Formatted for 24"x36" paper

Retracement for Mark Schroeder
Lot Split & Consolidation for Scott Vilagi

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-A2	Drawn By:	CAD
Date:	Oct, 2018	Checked By:	TDH

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

C/L LEAVITT RD. (R/W VARIES)
a.k.a. STATE ROUTE 58

1" IRON PIN W/ BRASS CAP IN MONUMENT BOX FOUND & USED FOR CENTERLINE

C/L FAIRLAIN DR. (60' R/W)

C/L EDGEWOOD DR. (60' R/W)

C/L PARK AVENUE (60' R/W)

N89° 24' 47"W
1970.88'(M)

239.53'(D)
239.40'(C)

CITY OF AMHERST
TWP. OF AMHERST

RIDGELAND HEIGHTS SUBDIVISION NO. 3
(Plat Volume 19, Page 24)

RIDGELAND HEIGHTS SUBDIVISION NO. 2
(Plat Volume 18, Page 71)

58 59 60 61 62 63 64 65 66 67 68 69 70 78 79 80 81

35 36 37 38 39

Peter & Marylou Kucera
Instrument # 2013-0461835
Parcel # 05-00-043-104-017

Brian A. & Veronica L. Nelson
Instrument # 1993-0215824
Parcel # 05-00-043-104-016

Richard A. Skolnicki, II & Susan M. Green
Instrument # 2009-0311311
Parcel # 05-00-043-104-015

Mark C. Hunady
Instrument # 2014-0521927
Parcel # 05-00-043-104-014

3/4" IRON PIPE FOUND & USED UP 2"

3/4" BENT IRON PIPE FOUND N46° 20' 53"E 0.20' FROM P.T. DOWN 2"

3/4" IRON PIPE FOUND S66° 12' 16"E 9.83' FROM P.C.C. 0.07' NORTH OF R/W (BY PERPENDICULAR MEAS.) DOWN 5"

3/4" IRON PIPE FOUND N45° 48' 43"E 0.26' FROM P.C.C. FLUSH W/ GROUND

3/4" IRON PIPE FOUND & USED FOR CL & P.T. DOWN 10"

3/4" IRON PIPE FOUND N9° 50' 58"E 0.14' FROM P.C.C. DOWN 3"

1/2" IRON PIPE FOUND & USED FOR CENTERLINE DOWN 2"

C/L RIDGELAND RD. (60' R/W)
N11° 05' 11"W
324.80'(M) 325.00'(P)
N11° 05' 11"W

C1 C2 C3 C4 C5

Kenneth G. & Dennis M. Super
Instrument # 2017-0618225
Parcel # 05-00-043-104-027

256.89'(P)
257.15'(M)
N2° 55' 06"E

Parcel # 05-00-043-107-018

60.80'(M)
60.89'(D&KS)

SPLIT PARCEL

N17° 44' 23"E
197.00'(D)

79.17'
N18° 34' 53"E

1" IRON PIPE FOUND & USED UP 2"

CITY OF AMHERST
TWP. OF AMHERST

PARK
The City of Amherst
Deed Volume 883, Page 221
Parcel # 05-00-043-101-013

John W. Schaeffer
Instrument # 1984-0159110
Parcel # 05-00-043-107-032

SEE DETAIL

3/4" IRON PIPE FOUND S18° 34' 53"W 0.71' FROM CORNER USED FOR LINE LEANING- UP 14"

3/4" IRON PIPE FOUND 0.79' EAST OF LINE (BY PERPENDICULAR MEAS.) RUSTED OFF- DOWN 1"

5/8" IRON PIN W/ "McGANNON" CAP FOUND 0.42' WEST OF LINE (BY PERPENDICULAR MEAS.) UP 5"

0.06' SHED ENCROACHMENT

1175.40'(WL)
1176.08'(C)
N15° 31' 32"W

N15° 31' 32"W
375.63'(C)
375.00'(D)

5/8" IRON PIN W/ "McGANNON" CAP FND N18° 28' 51"W 5.98' FROM CORNER 0.31' WEST OF LINE (BY PERPENDICULAR MEAS.) UP 3°

S74° 28' 28"W
230.00'(D)

5/8" IRON PIN W/ "ROSEBECK" CAP FND N15° 31' 32"W 286.31' FROM CL USED FOR LINE FLUSH W/ GROUND

90°00'00"(D)

NO MONUMENT FOUND & NOT ABLE TO BE SET

Robert J. Myers
Instrument # 2012-0428540
Parcel # 05-00-043-107-009

Patricia A. Davis
Instrument # 2016-0577981
Parcel # 05-00-043-107-010

Steven Gomez
Instrument # 2013-0445196
Parcel # 05-00-043-107-011

N15° 31' 32"W
866.89'(D)

CITY OF AMHERST
TWP. OF AMHERST

10' SEWAGE DRAIN TILE EASEMENT
APPROXIMATE LOCATION OF

REMAINDER PARCEL
Scott A. Vilagi, Trustee
Instrument # 2018-0687146

649.59'(D)
648.73'(M)
S6° 41' 55"W

199.72'(D)
199.59'(M)

100.72'(D&M)

98.87'(M)
99.00'(D)

3/4" IRON PIPE FOUND & USED DOWN 1"

1/2" IRON PIPE FOUND & USED DOWN 1"

1/2" IRON PIPE FOUND & USED UP 3"

449.14'(M)
449.19'(LS)

1-1/2" IRON PIPE FENCEPOST FOUND & USED UP 3'

SCHROEDER PARCEL A

SCHROEDER PARCEL B

S88° 48' 55"E
211.31'(D&TN)

S88° 48' 55"E
434.65'(D)
433.31'(C)

S88° 30' 30"E
281.68'(C)
282.00'(D)

S88° 27' 16"E
446.00'(D)
434.19'(C)
434.65'(D)

S88° 13' 39"E
440.29'(C)
440.13'(LS)

Parcel # 05-00-043-107-030

1" IRON PIPE FOUND & USED UP 3"

315.00'(TN)
316.46'(M)
S6° 59' 40"W

1" IRON PIPE FOUND & USED UP 5"

1" IRON PIPES FOUND N88° 28' 53"W 25.04' FROM CL USED FOR LINE & CENTERLINE UP 2"

S88° 28' 53"E
228.48'(C)
230.24'(D&KS)

S88° 28' 53"E
228.11'(C)
230.24'(KS)

Vernon Dale Kolenda
Instrument # 2012-0439058
Parcel # 05-00-043-107-023

Beverly Snyder
Instrument # 2014-0529551
Parcel # 05-00-043-107-019

Elliot & Sara Livensparger
Instrument # 2017-0646199
Parcel # 05-00-043-107-027

S88° 48' 55"E
230.22'(C)
230.00'(D)

Mark A. & M. Catherine Schroeder
Instrument # 1986-0218637
Parcel # 05-00-043-107-016

Ismael Velez, Jr.
Instrument # 2009-0284338
Parcel # 05-00-043-107-036

Tobey A. & Regan A. Carpenter
Instrument # 2005-0069146
Parcel # 05-00-043-107-037

1/2" IRON PIPE FND & USED DOWN 1"

95°10'00"(LS)
95°23'(C)

N6° 38' 53"E
61.00'(D&M)

1" IRON PIPE FOUND & USED RUSTED OFF-DN 7"

Mark A. & M. Catherine Schroeder
Instrument # 2010-0345181
Parcel # 05-00-043-107-015

154.43'(LS)
154.29'(C)
154.00'(D)
N7° 20' 31"E

1" IRON PIPE FOUND & USED FOR LINE LEANING- UP 3"

Susan E. Williams & Carl M. Yood
Instrument # 2017-0648111
Parcel # 05-00-043-107-033

REMAINDER PARCEL
Scott A. Vilagi, Trustee
Instrument # 2018-0687146

399.76'(C) 400.22'(KS)
S4° 38' 40"W
420.13'(C) 420.30'(PS)

5.08'(PS)

N7° 20' 31"E
297.56'(C)

N4° 38' 40"E
20.36' TO DEFLECTION PT.

P.O.B.
1" IRON PIN IN MONUMENT BOX FOUND & USED

5/8" IRON PIN SET N88° 48' 55"W 24.94' FROM CL FLUSH W/ GROUND

100.72'(D)
98.08'(C)
S7° 20' 31"W

180.00'(C&D)
S7° 20' 31"W

1/2" IRON PIPE FOUND N88° 27' 16"W 26.09' FROM CL USED FOR LINE DOWN 2"

1/2" IRON PIPE FOUND N88° 19' 49"W 27.56' FROM CL USED FOR LINE FLUSH W/ GROUND

C/L DEWEY ROAD (50' R/W)

793.41'(D&W.L.)
792.89'(M)
S8° 46' 25"E

79.18'

ORIGINAL LOT 43
ORIGINAL LOT 42

6"x6" STONE FOUND USED FOR CENTERLINE FLUSH W/ GROUND

PRE-SURVEY SUMMARY
SCALE 1"=300'

Parcel # 05-00-043-107-022

Parcel # 05-00-043-107-038

Split Parcel (See 18-064-B)

POST-SURVEY SUMMARY
SCALE 1"=300'

Remainder Parcel

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.
- The Split Parcel shown hereon is to be combined with the LaBella property. For further detail see Job/Plat # 18-064-B.

STATE OF OHIO
TIMOTHY D. HOZALSKI
8677
REGISTERED PROFESSIONAL SURVEYOR

Timothy D. Hozalski, P.S. 10-20-18 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

Within Split Parcel: 0.1615 acres (7,035.5073 ft²)

Remainder Parcel: 19.4220 acres
Within City of Amherst: 10.8133 acres
Within Township of Amherst: 8.6087 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)

DETAIL
FOR FURTHER DETAIL SEE JOB/PLAT # 18-064-B
SCALE 1"=40'

1" IRON PIPE FOUND N2° 55' 06"E 16.29' FROM SW CORNER RUSTED OFF- DOWN 2"

The City of Amherst Deed Volume 883, Page 221 Parcel # 05-00-043-101-013

3/4" IRON PIPE FOUND & USED UP 2"

1" IRON PIPE FOUND IN CONCRETE & USED DOWN 1"

256.89'(P)
257.15'(M)
N2° 55' 06"E

1" IRON PIPE FOUND IN CONCRETE & USED DOWN 1"

N30° 34' 29"W
86.39'(C) 86.34'(D)

N2° 55' 06"E
60.80'(M)
60.89'(D&KS)

S87° 44' 30"E
49.47'(C)
50.00'(D)

5/8" IRON PIN SET S87° 44' 30"E 29.47' FROM NW CORNER UP 5"

N72° 06' 05"W
50.00'(D)

Daniel A., III & Anita K. LaBella
Instrument # 2013-0462060
Parcel # 05-00-043-107-007

N84° 01' 21"E
100.00'(D)

1" IRON PIPE FOUND & USED UP 2"

SPLIT PARCEL

15.76'
SHED ENCROACHMENT

N17° 44' 23"E
197.00'(D)

S87° 48' 25"E
118.81'

N18° 34' 53"E
70.17'

1" IRON PIPE FOUND IN CONCRETE N72° 06' 05"W 24.90' FROM CORNER USED FOR LINE FLUSH W/ GROUND

1" IRON PIPE FOUND S84° 01' 21"E 80.00' FROM SW CORNER USED FOR LINE DOWN 1"

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)
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APPROVED FOR RECORD PASSED
DATE 2-22-19
PAGE 5-00-043
BY R. MAINES
#19-03941

05-00-043-104-028
05-00-043-107-038 thru -041

File Name: E:\Documents\Surveying\Jobs\Jobs 2018\18-064-B\Perm\2004 South Dewey Rd\Retracement and Site Plan-City of Amherst\18-064-A2-Vilagi.dwg