01-00-044-000-002, -057 thru -060

Document(s) or Map(s) used:

R. Maines
20-0421
Page 1.00-044
Date 11-23-20
Amended Plat

Bruce R. & Cathi L. Aufdenkampe
Instrument # 2003-0940198
Parcel # 01-00-052-000-029

Richard M. & Donna J. Shlapack
Instrument # 1990-0110230
Parcel # 01-00-045-000-021

1/2" IRON PIPE FOUND
S1° 48' 55"E 27.37' FROM CORNER
0.47' EAST OF LINE
(BY PERPENDICULAR MEAS.)
DOWN 3"

POB
MAG NAIL
FOUND & USED
DOWN 1"

1/2" IRON PIPE W/ "ILLEGIBLE" CAP
FOUND & USED FOR LINE
UP 10"

3/4" IRON PIPE
FOUND & USED
UP 5"

COOPER FOSTER PARK RD. (60' R/W)

5/8" IRON PIN W/
"SIMON" CAP FOUND
21.98' FROM CENTERLINE
(BY PERPENDICULAR MEAS.)
UP 1"

3/4" IRON PIPE FOUND
25.34' FROM CENTERLINE
(BY PERPENDICULAR MEAS.)
UP 5"

1/2" IRON PIPE W/ "McGANNON" CAP
FND S83° 21' 17"W 25.30' FROM CORNER
USED FOR LINE
UP 5"

3/4" IRON PIPE FOUND
S88° 50' 32"W 25.00' FROM CENTERLINE
USED FOR CENTERLINE
DOWN 3"

MAG NAIL FOUND
& USED FOR CL
DOWN 1"

ORIGINAL LOT 52 | ORIGINAL LOT 45 | ORIGINAL LOT 45 | ORIGINAL LOT 36

1283.00'(M) 1283.66'(HS)
N0°49'50"W
948.02'(C&D)

335.00'(D&C)

N0°44'37"W
1426.71'(C)

526.71'

900.00'

N1°13'03"W
1152.62'(C) 1153.00'(KS)

S89°25'28"W
657.61'(C)
657.35'(HS)

S83°21'13"W
657.61'(C)
657.35'(HS)

N1°15'08"W
531.99'(C)

N1°54'08"W
484.00'(M&KS)

SUNNYSIDE RD. (50' R/W)

ORIGINAL LOT 53 | ORIGINAL LOT 44 | ORIGINAL LOT 44 | ORIGINAL LOT 37

3/4" ROUND IRON ROD
FOUND & USED
UP 3'

1/2" IRON PIN W/
"WARYU" CAP FOUND
S89° 12' 30"W 0.18' FROM CORNER
USED FOR LINE
DOWN 1"

428.40'(C) 429.24'(D)
N89°12'30"E

Michael J. & Shannon
W. Von Gunten
Instrument # 2009-0282597
Parcel # 01-00-044-000-051

454.05'(D&C)

5/8" IRON PIN SET ON R/W
S89° 21' 03"E 25.00' FROM CORNER
UP 5"

*SEE NOTE
3/4" IRON PIPE FOUND
S89° 21' 03"E 25.00' FROM CORNER
USED FOR LINE & CENTERLINE
UP 12"

484.20'
S89°21'03"E

484.20'
S89°21'03"E

PARCEL FOUR

Helen L. Reinhard, Trustee
Instrument # 2008-0277572

3/4" IRON PIPE FOUND
25.00' FROM CENTERLINE
(BY PERPENDICULAR MEAS.)
LEANING- UP 4"

3/4" IRON PIPE FOUND
24.88' FROM CENTERLINE
(BY PERPENDICULAR MEAS.)
DOWN 2"

RAILROAD SPIKE FOUND HORIZONTAL
N31° 15' 47"W 1.78' FROM ANGLE POINT
NOT USED
DOWN 5"

MAG SPIKE FOUND
& USED FOR CENTERLINE
FLUSH W/ ASPHALT

1/2" IRON PIN
FOUND & USED
DOWN 2"

482.81'(C) 482.88'(D)
N0°49'50"W

900.00'
N0°44'37"W

1071.90'(C) 1072.53'(D)

CITY OF VERMILION CORPORATION LINE

PARCEL ONE

Helen L. Reinhard, Trustee
Instrument # 2008-0277571

1/2" BENT IRON PIN FOUND
S1° 14' 10"E 31.59' FROM CORNER
FLUSH W/ GROUND

937.73'(C)
1137.50'(M&PS)
N10°12'33"E
455.77'

PARCEL THREE

1074.72'(C)
948.71'(C) 950.10'(D)

590.52'

David A. & Linda M. Karasevic
Instrument # 1999-0611641
Parcel # 01-00-037-102-038

5/8" IRON PIN SET ON R/W
S0° 52' 26"E 31.71' FROM CORNER
FLUSH W/ GROUND

3/4" IRON PIPE FOUND
N0° 47' 20"W 30.03' FROM CORNER
USED FOR LINE
FLUSH W/ GROUND

571.09'
S0°52'26"E

S0°47'20"E
454.48'(D&C)

1/2" IRON PIPE FOUND
S89° 21' 50"E 0.12' FROM CORNER
USED FOR LINE
DOWN 2"

3/4" CHROME IRON PIPE FOUND
0.08' NORTH OF LINE
(BY PERPENDICULAR MEAS.)
UP 1"

APPROVED
BY THE CITY ENGINEER OF VERMILION, OHIO
10/9/2020
DRAMHALL ENGRG. & SURV. CO.
THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT CONSTITUTE APPROVAL OF THESE DOCUMENTS FROM PROFESSIONAL STANDPOINT. ACCURACY OF DESIGN, CONFORMITY TO ANY LOCAL ORDINANCES, ERRORS OR OMISSIONS

3/4" IRON PIPE FOUND
S0° 33' 10"E 0.38' FROM CORNER
USED FOR LINE
UP 1"

1/2" IRON PIN W/
"WARYU" CAP FOUND
0.20' EAST OF LINE
(BY PERPENDICULAR MEAS.)
DOWN 1"

3/4" IRON PIPE FOUND
N88° 54' 44"W 0.83'
FROM CORNER
USED FOR LINE
UP 2"

N89°07'34"E
215.43'

PARCEL TWO

1" IRON PIPE FOUND
S1° 13' 13"E 25.87' FROM CORNER
UP 1"

S0°52'26"E
644.92'(C) 644.81'(D)

211.73'
N89°07'34"W
209.00'(M&PS)

Ronald A. & Lois Jean
Von Gunten, Trustees
Instrument # 1999-0639859
Parcel # 01-00-044-000-021

189.94'(C)
189.26'(D)

S89°21'50"E

384.74'(C) 384.80'(D)

S0°47'20"E
1029.37'(M)
1028.80'(KS&D)

644.63'(C)

1046.52'(C)
S0°33'10"E
299.47'(C) 300.12'(KS)
158.22'(C)
158.58'(KS)
158.72'(C)
158.58'(KS)

Parcel #
01-00-044-000-036

3/4" IRON PIPE FOUND
S0° 33' 10"E 430.11'
FROM NE CORNER
USED FOR LINE
FLUSH W/ GROUND

Roger & Linda
Loosli
Instrument #
1987-0261034
Parcel #
01-00-044-000-029

Richard J., Jr. & Jennifer B. Dewitt
Instrument # 2015-0566989
Parcel # 01-00-044-000-028

MAG NAIL
FOUND & USED
FLUSH W/ ASPH.

3/4" IRON PIPE FOUND ON LINE
N0° 47' 20"W 29.71' FROM CORNER
UP 1"

3/4" IRON PIPE
FOUND & USED
UP 1"

Parcel # 01-00-044-000-027

CL NORTH RIDGE RD. (60' R/W)

Daniel T. & Marcia L. DePalma, Trustees
Instrument # 2013-0479702
Parcel # 01-00-044-000-035

3/4" IRON PIPE FOUND
1.43' SOUTH OF LINE
(BY PERPENDICULAR MEAS.)
UP 3"

George S., Jr. & Alecia M. Tanner
Instrument # 2003-0901836
Parcel # 01-00-037-102-023

1071.63'(M)
N89°27'41"W

3/4" IRON PIPE FOUND
0.09' WEST OF LINE
(BY PERPENDICULAR MEAS.)
UP 12"

1/2" IRON PIPE
FOUND IN CONCRETE
0.28' SOUTH OF LINE
(BY PERPENDICULAR MEAS.)
FLUSH W/ GROUND

Dillon T. Baker
Instrument #
2018-0687563
Parcel #
01-00-044-000-033

842.54'(C) 842.64'(D)

Craig & Barbara Yearley
Instrument # 1989-0076064
Parcel # 01-00-044-000-043

853.27'(C) 853.43'(D)

Barbara Yearley & Steven E. Linger
Instrument # 2006-0067514
Parcel # 01-00-044-000-041

852.48'(C) 853.73'(D)

822.22'(D&M)

Edward J. &
Deborah A.
Gedridge
Instrument #
1992-0194472
Parcel #
01-00-044-000-042

N88°54'44"W
847.32'(C) 847.98'(D)

3/4" IRON PIPE FOUND
N88° 24' 11"W 29.82' FROM CORNER
0.18' NORTH OF LINE
(BY PERPENDICULAR MEAS.)
UP 14"

3/4" BENT IRON PIPE FOUND
N88° 54' 44"W 29.88' FROM CORNER
USED FOR LINE
DOWN 5"

5/8" IRON PIN W/
"SPILLMAN" CAP FOUND
1.04' NORTH OF LINE
(BY PERPENDICULAR MEAS.)
DOWN 1"

S3°20'04"W
472.92'(C) 471.90'(KS)

S1°15'07"E
597.16'(M) 597.35'(WS)

S1°13'31"E
509.73'(M) 509.47'(WS)

CL CLAUS RD. (60' R/W)

3/4" IRON PIPE FOUND
& USED FOR LINE & CL
FLUSH W/ ASPHALT

SMALL NAIL FOUND
& USED FOR CENTERLINE
DOWN 2"

5/8" IRON PIN FOUND
& USED FOR CENTERLINE
DOWN 5"

3/4" ROUND IRON PIN FOUND
& USED FOR CENTERLINE
DOWN 9"

3/4" IRON PIPE FOUND
& USED FOR LINE
DOWN 2"

MAG NAIL FOUND
NOT USED
FLUSH W/ ASPHALT

CL CLAUS RD. (60' R/W)

ORIGINAL LOT 44 | ORIGINAL LOT 37

REFERENCES

Lorain County Survey Records
Survey for Florence A. Baird by C.E. Penfound (Jun, 1950)
Survey by Arnold F. Koepp (June, 1977)
Survey by Arnold F. Koepp (May, 1984)
Survey for Bernard N. and Karen Kauk by Laundon, Simon, Cahl, & Assoc. (Jun, 1986)
Survey by Arnold F. Koepp (Mar, 1988)
Survey for Nabakowski & Baird by Arnold F. Koepp (May, 1988)
Survey for Jerry Meyers by Michael G. Hura (Dec, 1989)
Survey for Thad Gregg by Michael G. Hura (Jun, 1990)
Survey for the Mary V. Lynn Estate by P.A. Rosebeck & Assoc. (Aug, 2003)
Survey Charles Waryu (Apr, 2007)
Survey for Denny J. & Lisa M. Owens by Spillman Surveying (Jan, 2015)
Survey for The Land, LLC & Karen J. Henning by Thomas Simon & Assoc., Inc. (Oct, 2016)
Survey for Cooper Foster Partners, LLC by Vector Surveying (Aug, 2018)

Lorain County Deed Records
Volume and Pages as indicated

Additional Lorain County Deed Records
George C. & Helen L. Reinhard (Official Record Vol. 318, Pg. 509)(Aug, 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.
* The 3/4" iron pipe found was placed by Mr. Karasevic over top of a 1/2" iron pipe that was set by a surveyor, per the testimony of Mr. Karasevic.

LEGEND

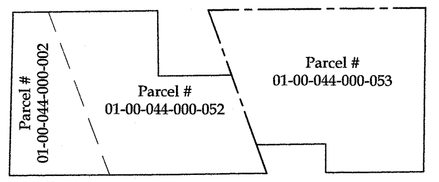
SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD
◇	◆	SURVEY NAIL
⊗	⊕	MAG SPIKE
	✕	DRILL HOLE
	◔	RAILROAD SPIKE
	◪	MONUMENT BOX
	◬	CONCRETE MONUMENT
	○	IRON PIPE
	▲	STONE
	■	WOOD POST
		CENTERLINE
		RIGHT-OF-WAY
		CORPORATION LINE

AREA BREAKDOWN

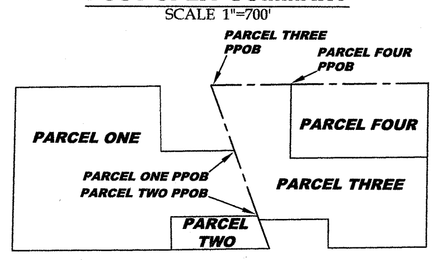
Within Parcel One: 29.6483 acres
Within City of Vermilion: 18.6925 acres
Within R/W: 0.3139 acres (13,673.4468 ft²)
Within Parcel Two: 3.0070 acres
Within R/W: 0.1568 acres (6,831.9070 ft²)
Within Parcel Three: 18.4819 acres
Within R/W: 0.9272 acres (40,390.3241 ft²)
Within Parcel Four: 10.0012 acres
Within R/W: 0.5165 acres (22,500.0000 ft²)

Total Combined Area: 61.1384 acres

PRE-SPLIT SUMMARY
SCALE 1"=700'



POST-SPLIT SUMMARY
SCALE 1"=700'



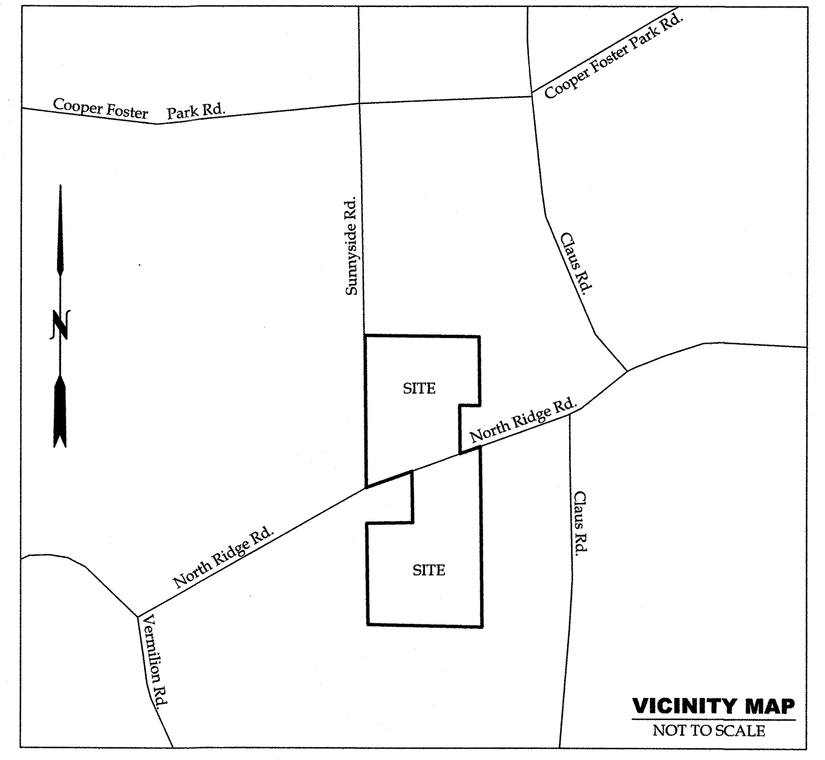
APPROVED
VERMILION, OHIO
MUNICIPAL PLANNING
COMMISSION
DATE 10/19/2020
CHAIR
CLERK

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		
HS	per Hura survey		
KS	per Koepp survey		
PS	per Penfound survey		
WS	per Waryu survey		

STATE OF OHIO
TIMOTHY D. HOZALSKI 8677
REGISTERED PROFESSIONAL SURVEYOR

Timothy D. Hozalski, P.S. 9-18-20 Date



VICINITY MAP
NOT TO SCALE

Lot Split for
The Estate of Helen Reinhard
Being a parcel of land located in part of Original Lot 44, Brownhelm Township, City of Vermilion, Township 6 North, Range 19 West, Connecticut Western Reserve, Lorain County, Ohio
SCALE 1"=150'

150 0 150 300

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

VECTOR SURVEYING SERVICES, LLC
OFFICE: 440-865-8445 AMHERST, OH
VECTORSURVEYING@YAHOO.COM

Job No.:	20-064	Drawn By:	CAD
Date:	Sep, 2020	Checked By:	TDH

File Name: E:\Documents\Dropbox\Surveying Files\Jobs\2020\20-064-Lois and Ron Von Gunten-2950 North Ridge Rd\Lot Split-Brownhelm Twp\20-064-Von Gunten.dwg