

CURVE	RADIUS	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	28743.00(C)	28647.89(O)	0°59'33"(C) 0°59'45"(O)	248.97(C&U)	497.91'	497.93(C) 497.92(O)
C2	43236.37(C)	42971.83(O)	0°54'30"(C) 0°54'50"(O)	342.71(C&U)	685.40'	685.41(C&U)
C3	28718.94(C)	28647.89(O)	1°01'00"(C) 1°01'10"(O)	254.81(C) 254.87(O)	509.61'	509.62(C) 509.72(O)

**Retracement for Jake Dovin**  
Being a parcel of land located in part of Original Lots 45 and 56, Pittsfield Township, Township 4 North, Range 18 West, Connecticut Western Reserve, County of Lorain, State of Ohio

SCALE 1"=200'

Bearings are relative to the Ohio State Plane Coordinate System, North Zone (8401), NAD83(2011), and corrected via the ODOT VRS. Coordinates provided herein have been scaled from grid to ground using a multiplier of 1.000089764 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 Gore Orphanage Road, on the north line of Camden Township, Lorain County, Ohio  
MINIMUM ERROR OF CLOSURE: 1 : 10,000

**VECTOR SURVEYING SERVICES, LLC**  
OFFICE: 440-865-8445 AMHERST, OH  
TIM@VECTORSURVEYING.COM  
Job No. 21-072 Drawn By: CAD  
Date: Aug, 2021 Checked By: TDH

**LEGEND**

SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD SURVEY NAIL
○	●	MAC SPIKE
○	●	DRILL HOLE
○	●	RAILROAD SPIKE
○	●	MONUMENT BOX
○	●	CONCRETE MONUMENT
○	●	IRON PIPE
○	●	STONE
○	●	WOOD POST
○	●	CENTERLINE
○	●	RIGHT-OF-WAY
○	●	EXCEPTION AREA

**REFERENCES**

Lorain County Survey Records  
Survey by KS Associates (Apr, 2000)  
Survey for Terry J. & Linda R. Yuhus by Carlson Surveys (Jan, 2002)  
Survey for Thomas & Virginia J. Clemento by Laundon, Simon, Kelsler & Assoc., Inc. (Aug, 2004)  
Survey for Eric McConnell by Vector Surveying (Dec, 2015)  
Survey for Harold Connerth II by Bramhall (Jan, 2016)  
Survey for Eric McConnell by Vector Surveying (May, 2019)  
Survey for Dovin Land Co., LLC by Vector Surveying (Apr, 2020)  
Survey for Dovin Land Co., LLC by Vector Surveying (Jun, 2021)

Lorain County Deed Records  
Volume and Pages as indicated  
Additional Lorain County Deed Records  
\*Thomas and Virginia J. Clemento to Thomas and Virginia J. Clemento (Instrument No. 1983-0121077)  
Stanley J. West to John & Mary Dovin (DV 390, Pg. 03)  
Lurancy D. West to Stanley J. West (DV 270, Pg. 503)  
\*\*F.L. West and Louie D. West to Cleveland Elvira & Western Railway (DV 101, Pg. 60)  
Board of Education of Pittsfield Twp. to The Oberlin and Wellington Railway Co. (DV 83, Pg. 330)  
F.C. & Louie D. West to The Oberlin and Wellington Railway Co. (DV 83, Pg. 335)  
Malvina S. West to The Oberlin and Wellington Railway Co. (DV 83, Pg. 343)  
The Cleveland Southwestern Railway and Light Company to Cherry Valley Farms, Inc. (DV 276, Pg. 530)  
\*\*Cherry Valley Farms, Inc. to State of Ohio (Easement)(DV 307, Pg. 567)

ODOT Centerline Survey Records  
Ashland - Oberlin Road, S.H. 144, Sec J-PT (1935)  
LOR-58-(7-98-14.01)(Oct, 1968)

Miscellaneous References  
Original Ohio Land Subdivisions Volume III by C.E. Sherman (1925) Dept. of Natural Resources

Survey # 50414

APPROVED  
LORAIN CO.  
MAP DEPT

DATE 10/2/21

PAGE 14-00-045-056

BY D. Adelsberg

14-00-045-000-002-004

14-00-056-000-001

**EXCEPTION DETAIL**  
SCALE 1"=120'

**AREA BREAKDOWN**

Within Parcel A Net Area: 70.1216 acres  
Gross Area: 70.3845 acres  
Exception Area: 0.2629 acres (1,145,855 ft<sup>2</sup>)  
Within Hallauer & Hughes R/W: 2.0081 acres  
Within SR 58 R/W: 1.1524 acres

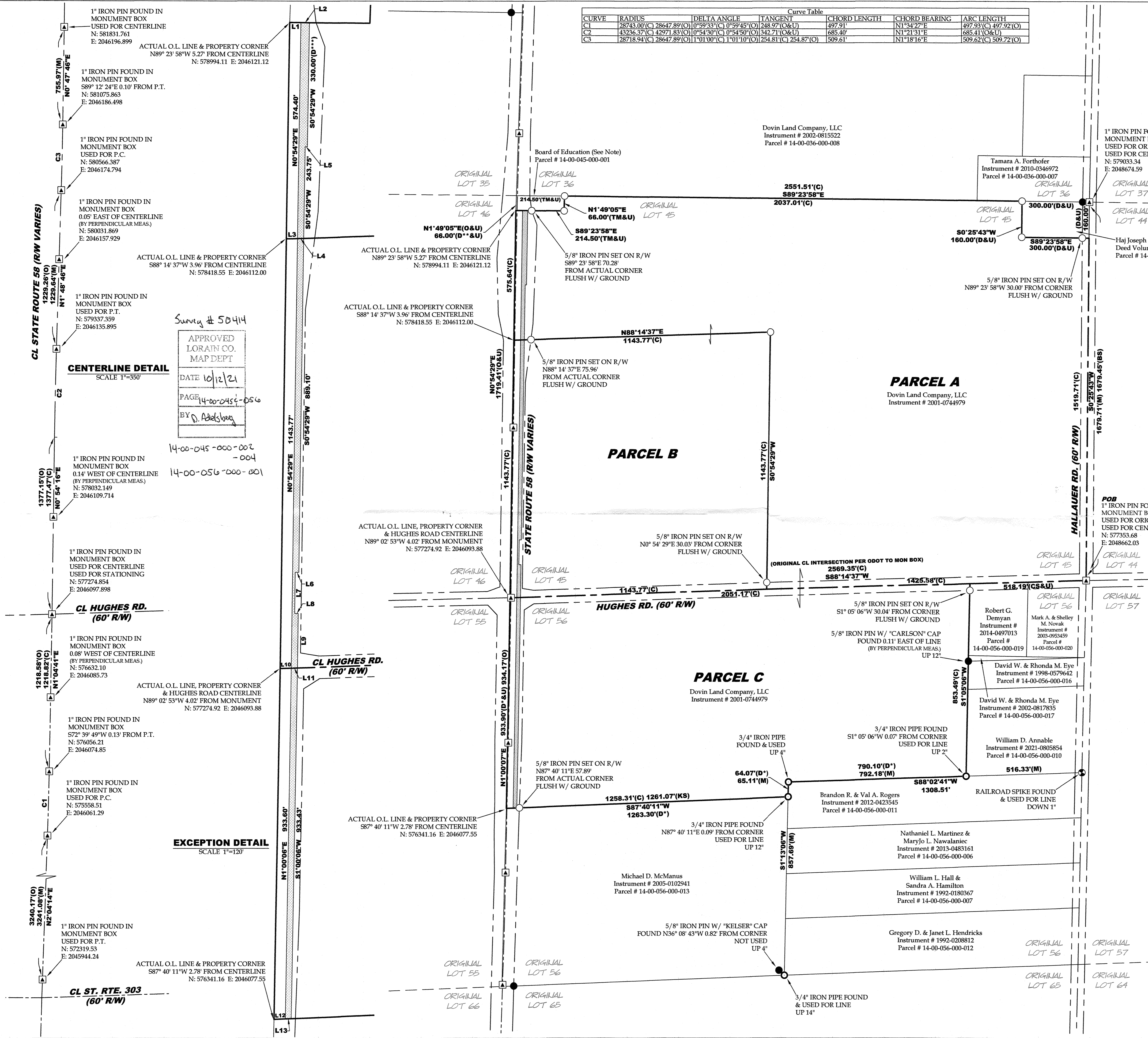
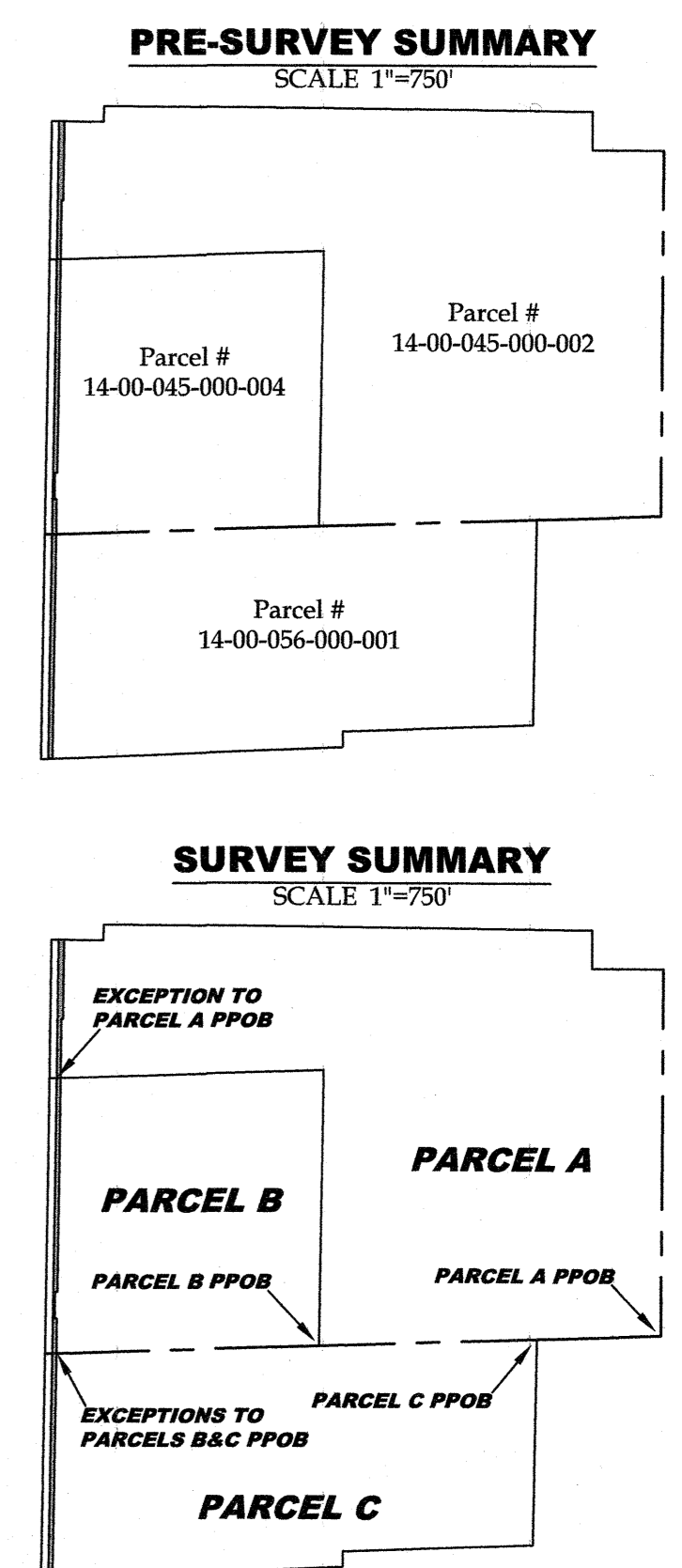
Within Parcel B Net Area: 29.5907 acres  
Gross Area: 30.0000 acres  
Exception Area: 0.4093 acres (17,827,2628 ft<sup>2</sup>)  
Within SR 58 & Hughes R/W: 2.2211 acres

Within Parcel C Net Area: 41.9382 acres  
Gross Area: 42.2918 acres  
Exception Area: 0.3536 acres (15,402,4133 ft<sup>2</sup>)  
Within SR 58 & Hughes R/W: 2.7235 acres

**Total Net Area: 142.0041 acres**

**PRE-SURVEY SUMMARY**  
SCALE 1"=750'

**SURVEY SUMMARY**  
SCALE 1"=750'



**PARCEL A**  
Dovin Land Company, LLC  
Instrument # 2001-0744979

**PARCEL B**

**PARCEL C**  
Dovin Land Company, LLC  
Instrument # 2001-0744979

**POB**  
1" IRON PIN FOUND IN MONUMENT BOX USED FOR ORIGINAL LOT LINE USED FOR CENTERLINES  
N: 577353.68  
E: 2048662.03

**NOTES**

- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/VECTOR SURVEYING", set flush with ground, unless otherwise noted.
- A deed for the school lands shown herein owned by "Board of Education" could not be found. It is unclear how school lands within the Connecticut Western Reserve derived title, but it was likely not by donation from Congress. Unlike much of the other Original Ohio Land Subdivisions, the Connecticut Western Reserve did not derive title from an act of Congress but rather by grant from King Charles II in 1662.
- The Pittsfield Twp. 1962 Tax Map references a 1940 deed conveying the railroad right-of-way from Cherry Valley Farms, Inc. to State of Ohio (DV 307, Pg. 567). This conveyance is of an Easement for Highway Purposes and is not fee simple.

**ABBREVIATIONS**

D	per deed	PC	point of curvature
P	per plat	PI	point of intersection
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		
OS	per ODOT centerline survey		
C	per Carlson survey		
BS	per Bramhall survey		
KS	per Kelsler survey		
TM	per 1962 tax map survey		

**Line Table**

LINE	BEARING	DISTANCE
L1	S89°23'58"E	30.00'
L2	S89°23'58"E	22.50'
L3	S88°14'37"W	30.03'
L4	S88°14'37"W	16.52'
L5	N89°05'31"W	6.00'(D**)
L6	N89°05'31"W	9.50'(D***)
L7	S0°54'29"W	110.00'(D***)
L8	S89°05'31"E	9.50'(D***)
L9	S0°54'29"W	144.68'
L10	N88°14'37"E	30.03'
L11	S88°14'37"W	16.52'
L12	N87°40'11"E	30.05'
L13	S87°40'11"W	16.53'