

Formatted for 24"x36" paper  
File Name: E:\Documents\Dropbox\Surveying Files\Jobs\2022\22-056-Dianne Bennett\1599 State Route 511 Lot Split-Camden.Twp\22-056-Bennett.dwg

**VECTOR**  
SURVEYING SERVICES, LLC

OFFICE: 440.865.8445 AMHERST, OH  
TIM@VECTORSURVEYING.COM

Job No. 22-056 Drawn By: CAD  
Date: Jul, 2022 Checked By: TDH

**Lot Split for Dianne Bennett**  
Being a parcel of land located in part of Original Lot 6, Tract 11, Camden Township, Township 4 North, Range 19 West, Connecticut Western Reserve, County of Lorain, State of Ohio

SCALE 1"=120'  
0 120 240

BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8401), NAD83(2011) EPOCH 2010.00, AND CORRECTED VIA THE ORTN MINIMUM ERROR OF CLOSURE: 1 : 10,000

STATE OF OHIO  
REGISTERED SURVEYOR  
TIMOTHY D. HOZALSKI  
8677

Timothy D. Hozalski, P.S. Date: 7-11-22

**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.
- 1 dug 14" below the asphalt surface and found the southerly edge of the monument box casting near Station 38+82.80. The estimated location of the center of the monument box lid was used for the centerline angle point. There are strong magnetic locator readings in the vicinity of each monument box shown on S.H. 290 SEC. P(Pl.). I suspect that they all may be 14" below the asphalt surface. None of them were exhumed as part of this survey.
- Per the testimony of Charles Livermore, the former owner and long-time resident of Parcel # 13-11-006-000-010, he replaced a relic wood fence corner post at his northeast corner with the 6" round wood fence corner post that is in place at the time of this survey. Relic wire fencing could still be found around the base of the replacement wood fence post along with relic anchors and guy wires. Mr. Livermore and Gaylor Bickel, a former owner and long-time resident of the subject property, understood this wood fence post to mark the northeast corner of Mr. Livermore's property and used it as such for several decades. Mr. Livermore and Gaylor Bickel understood the telephone pole near the road to also mark the north line of Mr. Livermore's property and also used it as such for several decades.
- The apparent ingress/egress easement over the subject property being used by the quarry property could not be found in any of the current or former deeds of record. It may be an implied easement of necessity. The 1956 Warden survey was used for the width as well as the location of the northeast corner of the easement area. The existing gravel drive was used for the location of the west end of the easement area.

**AREA BREAKDOWN**

Within Split Parcel A: 5.6599 acres  
Within R/W: 0.3465 acres (15,093.4043 ft)

Within Split Parcel B: 12.6038 acres  
Within R/W: 0.3439 acres (14,982.1314 ft)

**REFERENCES**

**Lorain County Survey Records**

- Survey for The Nicholl Stone Co. by J.W. Warden & Assoc. (Sep, 1956)
- Survey for Edward J. & Eva A. Pachinger by Laundon, Huffman & Simon (Apr, 1965)
- Survey for Allen Pachinger & Barney Hartman by Gary E. Penfound (Feb, 1972)
- Survey for Lois Sandrock by John Pozywak (Jun, 1992)
- Survey for Robert W. Pete by P.A. Rosebeck & Assoc., (Mar, 2001)
- Survey for Drew Phillips, Jeffrey & Mary Sandrock by Thomas Simon & Assoc., (Nov, 2014)

**Lorain County Deed Records**

Volume and Pages as indicated

**Additional Lorain County Deed Records**

- Deed to John L. & Edward H. Nicholl (DV 84, Pg. 467)
- Deed to The Nicholl Stone Company (DV 218, Pg. 397)
- Highway Easement to The State of Ohio (DV 288, Pg. 165)
- Deed to Keith & Sharon Sandrock (DV 823, Pg. 595)
- \*Deed to Gaylor W. Bickel (DV 1122, Pg. 435)
- Easement to Nexus Gas Transmission, LLC (Instrument # 2016-0589564)

**ODOT Centerline Survey Records**

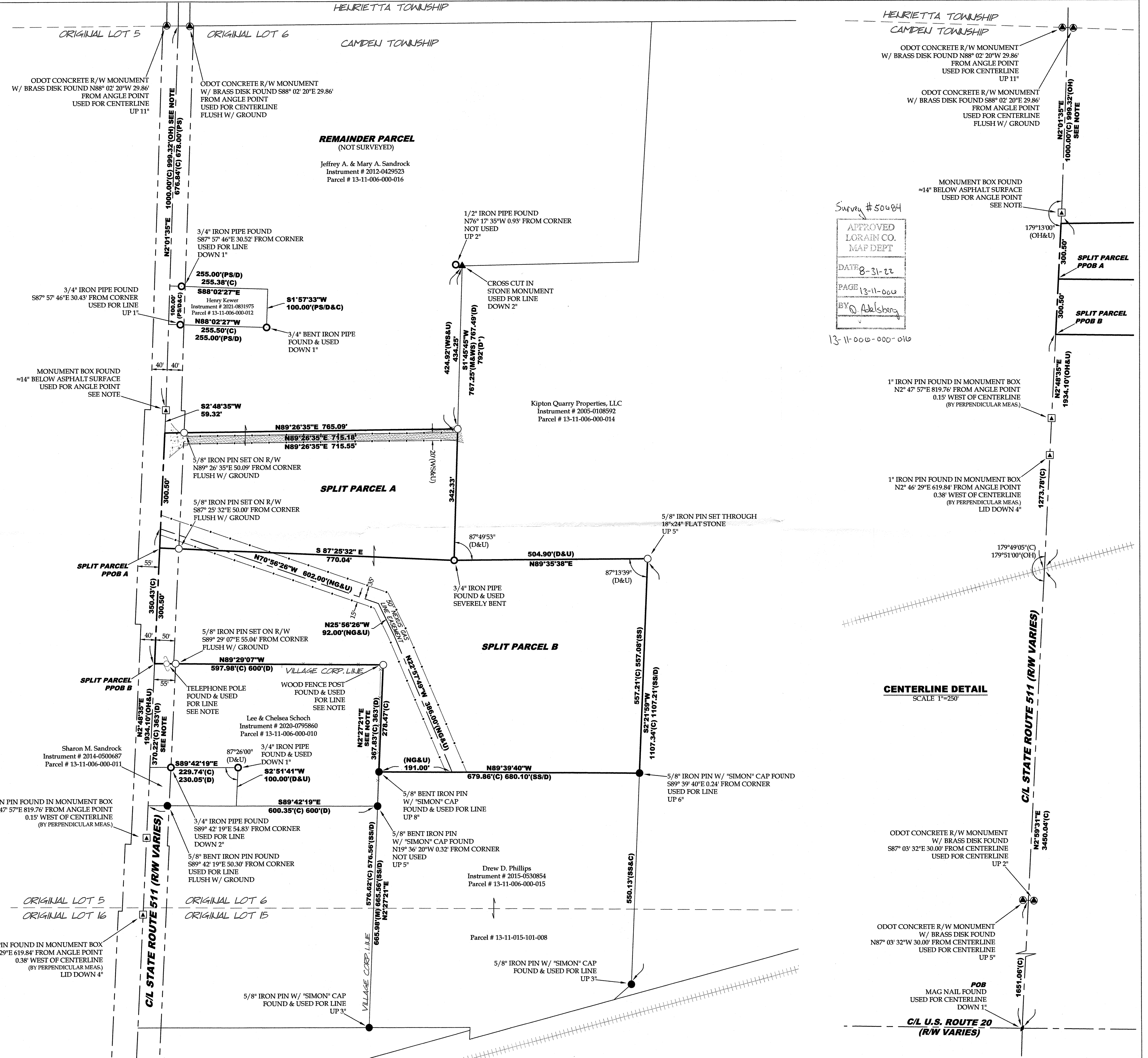
- Oberlin Norwalk Road S.H. 290 SEC. S(Pl.) & N(Pl.) (1934)
- Oberlin Norwalk Road S.H. 290 SEC. P(Pl.) (1937)
- Centerline Survey Plat (LOR-511-14.18)(May, 1991)

**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
- · - · -	PASTURE FENCE
- · - · -	FORMER RAILROAD TRACK
- · - · -	EASEMENT LINE
- · - · -	GRAVEL DRIVE
- · - · -	CONCRETE DRIVE APRON

**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		
OH	per ODOT Improvement Plan		
WS	per Warden survey		
SS	per Simon survey		
PS	per Pozywak survey		
NG	per Nexus Gas Easement		



Survey # 50484

APPROVED  
LORAIN CO.  
MAP DEPT.

DATE: 8-31-22  
PAGE: 13-11-006  
BY: D. Adelsberg

13-11-006-000-010

**CENTERLINE DETAIL**  
SCALE 1"=250'