



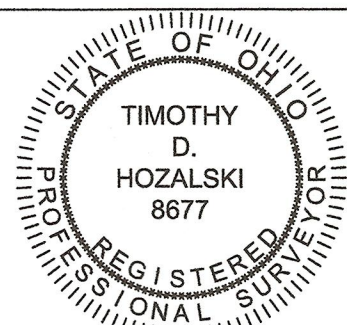
Lot Split for
Dovin Land Company, LLC
Being a parcel of land located in part of Original Lot 36,
Pittsfield Township, Township 4 North, Range 18 West,
Connecticut Western Reserve, Lorain County, Ohio

SCALE 1"=80'

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

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

Job No. 21-050 Drawn By: CAD
Date: June, 2021 Checked By: TDH



Timothy Hozański
Timothy D. Hozański, P.S. Date 6-04-21

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
LSC per Laundon, Simon, Cahl survey
KS per KS Associates survey

1" IRON PIN W/ BRASS CAP
FOUND IN MONUMENT BOX
& USED FOR CENTERLINE

ORIGINAL LOT 36 ORIGINAL LOT 37

REFERENCES

Lorain County Survey Records
Survey for Glen Diamond by Laundon, Simon, Cahl & Assoc. (Jul, 1973)
Survey by KS Associates (Apr, 2000)
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

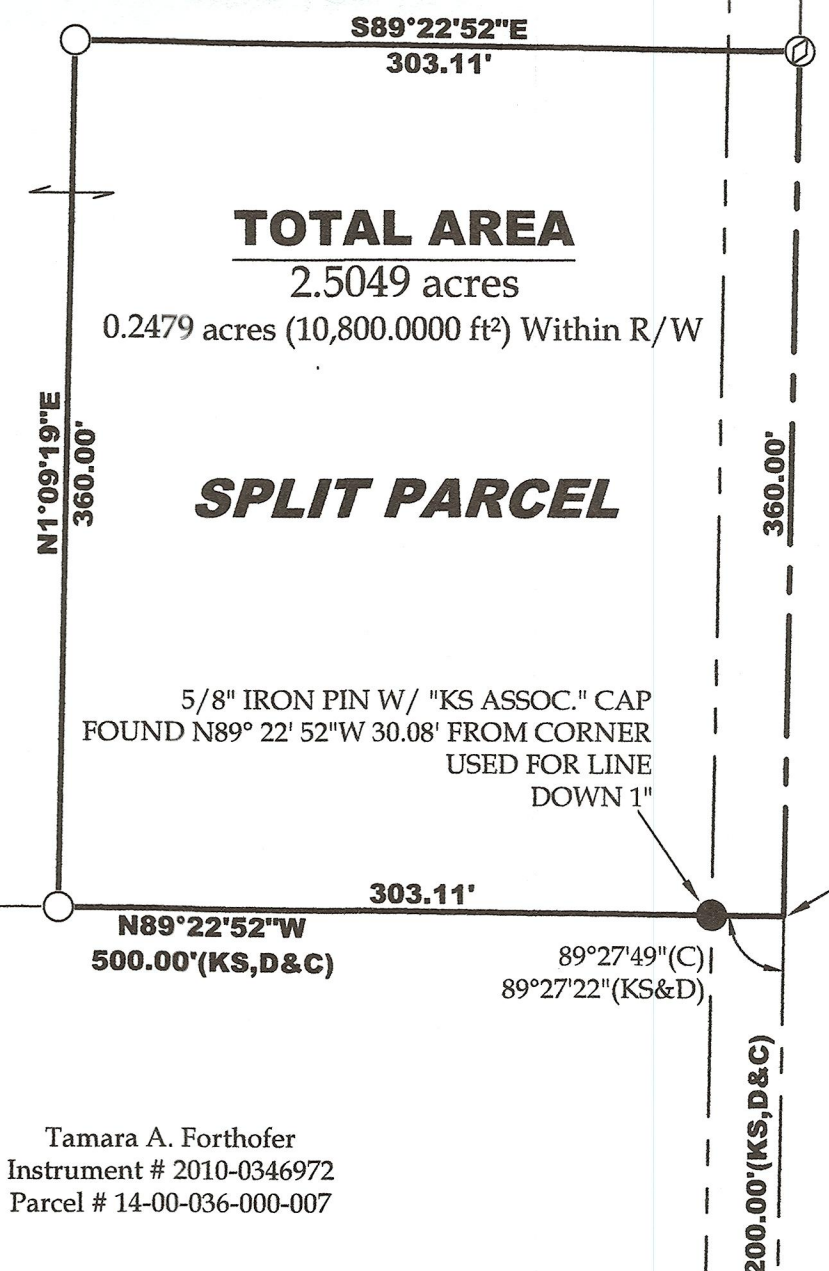
APPROVED
LORAIN CO.
MAPTEXT
DATE 10/6/21
PAGE 14-00-036A
BY A Carden
#21-04385

50411

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.

Dovin Land Co., LLC
Instrument # 2002-0815522
Parcel # 14-00-036-000-008



5/8" IRON PIN FOUND
USED FOR LINE
FLUSH W/ GROUND

N1°09'19"E
360.00'

S89°22'52"E
303.11'

TOTAL AREA

2.5049 acres
0.2479 acres (10,800.0000 ft²) Within R/W

SPLIT PARCEL

5/8" IRON PIN W/ "KS ASSOC." CAP
FOUND N89° 22' 52"W 30.08' FROM CORNER
USED FOR LINE
DOWN 1"

N89°22'52"W
500.00'(KS, D&C)

89°27'49"(C)
89°27'22"(KS&D)

Tamara A. Forthofer
Instrument # 2010-0346972
Parcel # 14-00-036-000-007

PPOB

POB
1" IRON PIN W/ BRASS CAP
FOUND IN MONUMENT BOX
& USED FOR CENTERLINE

ORIGINAL LOT 36

ORIGINAL LOT 37

ORIGINAL LOT 45

ORIGINAL LOT 44

CL HALLAUER RD. (60' R/W)

N1°09'19"E
1181.78'(M) 1085.75'(LSC) 1181.74'(KS)

200.00'(KS, D&C)