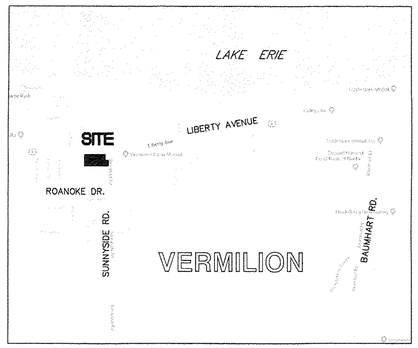
LOT SPLIT MAP

OF PARCEL NUMBER 01-00-004-120-064
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN AND STATE OF OHIO
PART OF ORIGINAL BROWNHELM TOWNSHIP LOT 4

CREATING PARCELS 1B AND 2B



VICINITY MAP:
NOT TO SCALE

LIBERTY AVENUE - U.S. 6 (VARIES)

3/4" IRON PIPE FND. (N-0.24')

R/W

3/4" IRON PIPE FND. & USED

NEW CENTERLINE

ORIGINAL CENTERLINE

N89°54'35"E 549.45' (REC.)

N89°54'35"E 225.62'

N89°54'35"E 323.83'

L=254.02' (REC.)
R=3035.21' (REC.)
Δ=4°47'42"
CH=253.94' (REC.)
N88°07'17"E

1" IRON PIPE BENT FND. & USED

5/8" IRON PIN BENT FND. (S-0.17')

S88°59'10"E 295.72' (REC.)
225.72'

46.92'

51.27'

44.70'

70.00'

LOT 4

LOT 5

S00°54'10"E 251.94'

NEW DIVISION LINE

S00°54'10"E 158.19' (REC.)

113.49'

NANCY E. HAMILTON, TRUSTEE
PPN: 0100004120022
INST. NO. 2019-0704677

3/4" IRON PIPE FND.
(E-0.68')
(N-6.51')

52.49'

30.00'

N89°54'35"E
82.49' (CALC.)
82.00' (REC.)

PARCEL 2B
1.6383 AC.
71,366 Sq. Ft.

PARCEL 1B
2.6107 AC.
113,722 Sq. Ft.

N00°49'10"W 317.93' (REC.)

271.01'

N00°49'10"W 314.73'

263.46'

LAKEVIEW BAPTIST CHURCH
PPN: 01-00-004-120-056
INSTRUMENT NUMBER 2000-0705120

WALTER R. GROBELNY AND COLLEEN A. GROBELNY
PPN: 01-00-004-120-064
185,088 Sq. Ft.
4.2490 Ac.
DEED INSTRUMENT NUMBER 2019-0713527
5-06-2019

S00°54'10"E 150.78' (REC.)

SUNNYSIDE ROAD (60')

R/W

S89°05'50"W 225.61'

376.73'

S89°05'50"W 406.73'

30.00'

S00°54'10"E 813.33'

NUCO CONSTRUCTION CO
PPN: 01-00-004-120-063
INSTRUMENT NUMBER 2019-0712696
4-29-2019

P.O.B. PARCEL 2B

P.O.B. PARCEL 1B

ROANOKE DRIVE (50')

P.O.C.

APPROVED
LOR. CO.
MAP DEPT
DATE 6-15-20
PAGE 1.00 004
BY R. MAINES
#20-04136

01-00-004-120-065, -066

APPROVED
BY THE CITY ENGINEER OF VERMILION, OHIO
5/12/2020
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.

APPROVED
VERMILION, OHIO
MUNICIPAL PLANNING
COMMISSION
DATE 5/12/2020
CHAIR
CLERK

LEGEND:

○S	SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL"
○F	FOUND 5/8" STEEL PIN WITH CAP "ATWELL" UNLESS OTHERWISE NOTED
℄	CENTERLINE
R/W	RIGHT OF WAY
PPN	PERMANENT PARCEL NUMBER
L.C.M.R.	LORAIN COUNTY MAP RECORDS
INST.NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(CALC.)	CALCULATED
(REC.)	RECORD
(OBS.)	OBSERVED
SQ. FT.	SQUARE FEET
⅂	LAND HOOK

SURVEY REFERENCES:

1. STATE OF OHIO DEPARTMENT OF HIGHWAYS PLANS LOR-6-(0.00-1.75).
2. WOODVIEW ESTATES 1 - PLAT BOOK 29, PAGE 4 AS RECORDED IN THE LORAIN COUNTY RECORDS.
3. WOODVIEW ESTATES 2 - PLAT BOOK 29, PAGE 5 AS RECORDED IN THE LORAIN COUNTY RECORDS.
4. SUNNYSIDE BEACH SUBDIVISION NO. 4 - PLAT BOOK 102, PAGE 24 AS RECORDED IN THE LORAIN COUNTY RECORDS.
5. SUNNYSIDE BEACH - PLAT BOOK 12, PAGE 20 AS RECORDED IN THE LORAIN COUNTY RECORDS.
6. LIBERTY STORAGE CONDOMINIUM - PLAT BOOK 61, PAGE 58 AS RECORDED IN THE LORAIN COUNTY RECORDS.
7. LAKE BAPTIST CHURCH DEED - INSTRUMENT NUMBER 2000-0705120 AS RECORDED IN THE LORAIN COUNTY RECORDS.
8. NUCO CONSTRUCTION CO DEED - INSTRUMENT NUMBER 2018-0684222 AS RECORDED IN THE LORAIN COUNTY RECORDS.
9. NUCO CONSTRUCTION CO DEED - INSTRUMENT NUMBER 2019-0712697 AS RECORDED IN THE LORAIN COUNTY RECORDS.
10. SUNNYSIDE LOT SPLIT MAP - PLAT BOOK 49, PAGE 674 AS RECORDED IN THE LORAIN COUNTY RECORDS.

BASIS OF BEARINGS:

BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, ESTABLISHED FROM GPS OBSERVATIONS ON 03-02-2018.

CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

ALEX E. MARKS, PS NO. 8616
REGISTERED PROFESSIONAL SURVEYOR
ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE OHIO 44131
440-349-2000

7/12/2019
DATE

STATE OF OHIO
ALEX E. MARKS
8616
REGISTERED PROFESSIONAL SURVEYOR

ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

ORIGINAL BROWNHELM TOWNSHIP LOT 4
CITY OF VERMILION
LORAIN COUNTY, STATE OF OHIO

CLIENT: CASSELL REALTY

SUNNYSIDE LOT SPLIT

DATE 6-26-2019

REVISIONS

SCALE 0 20 40
1" = 40 FEET

DR. PE | CH. MS
P.M. ERAK
BOOK --
JOB 18000575
SHEET NO. 1 OF 1

CAD FILE: 18000575SU-04.DWG