

Line Table		
LINE	BEARING	DISTANCE
L1	S80°55'26"W	28.23'
L2	N46°38'34"W	37.00'
L3	S82°21'26"W	27.00'
L4	N52°51'34"W	24.34'
L5	N52°51'34"W	13.98'
L6	N52°51'34"W	10.36'
L7	S87°21'26"W	22.00'
L8	N50°38'34"W	44.00'
L9	S85°19'26"W	28.97'
L10	N35°42'42"E	13.26'
L11	S65°36'34"E	69.74'
L12	S78°21'34"E	37.86'
L13	N85°06'32"E	47.07'
L14	N72°46'51"E	43.22'
L15	N31°34'00"E	26.72'
L16	N58°40'35"E	49.22'
L17	N63°27'06"E	37.51'

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
○	●	LITTORAL PARTITION LINE
○	●	ORIGINAL LOT LINE
○	●	APPROXIMATE WATER'S EDGE
○	●	TOP OF BANK
○	●	EASEMENT LINE

ABBREVIATIONS			
D	per deed	PC	point of curvature
P	per plat	RP	radius point
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		

NOTES

- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING", set 1"-5" above ground in areas where future discovery may be difficult, unless otherwise noted. All others set flush with ground, unless otherwise noted.
- All mag spikes were set in the sandstone retaining wall in a drill hole 11/16" in diameter.

AREA BREAKDOWN

Within Original Lot 1: 0.2423 acres (10,553.9141 ft²)
 Within Surplus Lot 27: 0.0232 acres (1,012.4168 ft²)
 Total Area: 0.2655 acres (11,566.3309 ft²)

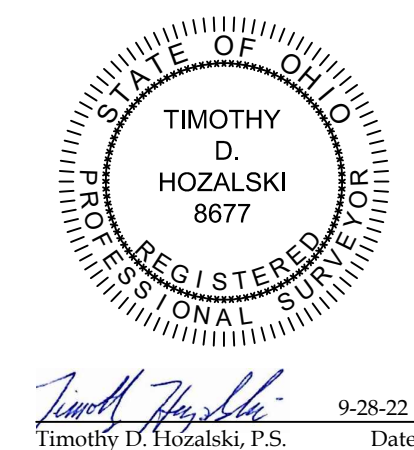
REFERENCES

Lorain County Map Records
 Crystal Shores Subdivision No. 1 (PV 24, Pg. 27)(May, 1965)
 Crystal Shores Subdivision No. 7 (PV 27, Pg. 56)(May, 1972)
 Dedication Plat for Portland & Edgewater Drive (PV 27, Pg. 64)(Apr, 1972)
 Crystal Cove Condominiums; Court 1 (PV 34, Pg. 63)(Mar, 1979)

Miscellaneous Survey Records
 Survey for Philip & Nahid Pempin by Green Land Surveying (Apr, 2021)

Lorain County Deed Records
 Volume and Pages as indicated

Curve Table						
CURVE	RADIUS	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	600.00'	9°44'00"	51.09'	101.80'	N79°59'36"E	101.93'
C2	570.00'	9°44'00"	48.53'	96.71'	N79°59'36"E	96.83'
C3	630.00'	9°44'00"	53.64'	106.89'	N79°59'36"E	107.02'
C4	630.00'	5°54'24"	32.50'	64.92'	N81°54'24"E	64.95'
C5	630.00'	3°49'36"	21.05'	42.07'	N77°02'24"E	42.08'
C6	50.00'	236°23'37"	93.26'	88.13'	N13°19'25"E	206.29'
C7	50.00'	46°27'07"	21.46'	39.44'	N75°56'23"W	40.54'
C8	50.00'	236°37'12"	92.82'	88.04'	S33°27'00"E	206.49'
C9	50.00'	56°38'18"	26.94'	47.44'	N56°32'00"E	49.43'



Retracement for Crystal Shores Homeowner's Association

Being the Crystal Shores Park/Beach Parcel of Crystal Shores Subdivision No. 1 located in part of Original Brownhelm Township Lot 1 and Surplus Lot 27, City of Vermilion, Township 6 North, Range 19 West, Connecticut Western Reserve, County of Lorain, State of Ohio

SCALE 1"=30'

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

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Job No.	22-084	Drawn By:	CAD
Date:	Sep, 2022	Checked By:	TDH