

Formatted for 24"x36" paper
File Name: E:\Documents\Drawings\Files\Jobs\2022\22-013-04\Jeff Mikalacki - State Route 18 Retracement\Penfield Twp\22-013-04\Jeff Mikalacki - revised1.dwg



Correction to the Retracement for Jeff Mikalacki

Being a parcel of land located in part of Original Lots 1 & 2, Tract 3, Penfield Township, Township 3 North, Range 17 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 (3401), NAD83(2011) Epoch 2010.00, and corrected via the ORTN. 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, County of Lorain, State of Ohio
MINIMUM ERROR OF CLOSURE: 1 : 10,000

OFFICE: 440-845-8445 AMHERST, OH
TIM@VECTORSURVEYING.COM
Job No. 22-013 Drawn By: CAD
Date: Mar, 2022 Checked By: TDH

SET FOUND DESCRIPTION	LEGEND
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	—
RELIC FENCELINE	—
APPOX. EDGE OF CREEK	—
METAL T-POST	⊙

ABBREVIATIONS	DESCRIPTION
D	per deed
FC	point of curvature
P	per plat
PI	point of intersection
M	measured
POT	point on tangent
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
PS	per Penfound survey
TM	per 1962 Tax Map
OH	per ODOT R/W plan

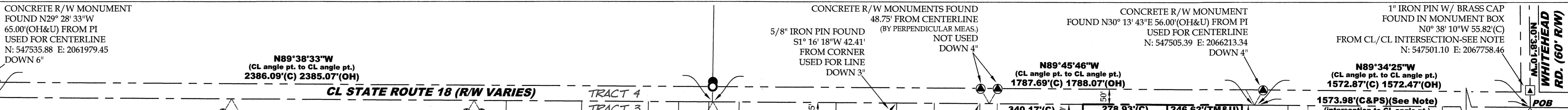
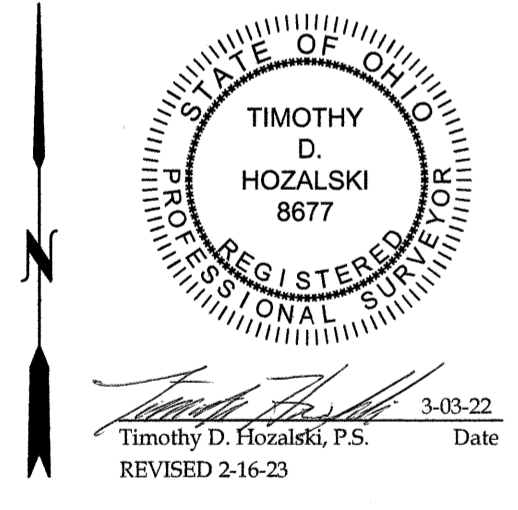
REFERENCES

- Lorain County Survey Records**
 Survey for George E. & Lillian R. Meszaros by Gary E. Penfound (May, 1972)
 Survey for Lloyd R. & Charlotte K. Van Boven by Laundon, Simon, Cahl & Assoc. (Jun, 1980)
 Survey by William B. Barton (Sep, 1985)
 Survey for James J. & Victoria A. Dones by Thomas M. Snezek (Nov, 1991)
 Survey by T. Simon & Assoc. (Nov, 2015)
 Survey for Charles & Margaret Price by Snezek & Assoc., LLC (Jan, 2016)
 Survey for MG Enterprises, LLC by Carlson Surveys (Nov, 2017)
 Survey for Gordon Farms Partnership, LLC by Carlson Surveys (Nov, 2017)
- Miscellaneous Lorain County Map Records**
 1962 Tax Map of Penfield Township (Vol. 19, Pg. 4)
- Lorain County Deed Records**
 Volume and Pages as indicated
- ODOT Centerline Survey Records**
 LOR-18-(3.66-4.52)(5.30)(7.04-8.75) (Jun, 1956)

MONUMENT TABLE

- 3/4" BENT IRON PIPE FOUND
S1° 12' 13"E 50.27' FROM CORNER
1.78' EAST OF LINE (BY PERPENDICULAR MEAS.)
NOT USED- UP 1"
- 3/4" IRON PIPE FOUND
0.11' EAST OF LINE
(BY PERPENDICULAR MEAS.)
RUSTED OFF- DOWN 10"
- 3/4" IRON PIPE FOUND
S0° 49' 14"W 926.95' FROM NE CORNER
USED FOR LINE- UP 6"
- 3/4" IRON PIPE FOUND ON LINE
S0° 49' 14"W 1642.51' FROM NE CORNER
UP 6"
- 5/8" IRON PIN SET
S0° 32' 57"W 50.07' FROM CORNER
DOWN 2"
- 3/4" IRON PIPE FOUND
S0° 15' 31"W 49.40' FROM CORNER
USED FOR LINE- DOWN 1"
- 3/4" IRON PIPE FOUND
S0° 15' 31"W 50.19' FROM CORNER
USED FOR LINE- FLUSH W/ GROUND
- 3/4" IRON PIPE FOUND
50.06' SOUTH OF CENTERLINE
(BY PERPENDICULAR MEAS.)
UNDER WATER- DOWN 4"

Survey # 50854
APPROVED
LORAIN CO
MAP DEPT
 DATE 4-4-23
 PAGE 19-03-001
 19-01-002
 BY D. Adelschlag
 19-03-001-000-002
 -007
 -002-000-011

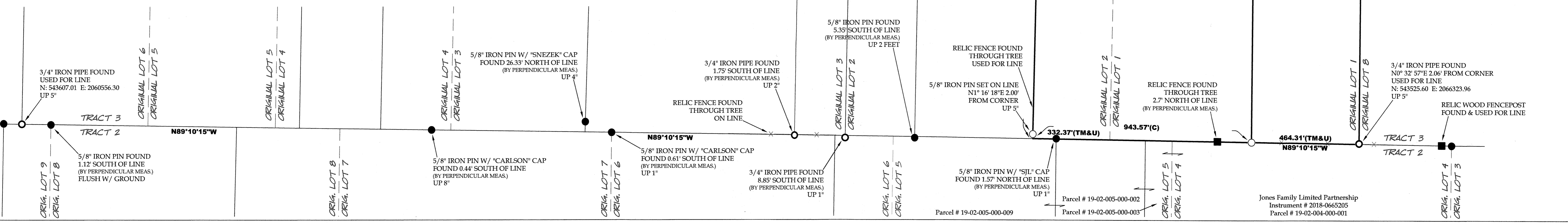
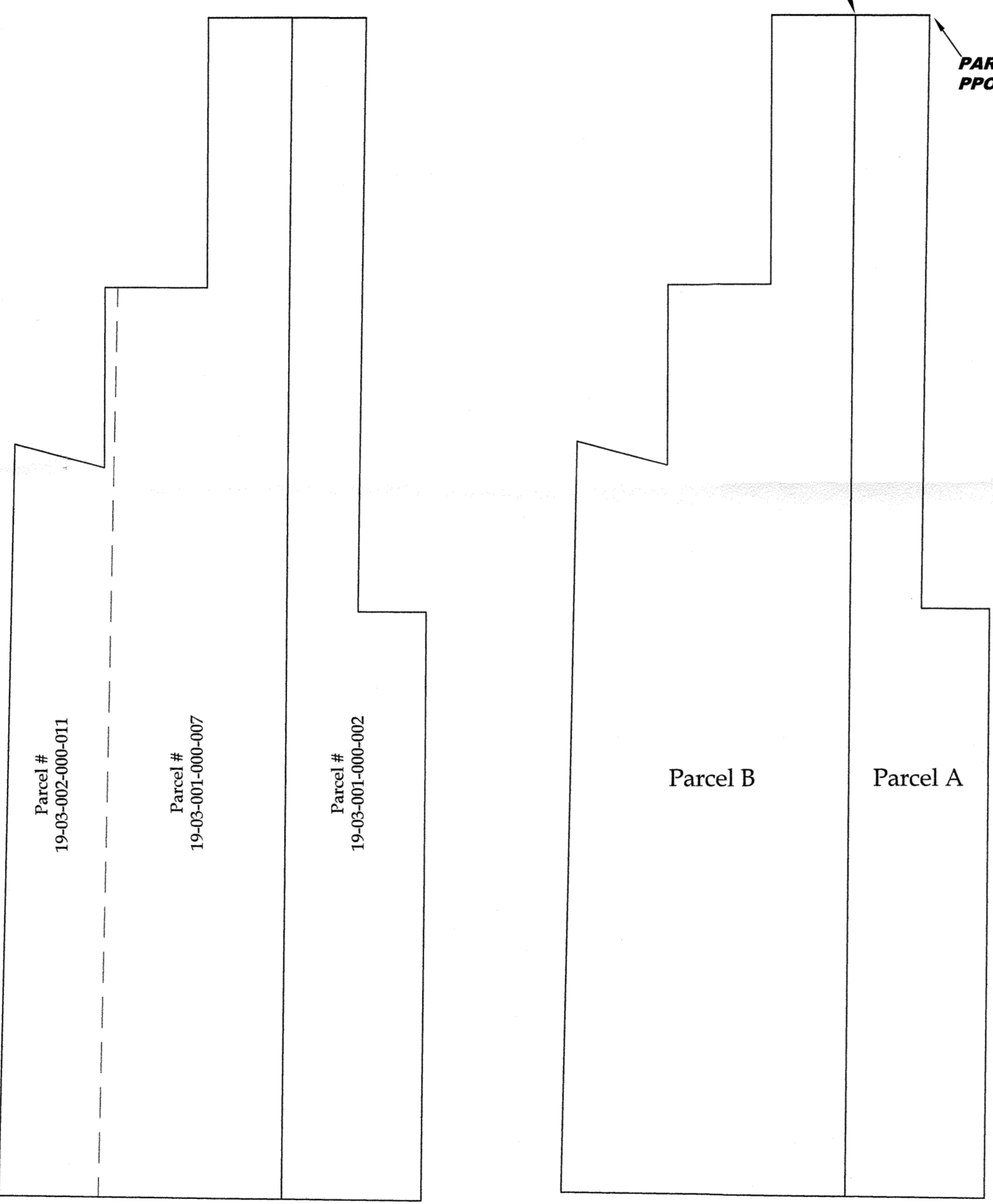


NOTES

- The purpose of this plat is to revise the centerline location and right-of-way width of State Route 18 as reported on the original plat signed March 3, 2022. The two corresponding legal descriptions are also being re-recorded via a Corrective Fiduciary deed to correct the conveyance from Jeffrey Mikalacki, Trustee to Andrew L. and Mary M. Troyer as recorded in Instrument No. 2022-0870177.
- 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 ODOT Centerline Survey Records indicate an angle point in the centerline of State Route 18 about 1.11 feet west of the centerline intersection of State Route 18 and Whitehead Road. This deflection in the centerline of State Route 18 was disregarded for the purposes of this survey in order to better retrace the survey by Gary Penfound dated May, 1972.

AREA BREAKDOWN

Within Parcel A: 31.8109 acres (Calculated)
 ≈32 acres (Deed)
 Within Parcel B: 66.1313 acres
 Within Original Lot 1: 46.8666 acres
 Within Original Lot 2: 19.2647 acres
 Within R/W: 0.3200 acres (13,940.5198 ft²)
Total Area: 97.9422 acres



Parcel # 19-02-005-000-009 Parcel # 19-02-005-000-002 Parcel # 19-02-005-000-003 Parcel # 19-03-001-000-005 Parcel # 19-03-001-000-006 Parcel # 19-03-002-000-010 Parcel # 19-03-008-000-001 Parcel # 19-03-001-000-005 Parcel # 19-03-008-000-002 Parcel # 19-02-005-000-001 Parcel # 19-02-004-000-001