

Formatted for 18"x24" paper
File Name: E:\Documents\Dropbox\Surveying\Files\Jobs\2020\20-040-Annette McCarty-11493-Baumhart Road Retracement-Henrietta Twp\20-040-2-Ferguson.dwg



OFFICE: 440-865-8445 AMHERST, OH
VECTORSURVEYING@YAHOO.COM
Job No. 20-040 Drawn By: CAD
Date: Apr, 2021 Checked By: TDH

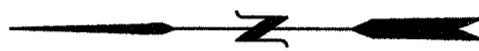
Lot Split for Sandra Ferguson

Being a parcel of land located in part of Original Lot 6, Tract 15, Henrietta Township, Township 5 North, Range 19 West, Connecticut Western Reserve, Lorain County, Ohio

SCALE 1"=120'



BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), NAD83(2011), AND CORRECTED VIA THE ODOT VRS
MINIMUM ERROR OF CLOSURE: 1 : 10,000



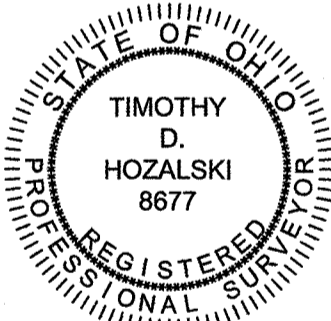
LEGEND

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

ABBREVIATIONS

- D per deed PC point of curvature
- P per plat PRC point of reverse curvature
- 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
- KS per KS Associates survey



Timothy D. Hozański, P.S. 4-06-21 Date

AREA BREAKDOWN

Within Split Parcel: 5.0061 acres
Within R/W: 0.1104 acres (4,810.5549 ft²)
Within Remainder Parcel: 8.4382 acres
Within R/W: 0.1219 acres (5,310.8777 ft²)
Total Area: 13.4443 acres (Calculated)
13.4248 acres (Deed)

MONUMENT TABLE

- ① 5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND S89° 01' 33"E 30.20' FROM CORNER 0.28' SOUTH OF LINE (BY PERPENDICULAR MEAS.) DOWN 2"
- ② 5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND S84° 58' 51"E 30.12' FROM CORNER USED FOR LINE- DOWN 2"
- ③ 1" IRON PIPE FOUND S89° 12' 35"E 29.96' FROM CORNER USED FOR LINE- DOWN 1"

James A. Born
Instrument # 2017-0628542
Instrument # 2017-0628541
Instrument # 2017-0628540
Instrument # 2017-0628539
Instrument # 2017-0628538
Instrument # 2017-0628537
Instrument # 2017-0628536
Parcel # 09-00-041-000-007

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.
- All drillholes set are 5/8" in diameter.

REFERENCES

Lorain County Survey Records
Survey for Thomas Kuhn by Laundon, Simon, Cahl & Assoc. (Nov, 1998)
Survey for Frank Klingman, Jr. by Thomas Simon & Assoc., Inc. (Mar, 1999)
Survey for Theodore & Katherine Siller by Haywood Land Surveying, Inc. (June, 2006)
Survey by KS Associates, Inc. (Oct, 2006)
Survey for Nevada Flynn, Trustee by Thomas Simon & Assoc., Inc. (Nov, 2009)
Survey by Haywood Land Surveying, Inc. (Oct, 2012)
Survey for Annette Hurd-McCarty by Vector Surveying (Jun, 2020)
Lorain County Deed Records
Volume and Pages as indicated

8"x8" SQUARE SANDSTONE MONUMENT FOUND & USED FOR LINE & ORIGINAL LOT CORNER UP 6"

1/2" IRON PIPE FOUND S89° 33' 16"E 0.11' FROM CORNER USED FOR LINE UP 4"

5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND N89° 33' 16"W 3.45' FROM CORNER NOT USED UP 2"

3/4" IRON PIPE FOUND 1.84' WEST OF LINE (BY PERPENDICULAR MEAS.) LEANING- UP 7"

ORIGINAL LOT 4
ORIGINAL LOT 5
ORIGINAL LOT 6

APPROVED
LORAIN CO
MAP DEPT

DATE 6/20/23

PAGE 08-15-006

BY WR2

23-04715

50921

S 0°55'59" W 1633.75'(M)
407.62'(C) 407.52'(KS)
262.92'

315.99'(KS&C)

144.70'

5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND N89° 33' 17"W 2.64' FROM CORNER USED FOR LINE DOWN 1"

5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND N89° 12' 35"W 1.54' FROM CORNER USED FOR LINE UP 2"

5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND USED FOR LINE & ORIGINAL LOT CORNER FLUSH W/ GROUND

American Transmission Systems, Inc.
Instrument # 2010-0326100
Parcel # 08-15-006-000-010

REMAINDER PARCEL

SPLIT PARCEL

Victor K. & Alberta Celaschi
Instrument # 2015-054793
Parcel # 08-15-006-000-008

Annette Hurd McCarty
Instrument # 2006-0178268
Parcel # 08-15-006-000-019

Mark Ferguson & Sandra Hurd Ferguson
Instrument # 2006-0183249
Parcel # 08-15-006-000-018

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Total Area: 13.4443 acres (Calculated)
13.4248 acres (Deed)

5/8" IRON PIPE FOUND S0° 55' 58"W 16.19' FROM CORNER USED FOR LINE UP 7"

5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND & USED FOR LINE UP 2"

5/8" IRON PIN W/ "KS ASSOCIATES" CAP FOUND N0° 55' 58"E 0.17' FROM CORNER ON LINE UP 2"

3/4" IRON PIPE FOUND S89° 33' 16"E 30.00' FROM CORNER USED FOR LINE DOWN 3"

Annette McCarty
Instrument # 2002-0813315
Parcel # 08-15-006-000-012

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

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

ORIGINAL LOT 5

ORIGINAL LOT 6

ORIGINAL LOT 6

ORIGINAL LOT 15