

Formatted for 18"x24" paper  
File Name: E:\Documents\Surveying files\Jobs\2018\18-070-Cooper Foster Partners-Cooper Foster Park Rd Lot Split-City of Vermilion\18-070-cooper foster.dwg



OFFICE: 440-865-8445 AMHERST, OH  
VECTORSURVEYING@YAHOO.COM  
Job No. 18-070 Drawn By: CAD  
Date: Aug, 2018 Checked By: TDH

**Retracement for Cooper Foster Partners, LLC**  
Being a parcel of land located in part of Original Brownhelm Township Lot 36, City of Vermilion, Township 6 North, Range 19 West, Connecticut Western Reserve, Lorain County, Ohio  
SCALE 1"=80'  
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
○	●	CENTERLINE
○	●	RIGHT-OF-WAY
○	●	PASTURE FENCE

**ABBREVIATIONS**

(D)	per deed	(P.C.)	point of curvature
(P)	per plat	(P.C.C.)	point of compound curvature
(M)	measured	(P.T.)	point of tangency
(C)	calculated	(OL)	Original Lot
(U)	used	(GL)	Great Lot
(CL)	centerline	(R/W)	right-of-way
(KS)	per Koepp survey		
(MS)	per McGannon survey		

**AREA BREAKDOWN**

Within Split Parcel A: 3.4376 acres  
Within R/W: 0.2068 acres (9,009.4253 ft<sup>2</sup>)

Within Split Parcel B: 3.9613 acres  
Within R/W: 0.5046 acres (21,982.2344 ft<sup>2</sup>)

Total Combined Area: 7.3989 acres (Calculated)  
7.4 acres (Deed)

10-19-18  
1-00-036  
R. MAINES  
#18-03890

P.O.B.  
MAG NAIL  
FOUND & USED  
DOWN 1"

**NOTES**

- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING", set 4" above ground, unless otherwise noted.
- All drillholes set are 5/8" in diameter.

1" IRON PIPE FOUND  
30.00' FROM CENTERLINE  
(BY PERPENDICULAR MEAS.)  
DOWN 1"

C/L COOPER FOSTER PARK RD. (60' R/W)

5/8" IRON PIN FOUND  
30.00' FROM CENTERLINE  
(BY PERPENDICULAR MEAS.)  
USED FOR CENTERLINE  
BENT SLIGHTLY- FLUSH

**APPROVED**  
BY THE CITY ENGINEER OF VERMILION, OHIO  
*[Signature]* 10/4/18  
**BRAMHALL ENGRG. & SURV. CO.**  
THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE AUTHOR OF THESE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS.

Richard D. & Helen L. Barnes  
Instrument # 1988-0044927  
Parcel # 01-00-036-000-042

**APPROVED**  
VERMILION, OHIO  
MUNICIPAL PLANNING  
COMMISSION

DATE: 10-11-18  
CHAIR: *[Signature]*  
CLERK: *[Signature]*

3/4" IRON PIPE FOUND & USED UP 5"

964.79'(MS)  
964.60'(C)

5/8" IRON PIN SET ON R/W  
S1° 10' 17"E 30.09' FROM CORNER  
UP 4"

5/8" IRON PIN SET ON R/W  
S1° 34' 35"E 30.08' FROM CORNER  
UP 4"

**SPLIT PARCEL A**

**SPLIT PARCEL B**

Cooper Foster Partners, LLC  
Instrument # 2017-0620508  
Parcel # 01-00-036-000-049

FENCE IS ON LINE

SEE DETAIL  
S1° 15' 08"E  
4.65'(MS) 4.45'(C)

657.87'(C)  
657.95'(MS)

1/2" IRON PIPE W/ "McGANNON" CAP  
FND S83° 21' 17"W 25.30' FROM CORNER  
USED FOR LINE  
UP 5"

Christopher L. & Connie L. Laughlin  
Instrument # 1994-0269375  
Parcel # 01-00-036-000-048

S1° 15' 08"E  
531.99'(C)

C/L SUNNYSIDE RD. (50' R/W)

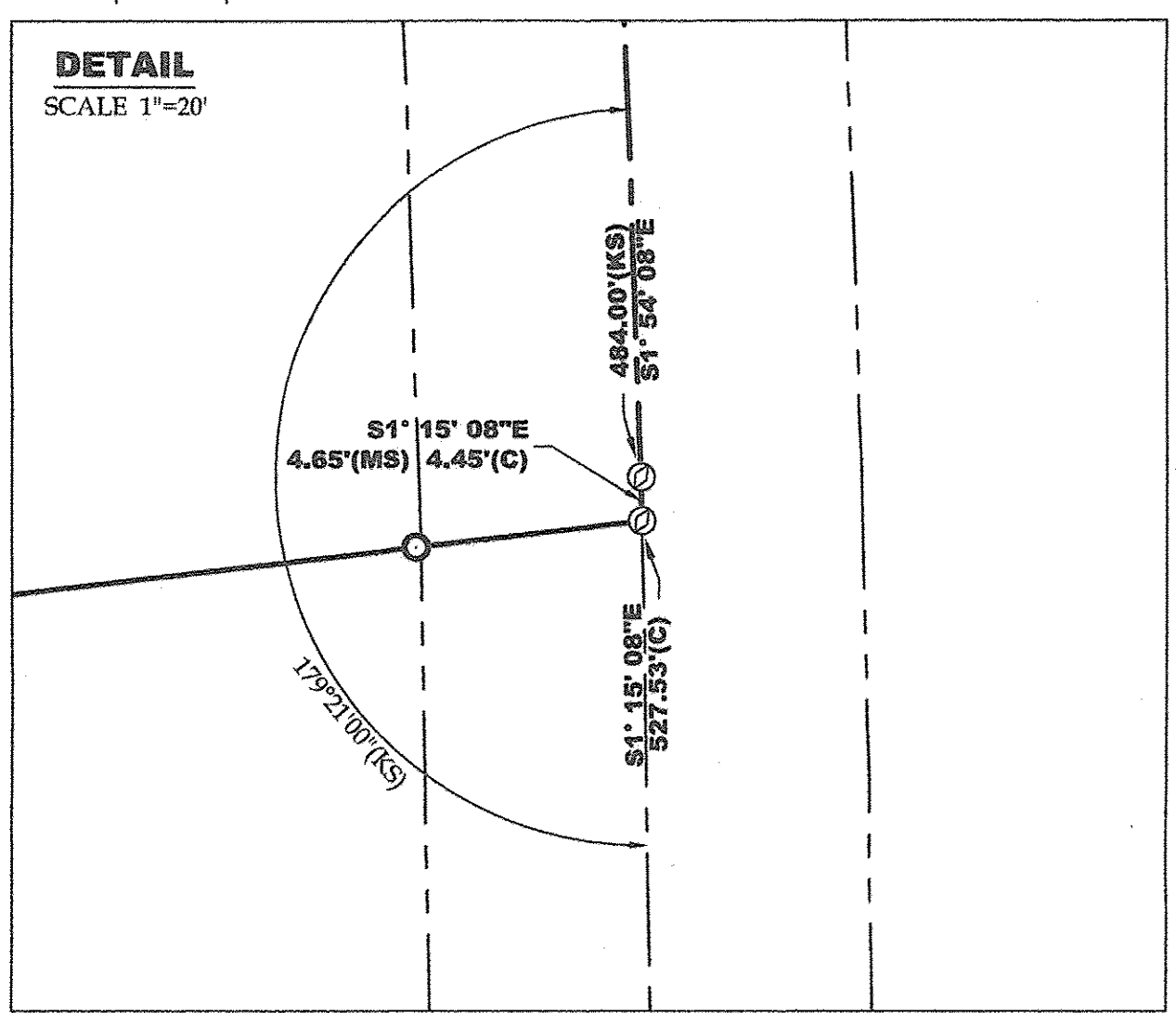
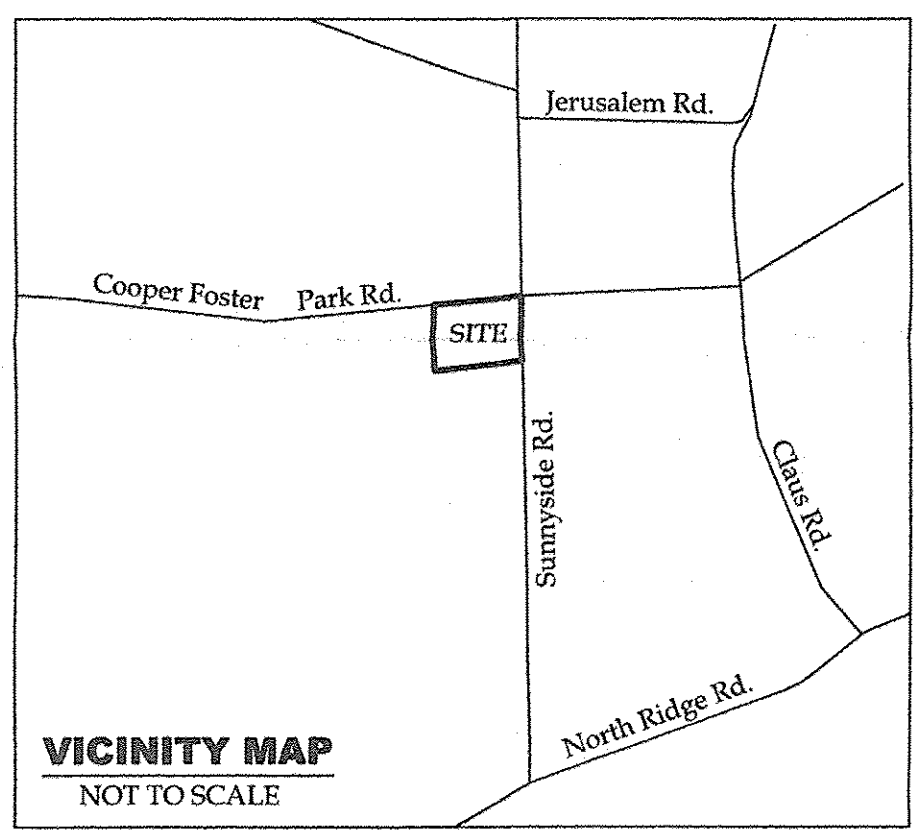
3/4" IRON PIPE FOUND  
25.34' FROM CENTERLINE  
(BY PERPENDICULAR MEAS.)  
UP 5"

Jason P. & Andrea L. Metz  
Instrument # 2011-0389235  
Parcel # 01-00-036-000-039

N88° 50' 32"E  
655.61'(C)

1/2" IRON PIPE W/  
ILLEGIBLE CAP  
FOUND & USED  
UP 10"

3/4" IRON PIPE FOUND  
S88° 50' 32"W 25.00' FROM CENTERLINE  
USED FOR CENTERLINE  
DOWN 3"



STATE OF OHIO  
TIMOTHY D. HOZALSKI  
8677  
REGISTERED PROFESSIONAL SURVEYOR  
*[Signature]* 8-28-18  
Timothy D. Hozalski, P.S. Date  
REVISED 10-02-18

