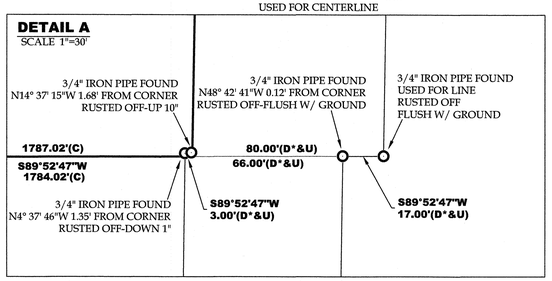
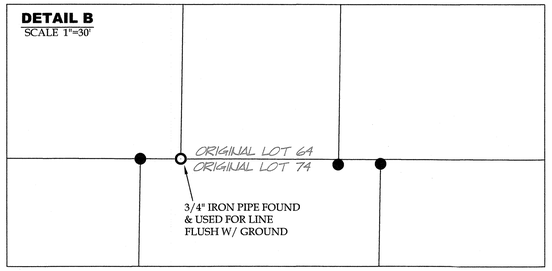
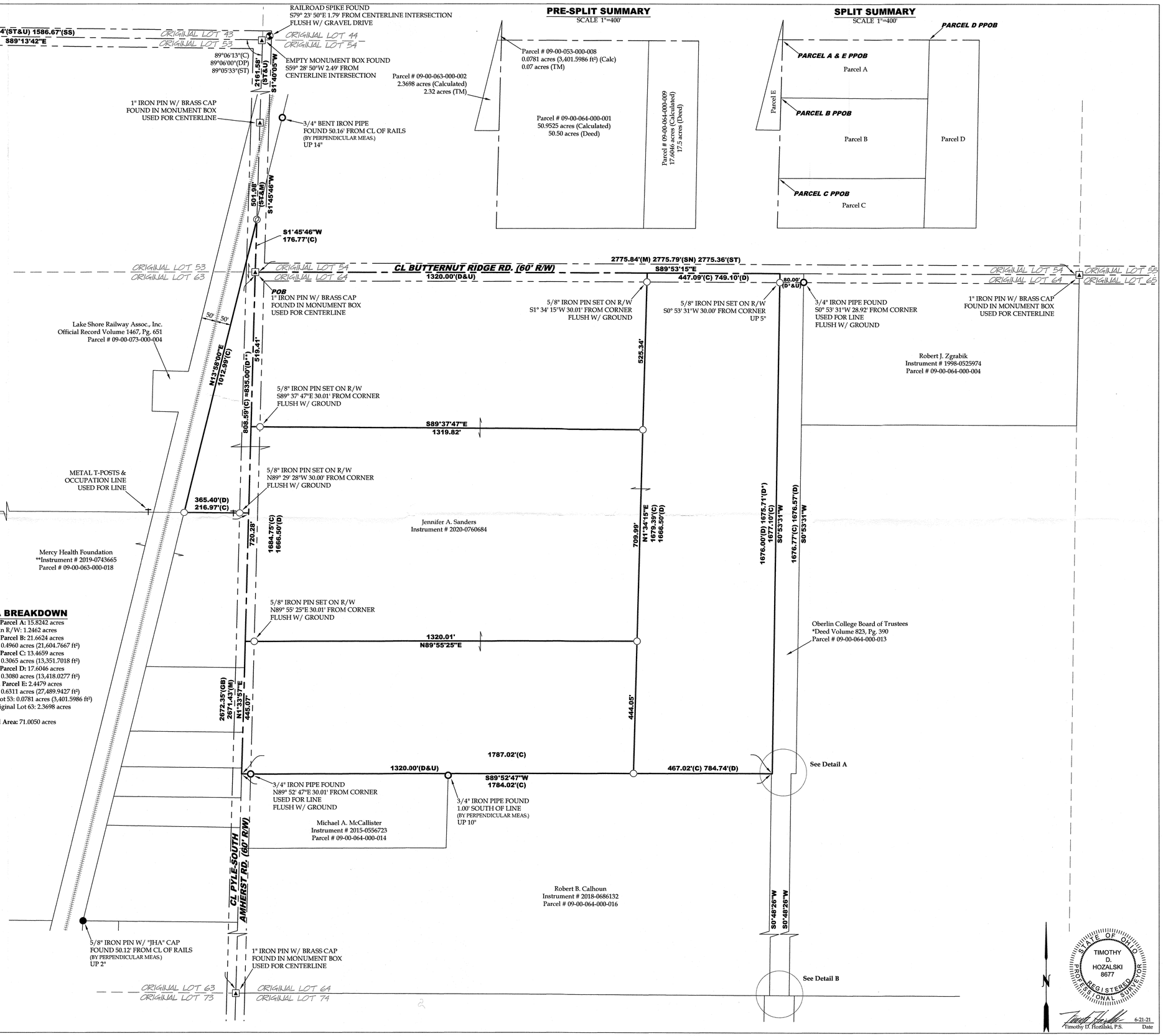
Formatted for 24"x36" paper

DETAIL A
SCALE 1"=30'



DETAIL B
SCALE 1"=30'





PRE-SPLIT SUMMARY
SCALE 1"=400'

SPLIT SUMMARY
SCALE 1"=400'

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.

LEGEND

SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD
◊	♦	SURVEY NAIL
◎	◉	MAG SPIKE
⌖	✖	DRILL HOLE
	◆	RAILROAD SPIKE
	▲	MONUMENT BOX
	▲	CONCRETE MONUMENT
	○	IRON PIPE
	▲	STONE
	▲	WOOD POST
	T	METAL T-POST
—·—·—		CENTERLINE
—·—·—		RIGHT-OF-WAY
- - - - -		ORIGINAL LOT LINE
+++++++++		RAILROAD TRACK

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		
GB	per Grindle & Bender survey		
SN	per Snezek survey		
SS	per Simon survey		
TM	per 1962 Tax Map		
ST	per Centerline Survey Traverse		
DP	per Lorain County Eng. Dedication Plat		

AREA BREAKDOWN

Within Parcel A: 15.8242 acres
Within R/W: 1.2462 acres
Within Parcel B: 21.6624 acres
Within R/W: 0.4960 acres (21,604.7667 ft²)
Within Parcel C: 13.4659 acres
Within R/W: 0.3065 acres (13,351.7018 ft²)
Within Parcel D: 17.6046 acres
Within R/W: 0.3080 acres (13,418.0277 ft²)
Within Parcel E: 2.4479 acres
Within R/W: 0.6311 acres (27,489.9427 ft²)
Within Original Lot 53: 0.0781 acres (3,401.5986 ft²)
Within Original Lot 63: 2.3698 acres

Total Area: 71.0050 acres

REFERENCES

Lorain County Survey Records
Dedication Plat of Pyle-South Amherst Rd. by Lorain Cnty. Engineer (Jul, 1930)
Survey for Arthur H. Clark by Gary E. Penfound (Jun, 1962)
Centerline Survey Traverse by Lorain County Engineer (Nov, 1968)
Survey for Robert Perry by McGlinchy & Assoc., Inc. (May, 1981)
Survey for Dale Artler, Sr. by Fairview Land Surveying (Jul, 1997)
Survey for Bernadine Tkach by Grindle & Bender (Jan, 2001)
Survey for Nationstar Mortgage, LLC by Thomas Simon & Assoc., Inc. (Mar, 2017)
Survey for Burrer Family Land, LLC by Vector Surveying Services, LLC (Dec, 2017)
Survey for The Estate of Paul Squires by Vector Surveying Services, LLC (Nov, 2018)
Survey for Sasaluk, LLC by Thomas Simon & Associates (Jun, 2019)
Survey for Ronald D. Gilliam by Snezek & Assoc., LLC (Nov, 2020)
Lorain County Map Records
Russia Twp. 1962 Tax Map (Vol. 9, Pg. 7)
Russia Twp. 1962 Tax Map (Vol. 9, Pg. 11)
Russia Twp. 1962 Tax Map (Vol. 9, Pg. 12)
Lorain County Deed Records
Volume and Pages as indicated
Additional Lorain County Deed Records
John C. & Blanche Van Ausdale to Albert Balogh (DV 178, Pg. 95)
Pauline Horning, et al to Louis & Rose Kopocs (DV 314, Pg. 52)

Survey # 50355
APPROVED
LORAIN CO.
MAP DEPT
DATE 8-19-21
PAGE 09-00-064
BY D. Adelsberg
04-00-004-000-001

VECTOR
SURVEYING SERVICES, LLC

OFFICE: 440-865-8445 AMHERST, OH
TIM@VECTORSURVEYING.COM

Job No.	21-046	Drawn By:	CAD
Date:	Jun, 2021	Checked By:	TDH

Lot Split & Retracement for
Jennifer Sanders

Being a parcel of land located in part of Original Russia Township Lots 53, 63 & 64, New Russia Township, Township 5 North, Range 18 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) EPOCH 2010.00, AND CORRECTED VIA THE ORTN
MINIMUM ERROR OF CLOSURE: 1 : 10,000

STATE OF OHIO
TIMOTHY D. HOZALSKI
8677
REGISTERED PROFESSIONAL SURVEYOR

Timothy D. Hozalski, P.S. 6-21-21
Date

File Name: E:\Documents\Dropbox\Surveying Files\Jobs\2021\21-046-Jennifer Sanders-12387 Pyle Road Lot Split-New Russia Twp\21-046-Sanders.dwg