Formatted for 24"x36" paper

SEE VECTOR JOB/PLAT # 17-079-D1

C/L TURNER BL VD. (60' R/W)

ORIGINAL LOT 16
ORIGINAL LOT 15

160.00'(P) N11° 33' 17"W 160.00'(P)

5/8" HOLE IN HARDENED SAND IN MONUMENT BOX FOUND & USED

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

1" IRON PIPE FOUND S8° 24' 24"E 0.11' FROM CORNER UP 3"

1" IRON PIPE FOUND & USED DOWN 2"

1" IRON PIPE FOUND & USED DOWN 1"

5/8" IRON PIN W/ "KS ASSOC." CAP FND N71° 45' 36"E 10.15' FROM CORNER DOWN 1"

5/8" IRON PIN FOUND ON P.T. DOWN 1"

5/8" IRON PIN FOUND ON P.C. FLUSH W/ GROUND

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

SEE VECTOR JOB/PLAT # 17-079-D1

5/8" IRON PIN W/ "BRAMHALL" CAP FND S14° 49' 48"E 0.72' FROM CORNER UP 3"

1" IRON PIPE FOUND S84° 55' 17"W 29.20' FROM CORNER 3.85' SOUTH OF LINE (BY PERPENDICULAR MEAS.) UP 3"

5/8" IRON PIN SET S1° 40' 51"E 2.00' FROM CORNER UP 4"

5/8" IRON PIN SET N1° 40' 51"W 2.50' FROM CORNER UP 4"

5/8" IRON PIN FOUND N89° 40' 15"W 0.26' FROM CORNER USED FOR LINE UP 18"

5/8" IRON PIN W/ ILLEGIBLE CAP FND S89° 25' 10"E 0.03' FROM CORNER USED FOR LINE DOWN 1"

5/8" BENT IRON PIN FOUND & USED FOR LINE DOWN 1"

1-1/8" IRON PIPE FOUND N57° 14' 39"W 4.19' FROM CORNER DOWN 2"

3/4" IRON PIPE IN MONUMENT BOX FOUND & USED

3/4" IRON PIPE FOUND N85° 45' 34"W 4.27' FROM CORNER UP 8"

5/8" IRON PIN W/ "BRAMHALL" CAP FOUND & USED FOR LINE DOWN 1"

5/8" IRON PIN W/ "BRAMHALL" CAP FOUND & USED FLUSH W/ GROUND

5/8" IRON PIN W/ "BRAMHALL" CAP FOUND & USED FLUSH W/ GROUND

5/8" IRON PIN W/ "BRAMHALL" CAP FND N83° 31' 36"E 2.35' FROM CORNER FLUSH W/ GROUND

5/8" IRON PIN W/ ILLEGIBLE CAP FOUND & USED UP 20"

5/8" IRON PIN W/ "BRAMHALL" CAP FOUND & USED FLUSH W/ GROUND

5/8" IRON PIN FOUND N89° 40' 15"W 0.26' FROM CORNER USED FOR LINE UP 18"

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

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

5/8" IRON PIN SET S1° 40' 51"E 2.00' FROM CORNER UP 4"

5/8" IRON PIN SET N1° 40' 51"W 2.50' FROM CORNER UP 4"

**Ingress/ Egress Easement Instrument # 1992-0191307

*City of Elyria Easement Deed Volume 1279, Page 741

PARCEL 4

Burrer Family Land, LLC
Instrument # 2017-0623477

PARCEL 3

City of Elyria
Deed Volume 1153, Pg. 166
Parcel # 06-24-003-104-052

PARCEL 3 TOTAL AREA
36.5794 ACRES (Calculated)
Within Original Lot 3: 28.0846 acres
Within Original Lot 15: 8.4948 acres

PARCEL 3 P.O.B.
5/8" IRON PIN W/ "BRAMHALL" CAP FOUND & USED FLUSH W/ GROUND

732.92'(BS) 729.39'(D)
732.96'(M)
S0° 02' 07"E

Marsh's Landing, LLC
Instrument # 2008-0271358
Parcel # 06-24-003-104-062

Burrer Family Land, LLC
Instrument # 2017-0623477

Charlotte R. Schuster
Instrument # 2012-0426370
Parcel # 06-24-015-000-017

Charlotte R. Schuster
Instrument # 2012-0426370
Parcel # 06-24-015-000-055

Charlotte R. Schuster
Instrument # 2012-0426370
Parcel # 06-24-015-000-056

Daniel W. Krause
Instrument # 2007-0233808
Parcel # 06-24-004-000-014

Novak Enterprises, Inc.
Instrument # 2009-0287370
Parcel # 06-24-004-000-015

Midwest Estates, LLC
Instrument # 2008-0270609
Parcel # 06-24-003-104-070

Billy S. Rowland, Trustee
Instrument # 2012-0436999
Parcel # 06-24-003-104-071

Hidden Park Homeowners Assoc.
Instrument # 2015-0547239
Parcel # 06-24-003-801-033

Jimmie C. Gregory
Instrument # 2008-0266886
Parcel # 06-24-016-000-018

ROBERT AVE. (60' R/W) (UNIMPROVED)
Burrer Family Land, LLC
Instrument # 2017-0623477
Parcel # 06-24-016-000-081

Brian D. & Nichole C. Kelsey
Instrument # 2003-0943599
Parcel # 06-24-016-000-034

C/L BRUNSWICK DR. (60' R/W)
C/L ACADEMY CT. (60' R/W)
C/L CHADWICK DR. (60' R/W)
C/L LEO BULLOCKS PKWY (80' R/W)
C/L MURRAY RIDGE RD. (R/W VARIES)

WEST RIDGE
WISSLER
ORIGINAL LOT 2
ORIGINAL LOT 3
ORIGINAL LOT 5
ORIGINAL LOT 4
ORIGINAL LOT 15
ORIGINAL LOT 14

ESTATES SUBDIVISION #1
Plat Volume 30, Page 44

HIDDEN PARK CLUSTER HOMES
Plat Volume 84, Page 3

WEST RIDGE ESTATES SUBDIVISION #2
Plat Volume 28, Page 56

WEST RIDGE ESTATES SUBDIVISION #4
Plat Volume 34, Page 46

ESTATES SUBDIVISION #2
Plat Volume 28, Page 56

SUBDIVISION
Plat Volume 17, Page 42

SL 1 SL 2 SL 7 SL 8 SL 9 SL 10 SL 11 SL 12 SL 13 SL 14 SL 15 SL 16 SL 17 SL 18 SL 19 SL 10

A B C D

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14

N2° 22' 50"W 295.07'(D) 297.92'(BS)

S2° 22' 50"W 233.43'(C)

N4° 23' 09"W 170.19'(C) 170.00'(BS)

N4° 23' 09"W 249.81'(C) 250.00'(D)

N4° 38' 42"W 250.02'(M) 250.00'(D)

N1° 16' 21"E 377.83'(P)

S0° 48' 36"E 353.13'(C) 359.76'(BS)

1053.77'(D)

545.55'(C) S1° 40' 51"E

S1° 40' 51"E 551.11'(D) 551.12'(C)

N89° 40' 15"W 723.84'(BS) 723.90'(M) 724.25'(D) 724.26'(C)

N89° 40' 15"W 759.19'(BS)

S89° 32' 57"E 978.89'(C) 980.10'(D)

S89° 51' 10"E 601.13'(M) 601.08'(KS)

415.12'(D) 415.09'(C) S17° 44' 29"E

407.98' S17° 44' 29"E

N89° 25' 15"W 232.59'(BS) 232.60'(M)

N89° 25' 15"W 386.00'(D)

N89° 25' 15"W 386.98'(BS)

N89° 25' 15"W 160.00'(P) 160.13'(BS)

S89° 49' 55"W 377.77'(D)

S89° 49' 55"W 378.49'(M)

N1° 55' 40"E 225.29'(M) N1° 55' 40"E 225.25'(C)

N1° 55' 40"E 225.29'(M)

S89° 35' 20"E 373.58'(P)

N1° 28' 20"E 249.42'(C) 250.00'(P)

S1° 28' 20"W 249.46'(C) 250.00'(P)

S89° 35' 20"E 400.00'(P) 399.63'(C)

3.03' 3.55' SHED CONCRETE PAD 20.00' 16.40' 16.92'

REFERENCES

Lorain County Survey Records
- Survey for Francis R.G. Kaiser & Ester J.G. Eggers by J.W. Warden & Assoc. (May, 1959)
- Survey for Helmut C. Oeftering by Gary E. Penfound (Apr, 1963)
- Survey for Thomas E. & Beatrice M. Johnson by Gary E. Penfound (Dec, 1960)
- Survey for William Gaeuman by Schmidt & Assoc. (Mar, 1973)
- Survey for Philip Hastings by Gary E. Penfound (Sep, 1974)
- Survey by Kleineoder, Schmidt & Assoc. (Jul, 1976)
- Survey for Dale Spiegelburg by Charles P. Waryu (Dec, 1979)
- Survey for Beatrice Cook by Laundon, Simon, Cahl & Assoc. (Nov, 1987)
- Survey by Laundon, Simon, Cahl & Assoc., Inc. (Feb, 1989)
- Right of Way Plans for LOR- Industrial Parkway by KS Associates (Oct, 2001)
- Survey for Springbrook, LTD, by Haywood Civil Engineering & Land Surveying, Inc. (Nov, 2002)
- Survey of Marsh's Landing by Haywood Civil Engineering & Land Surveying, Inc. (Mar, 2006)
- Survey for The Church of the Open Door by Bramhall Engineering & Surveying Co., Inc. (Feb, 2007)
- Survey for LC Board of Commissioners by Haywood Land Surveying (Feb, 2010)
- Survey for Federal National Morgage Assoc., by Crabbs' Surveying Services (Apr, 2013)
- Survey by Haywood Civil Engineering & Land Surveying, Inc. (Mar, 2014)
- Survey for West Ridge Estates, Inc./Church of The Open Door by Norman R. Hura & Assoc. (Jun, 2015)

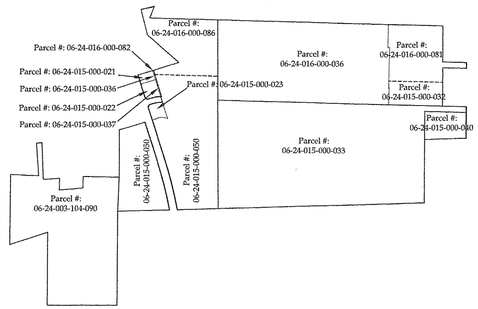
Lorain County Subdivision Plat Records
- Wissler Subdivision by Ray E. Hollis (PV 17, Pg. 42)(Mar, 1955)
- West Ridge Estates Subdivision #1 by James Schmidt (PV 26, Pg. 44)(Mar, 1971)
- West Ridge Estates Subdivision #2 by Schmidt & Assoc. (PV 28, Pg. 56)(Mar, 1973)
- West Ridge Estates Subdivision #3 by Kleineoder - Schmidt & Assoc. (PV 31, Pg. 26)(Jun, 1976)
- West Ridge Estates Subdivision #4 by Kleineoder, Schmidt & Assoc. (PV 34, Pg 46.)(Aug, 1978)
- Hidden Park Cluster Homes by A.S. & J. Sokol Co. (PV 84, Pg. 3)(Sep, 2004)
- Springbrook Subdivision by Haponek & Assoc. (PV 85, Pg. 01)(Apr, 2005)

Lorain County Deed Records
- Volume and Pages as indicated

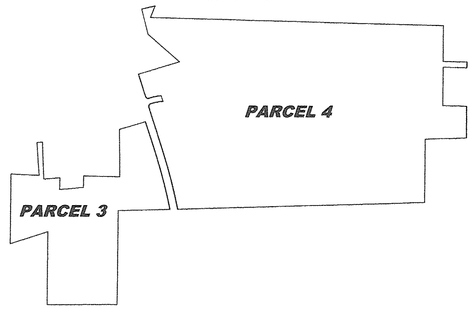
Additional Lorain County Deed Records
- Certificate of Correction of West Ridge Estates Subdivision No. 2 (Deed Volume 1085, Page 143)
- *Easement from West Ridge Estates, Inc. to the City of Elyria (Deed Volume 1279, Page 741)
- **Ingress/ Egress Easement from Church of the Open Door to Echoing Hills Village, Inc. (Instrument # 1992-0191307)
- ***Easement for septic drain from Church of the Open Door to Mark Carpentiere (Instrument # 2013-0467037)

ODOT Centerline Survey Records
- Centerline Survey of State Route 113 (LOR-113-10.09/11.64)(PV 25, Pg. 53)(Jan, 1969)

PRE-SURVEY SUMMARY
SCALE 1"=750'



POST-SURVEY SUMMARY
SCALE 1"=750'



MONUMENT TABLE
1. 5/8" BENT IRON PIN FND N81° 39' 03"E 2.30' FROM CORNER- DOWN 1"
2. 5/8" BENT IRON PIN FND S88° 48' 10"E 1.45' FROM CORNER & USED FOR LINE - UP 1"
3. 5/8" IRON PIN FOUND & USED FLUSH W/ GROUND
4. 5/8" BENT IRON PIN FND S60° 44' 07"W 0.26' FROM CL- DOWN 2"
5. 1" BENT IRON PIPE FND N7° 21' 19"E 1.02' FROM CORNER - DOWN 2"

ADJOINER TABLE
- A **Philip E. Teska**
  Instrument # 2008-0267340
  Parcel # 06-24-003-104-039
- B **Echoing Hills Village, Inc.**
  Instrument # 2008-0244638
  Parcel # 06-24-003-104-089
- C **Robert A. Reynolds, & Robert A. Reynolds, Jr.**
  Instrument # 2006-0183277
  Parcel # 06-24-015-000-030
- D **Karole I. Swain, Trustee**
  Instrument # 1999-0640458
  Parcel # 06-24-015-000-028 & -029

ENCROACHMENT DETAIL
SCALE 1"=30'
SEE VECTOR JOB/PLAT # 16-073-D1

Segment Table					
Line #/Curve #	Length	Direction/Delta	Radius	Chord Direction	Chord Length
C1	590.42(C) 590.41(D)	6° 42' 43"(D)	5040.00(D)	S75° 29' 19"W	590.08(D)
C2	39.43	90° 22' 37"	25.00	N62° 48' 21"W	35.47
C3	101.64(C) 101.86(P)	18° 53' 07"(C) 18° 55' 37"(P)	308.36(P)	N8° 18' 01"W	101.18(C) 101.40(P)
C4	101.04(C) 101.29(P)	15° 43' 11"(C) 15° 45' 17"(P)	368.36(P)	S9° 53' 02"E	100.72(C) 100.98(P)
C5	39.32	90° 06' 19"	25.00	S27° 12' 16"W	35.39
C6	131.82	0° 45' 24"	9982.68	S72° 39' 28"W	131.82
C7	109.25(C) 109.77(P)	43° 00' 59"(C) 42° 23' 28"(P)	145.52(C) 148.36(P)	N3° 27' 27"E	106.71(C) 107.28(P)
C8	129.69	0° 45' 23"	9822.76	N72° 39' 24"E	129.69
C9	1080.46	12° 22' 52"	5000.00	N84° 57' 31"E	1078.36
C10	579.05	6° 38' 08"	5000.00	N75° 27' 01"E	578.73
C11	101.30(C) 101.53(P)	17° 09' 11"(C) 17° 11' 34"(P)	338.36(P)	S9° 09' 59"E	100.92(C) 101.15(P)
C12	699.19(C) 699.71(P)	3° 59' 49"(C) 4° 00' 00"(P)	10022.68(P)	N74° 16' 38"E	699.05(C) 699.57(P)
C13	1089.34(C) 1088.81(P)	14° 08' 25"(C) 14° 08' 00"(P)	4414.00(P)	S10° 41' 15"E	1086.58(C) 1086.06(P)
C14	256.97(C) 256.93(P)	3° 11' 52"(C) 3° 11' 51"(P)	4604.00(P)	N16° 09' 49"W	256.93(C) 256.90(P)
C15	567.69(C) 567.80(D)	6° 33' 28"(C) 6° 33' 32"(D)	4960.00(D)	N75° 24' 41"E	567.38(C) 567.49(D)
C16	821.37(C) 821.38(P)	10° 13' 19"(P)	4604.00(P)	N39° 27' 14"W	820.28(C) 821.11(P)
C17	57.35(P)	0° 42' 50"(P)	4604.00(P)	N3° 59' 10"W	57.35(P)
L1	62.83	S72° 13' 40"W			
L2	35.06	S17° 44' 35"E			
L3	115.18	S72° 09' 06"W			
L4	60.00	N17° 44' 35"W			
L5	182.00	S72° 13' 40"W			
L6	153.90(C) 153.86(P)	N72° 13' 40"E			
L7	100.00	N17° 44' 35"W			
L8	129.98(M) 130.00(P)	N76° 16' 50"E			
L9	121.38(C) 120.00(D)	S88° 48' 10"E			
L10	120.27(C) 120.00(D)	N88° 50' 54"W			
L11	34.82	N17° 44' 35"W			
L12	65.00(P)	N17° 50' 54"W			
L13	25.35(C) 25.00(D)	N17° 45' 46"W			
L14	170.10(C) 170.00(P)	N72° 09' 06"E			

LEGEND

SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD
◊	♦	SURVEY NAIL
ⓜ	ⓜ	MAG SPIKE
⊗	⊗	DRILL HOLE
	⊕	RAILROAD SPIKE
	▣	MONUMENT BOX
	◈	CONCRETE MONUMENT
	○	IRON PIPE
	▲	STONE
	■	WOOD POST

ABBREVIATIONS
(D) PER DEED (M) MEASURED (P) PER PLAT
(C) CALCULATED (BS) PER BRAMHALL SURVEY
(KS) PER KS ASSOCIATES SURVEY

ALL IRON PINS SET ARE 5/8"x30" REBAR WITH YELLOW PLASTIC CAPS STAMPED "HOZALSKI P.S. 8677/ VECTOR SURVEYING"
ALL DRILL HOLES SET ARE 5/8" IN DIAMETER

STATE OF OHIO
TIMOTHY D. HOZALSKI 8677
REGISTERED PROFESSIONAL SURVEYOR

Timothy D. Hozalski, P.S. 10-30-17 Date

APPROVED LORAIN CO. MAP DEPT
DATE 4-16-18
PAGE 6-110
BY R. MAINES
#18-038TZ-D

06-24-003-104-090
06-24-015-000-128

Retracement for Burrer Family Land, LLC
Being a parcel of land known as Sublots 5 to 24 of Wissler Subdivision (PV 17, Pg. 42), Sublots 17 to 19 of West Ridge Subdivision No. 2 (PV 28, Pg. 56) and part of Original Elyria Township Lots 3, 15, & 16, West of the Black River, City of Elyria, Township 6 North, Range 17 West, Connecticut Western Reserve, Lorain County, Ohio

SCALE 1"=150'
150 0 150 300

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

VECTOR SURVEYING SERVICES, LLC
OFFICE: 440-865-8415 AMHERST, OH
VECTORSURVEYING@YAHOO.COM

Job No.	17-079-D2	Drawn By:	CAD
Date:	Oct, 2017	Checked By:	TDH

File Name: E:\Documents\Surveying files\Jobs\2017\17-079-Burrer Family Land LLC Retracements-Lorain County\17-079-Burrer Family Land LLC.dwg