

- REFERENCES**
- Lorain County Survey Records
 - Survey for Roman Boiwka by Foor & Assoc., Inc.
 - Survey for Dwight J. Miller by Charles P. Waryu
 - Survey by Arnold F. Kepp (June 1975)
 - Survey by Charles P. Waryu (Aug. 1996)
 - Survey for IRG Amherst, LLC by Alban Surveying Co. (Aug. 2016)
 - Miscellaneous Lorain County Survey Records
 - 1962 Tax Map of Brownhelm Township (PV 1, Pg. 19)
 - 1962 Tax Map of Brownhelm Township (PV 1, Pg. 23)
 - Lorain County Map Records
 - Dedication Plat of Stick Road by Lorain County Engineer (Mar. 1967)(PV 25, Pg. 4)
 - Lorain County Deed Records
 - Volume and Pages as indicated
 - Additional Lorain County Deed Records
 - Henry Killmer (Deed Vol. 32, Pg. 32)
 - American Stone Corporation (Official Record Vol. 1332, Pg. 176)
 - IRG Amherst, LLC (Instrument No. 2011-0393038)
 - Miscellaneous Lorain County Deed Records
 - Lorain County Water Authority Easement (OR 275, Pg. 821)(Feb. 1990)

- 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.
 - Instrument No. 2020-072120 is a land installment contract of PPN 01-00-073-000-017 from Stephan and Beverly Boiwka to Hector and Deborah Aponte. The land contract grantee will not become the owner of said property until they complete the land contract.
 - The natural gas well on Parcel B services house # 48776 on Parcel A.

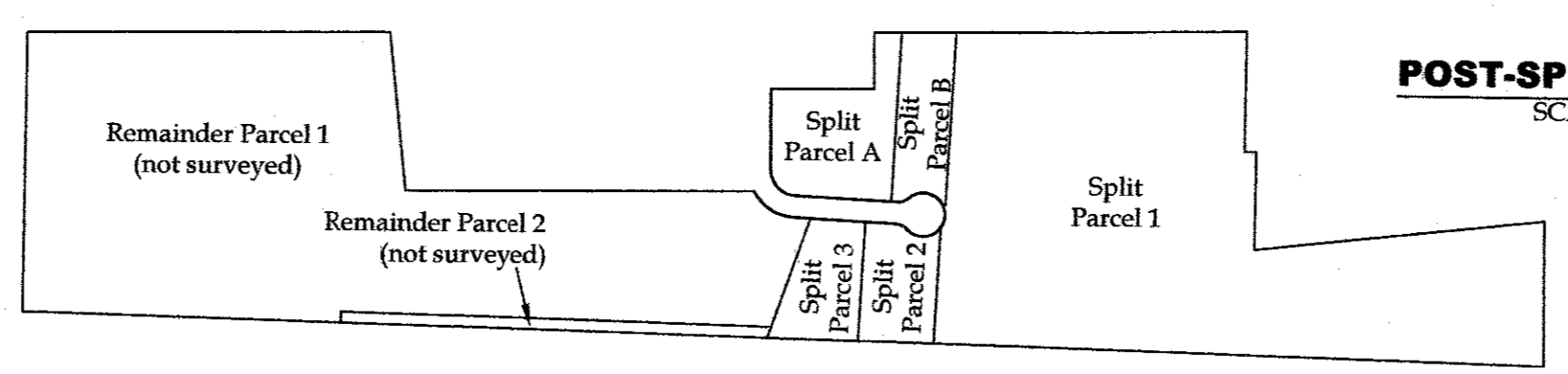
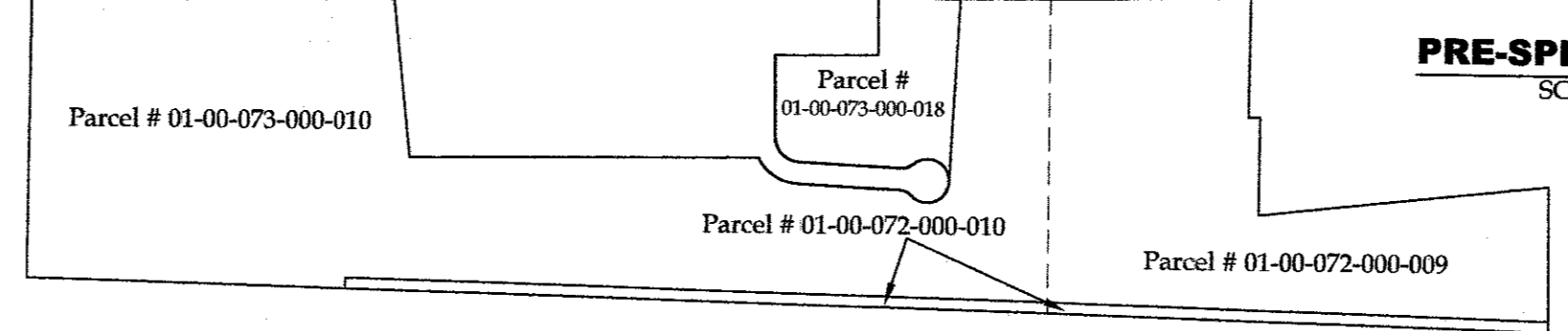
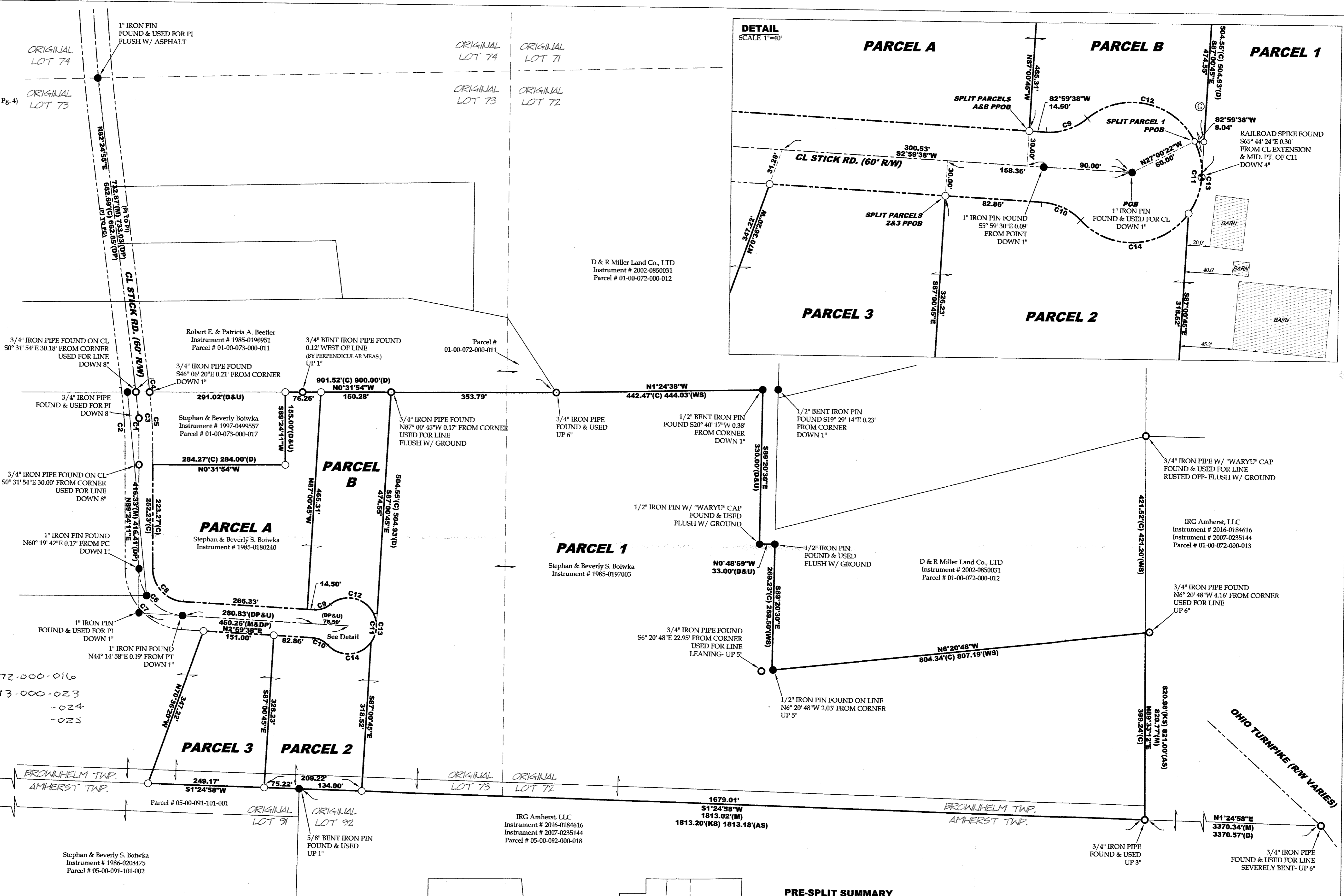
- LEGEND**
- IRON PIN/ROD
 - SURVEY NAIL
 - MAG SPIKE
 - DRILL HOLE
 - RAILROAD SPIKE
 - MONUMENT BOX
 - CONCRETE MONUMENT
 - IRON PIPE
 - STONE
 - WOOD POST
 - GAS WELL
 - CENTERLINE
 - RIGHT-OF-WAY
 - ORIGINAL LOT LINE
 - BUILDING FOOTPRINT

- ABBREVIATIONS**
- D per deed
 - P per plat
 - M measured
 - C calculated
 - U used
 - FND found
 - CL centerline
 - POB place of beginning
 - PPOB principal place of beginning
 - DP per Dedication Plat
 - WS per Waryu survey
 - AS per Alban survey
 - KS per KS Associates legal description
 - FC point of curvature
 - PRC point of reverse curvature
 - PT point of tangency
 - OL Original Lot
 - GL Great Lot
 - SL Sublot
 - R/W right-of-way

APPROVED
LORAIN COUNTY ENGINEER
DATE: 10-16-20
PAGE: 1-00-073
R. MAINES
#20-04193

01-00-072-000-016
01-00-073-000-023
-024
-025

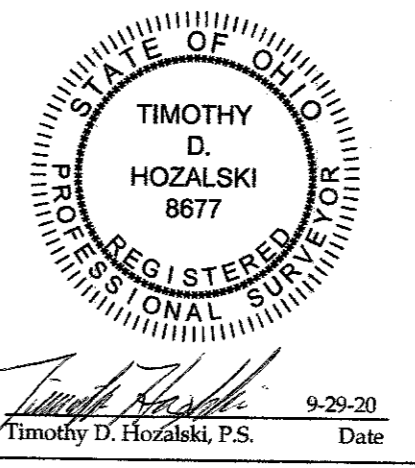
ORIGINAL LOT 88
ORIGINAL LOT 73
ORIGINAL LOT 1
ORIGINAL LOT 91
ORIGINAL LOT 92



CURVE	RADIUS	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1149.39'	6°59'16"	70.18'	140.09'	N85°54'33"E	140.18'
C2	1119.39'	6°59'16"	68.35'	136.44'	N85°54'33"E	136.52'
C3	1179.39'	6°59'16"	72.01'	143.75'	N85°54'33"E	143.84'
C4	1179.39'	0°51'10"	8.78'	17.55'	N82°50'30"E	17.55'
C5	1179.39'	6°08'07"	63.20'	126.23'	N86°20'08"E	126.29'
C6	100.00'	86°24'36"	93.93'	178.00'	N46°11'53"E	150.82'
C7	130.00'	86°24'36"	122.10'	178.00'	N46°11'53"E	156.06'
C8	70.00'	86°24'38"	65.75'	95.85'	S46°11'52"W	105.38'
C9	50.00'	43°20'08"	19.87'	36.93'	S18°40'32"E	37.82'
C10	50.00'	43°20'08"	19.87'	36.93'	N24°39'48"E	37.82'
C11	60.00'	266°41'05"	63.58'	87.27'	N87°00'22"W	87.27'
C12	60.00'	103°20'33"	75.89'	94.14'	S11°19'27"W	108.22'
C13	60.00'	62°10'08"	36.17'	61.96'	N85°55'18"W	65.10'
C14	60.00'	101°10'25"	73.01'	92.71'	N4°15'02"W	105.95'

AREA BREAKDOWN
Within Split Parcel A: 2.5787 acres
Within Split Parcel B: 1.5660 acres
Total Area: 4.1447 acres

Within Split Parcel 1: 23.0835 acres
Within Original Lot 72: 17.6981 acres
Within Original Lot 73: 5.3854 acres
Within Split Parcel 2: 1.5003 acres
Within Split Parcel 3: 1.5100 acres
Total Area: 26.0938 acres



Lot Split for Stephan & Beverly Boiwka
Being a parcel of land located in part of Original Lots 72 & 73, Brownhelm Township, Township 6 North, Range 19 West, Connecticut Western Reserve, Lorain County, Ohio

SCALE 1"=100'

BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8401), NAD83(2011), AND CORRECTED VIA THE ODOT VRS
MINIMUM ERROR OF CLOSURE: 1:10,000

OFFICE: 440-865-8445 AMHERST, OH
VECTORSURVEYING@YAHOO.COM
Job No.: 20-076 Drawn By: CAD
Date: Sep, 2020 Checked By: TDH

File Name: E:\Documents\Dropbox\Surveying\Files\Jobs\2020\20-076\Stephan and Beverly Boiwka-48776 Stick Road Lot Split Survey\Brownhelm Twp\20-076-boiwka.dwg