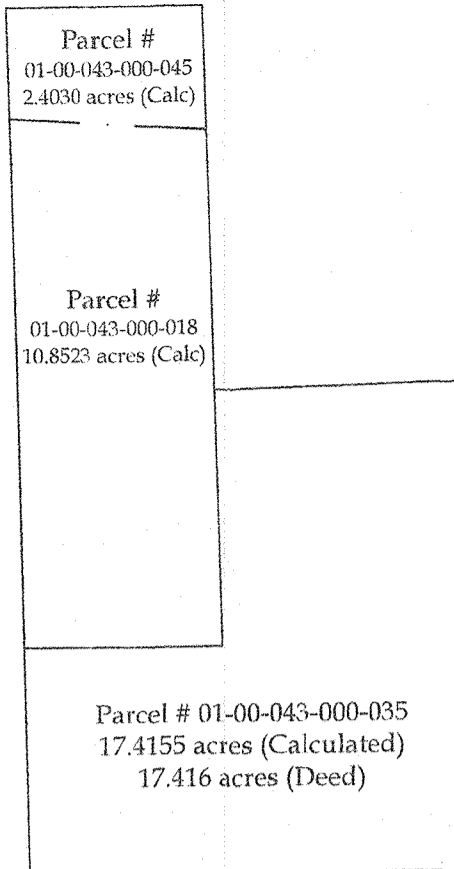
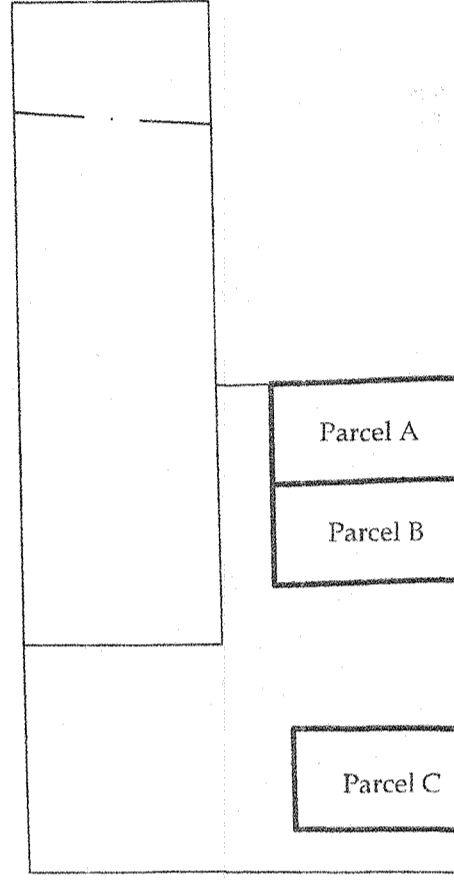


Formated for 24"x36" paper
File Name: E:\Documents\Surveying\Files\Jobs\2021\21025-A and Regina Branim-8010 Baumhart & Lot Split-Brownhelm Twp\21025-Branim.dwg

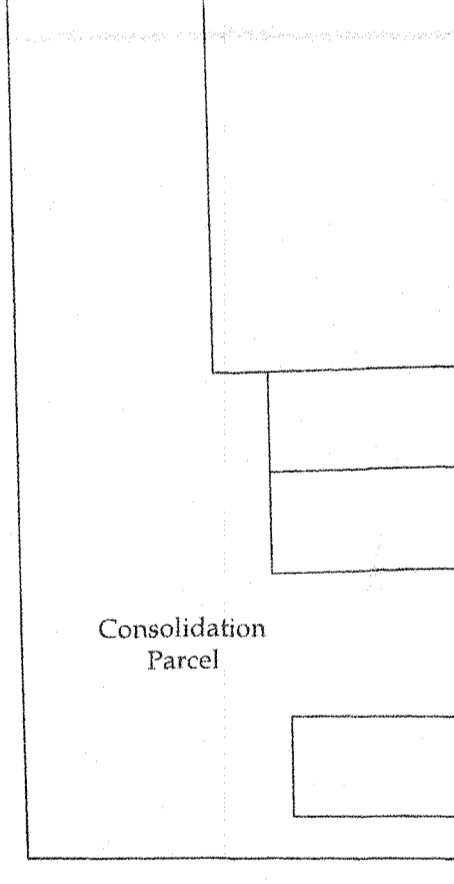
PRE-SPLIT SUMMARY
SCALE 1"=400'



SPLIT SUMMARY
SCALE 1"=400'



POST-SPLIT SUMMARY
SCALE 1"=100'



APPROVED
LORAIN CO.
MAP DEPT
DATE 5/6/21
BOOK 1-00-b49
PAGE 21-04296
21-04296

01-00-043-000-077 thru 092

ORIG. LOT 44
ORIG. LOT 43
ORIG. LOT 53
ORIG. LOT 54

CL NORTH RIDGE RD. (66' R/W)

CL BAUMHART RD. (60' R/W)

CL CLAUD RD. (60' R/W)

1/2" IRON PIPE FOUND
33.00' FROM CENTERLINE
(BY PERPENDICULAR MEAS.)
USED FOR CENTERLINE
N: 627685.07
E: 2027074.35

3/4" IRON PIPE FOUND
589° 47' 36" E 0.62' FROM CORNER
USED FOR LINE
DOWN 2"

William A. Knoske, Jr.
Instrument # 2016-0592211
Parcel # 01-00-043-000-046

Edward G. II &
Holly Schnell
Instrument #
2019-0720748
Parcel #
01-00-043-000-044

Parcel # 01-00-043-000-070

Egle Ivanaukas, Trustee
Instrument # 2012-0397708
Parcel # 01-00-043-000-014

Albert L. & L. Branim
Instrument # 2020-0779668

Charles W. & Patricia Ann Latto
Instrument # 2019-0368848
Parcel # 01-00-054-000-002

Walter D. & Gwen Stokely
Instrument # 2019-0715023
Parcel # 01-00-054-000-011



OFFICE: 440.865.8445 AMHERST, OH
VECTORSURVEYING@YAHOO.COM
Job No. 21-023 Drawn By: CAD
Date: Mar, 2021 Checked By: TDH

Lot Split & Consolidation for Albert & Regina Branim

Being a parcel of land located in part of Original Lot 43, Brownhelm Township, City of Vermilion, Township 6 North, Range 19 West, Connecticut Western Reserve, Lorain County, Ohio

SCALE 1"=120'
0 120 240

Bearings are relative to the Ohio State Plane Coordinate System, North Zone (8401), NAD83(2011) Epoch 2010.00, and corrected via the ORTN. Coordinates provided herein have been scaled from grid to ground using a multiplier of 1.000089761 about a common point, being the 1" iron pin w/ brass cap found in a monument box at the centerline intersection of Bates Road and Corn Orphanage Road, on the north line of Camden Township, Lorain County, Ohio
MINIMUM ERROR OF CLOSURE: 1 : 10,000

REFERENCES

- Lorain County Survey Records
- Lorain County Deed Records
- Survey by Arnold Koepf (1978)
- Survey for Milad H. Abraham by Charles P. Waryu (Jun, 1986)
- Survey by KS Associates (Jun, 1993)
- Survey for Greg Abraham by Charles P. Waryu (Apr, 1994)
- Survey for Zurich & Assoc. by Haponek & Assoc., Inc. (May, 2009)
- Survey for Riverstone Land Surveying (Apr, 2009)
- Survey for Killer Properties, LLC by Vector Surveying (Apr, 2019)
- Volume and Pages as indicated
- Additional Lorain County Deed Records
- Mary M. Knittel, et al (DV 177, Pg. 303)
- John F. & Marion S. Reinhardt (DV 251, Pg. 152)

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
---	CORPORATION LINE
---	FENCELINE
---	BUILDING FOOTPRINT

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		
KS	per Koepf survey		
RS	per Riverstone survey		

NOTES

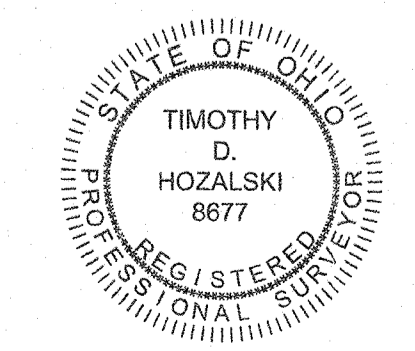
- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING"; set 5" above ground in areas where future discovery may be difficult, unless otherwise noted. All others set flush with ground, unless otherwise noted.
- All drillholes set are 5/8" in diameter.

MONUMENT TABLE

- 5/8" IRON PIN FOUND
N84° 58' 15" W 30.27' FROM CORNER
2.51' NORTH OF LINE (BY PERPENDICULAR MEAS.)
DOWN 3"
- 3/4" IRON PIPE IN CONCRETE FOUND
S1° 12' 42" E 30.13' FROM CORNER
USED FOR LINE- DOWN 2"
- 3/4" IRON PIPE IN CONCRETE FOUND
29.93' SOUTH OF CENTERLINE (BY PERPENDICULAR MEAS.)
DOWN 2"
- 3/4" IRON PIPE IN CONCRETE FOUND
S1° 19' 10" E 30.12' FROM CORNER
USED FOR LINE- DOWN 4"
- 3/4" IRON PIN FOUND
S1° 12' 04" E 28.90' FROM CORNER
USED FOR LINE- DOWN 1"

AREA BREAKDOWN

- Within Split Parcel A: 2.0488 acres
- Within R/W: 0.1475 acres (6,423.6160 ft)
- Within Split Parcel B: 2.0523 acres
- Within R/W: 0.1475 acres (6,423.6160 ft)
- Within Split Parcel C: 1.8798 acres
- Within R/W: 0.1468 acres (6,393.5784 ft)
- Within Consolidation Parcel: 24.6899 acres
- Within City of Vermilion: 2.4030 acres
- Within R/W: 0.2796 acres (12,177.9683 ft)
- Total Combined Area: 30.6708 acres



3-28-21
Timothy D. Hozański, P.S.
Date