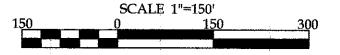
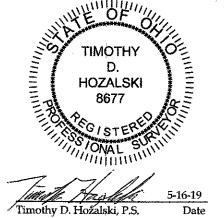
VECTORSLIEVEYING@YAHOO.COM Job No. 19-051 Drawn By: CAD Date: May, 2019 Checked By: TDH

## **Lot Split for Marlon and Kristen Ford**

Being a parcel of land located in part of Original Lot 24, Tract 1, Penfield Township, Township 3 North, Range 17 West, Connecticut Western Reserve, Lorain County, Ohio



OFFICE: 440-865-8445 AMHERST, OH BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), NAD83(2011), AND CORRECTED VIA THE ODOT VRS. COORDINATES PROVIDED HEREON HAVE BEEN SCALED FROM GRID TO GROUND USING A MULTIPLIER OF 1.000094926. MINIMUM ERROR OF CLOSURE: 1:10,000



# NOTES

- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING". Pins set in the wooded areas are set 6" above ground, unless otherwise noted. Pins set outside of the wooded areas are set flush with ground, unless otherwise noted.

- My prior centerline solution of State Route 301 (Mar, 2017)(Job/Plat # 17-018) was my best effort, at the time, to retrace the footsteps of the preceding private surveyors. Upon re-analyzing the Northings, Eastings, Stations and Offsets provided by ODOT on the CL Control Field Notes dated 1-24-05 & 8-03-05, it is apparent there is a substantial difference in the State Route 301 centerline location as established by ODOT versus the location as established by private surveyors. This is indicated by the found iron pipes on the east side of State Route 301, which are shown in the ODOT field notes as being more than 36 feet from the centerline. The ODOT field notes don't show how the centerline was established at the time the centerline reference pins were set, or how their centerline solution relates to the centerline shown on MED-301-8.22/ LOR-301-0.00. I have chosen to perpetuate and improve upon my prior centerline solution by not using either of the found 5/8" iron ODOT reference pins and continuing to use the found iron pipes on the east side of State Route 301 as monuments of reputation.

- The Penfield Township minimum setback distance of 15.00 feet from existing structures was observed in the creation of the Split Parcel.

### **ABBREVIATIONS**

per deed PC point of curvature D per plat PCC M measured PT point of tangency C calculated OL Original Lot U used  $\mathbf{GL}$ Great Lot

POB place of beginning principal place of beginning

SCALE 1"=200' Parcel # 19-01-024-000-003 11.1311 acres (Calc) 11.0909 acres (Deed)

5/8" IRON PIN FOUND

BENT SLIGHTLY- UP 6"

3/4" IRON PIPE FND

**USED FOR LINE** 

S0° 13' 20"W 0.08' FROM CORNER

ORIGINAL LOT 23

ORIGINAL LOT 24

PRE-SPLIT SUMMARY

REFERENCES **Lorain County Survey Records** Survey for E.E. Hamm by John A. Bambeck Assoc., Inc. (Apr, 1974) Survey for Richard Schlenkerman by John Pozywak (Jun, 1992) Survey for G. Del Bates by Gary E. Penfound (Jan, 1993) Survey by KS Associates, Inc. (Nov. 1992) Survey for Avery C. & Helen G. Sooy by Thomas Simon & Assoc., Inc. (Jan, 2002) Survey for John Glick by Vector Surveying Services, LLC (Mar, 2017) Survey for Schlenkerman Revocable Trust by W.R. Wallace, LLC (Jun, 2018) Survey for Thomas Reed, Sr. by Vector Surveying Services, LLC (Jun, 2018) Survey for Diane Haynes Properties, LLC by Vector Surveying Services, LLC (Dec. 2018) **Medina County Survey Records** 

LOR-301-0.00/ MED-301-8.22

CL Control Field Notes dated 1-24-05 & 8-03-05

**POST-SPLIT SUMMARY** 

SCALE 1"=200'

Remainder

Parcel

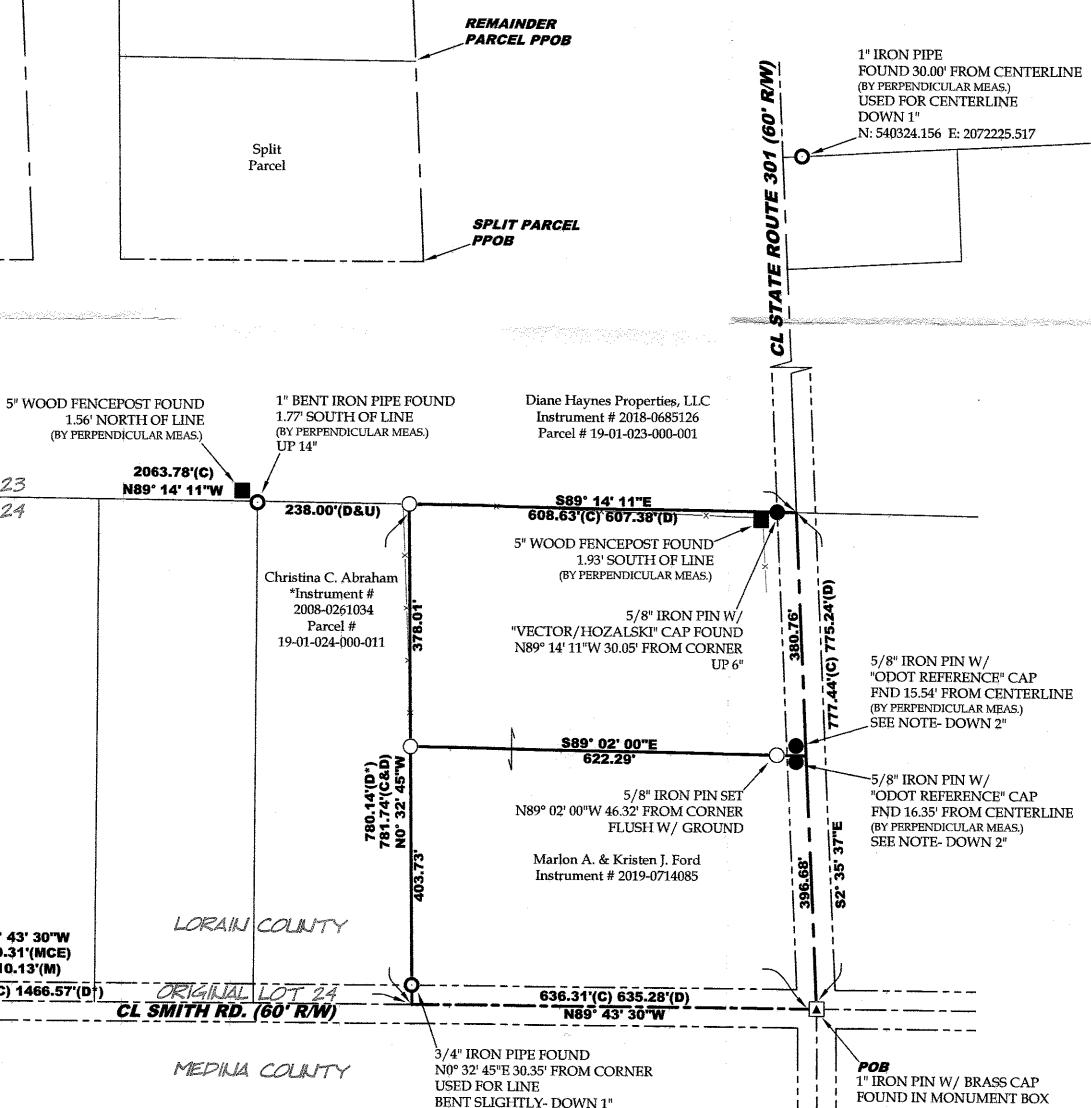
Centerline Survey of County Line & Smith Rd. by Medina County Eng. (1981)(Survey Book 20, Page 8) **Lorain County Deed Records** Volume and Pages as indicated **ODOT Centerline Survey Records** 

#### **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 WOVEN WIRE FENCELINE PASTURE FENCELINE

**AREA BREAKDOWN** Within Split Parcel: 5.7765 acres

Within Remainder Parcel: 5.3546 acres Within R/W: 0.2622 acres (11,421.3425 ft²)

Within R/W: 0.6905 acres (30,077.9583 ft<sup>2</sup>)



point of reverse curvature

FND found SLSublot CL centerline R/W right-of-way

ODOT per ODOT survey per Medina County Eng. CL survey

> 10. 10-28-20 19-01-024

B. MAINES #Z0-04201 19-01-024-000-017

> 1" IRON PIN W/BRASS CAP FOUND IN MONUMENT BOX N0° 12' 45"E 0.26' FROM CORNER USED FOR LINE

5/8" IRON PIN

DOWN 1"

FOUND & USED FOR LINE

N0° 13' 20"E 30.07' FROM CORNER **USED FOR LINE** 

DOWN 2<sup>n</sup> N89° 43' 30"W

8210.31'(MCE) 8210.13'(M) 1465.43'(C) 1466.57'(D+)

1010

**DOWN 14**"

1-1/4" IRON PIN FOUND

SANDSTONE MONUMENT

FOUND & USED FOR CENTERLINE

DOWN 16"

N89° 43' 30"W 0.34'(MCE) FROM STONE

USED FOR ACCURATE LOCATION OF STONE & CENTERLINE

BENT SLIGHTLY- DOWN 1"

& USED FOR CENTERLINE N:535800.480 E:2072400.090