

APPROVED
LORAIN CO
MAP DEPT

DATE 5/9/24

PAGE 09-00-053

BY WRZ

24-04855

51181

PYLE-SOUTH
AMHERST RD. (60' R/W)

Christopher & Linda Bunce
 Instrument # 1994-0313448
 Parcel # 09-00-053-000-021

Chris A. Zvosec
 Instrument # 1992-0197485
 Parcel # 09-00-053-000-017

EMPTY MONUMENT BOX FOUND
 S60° 18' 06" W 2.54' FROM
 CENTERLINE INTERSECTION

POB
 RAILROAD SPIKE FOUND
 USED FOR O.L. CORNER
 & CENTERLINES
 DOWN 2"

RAILROAD SPIKE FOUND
 S75° 55' 42" E 1.73' FROM
 CENTERLINE INTERSECTION
 FLUSH W/ GRAVEL DRIVE

ORIGINAL
 LOT 43

ORIGINAL
 LOT 44

ORIGINAL
 LOT 54

See Detail

Betty B. & Kenneth A. Roll
 Instrument # 1998-0541560

5/8" IRON PIN SET ON R/W
 N89° 14' 49" W 30.00'
 FROM CORNER
 FLUSH W/ GROUND

5/8" IRON PIN SET ON R/W
 N89° 14' 49" W 30.00'
 FROM CORNER
 FLUSH W/ GROUND

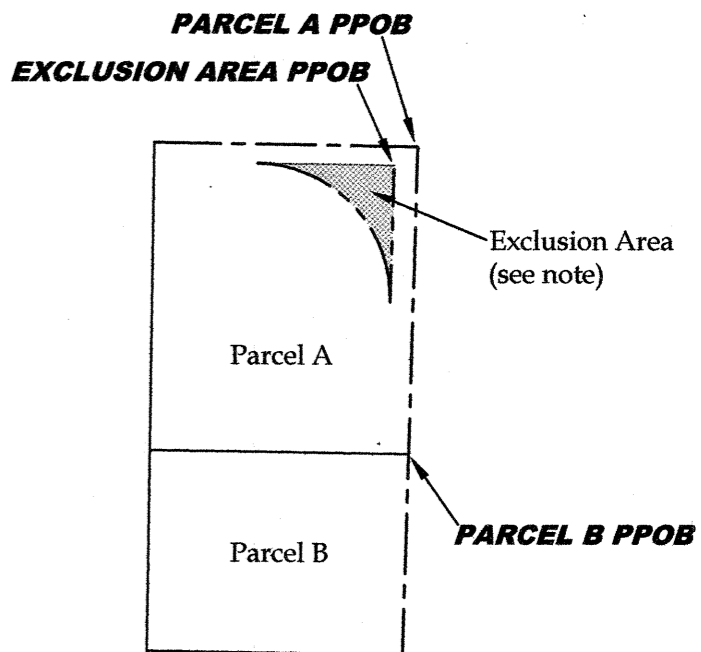
DETAIL
 SCALE 1"=60'

Curve Table Per Dedication Plat						
CURVE	RADIUS	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	199.70'	90°54'03"	202.86'	284.63'	N43°46'45"W	316.83'
C2	174.62'	90°54'15"	177.39'	248.89'	N43°46'47"W	277.05'

PRE-SPLIT SUMMARY
 SCALE 1"=250'

SPLIT SUMMARY
 SCALE 1"=250'

Parcel #
 09-00-053-000-015
 5.1179 acres (Calc)
 5.121 acres (Deed)



AREA BREAKDOWN

Within Parcel A: 2.9567 acres
 Within R/W: 0.4729 acres (20,600.5020 ft²)

Within Exclusion Area: 0.1558 acres (6,786.4560 ft²)

Within Parcel B: 2.0054 acres
 Within R/W: 0.1798 acres (7,830.0000 ft²)

ABBREVIATIONS

- D per deed
- P per plat
- M measured
- C calculated
- U used
- FND found
- CL centerline
- POB place of beginning
- PPOB principal place of beginning
- ST per Centerline Survey Traverse
- DP per Lorain County Eng. Dedication Plat
- SS per T. Simon survey
- PC point of curvature
- PRC point of reverse curvature
- PT point of tangency
- OL Original Lot
- GL Great Lot
- SL Sublot
- R/W right-of-way

NOTES

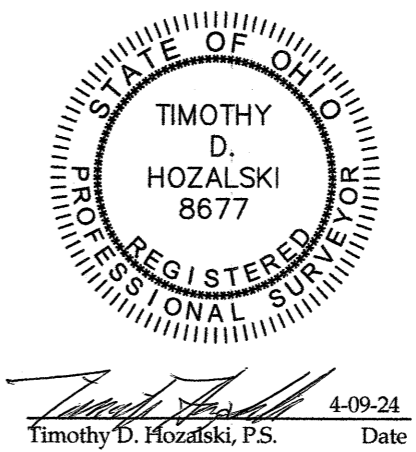
- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677 / VECTOR SURVEYING", set 5" above ground in areas where future discovery may be difficult, unless otherwise noted. All others set flush with ground, unless otherwise noted.
- The Dedication Plat of Pyle-South Amherst Road (July, 1930) shows a right-of-way width of 50' for the section of existing right-of-way between Garfield Road and the northeast corner of Original Lot 53. The County Road Records indicate the actual right-of-way width of this section being 60' wide.
- The dedicated roadway area shown hereon is excluded from Parcel A as it was conveyed in 1930 to the Lorain County Commissioners by way of dedication plat. At the time of this survey said dedication plat was unrecorded.

REFERENCES

- Lorain County Survey Records**
 - Dedication Plat of Pyle-South Amherst Rd. by Lorain Cnty. Engineer (Jul, 1930)
 - Centerline Survey Traverse by Lorain County Engineer (Nov, 1968)
 - Survey for the Estate of Dale Artler, Sr. by Thomas Simon & Assoc., (Jul, 2013)
 - Survey for Jennifer Sanders by Vector Surveying Services, LLC (Jun, 2021)
 - Survey for David Decarlo by Vector Surveying Services, LLC (Aug, 2023)
- 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
○	●	RAILROAD TRACK
○	●	DEDICATED ROADWAY



Lot Split for Lana Karnow
 Being a parcel of land located in part of Original Russia Township Lot 53, New Russia Township, Township 5 North, Range 18 West, Connecticut Western Reserve, Lorain County, State of Ohio

SCALE 1"=150'

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. 24-034 Drawn By: CAD
 Date: Apr, 2024 Checked By: TDH