

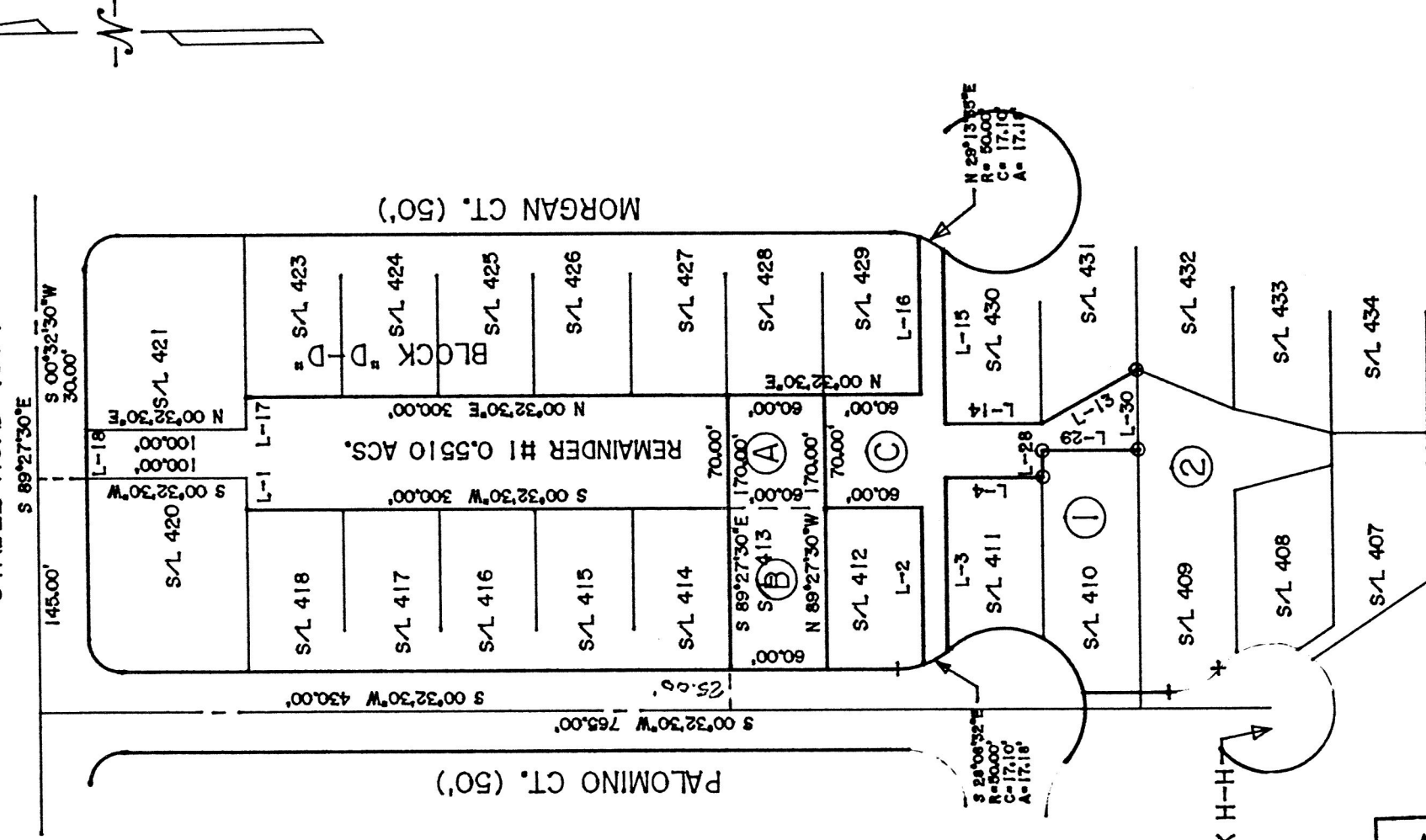
DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT.



THOMAS A. SIMON
REG. PROFESSIONAL SURVEYOR
NO. 8-7775

COURSE	BEARING	DISTANCE
L-1	N 89°27'30"W	20.00'
L-2	N 89°27'30"W	97.32'
L-3	S 89°27'30"E	107.45'
L-4	S 00°32'30"W	60.00'
L-5	S 29°35'09"W	68.63'
L-6	S 21°48'12"E	64.87'
L-7	S 13°47'48"E	61.93'
L-8	S 00°32'30"W	60.00'
L-9	S 89°27'30"E	19.97'
L-10	N 00°32'30"E	60.00'
L-11	N 14°52'48"E	61.93'
L-12	N 22°53'12"E	64.87'
L-13	N 28°30'09"W	68.63'
L-14	N 00°32'30"E	60.00'
L-15	S 89°27'30"E	107.45'
L-16	N 89°27'30"W	97.32'
L-17	N 89°27'30"W	20.00'
L-18	N 89°27'30"E	30.00'
L-19	S 89°27'30"E	98.97'
L-20	S 89°27'30"E	19.97'
L-21	S 89°27'30"E	35.00'
L-22	N 89°27'30"W	35.00'
L-23	N 89°27'30"W	35.00'
L-24	S 89°27'30"E	135.00'
L-25	S 89°27'30"E	135.00'
L-26	N 00°32'30"E	60.00'
L-27	N 00°32'30"E	60.00'
L-28	S 89°27'30"E	16.67'
L-29	S 00°32'30"W	60.00'
L-30	S 89°27'30"E	49.98'
L-31	S 89°27'30"E	116.70'
L-32	N 00°32'30"E	36.01'
L-33	N 89°27'30"W	49.99'
L-34	S 59°27'23"E	50.00'

STABLE ROAD (80')



PALOMINO CT. (50')

MORGAN CT. (50')

15-00-098-108-273
A.L. BOWMAN
DOC. #20150570015
12/21/15

15-00-098-108-271
L.L. BREWER
DOC. #20150570011
12/21/15

- ① SPLIT - 0.0964 ACS.
② COMBINATION - 0.2342 ACS.
③ REMAINDER #2 - 0.2769 ACS.

APPROVED LORAIN CO MAP DEPT	
DATE	11/25/25
PAGE	15-00-098
BY	WRZ
25-05100	

51607

PLAT OF BOUNDARY SURVEY
SPLIT & COMBINATION

FOR
PHEASANT RUN ASSOCIATION
ILONA MAYRAS
BEING KNOWN AS PART OF BLOCK D-D AND ALL OF
SUBLOT NO. 413 IN THE PHEASANT RUN VILLAGE
SUBDIVISION NO. 1 RECORDED IN PLAT VOLUME 27 PAGE 16
AND PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 98

BASIS OF BEARINGS IS THE CENTERLINE OF PALOMINO COURT
(SOUTH 00°32'30" WEST). IRON PINS SET ARE 5/8" DIAMETER,
30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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ELYRIA, OHIO 44035

(440) 327-2925
FAX 327-2964

DATE OF SURVEY: AUGUST, 2005

COUNTY OF LORAIN STATE OF OHIO
OCTOBER, 2021 SCALE: 1" = 100'

2005-057
2015-053