

APPROVED
LORAIN CO
MAP DEPT

DATE 10/10/25

PAGE 06-23-012

BY W82

25-05076

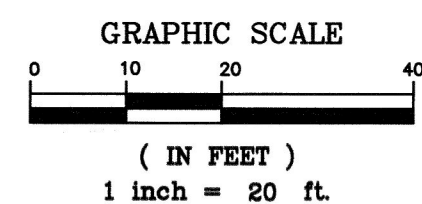
51569

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- EXISTING FENCE LINE

PERTINENT DOCUMENTS:

LORAIN COUNTY GIS
DEEDS OF RECORD AND RECORDED
PLATS AS SHOWN HEREON.
SURVEY DOCUMENT #49253



BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE NORTHERLY LINE OF BEECHWOOD DRIVE, HAVING A BEARING OF SOUTH 88°53'28" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

FLOOD ZONE NOTE:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 39093C0136D, WITH AN EFFECTIVE DATE OF 8/19/2008, THE SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, WITH AN ORANGE CAP STAMPED "P.S. 8047".

PLAT OF LOT CONSOLIDATION
LYING IN
LOT 1, BLOCK 21
LOTS 1, 2, 3 & 4, BLOCK 22
BROOKSIDE FARMS SUBDIVISION
PLAT VOLUME 10, PAGE 34
CITY OF ELYRIA, COUNTY OF LORAIN
STATE OF OHIO

Compass 360°
surveying

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WWW.COMPASS360SURVEYING.COM
DATE: 8/26/25 JOB NO. 25-196

REV.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JULY OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY CERTIFY I HAVE THE SUBJECT PREMISES AND PREPARED THIS DRAWING IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

9/15/25
DATE

