <u>C:\L3D</u> F.B. <u></u>		REVISIONS		DATE		DESCRIPTION		BY
PART OF ORIGINAL ELYRIA TOWNSHIP LOT NOS. 94, 95, 96, 97 & 98, WEST OF BLACK RIVER CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO												
SHEET 1		OF 1		JOB NO. 22067								
												TAB
												5/6/25
												ADDED ACREAGE BREAKDOWN FOR REMAINDER PARCEL