

**VECTOR SURVEYING SERVICES, LLC**

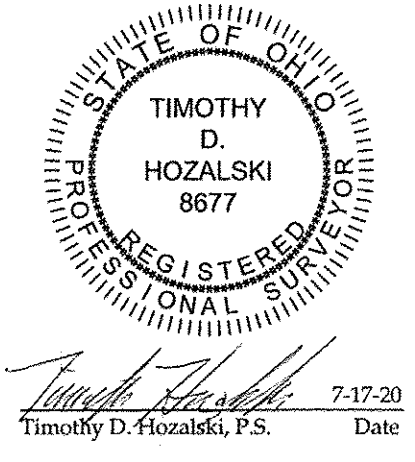
OFFICE: 440-865-2445 AMHERST, OH  
 VECTORSURVEYING@YAHOO.COM  
 Job No. 20-048 Drawn By: CAD  
 Date: Jul, 2020 Checked By: TDH

**Lot Split for Lauren Fehlan**  
 Being a parcel of land located in part of Original Lots 31 & 32, Tract 8, Brighton Township, Township 3 North, Range 19 West, Connecticut Western Reserve, Lorain County, Ohio

SCALE 1"=150'

BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), NAD83(2011), AND CORRECTED VIA THE GOCOT VRS. MINIMUM ERROR OF CLOSURE: 1:10,000

TIMOTHY D. HOZALSKI 8677  
 REGISTERED PROFESSIONAL SURVEYOR  
 Timothy D. Hozalski, P.S. 7-17-20



**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
⊣	ORIGINAL LOT LINE
⊤	EASEMENT AREA

**REFERENCES**

**Lorain County Survey Records**  
 Survey by William Fox (Oct, 1976)  
 Survey by Arnold F. Koepf (April, 1984)  
 Survey by Arnold F. Koepf (May, 1984)  
 Survey for Ronald & Patricia Caswell by Laundon, Simon, Cahl & Assoc. (Jul, 1985)  
 Survey by Arnold F. Koepf (May, 1986)  
 Survey by Doug Masley (Oct, 1990)  
 Survey by KS Associates (May, 1995)  
 Survey by KS Associates (Aug, 1995)  
 Survey for Robert D. Brase by Thomas M. Snezek (Apr, 1998)  
 Survey for Richard H. Fehlan by Grindle & Bender (Apr, 1999)  
 Survey for Alan & Stanley Pitts by Thomas Snezek (Feb, 2001)  
 Survey for Richard H. Fehlan by Grindle & Bender (Mar, 2011)  
 Survey for Wilbur & Joyce Browand by Thomas Simon (Jan, 2012)  
 Survey for Richard Fehlan by Vector Surveying Services (Aug, 2018)

**Lorain County Deed Records**  
 Volume and Pages as indicated

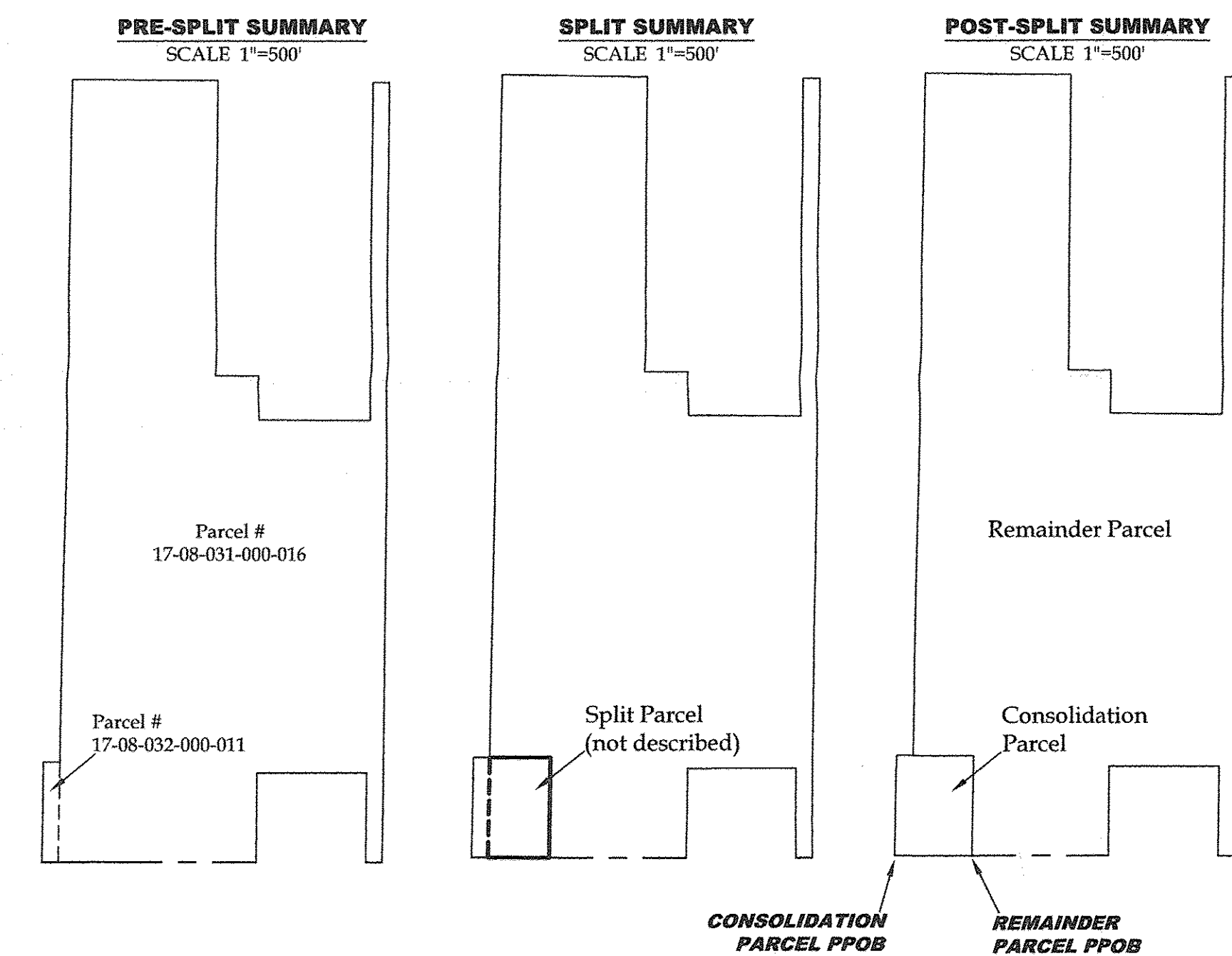
**ABBREVIATIONS**

D	per deed	PC	point of curvature
P	per plat	PRC	point of reverse curvature
M	measured	PT	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		
KO	per Koepf survey		
LSC	per Laundon, Simon, Cahl survey		
KS	per KS Associates survey		
SS	per Snezek 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 in areas where future discovery may be difficult, unless otherwise noted. All others set flush with ground, unless otherwise noted.

- In addition to the 60' Ingress/Egress easement shown herein is an easement 15 feet in width for the installation of "utilities lines". The utility easement is described as being along the westerly line of the 60' Ingress/Egress easement. The existing aerial electric service is located along the east side of the 60' Ingress/Egress easement. The location of the underground water and telephone service lines is unknown.



APPROVED  
 LORAIN CO.  
 MAP DEPT.  
 DATE 8-14-20  
 PAGE 17-08-031  
 BY B. MAINES  
 #20-04166

17-08-031-000-017  
 -018  
 17-08-032-000-011

STATE ROUTE 511 (60' R/W)  
 (a.k.a. ASHLAND KIPTON RD.)

**AREA BREAKDOWN**

Within Split Parcel: 1.8478 acres

Within Consolidation Parcel: 2.3478 acres  
 Within Original Lot 31: 1.8478 acres  
 Within Original Lot 32: 0.5000 acres (21,778.6795 ft²)  
 Within R/W: 0.1942 acres (8,460.8913 ft²)

Within Remainder Parcel: 56.1588 acres  
 Within R/W: 0.3878 acres (16,891.2349 ft²)

PECK WADSWORTH RD. (60' R/W)

POB  
 RR SPIKE  
 FOUND & USED FOR CL  
 DOWN 1"

