

APPROVED  
LORAIN CO.  
MAP DEPT

DATE 3/2/23

PAGE 18-00-024

BY WRZ

23-04646

50826

Fred & Sandra F. Pitts  
Instrument # 2000-0691211  
Parcel # 18-00-024-000-016

**TOTAL AREA**  
12.7475 acres  
0.4399 acres (19,162.4024 ft<sup>2</sup>) Within R/W

Duane A. & Cynthia  
C. Whitney  
Instrument #  
1997-0490871  
Parcel #  
18-00-013-000-008

**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
---	FORMER BOUNDARY LINE
---	RELIC WIRE FENCELINE
---	WELLINGTON CREEK

**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		
SS	per Snezek survey		
BS	per Barton survey		
AS	per Anderson survey		

**REFERENCES**

**Lorain County Survey Records**  
Survey by William Barton (Jun, 1986)  
Survey for Duane & Cynthia Whitney by Carl Anderson (Dec, 1986)  
Survey for Martin Heberling by John Pozywak (Oct, 1987)  
Survey for Sally Stewart by Thomas Snezek (Jul, 2007)  
Survey for Joshua Ziegler, Trustee by Thomas Snezek (May, 2020)

**Lorain County Deed Records**  
Volume and Pages as indicated

**Additional Lorain County Deed Records**  
James D. Osborne to Sally J. Osborne (Instrument No. 2003-0973080)

**NOTES**

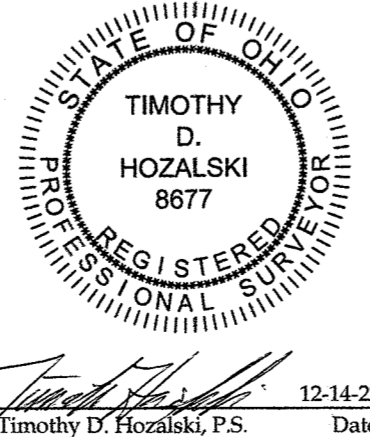
- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING", set 5" above ground in areas where future discovery may be difficult, unless otherwise noted. All others set flush with ground, unless otherwise noted.

- The west line of Parcel No. 18-00-024-000-017 is described in Instrument Nos. 2003-0973080 and 2007-0230967 as being along the centerline of Wellington Creek. The deed dimensions describe a line, as shown hereon, that is west of Wellington Creek by a considerable distance. The deed dimensions are in error. As a result of this error the actual area of Parcel No. 18-00-024-000-017 is 2.1143 acres in contrast to 2.4982 acres per Instrument No. 2007-0230967.



**Lot Split for Sally Stewart & Fred Pitts**  
Being a parcel of land located in part of Original Lot 24, Wellington Township, Township 3 North, Range 18 West, Connecticut Western Reserve, County of Lorain, State of Ohio  
SCALE 1"=100'

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  
TIM@VECTORSURVEYING.COM

Job No.	22-100	Drawn By:	CAD
Date:	Dec, 2022	Checked By:	TDH

Timothy D. Hozalski, P.S. 12-14-22 Date