05-00-043-107-022, -038

Retracement for
Scott Vilagi & Mark Schroeder

Being a parcel of land located in part of Original Lot 43, Amherst Township, City of Amherst, Township 6 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

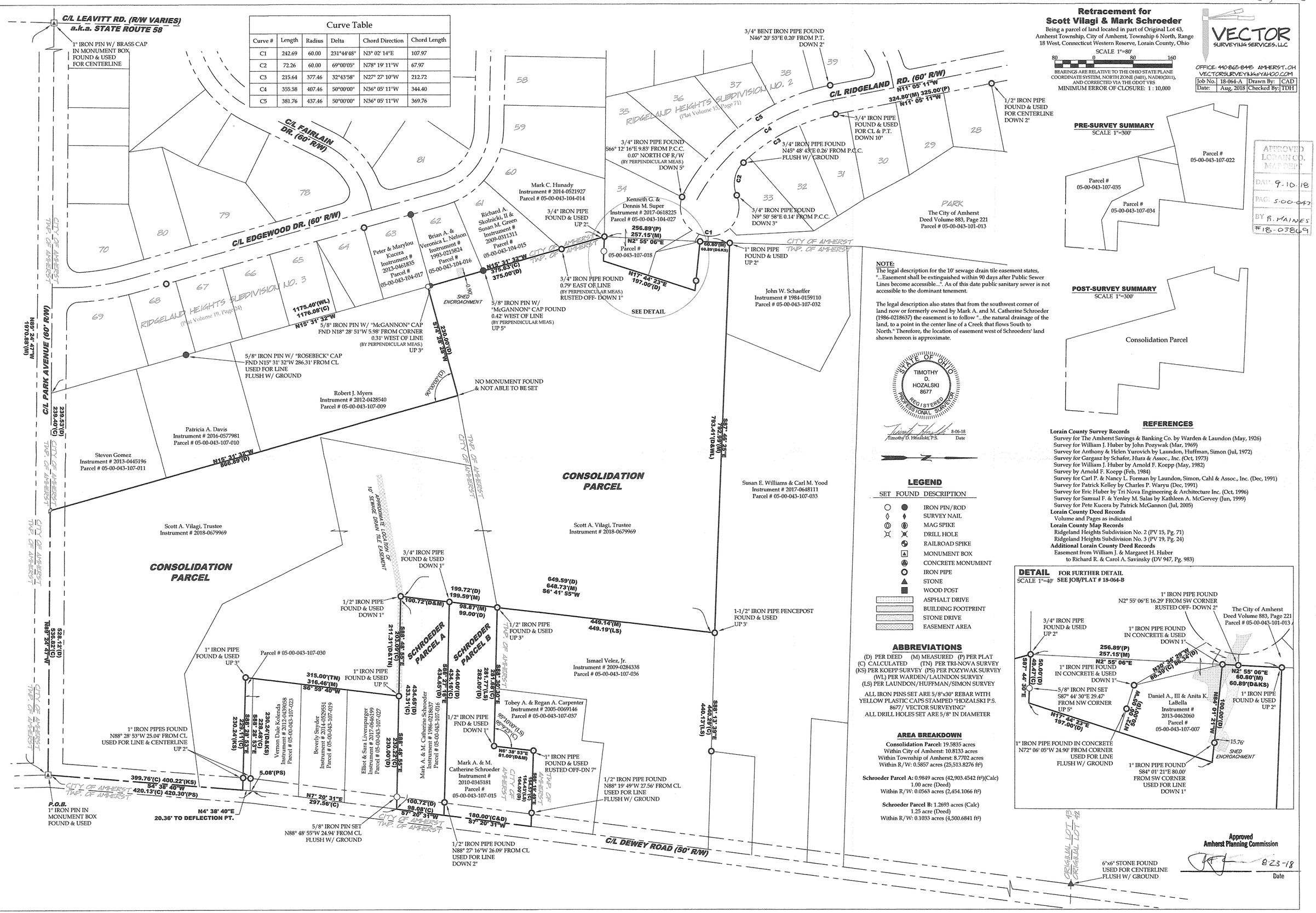
MINIMUM ERROR OF CLOSURE: 1 : 10,000

VECTOR SURVEYING SERVICES, LLC

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

Job No.	18-064-A	Drawn By:	CAD
Date:	Aug. 2018	Checked By:	TDH

Formatted for 24"x36" paper



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	242.69	60.00	231°44'48"	N3° 02' 14"E	107.97
C2	72.26	60.00	69°00'05"	N78° 19' 11"W	67.97
C3	215.64	377.46	32°43'58"	N27° 27' 10"W	212.72
C4	355.58	407.46	50°00'00"	N36° 05' 11"W	344.40
C5	381.76	437.46	50°00'00"	N36° 05' 11"W	369.76

NOTE:
The legal description for the 10' sewage drain tile easement states, "...Easement shall be extinguished within 90 days after Public Sewer Lines become accessible...". As of this date public sanitary sewer is not accessible to the dominant tenement.

The legal description also states that from the southwest corner of land now or formerly owned by Mark A. and M. Catherine Schroeder (1986-0218637) the easement is to follow "...the natural drainage of the land, to a point in the center line of a Creek that flows South to North." Therefore, the location of easement west of Schroeders' land shown hereon is approximate.

STATE OF OHIO
TIMOTHY D. HOZALSKI 8677
REGISTERED PROFESSIONAL SURVEYOR

Timothy D. Hozalski, P.S. 8-06-18 Date

LEGEND

SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD
◊	♦	SURVEY NAIL
⦶	⦶	MAG SPIKE
⊗	⊗	DRILL HOLE
		RAILROAD SPIKE
		MONUMENT BOX
		CONCRETE MONUMENT
		IRON PIPE
		STONE
		WOOD POST
		ASPHALT DRIVE
		BUILDING FOOTPRINT
		STONE DRIVE
		EASEMENT AREA

ABBREVIATIONS

(D) PER DEED (M) MEASURED (P) PER PLAT
(C) CALCULATED (TN) PER TRI-NOVA SURVEY
(KS) PER KOEPP SURVEY (PS) PER POZYWAK SURVEY
(WL) PER WARDEN/LAUNDON SURVEY
(LS) PER LAUNDON/HUFFMAN/SIMON 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

AREA BREAKDOWN

Consolidation Parcel: 19.5835 acres
Within City of Amherst: 10.8133 acres
Within Township of Amherst: 8.7702 acres
Within R/W: 0.5857 acres (25,513.8276 ft²)

Schroeder Parcel A: 0.9849 acres (42,903.4542 ft²)(Calc)
1.00 acre (Deed)
Within R/W: 0.0563 acres (2,454.1066 ft²)

Schroeder Parcel B: 1.2693 acres (Calc)
1.25 acre (Deed)
Within R/W: 0.1033 acres (4,500.6841 ft²)

REFERENCES

Lorain County Survey Records
Survey for The Amherst Savings & Banking Co. by Warden & Laundon (May, 1926)
Survey for William J. Huber by John Pozywak (Mar, 1969)
Survey for Anthony & Helen Yurovich by Laundon, Huffman, Simon (Jul, 1972)
Survey for Gargasz by Schafer, Hura & Assoc., Inc. (Oct, 1973)
Survey for William J. Huber by Arnold F. Koepp (May, 1982)
Survey by Arnold F. Koepp (Feb, 1984)
Survey for Carl P. & Nancy L. Forman by Laundon, Simon, Cahl & Assoc., Inc. (Dec, 1991)
Survey for Patrick Kelley by Charles P. Waryu (Dec, 1991)
Survey for Eric Huber by Tri Nova Engineering & Architecture Inc. (Oct, 1996)
Survey for Samual F. & Yenley M. Salas by Kathleen A. McGervey (Jun, 1999)
Survey for Pete Kucera by Patrick McGannon (Jul, 2005)
Lorain County Deed Records
Volume and Pages as indicated
Lorain County Map Records
Ridgeland Heights Subdivision No. 2 (PV 15, Pg. 71)
Ridgeland Heights Subdivision No. 3 (PV 19, Pg. 24)
Additional Lorain County Deed Records
Easement from William J. & Margaret H. Huber to Richard R. & Carol A. Savinsky (DV 947, Pg. 983)

Approved
Amherst Planning Commission
8-23-18
Date

File Name: E:\Documents\Surveying files\Jobs\2018\18-064-B\Permit-70bk South Dewey Rd Retracement and Site Plan-City of Amherst\18-064-A-Vilagi.dwg