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5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND & USED FOR LINE UP 1"

Michael E. & Nancy D. Dussel
Instrument # 1995-035325
Parcel # 17-07-002-000-035

ORIGINAL LOT 3
ORIGINAL LOT 2

MAG SPIKE FOUND & USED FOR CENTERLINE FLUSH W/ ASPHALT

2343.49'(KS)
2343.56'(C)
N3° 16' 38"E

5/8" IRON PIN FOUND ON LINE N3° 16' 38"E 619.65' FROM PIN SET DOWN 1"

5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND S3° 16' 38"W 29.10' FROM CORNER USED FOR LINE FLUSH W/ GROUND

See Detail

S86° 43' 22"E
16.50'(KS&U)

N3° 16' 38"E
263.30'(C) 264.00'(KS)
N86° 43' 22"W
16.50'(KS&U)

5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND S2° 53' 14"W 29.88' FROM CORNER USED FOR LINE DOWN 1"

366.92'(KS)
366.74'(C)
S2° 53' 14"W

S89° 54' 09"W
15.01'(C)

ORIGINAL LOT 31
ORIGINAL LOT 30

MAG NAIL FOUND & USED FOR CENTERLINE FLUSH W/ ASPHALT

Alan R. & Sally B. Mulder, Trustees
Instrument # 2005-0083253

TOTAL AREA
10.6039 acres
0.1378 acres (6,003.0717 ft²) Within R/W

Charles Wray
Instrument # 2019-0704521
Parcel # 17-07-002-000-026

1/2" IRON PIN FOUND ON CENTERLINE S89° 57' 07"E 160.54' FROM MAG NAIL DOWN 1"

N71° 26' 14"W
66.12'

N89° 53' 51"W
149.60'

N89° 43' 34"W
113.41'

N89° 37' 24"W
117.58'

N89° 30' 15"W
146.30'

N89° 26' 06"E
374.58'(C&KS)
369.56' 06'E

5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND N89° 56' 06"W 0.06' FROM CORNER USED FOR LINE FLUSH W/ GROUND

3/4" BENT IRON PIPE FOUND & USED UP 16"

3/4" IRON PIPE FOUND S89° 56' 06"E 0.12' FROM CORNER USED FOR LINE UP 9"

3/4" IRON PIPE FOUND S2° 53' 14"W 30.07' FROM CORNER USED FOR LINE FLUSH W/ GROUND

CROSS CUT IN STONE FOUND & USED FOR LINE UP 14"

3/4" IRON PIPE FOUND N3° 13' 09"E 178.65' FROM STONE 0.05' WEST OF LINE (BY PERPENDICULAR MEAS.) UP 6"

3/4" IRON PIPE FOUND N3° 13' 56"E 852.35' FROM STONE ON LINE UP 6"

S3° 13' 56"W
1688.59'(C)
1688.29'(PS)

3/4" IRON PIPE FOUND S3° 17' 44"W 101.42' FROM PIN SET 0.11' WEST OF LINE (BY PERPENDICULAR MEAS.) UP 8"

Kim R. & Molly K. Meyers
Instrument # 1989-0075477
Parcel # 17-07-002-000-020

150.00'(D)
148.93'(C)
S89° 57' 07"E

≈167.62'(D)
167.65'(C)
S2° 53' 14"W

534.54'(C&KS)

366.92'(KS)
366.89'(C)
S2° 53' 14"W

534.73'(D)
534.54'(C)
S2° 53' 14"W

Roy W. & Patricia L. Schatschneider
Instrument # 1999-0601030
Parcel # 17-07-002-000-014

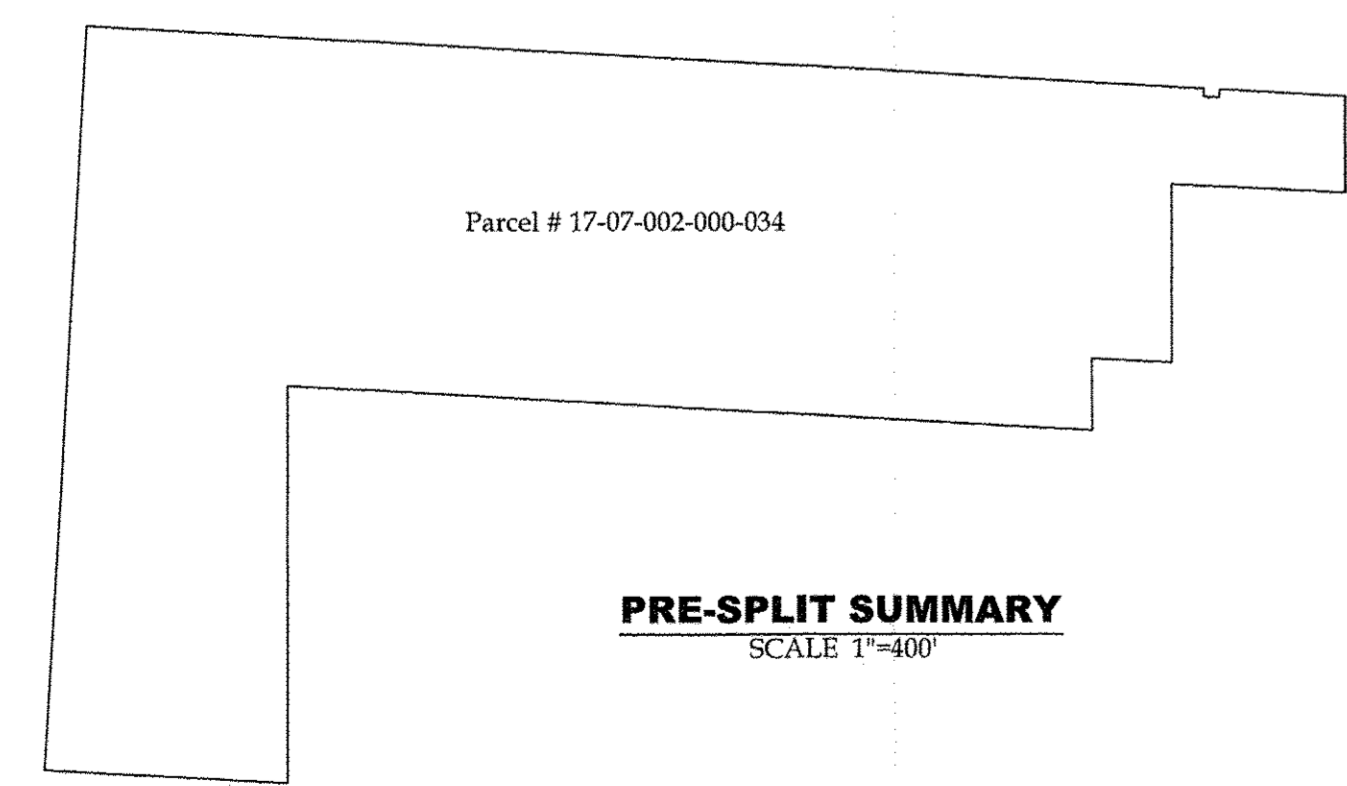
3/4" IRON PIPE FOUND S2° 53' 14"W 30.35' FROM CORNER USED FOR LINE DOWN 2"

TRACT 7
TRACT 8

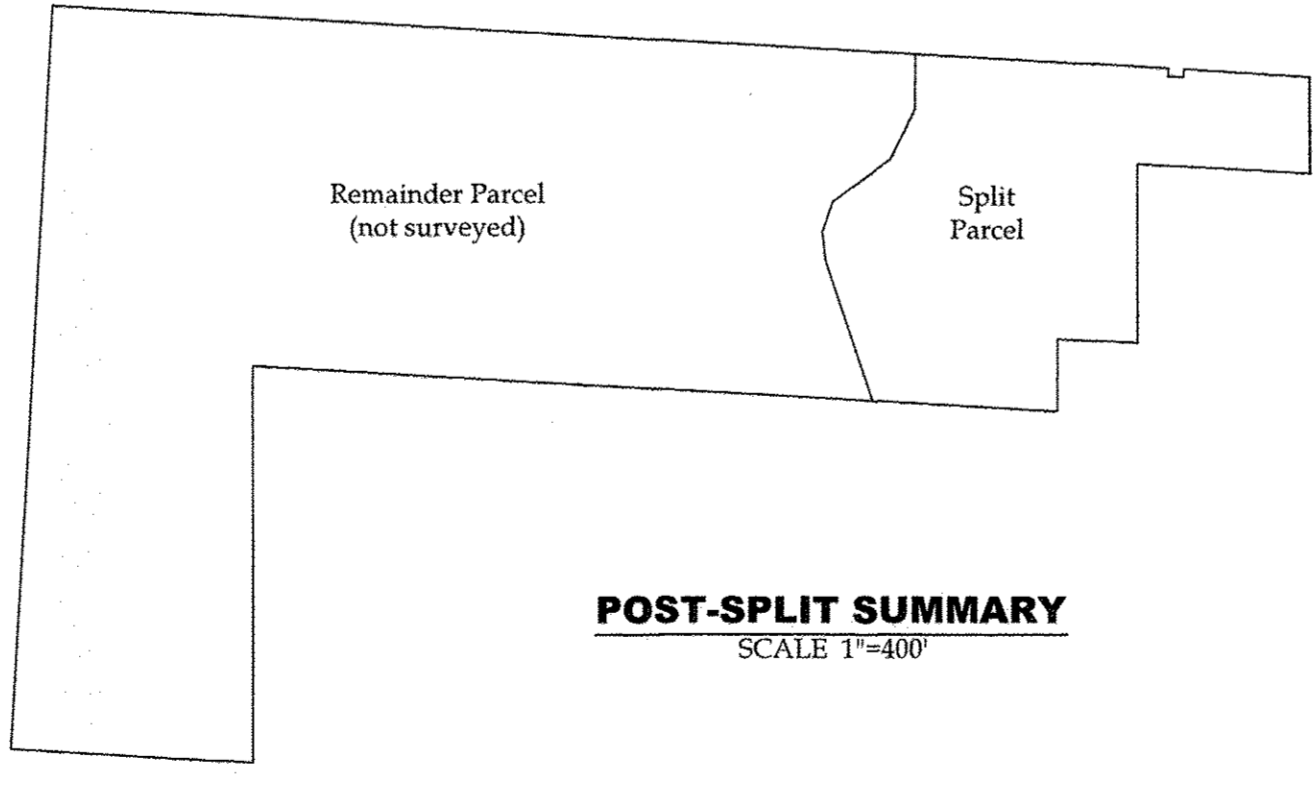
CL PECK WADSWORTH RD. (60' R/W)

N89° 57' 07"W
1893.70'(S)

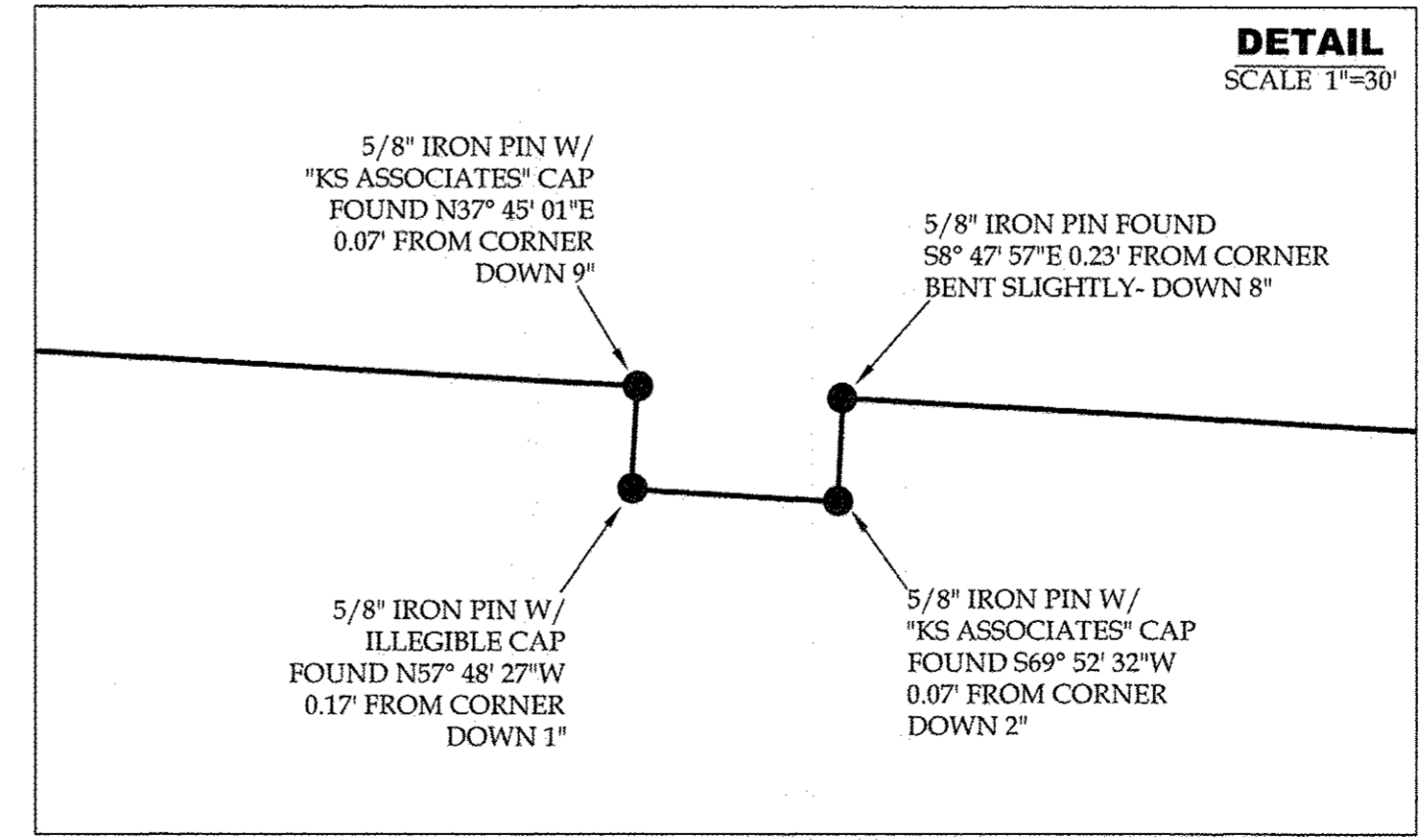
CL MOSHER RD. (60' R/W)



PRE-SPLIT SUMMARY
SCALE 1"=400'



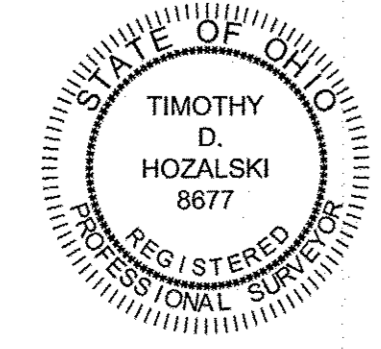
POST-SPLIT SUMMARY
SCALE 1"=400'



DETAIL
SCALE 1"=30'

APPROVED
LORAIN CO.
MAP DEPT
DATE 7-15-19
PAGE 17-07-002
BY R. MAINES
19-03993

Lot Split for Alan & Sally Mulder
Being a parcel of land located in part of Original Lot 2, Tract 7, Brighton Township, Township 3 North, Range 19 West, Connecticut Western Reserve, Lorain County, Ohio
SCALE 1"=80'



Timothy D. Hozalski, P.S.
5-09-19
REVISOR 5-18-19

REFERENCES
Lorain County Survey Records
Survey for William B. & Shirley A. Gott by C.E. Penfound
Survey for William B. & Shirley A. Gott by C.E. Penfound (Jun, 1970)
Survey by KS Associates, Inc. (Jul, 1993)
Survey by KS Associates, Inc. (Apr, 1994)
Survey by KS Associates, Inc. (May, 1995)
Survey for Wilbur & Joyce Browand by T. Simon & Associates (Jan, 2012)
Survey for Richard & Brian Fehlan by Vector Surveying (Nov, 2016)
Lorain County Deed Records
Volume and Pages as indicated

LEGEND

SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD
○	●	SURVEY NAIL
○	●	MAG SPIKE
○	●	DRILL HOLE
○	●	RAILROAD SPIKE
○	●	MONUMENT BOX
○	●	CONCRETE MONUMENT
○	●	IRON PIPE
○	●	STONE
○	●	WOOD POST
○	●	CENTERLINE
○	●	RIGHT-OF-WAY
○	●	STONE DRIVE

ABBREVIATIONS

D	per deed	FC	point of curvature
P	per plat	PRC	point of reverse curvature
M	measured	FT	point of tangency
C	calculated	OL	Original Lot
U	used	GL	Great Lot
FND	found	SL	Sublot
CL	centerline	R/W	right-of-way
POB	place of beginning		
PPOB	principal place of beginning		
SS	per T. Simon survey		
KS	per KS Associates survey		
PS	per Penfound survey		

NOTES

- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677 / VECTOR SURVEYING", set 5" above ground, unless otherwise noted.
- All drillholes set are 5/8" in diameter.
- The remainder parcel is not buildable and has no road access. The ownership of which must be retained by an adjoining owner.