

Eric N. & Lori A. McConnell
Instrument # 2007-0212904

1323.88'(D)

N89° 03' 14"E
1056.79'

N89° 03' 14"E
267.09'

AREA BREAKDOWN

Split Parcel A: 2.0033 acres
Within R/W: 0.1819 acres (7,920.0000 ft²)

Split Parcel B: 8.0052 acres

Consolidation Parcel: 11.0031 acres
Within R/W: 0.2717 acres (11,834.6438 ft²)

Remainder Parcel: 2.0093 acres
Within R/W: 0.3508 acres (15,280.8871 ft²)

Dovin Land Company, LLC
Instrument # 2001-0744977

1" IRON PIPE
FND & USED FOR LINE
UP 7"

The Schoren Family Trust,
dated July 2, 1999
Instrument # 1999-0634161

5/8" IRON PIN W/
"SNEZEK" CAP FND
N88° 54' 09"E 0.12' FROM COR.
USED FOR LINE
UP 1"

1" IRON PIPE FND LEANING
54° 05' 48"E 1.40' FROM CORNER
UP 18"

Juan G. & Caitlin R. Vazquez
Instrument # 2014-0521649

1" IRON PIPE FND
N0° 02' 38"W 24.00' FROM CORNER
FLUSH W/ GROUND

MAG NAIL
FOUND & USED
FLUSH W/ ASPHALT

5/8" IRON PIN W/ "SNEZEK" CAP FND
N0° 46' 21"E 0.22' FROM CORNER
USED FOR LINE
UP 3"

1056.88'

263.99'

N88° 54' 09"E

1323.16'(D)

658.50'(C)
658.47'(D)

330.92'

S0° 46' 21"W

5/8" IRON PIN SET
30.02' FROM CORNER

330.73'(D)

330.54'(C)

S0° 46' 21"W

5/8" IRON PIN W/ "SNEZEK" CAP FND
N0° 38' 34"E 30.04' FROM CORNER
UP 1"

Juan G. & Caitlin R. Vazquez
Instrument # 2014-0521650

5/8" IRON PIN W/ "SNEZEK" CAP FND
S88° 54' 09"W 46.79' FROM CORNER
USED FOR LINE
UP 2"

P.P.O.B. FOR
SPLIT PARCEL B &
CONSOLIDATION PARCEL

P.P.O.B. FOR
REMAINDER PARCEL

P.P.O.B. SPLIT PARCEL A
MAG NAIL FND
N0° 46' 21"E 0.03' FROM CORNER
USED FOR LINE
FLUSH W/ ASPHALT

ODOT HIGHWAY
EASEMENT 7/27/33
VOL. 271, PG. 350

STATE ROUTE 58 (100' R/W)

757.35'(M) 757.27'(ODOT)

176.00'(TW)
N0° 54' 32"E

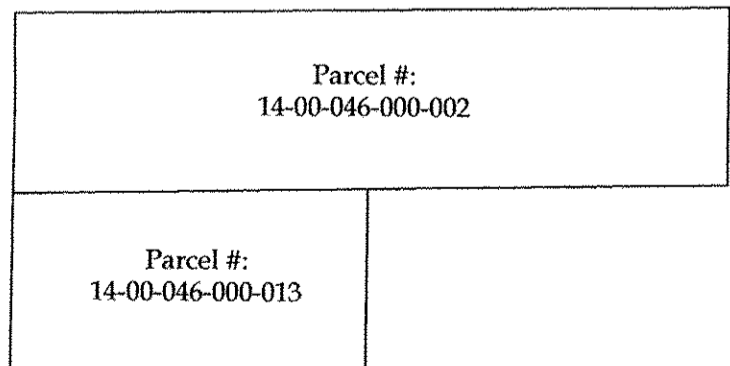
153.62'(C) 154.00'(TW)
N1° 00' 21"E

P.O.B.
1" IRON PIN IN
MONUMENT BOX
FOUND & USED FOR
C/L

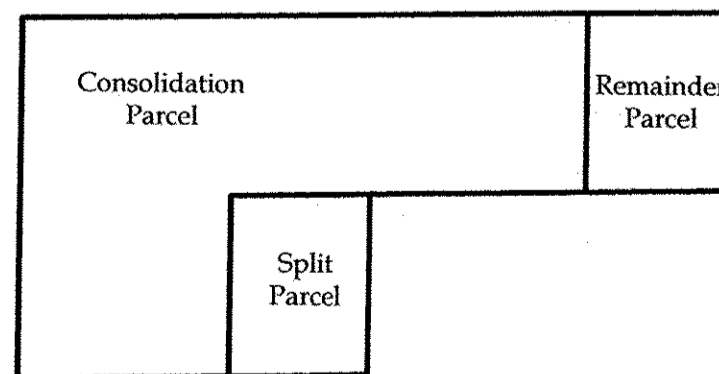
SEE DETAIL

APPROVED
LORAIN CO.
MAY 16 2015
DATE 4-5-16
PAGE 14-B
BY JHaffield
#16-03503

PRE-SPLIT SUMMARY



POST-SPLIT SUMMARY



LEGEND

SET FOUND DESCRIPTION

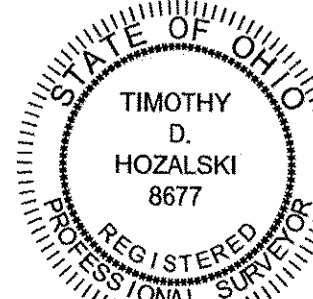
- IRON PIN/ROD
- SURVEY NAIL
- ⊙ MAG SPIKE
- ⊗ DRILL HOLE
- ⊕ RAILROAD SPIKE
- ⊠ MONUMENT BOX
- IRON PIPE

ABBREVIATIONS

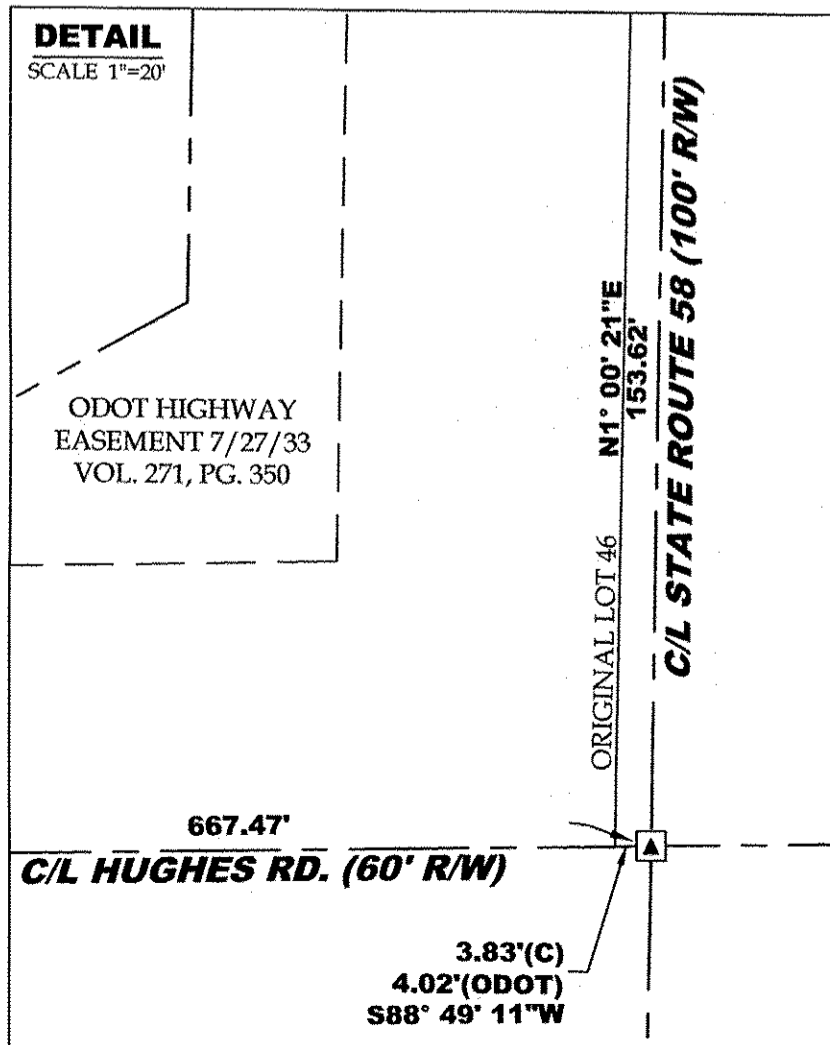
- (D) PER DEED (M) MEASURED (P) PER PLAT
- (C) CALCULATED (TW) PER T.W. LAUNDON SURVEY
- (SS) PER SNEZEK SURVEY (ODOT) ODOT CENTERLINE SURVEY
- ALL IRON PINS SET ARE 5/8"x30" REBAR WITH YELLOW PLASTIC CAPS STAMPED "HOZALSKI P.S. 8677/ VECTOR SURVEYING"

REFERENCES

- Lorain County Survey Records
- Survey by T.W. Laundon (Oct, 1950)
- Survey by Laundon, Simon, Cahl & Assoc. (Feb, 1996)
- Survey by Snezek & Assoc. (May, 2014)
- Lorain County Deed Records
- Volume and Pages as indicated
- ODOT Centerline Survey Plat Records
- LOR-58-7.98



Timothy D. Hozalski, P.S.
Date 1-10-16



Lot Split for Eric McConnell
Being a parcel of land located in part of Original Lot 46, Pittsfield Township, Twp 4 North, Range 18 West, Connecticut Western Reserve, Lorain County, Ohio
SCALE 1"=80'
80 0 80 160
BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), NAD83(2011), AND CORRECTED VIA THE ODOT VRS
MINIMUM ERROR OF CLOSURE: 1 : 10,000



OFFICE: 440-865-8445 WAKEMAN, OH
VECTOR.SURVEYING@YAHOO.COM
Job No. 15-050 Drawn By: CAD
Date: Dec, 2015 Checked By: TDH