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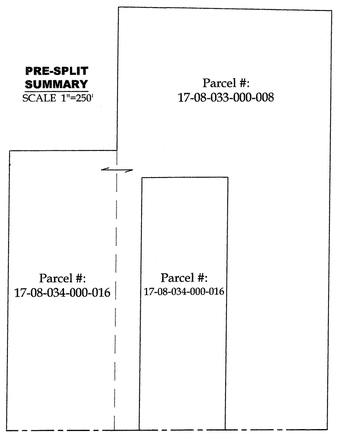

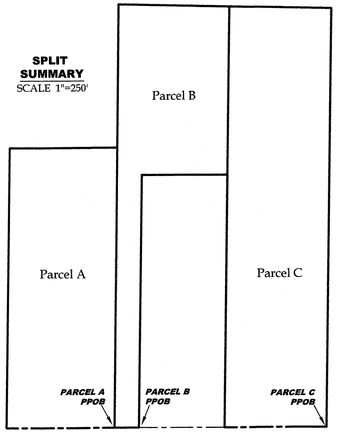

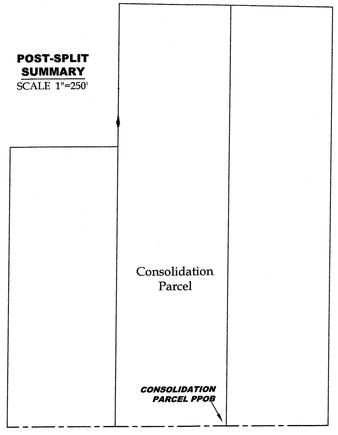

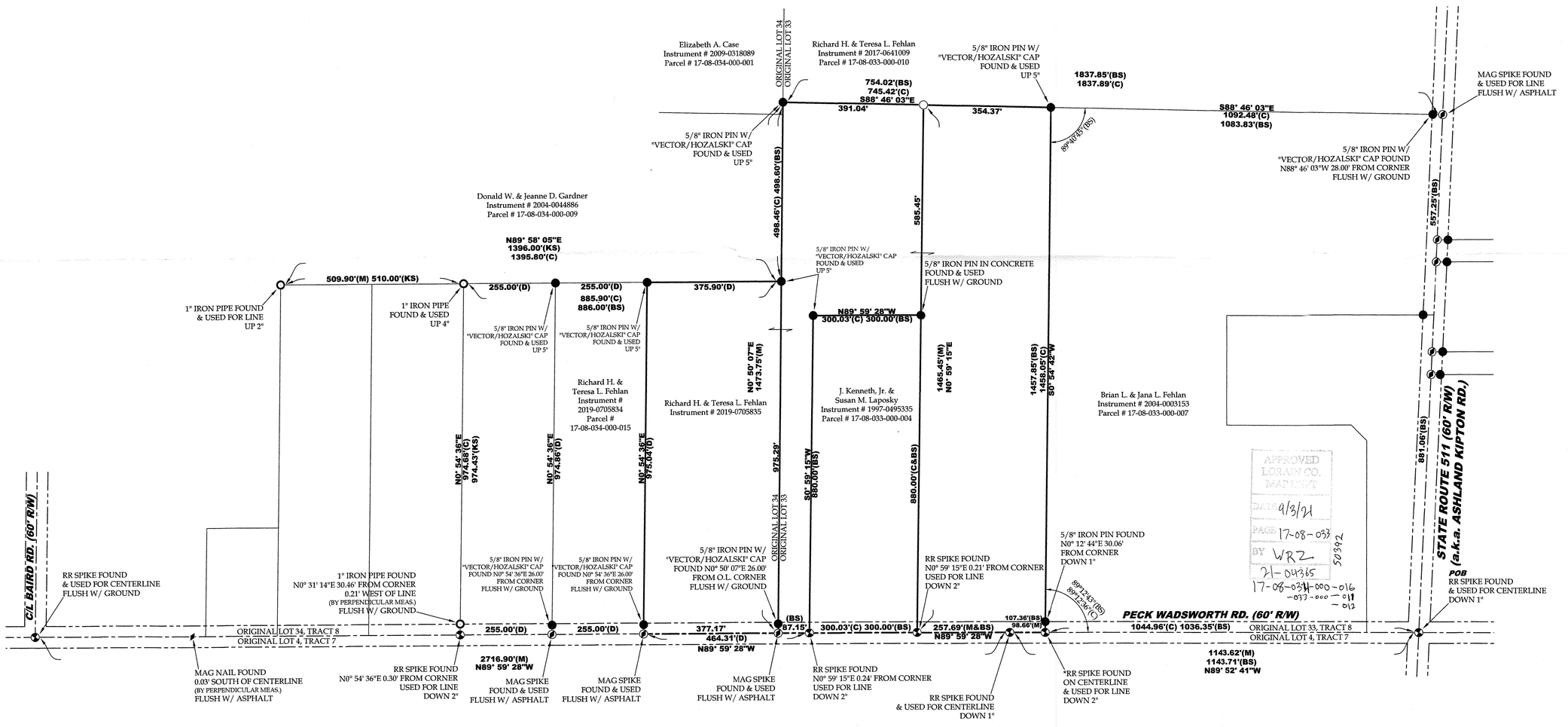

***NOTE:**
The railroad spike and 5/8" iron reference pin found do not fit the plat of survey by Lowell Bender (June 21, 1996) or the corresponding legal description. The said railroad spike was used, despite the discrepancies, based on the assertion that original monuments are free of error and precede the corresponding documents of record in terms of intent.

AREA BREAKDOWN

Within Split Parcel A: 8.4283 acres
Within R/W: 0.2597 acres (11,314.4537 ft²)

Within Split Parcel B: 7.0662 acres
Within R/W: 0.0600 acres (2,615.5631 ft²)

Within Consolidation Parcel: 13.1266 acres
Within R/W: 0.2667 acres (11,616.5278 ft²)

Within Remainder Parcel: 11.9235 acres
Within R/W: 0.2454 acres (10,689.8248 ft²)

REFERENCES

Lorain County Survey Records
Survey for Joyce Gardner by Kleinoeder-Schmidt & Assoc. (Sep, 1974)
Survey by KS Associates (Mar, 1993)
Survey for Richard H. Fehlan by Grindle & Bender (Jun, 1996)
Survey for Richard and Brian Fehlan by Vector Surveying (Nov, 2016)
Survey for Richard Fehlan by Vector Surveying (Feb, 2019)
Lorain County Deed Records
Volume and Pages as indicated

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

ABBREVIATIONS

(D) PER DEED (M) MEASURED (P) PER PLAT
(C) CALCULATED (KS) PER KS ASSOCIATES SURVEY
(BS) PER GRINDLE & BENDER SURVEY

ALL IRON PINS SET ARE 5/8"x30" REBAR WITH YELLOW PLASTIC CAPS STAMPED "HOZALSKI P.S. 8677/ VECTOR SURVEYING", SET 5" ABOVE GROUND UNLESS OTHERWISE NOTED.
ALL DRILL HOLES SET ARE 5/8" IN DIAMETER

STATE OF OHIO
TIMOTHY D. HOZALSKI
8677
REGISTERED PROFESSIONAL SURVEYOR

Timothy D. Hozalski, P.S. 6-15-21 Date

Lot Split for Richard Fehlan

Being a parcel of land located in part of Original Lots 33 & 34, Tract 8, Brighton Township, Township 3 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) EPOCH 2010.00 AND CORRECTED VIA THE ORTN.
MINIMUM ERROR OF CLOSURE: 1 : 10,000

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

Job No.	21-053	Drawn By:	CAD
Date:	Jun, 2021	Checked By:	TDH

File Name: E:\Documents\Dropbox\Surveying Files\Jobs\2021\21-053-Richard Fehlan-31488 Peck Wadsworth Road Lot Split-Brighton Twp\21-053-fehlan.dwg