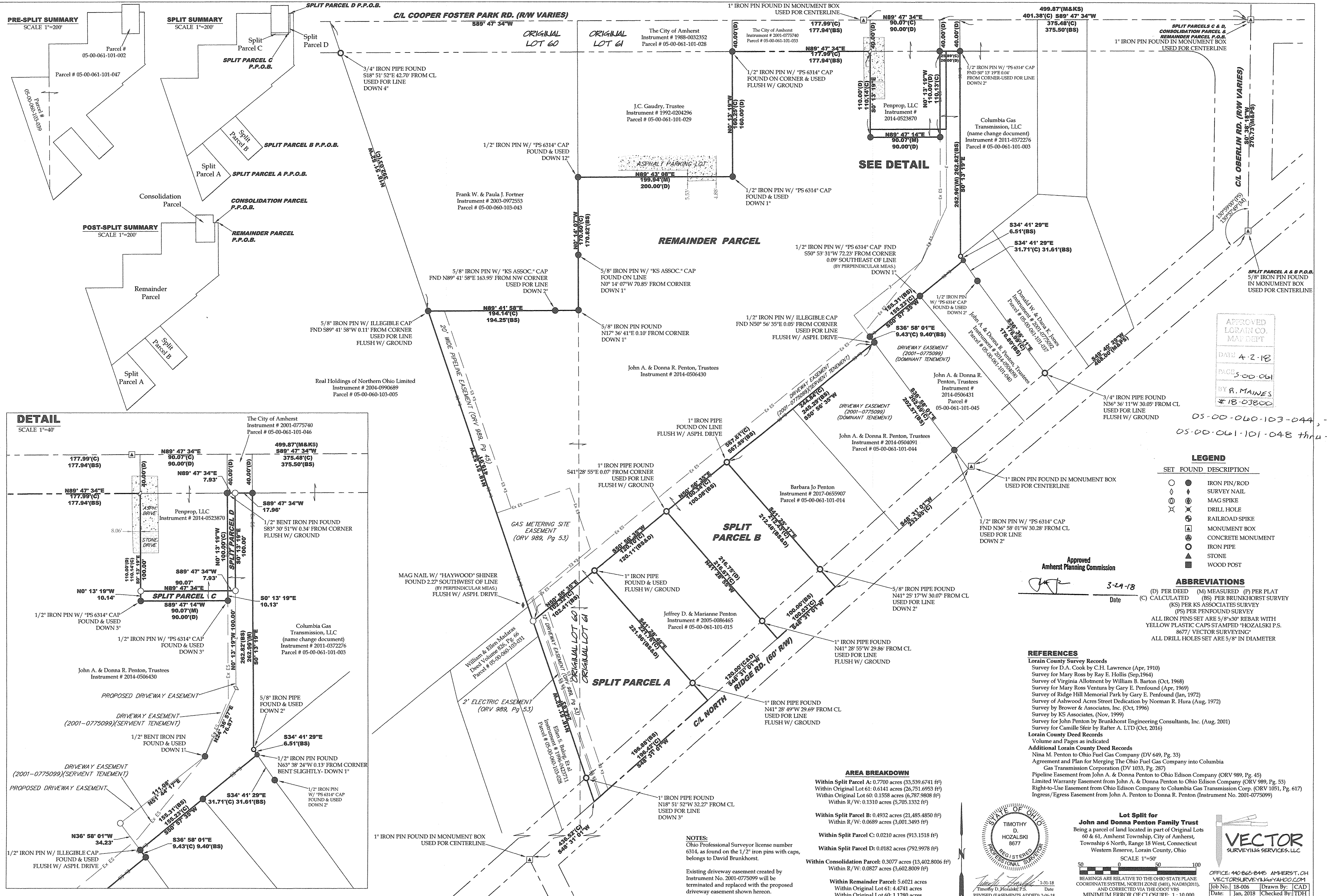


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File Name: E:\Documents\Surveying\files\Job\2018\18-036-John Penton-North Ridge Rd Lot Split-City of Amherst\18-036-john.penton.dwg



APPROVED  
LORAIN CO.  
MAY DEPT  
DATE 4-2-18  
PAGE 5-00-001  
BY R. MAINES  
# 18-03800

05-00-060-103-044, -045  
05-00-061-101-048 thru -057

**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 BRUNKHORST SURVEY	(KS)	PER KS ASSOCIATES SURVEY
(PS)	PER PENFOUND 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

Approved  
Amherst Planning Commission  
Date 3-29-18

- REFERENCES**
- Lorain County Survey Records
  - Survey for D.A. Cook by C.H. Lawrence (Apr, 1910)
  - Survey for Mary Ross by Ray E. Hollis (Sep, 1964)
  - Survey of Virginia Allotment by William B. Barton (Oct, 1968)
  - Survey for Mary Ross Ventura by Gary E. Penfound (Apr, 1969)
  - Survey of Ridge Hill Memorial Park by Gary E. Penfound (Jan, 1972)
  - Survey of Ashwood Acres Street Dedication by Norman R. Hura (Aug, 1972)
  - Survey by Brower & Associates, Inc. (Oct, 1996)
  - Survey by KS Associates, (Nov, 1999)
  - Survey for John Penton by Brunkhorst Engineering Consultants, Inc. (Aug, 2001)
  - Survey for Camille Sfeir by Rafter A. LTD (Oct, 2016)
- Lorain County Deed Records  
Volume and Pages as indicated
- Additional Lorain County Deed Records  
Nina M. Penton to Ohio Fuel Gas Company (DV 649, Pg. 33)  
Agreement and Plan for Merging The Ohio Fuel Gas Company into Columbia Gas Transmission Corporation (DV 1033, Pg. 287)  
Pipeline Easement from John A. & Donna Penton to Ohio Edison Company (ORV 989, Pg. 45)  
Limited Warranty Easement from John A. & Donna Penton to Ohio Edison Company (ORV 989, Pg. 53)  
Right-to-Use Easement from Ohio Edison Company to Columbia Gas Transmission Corp. (ORV 1051, Pg. 617)  
Ingress/Egress Easement from John A. Penton to Donna R. Penton (Instrument No. 2001-0775099)

**AREA BREAKDOWN**

Within Split Parcel A:	0.7700 acres (33,539.6741 ft <sup>2</sup> )
Within Original Lot 61:	0.6141 acres (26,751.6953 ft <sup>2</sup> )
Within Original Lot 60:	0.1558 acres (6,787.9808 ft <sup>2</sup> )
Within R/W:	0.1310 acres (5,705.1332 ft <sup>2</sup> )
Within Split Parcel B:	0.4932 acres (21,485.4850 ft <sup>2</sup> )
Within R/W:	0.0689 acres (3,001.3493 ft <sup>2</sup> )
Within Split Parcel C:	0.0210 acres (913.1518 ft <sup>2</sup> )
Within Consolidation Parcel:	0.3077 acres (13,402.8006 ft <sup>2</sup> )
Within R/W:	0.0827 acres (3,602.8009 ft <sup>2</sup> )
Within Remainder Parcel:	5.6021 acres
Within Original Lot 61:	4.4741 acres
Within Original Lot 60:	1.1280 acres

TIMOTHY D. HOZALSKI  
REGISTERED SURVEYOR  
1-31-18  
Date  
REVISOR (EASEMENTS ADDED) 2-06-18

**Lot Split for John and Donna Penton Family Trust**  
Being a parcel of land located in part of Original Lots 60 & 61, Amherst Township, City of Amherst, Township 6 North, Range 18 West, Connecticut Western Reserve, Lorain County, Ohio

SCALE 1"=50'  
0 50 100  
BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8401), NAD83(2011), AND CORRECTED VIA THE ODOT VRS  
MINIMUM ERROR OF CLOSURE: 1 : 10,000

VECTOR SURVEYING SERVICES, LLC  
OFFICE: 440-868-8445 AMHERST, OH  
VECTORSURVEYING@YAHOO.COM  
Job No: 18-006 Drawn By: CAD  
Date: Jan, 2018 Checked By: TDT

**NOTES:**  
Ohio Professional Surveyor license number 6314, as found on the 1/2" iron pins with caps, belongs to David Brunkhorst.  
Existing driveway easement created by Instrument No. 2001-0775099 will be terminated and replaced with the proposed driveway easement shown hereon.