



Lot Split for Gary & Faye Handrosh
 Being a parcel of land located in part of Original Lot 62, Tract 1, Penfield Township, Township 3 North, Range 17 West, Connecticut Western Reserve, County of Lorain, State of Ohio

SCALE 1"=120'

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



12-26-23
 Timothy D. Hozański, P.S. Date

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		
MS	per McCartney survey		
RS	per R. Simon survey		

AREA BREAKDOWN

Within Parcel A: 5.2140 acres
 Within R/W: 0.1729 acres (7,532.4617 ft²)

Within Parcel B: 3.0133 acres
 Within R/W: 0.1725 acres (7,515.0000 ft²)

1" IRON PIN W/ BRASS CAP FOUND IN MONUMENT BOX USED FOR CENTERLINE LID BELOW SURFACE 4"

TRACT 2 ORIGINAL LOT 57
 ORIGINAL LOT 62 TRACT 1

TRACT 2 ORIGINAL LOT 58
 ORIGINAL LOT 61 TRACT 1

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 legal description for Parcel No. 19-01-062-000-004 as described in Instrument No. 2005-0076241 is based on a survey by Bock and Clark dated April, 1974. Said legal description does not meet the minimum standard for error of closure. There are monuments called for at every corner including reference monuments set on or near the right-of-way line of Foster Road. None of these monuments could be found. The record bearings and distances were held and occupation was used to establish the boundaries of said parcel in lieu of the lead-in distance provided in the legal description. The lawn occupation line along the north boundary line, the wood privacy fence along the west boundary line and the pasture fence along most of the west and south boundary lines fit the bearings and distances reasonably well.

REFERENCES

Lorain County Survey Records
 Survey for Gary E. & Faye Handrosh by Laundon, Simon, Cahl & Assoc., Inc. (Jan, 1997)
 Survey for Gary Handrosh by K.E. McCartney & Assoc., Inc. (Jun, 1997)

Lorain County Deed Records
 Volume and Pages as indicated

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
---	---	PRIVACY FENCE

APPROVED LORAIN CO MAP DEPT

DATE 2/9/24

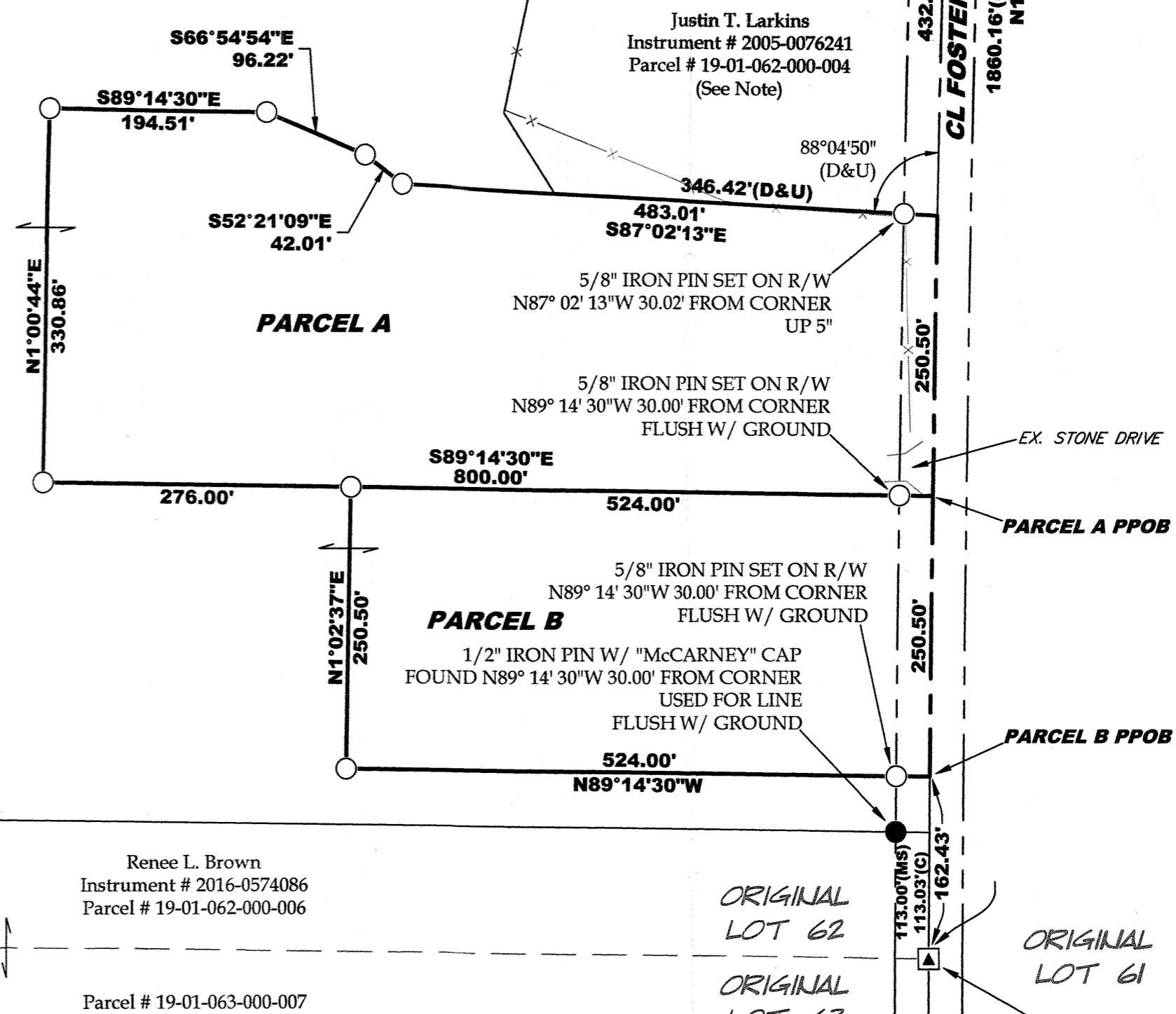
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BY WRZ

24-04816

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Gary E. & Faye Handrosh
 Deed Volume 1110, Page 835
 Parcel # 19-01-062-000-007



1/2" IRON PIN FOUND USED FOR LINE DOWN 1"

ORIGINAL LOT 62

ORIGINAL LOT 63

ORIGINAL LOT 62

ORIGINAL LOT 63

ORIGINAL LOT 61

POB
 1" IRON PIN W/ BRASS CAP FOUND IN MONUMENT BOX USED FOR CENTERLINE LID BELOW SURFACE 4"