

APPROVED
LOCAL GOV.
INSTRUMENT

DATE 8-19-16

PAGE 5-00-006

BY R. MAINES

#16-03557

05-00-006-000-246
-247

ORIGINAL LOT 95
ORIGINAL LOT 6

RAILROAD SPIKE
FOUND & USED
DOWN 3"

C/L COOPER'S RUN (60' R/W)

SUBLOT 1

1" BENT IRON PIPE FND
0.37' SOUTH OF R/W LINE
(BY PERPENDICULAR MEAS.)
DOWN 4"

1/2" IRON PIPE
IN MON BOX FND

5/8" IRON PIN W/ "BRAMHALL"
CAP IN MONUMENT BOX
FOUND & USED

5/8" IRON PIN W/
"ROSEBECK" CAP FND
LEANING - UP 10"

SUBLOT 2

5/8" IRON PIN W/ "ROSEBECK" CAP
FND 0.51' SOUTH OF R/W LINE
(BY PERPENDICULAR MEAS.)
UP 1"

RJ Perritt Construction, Inc.
Instrument # 2016-0573300

Todd Wargo
Instrument # 2007-0197193

5/8" BENT IRON PIN W/ "BRAMHALL" CAP
FND S24° 28' 12"E 0.12' FROM CORNER
UP 5"

493.63'(C) 493.60'(PS)

1" BENT IRON PIPE
FND S60° 27' 02"E 0.09' FROM CORNER
DOWN 2"

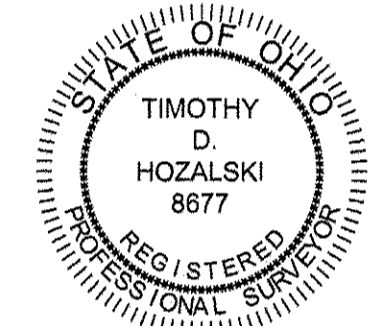
5/8" IRON PIN W/
"VECTOR/HOZALSKI" CAP
FND & USED
FLUSH W/ GROUND

RJ Perritt Construction, Inc.
Instrument # 2016-0592554

5/8" IRON PIN W/
"VECTOR/HOZALSKI" CAP
FND & USED
FLUSH W/ GROUND

Approved
Amherst Planning Commission

[Signature] 8-8-16
Date



[Signature] 7-26-16
Timothy D. Hozalski, P.S. Date

SUBLOT 3

RJ Perritt Construction, Inc.
Instrument # 2016-0592553

5/8" IRON PIN FND
S14° 29' 52"W 0.61' FROM CORNER
DOWN 1"

File Name: C:\Users\Vector Surveying\Documents\Surveying files\jobs\2016\16-041-RJ Perritt-47567 Middle Ridge Rd Split and Site Plan-City of Amherst\16-041-middle ridge split phase 2.dwg



OFFICE: 440-865-8445 WAKEMAN, OH
VECTORSURVEYING@YAHOO.COM

Job No. 16-041-2 Drawn By: CAD
Date: July, 2016 Checked By: TDH

Lot Split for RJ Perritt Construction, Inc.
Being a parcel of land located in part of Sublot 3,
Middle Ridge Subdivision, Original Amherst Township
Lot 6, City of Amherst, Twp 6 North, Range 18 West,
Connecticut Western Reserve, Lorain County, Ohio

SCALE 1"=50'

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

LEGEND

SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD
◇	◆	SURVEY NAIL
⊗	⊙	MAG SPIKE
⊗	⊙	DRILL HOLE
⊕	⊖	RAILROAD SPIKE
⊠	⊡	MONUMENT BOX
⊠	⊡	CONCRETE MONUMENT
○	○	IRON PIPE
▲	▲	STONE
■	■	WOOD POST

REFERENCES

Lorain County Survey Records
Survey by John Pozywak (Jan, 1999)
Survey by P.A. Rosebeck (Oct, 2000)
Survey by P.A. Rosebeck (July, 2003)
Survey by P.A. Rosebeck (Apr, 2006)
Site Plan for PPN 05-00-006-000-145
by KS Associates (Sep, 2007)
Dedication Plat by Bramhall Eng. &
Surveying (Jan, 2013)
Survey by P.A. Rosebeck (Apr, 2015)
Survey by Vector Surveying Svc. (June, 2016)
Lorain County Deed Records
Volume and Pages as indicated
Lorain County Subdivision Plat Records
Plat Volume 47, Page 47

AREA BREAKDOWN

Within Split Parcel 1: 0.3984 ac. (17,353.2696 ft²)
Within Split Parcel 2: 0.3984 acres (17,353.2906 ft²)

ABBREVIATIONS

(D) PER DEED (M) MEASURED (P) PER PLAT
(C) CALCULATED (DP) PER DEDICATION PLAT
(PS) PER POZYWAK SURVEY (VS) PER VECTOR SURVEY
ALL IRON PINS SET ARE 5/8"x30" REBAR WITH
YELLOW PLASTIC CAPS STAMPED "HOZALSKI
P.S. 8677/ VECTOR SURVEYING"
ALL DRILL HOLES ARE 5/8" IN DIAMETER

1" IRON PIPE IN
MONUMENT BOX
FOUND & USED

1" BENT IRON PIPE IN
MONUMENT BOX
FOUND & NOT USED

C/L TOWER LANE (50' R/W)

C/L TOWER LANE (60' R/W)

C/L MIDDLE RIDGE RD. (R/W VARIES)

SPLIT PARCEL 1
P.P.O.B.

SPLIT PARCEL 2
P.P.O.B.

SPLIT PARCEL 1
P.P.O.B.

SPLIT PARCEL 2
P.P.O.B.

20' DRAINAGE EASEMENT