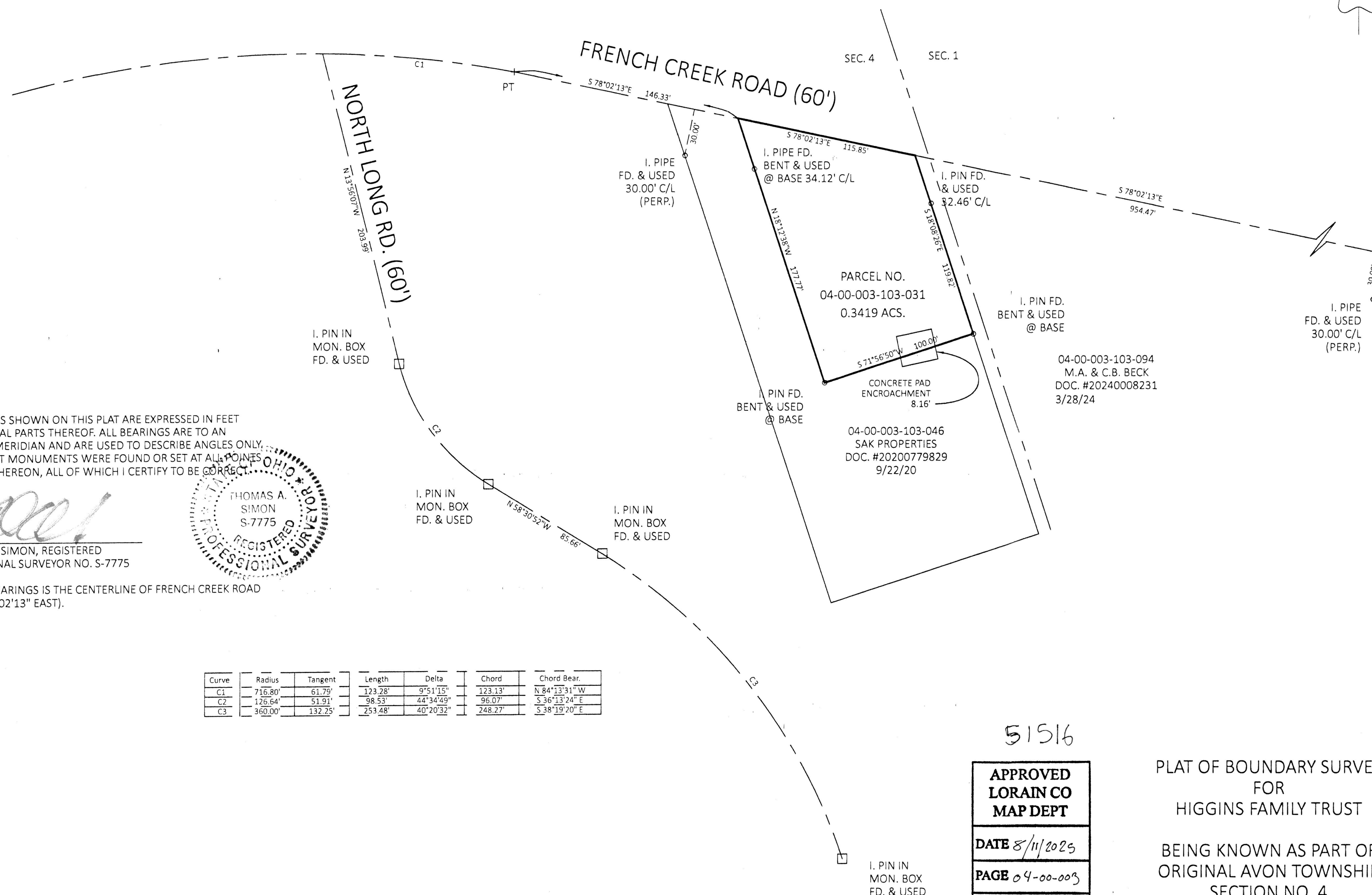
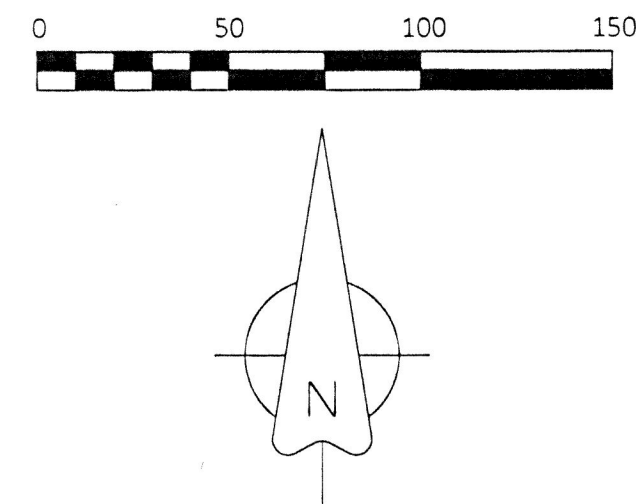
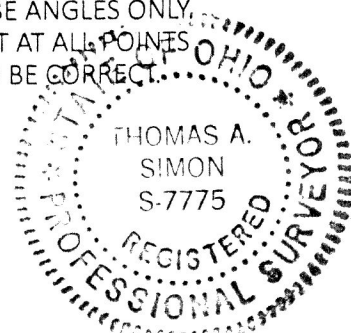




DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DESCRIBE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT.


THOMAS A. SIMON, REGISTERED
PROFESSIONAL SURVEYOR NO. S-7775

BASIS OF BEARINGS IS THE CENTERLINE OF FRENCH CREEK ROAD
(SOUTH 78°02'13" EAST).



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	716.80'	61.79'	123.28'	9°51'15"	123.13'	N 84°13'31" W
C2	126.64'	51.91'	98.53'	44°34'49"	96.07'	S 36°13'24" E
C3	360.00'	132.25'	253.48'	40°20'32"	248.27'	S 38°19'20" E

51516

APPROVED
LORAIN CO
MAP DEPT
DATE 8/11/2025
PAGE 04-00-003
BY B. Bunker
25-05559C

PLAT OF BOUNDARY SURVEY
FOR
HIGGINS FAMILY TRUST

BEING KNOWN AS PART OF
ORIGINAL AVON TOWNSHIP
SECTION NO. 4

CITY OF AVON COUNTY OF LORAIN
STATE OF OHIO
JULY, 2025 SCALE: 1" = 50'

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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ELYRIA, OHIO 44035
(440) 327-2925
TASIMON@WINDSTREAM.NET

JOB NO. 2025-053