Formatted for 24"x36" paper

VECTOR SURVEYING SERVICES, LLC
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Job No.	22-034	Drawn By:	CAD
Date:	Apr, 2022	Checked By:	TDH

Lot Split for
Wayne & Leah Simms

Being a parcel of land located in part of Section 9, Carlisle Township, Township 5 North, Range 17 West, Connecticut Western Reserve, County of Lorain, State of Ohio

SCALE 1"=180'
180 0 180 360

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. 4-12-22 Date

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		
CT	per Centerline Traverse		
SS	per Santee survey		
WS	per Warden survey		
KS	per KS Associates survey		
KL	per Kleinoeder Schmidt survey		

AREA BREAKDOWN

Within Split Parcel A: 46.0432 acres
Within R/W: 0.4632 acres (20,178.8354 ft²)
Within Split Parcel B: 24.4154 acres
Within R/W: 1.0260 acres
Within Consolidation Parcel: 13.4158 acres
Within R/W: 0.3060 acres (13,331.3996 ft²)
Total Area: 83.8744 acres

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.

Parcel # 10-00-009-101-006 3.9881 acres(D&C)

Parcel # 10-00-009-101-007 79.8863 acres (C) 79.6066 acres (D)

EXCEPTION AREA

PRE-SPLIT SUMMARY
SCALE 1"=600'

Parcel # 10-00-009-101-007 79.8863 acres (C) 79.6066 acres (D)

Split Parcel A

SPLIT PARCEL A PPOB

SPLIT PARCEL B PPOB

Split Parcel B

EXCEPTION AREA

SPLIT SUMMARY
SCALE 1"=600'

CONSOLIDATION PARCEL PPOB

Consolidation Parcel

EXCEPTION AREA

POST-SPLIT SUMMARY
SCALE 1"=600'

MURRAY RIDGE RD. (60' R/W)

RUSSIA RD. (60' R/W)

SECTION 1 SECTION 2 SECTION 10 SECTION 9

225.59'(CT) 225.67'(M) N89°54'22"E — 1126.84'(C)

1" IRON PIN W/ BRASS CAP FOUND IN MONUMENT BOX USED FOR CL ANGLE POINT

2041.91'(M) 2041.76'(CT) N89°55'00"E — 673.71'

5/8" IRON PIN W/ "CARLSON" CAP FOUND S0° 14' 42"E 30.26' FROM CORNER USED FOR LINE DOWN 1"

1" IRON PIN W/ BRASS CAP FOUND IN MONUMENT BOX USED FOR CL ANGLE POINT

241.36' — 201.71'(C) 201.81'(D) — 33.20'(C) 33.00'(D)

2458.13'(M) 2457.87'(CT) N89°50'12"E — 1489.88'(C) — 733.34'(C)

1" IRON PIN W/ BRASS CAP FOUND IN MONUMENT BOX USED FOR CL ANGLE POINT

1088.81'(M) 1088.78'(CT) N89°35'40"E

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

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

5/8" IRON PIN SET ON R/W S30° 13' 06"W 34.75' FROM PROPOSED CORNER FLUSH W/ GROUND

5/8" IRON PIN SET ON R/W S22° 39' 06"E 32.49' FROM PROPOSED CORNER FLUSH W/ GROUND

5/8" IRON PIN FOUND S0° 14' 42"E 28.16' FROM CORNER USED FOR LINE DOWN 1"

5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND ON R/W S3° 12' 40"W 30.05' FROM CORNER 1.51' WEST OF LINE (BY PERPENDICULAR MEAS.) FLUSH W/ GROUND

883.35'(M) 883.48'(KL) S6°53'34"W — WEST RIDGE RD. (60' R/W)

715.59'(C) 714.12'(D) S0°14'42"E

715.59'(C) 714.12'(D) N0°14'42"W

1" IRON PIPE FOUND ON R/W S0° 38' 02"W 30.00' FROM CORNER USED FOR LINE DOWN 2"

S4°14'25"W 725.88'

Robert J. & Judith R. Kurowski Instrument # 2004-0983334 Parcel # 10-00-010-000-016

Wayne J. & Leah L. Simms Instrument # 1992-0209010

Wayne J. & Leah L. Simms Instrument # 2017-0643194

715.61'(C) 1093.78'(KS) 1095.92'(WS)

1093.85'(C)

Barbara A. Polen, Trustee Instrument # 2017-0654456 Parcel # 10-00-009-102-004

5/8" IRON PIN SET N89° 36' 02"E 15.06' FROM ANGLE POINT FLUSH W/ GROUND

See Detail

237.60'(C) S89°50'12"W — 33.20'(C) 33.00'(D) — S89°50'12"W 1482.61'(C) ≈1477.08'(D)

1661.33'(C) N0°38'02"E

1445.42'(C) 1437.29'(KL) N89°25'45"E

1" IRON PIN W/ BRASS CAP FOUND IN MONUMENT BOX USED FOR CL ANGLE POINT

1" GALVANIZED IRON PIPE W/ "CARLSON" CAP FOUND ON LINE S0° 38' 02"W 831.28' FROM NW CORNER OF SUBJECT PROPERTY N0° 38' 02"E 0.09' FROM CORNER UP 12"

S5°35'22"E 556.36'

610.50'(D&M) N7°42'34"W

James K. & JoAnne M. Simms, Co-Trustees Instrument # 2018-0676813 Parcel # 10-00-009-101-002

607.20'(D) ≈603.56'(C)

3/4" IRON PIPE FOUND IN CONCRETE USED FOR LINE UP 1"

Steven B. Cox Instrument # 2019-0704900 Parcel # 10-00-010-000-068

829.96'(KL&U)

3/4" IRON PIPE FOUND 4.82' WEST OF LINE (BY PERPENDICULAR MEAS.) SEVERELY BENT

1" GALVANIZED IRON PIPE W/ "CARLSON" CAP FOUND & USED UP 1"

S89°46'04"W ≈1406.46'(D) 1397.17'(C) 1405.00'(D)

1" GALVANIZED IRON PIPE W/ "CARLSON" CAP FOUND & USED UP 12"

S0°20'14"W 2719.47'(C)

5/8" IRON PIN SET N81° 41' 51"E 20.02' FROM ANGLE POINT FLUSH W/ GROUND

1121.10'(M) S1°39'57"W

Edward H. Farley, Jr. Instrument # 2009-0321278 Parcel # 10-00-010-000-070

1605.11'

S0°23'38"W 2002.62'(M) 1998.48'(D) 1999.00'(D/SS)

APPROVED LORAIN CO. MAP DEPT DATE 6/14/22 PAGE 10-00-009 BY WRZ 22-04502 S0604

Brian S. & Roseanne C. Brown Instrument # 1997-0489369 Parcel # 10-00-010-000-071

1463.04'(C) 1465.77'(KL) N89°52'09"E

3/4" IRON PIPE FOUND IN CONCRETE 1.84' EAST OF LINE (BY PERPENDICULAR MEAS.) UP 12"

Wayne J. & Leah L. Simms Instrument # 2017-0643194

S11°03'57"E 1060.07'

3/4" BENT IRON PIPE FOUND N89° 52' 09"E 27.58' FROM CORNER USED FOR LINE DOWN 4"

3/4" IRON PIPE FOUND & USED WITNESSED BY RELIC FENCEPOST UP 1"

Kenneth E. & Linda S. Burrer Official Record Volume 21, Pg. 403 Parcel # 10-00-009-101-005

1400.30'(D&U)

NO IRON PIN FOUND IN MONUMENT BOX USED FOR CL ANGLE POINT CENTER OF LID USED

MaryAnn A. & David Crawford Instrument # 2008-0240143 Geraldine C. Berg & Virginia A. Gilder Instrument # 1977-0970248 Parcel # 10-00-010-000-028

5/8" IRON PIN SET ON LINE N0° 23' 38"E 70.00' FROM CORNER FLUSH W/ GROUND

N0°11'20"E 1057.61'(C)

Howard G. & Ina Mayne Instrument # 1983-0136587 Parcel # 10-00-009-101-004

5/8" IRON PIN SET ON LINE S0° 23' 38"W 50.00' FROM CORNER FLUSH W/ GROUND

697.77'(M) S2°12'45"W

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

5/8" IRON PIN W/ ILLEGIBLE CAP FOUND IN CREEK N2° 54' 31"E 6.35' FROM CORNER NOT USED UP 16"

397.51'

5/8" IRON PIPE FOUND & USED UP 2"

3/4" IRON PIPE FOUND 5.20' SOUTH OF LINE (BY PERPENDICULAR MEAS.) UP 5"

890.34'(D&U) — 359.83'(D/SS&M) — 1755.38'(M) 1756.00'(D) — S89°52'39"W 2645.72'(C) 2621.34'(WS)

1" GALVANIZED IRON PIPE W/ "CARLSON" CAP FOUND N11° 54' 43"W 0.37' FROM CORNER UP 16"

1" GALVANIZED IRON PIPE W/ "CARLSON" CAP FOUND & USED UP 5"

5/8" IRON PIPE FOUND & USED RUSTED OFF-UP 1"

John J. Fenik, Trustee Instrument # 2000-0678752 Marie A. Fenik, Trustee Instrument # 2000-0678753 Parcel # 10-00-010-000-021

Wesley A. Parker, Trustee, Linda M. Parker & Todd A. Parker Instrument # 2013-0475864 Parcel # 10-00-009-118-006

SECTION 10 SECTION 9

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
		SECTION LINE
		APPROX. DITCH LOCATION

REFERENCES

Lorain County Survey Records
Survey for Ray Wensink by Santee Assoc. (Nov, 1971)
Survey for Donald Jackson by Kleinoeder, Schmidt and Assoc.
Survey for Harold E. Rowley by Warden & Laundon (Oct, 1925)
Survey for Jack R., Sr. & John R., Jr., Tarry by J.W. Warden & Assoc. (Aug, 1963)
Survey for Robert Haehn, Jr. by Kleinoeder, Schmidt and Assoc. (Jun, 1979)
Survey for Don Simms by John R. Hamilton (Sep, 1989)
Survey for Laura Klinect, Trustee by Thomas Simon & Assoc., Inc. (Oct, 2001)
Survey for Frederick C. Eppley by Giles Nelson & Assoc., Inc. (Apr, 2004)
Survey for Linda Parker by K.E. McCartney & Assoc., Inc. (Nov, 2012)
Survey by KS Associates, Inc. (Aug, 2017)
Lorain County Deed Records
Volume and Pages as indicated
Miscellaneous Lorain County Map Records
Centerline Survey Traverse No. 3&4 (Dec, 1967)

DETAIL
SCALE 1"=50'

Kenneth E. & Linda S. Burrer Official Record Volume 21, Pg. 403 Parcel # 10-00-009-101-005

715.59'(C) 714.12'(D) S0°14'42"E

715.59'(C) 714.12'(D) N0°14'42"W

5/8" IRON PIN FOUND IN STONE DRIVE N0° 14' 42"W 0.33' FROM CORNER USED FOR LINE FLUSH W/ GROUND

5/8" IRON PIN FOUND N89° 11' 50"E 9.85' FROM CORNER NOT USED DOWN 1"

16.60'(C)

S89°50'12"W 270.80'(D&M) 237.60'(C)

S89°50'12"W 1482.61'(C) ≈1477.08'(D)

S0°14'42"E 9.80'(D/SS) 9.88'(C)

1-1/8" OCTAGONAL IRON SHAFT W/ 3" CHISEL END FOUND & USED UP 4.5 FEET

1/2" IRON PIPE FOUND & USED DOWN 8"

5/8" IRON PIN FOUND &USED DOWN 1". WITNESSED BY 5/8" IRON PIN FOUND S29° 50' 37"W 0.36' FROM CORNER DOWN 1"

610.50'(D&M) N7°42'34"W

Howard G. & Ina Mayne Instrument # 1983-0136587 Parcel # 10-00-009-101-004

Kenneth E. & Linda S. Burrer Official Record Volume 21, Pg. 403 Parcel # 10-00-009-101-005

James K. & JoAnne M. Simms, Co-Trustees Instrument # 2018-0676813 Parcel # 10-00-009-101-002

File Name: E:\Documents\Dropbox\Surveying Files\John\2022\22-034-Wayne and Leah Simms-42337 Russia Road Lot Split-Carlisle Twp\22-034-Simms.dwg