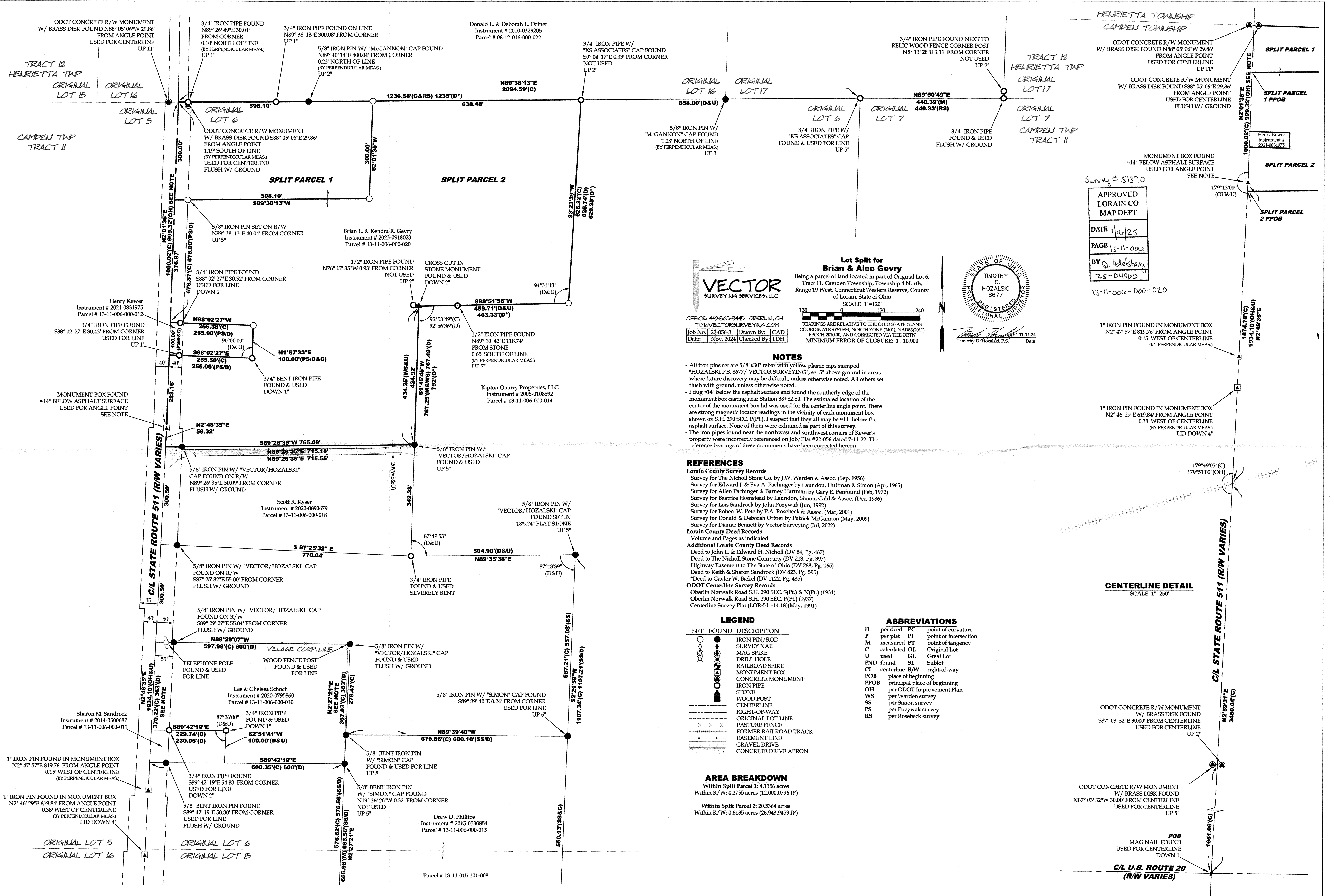


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22-056-Dianne Bennett\4569 State Route 511 Lot Split-Camden Twp.dwg



Survey # 51370
APPROVED
LORAIN CO
MAP DEPT
DATE 1/16/25
PAGE 13-11-006
BY D. Adelsberg
25-04960
13-11-006-000-020



OFFICE: 440.865.8445 OPERATIONS
TIM@VECTORSURVEYING.COM
Job No: 22-056-3 Drawn By: CAD
Date: Nov, 2024 Checked By: TDH

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.
- I dug ~14" below the asphalt surface and found the southerly edge of the monument box casting near Station 38+82.80. The estimated location of the center of the monument box lid was used for the centerline angle point. There are strong magnetic locator readings in the vicinity of each monument box shown on S.H. 290 SEC. P(P), I suspect that they all may be ~14" below the asphalt surface. None of them were exhumed as part of this survey.
- The iron pipes found near the northwest and southwest corners of Kewer's property were incorrectly referenced on Job/Plat #22-056 dated 7-11-22. The reference bearings of these monuments have been corrected hereon.

REFERENCES

- Lorain County Survey Records**
- Survey for The Nicholl Stone Co. by J.W. Warden & Assoc. (Sep, 1956)
 - Survey for Edward J. & Eva A. Pachinger by Laundon, Huffman & Simon (Apr, 1965)
 - Survey for Allen Pachinger & Barney Hartman by Gary E. Penfound (Feb, 1972)
 - Survey for Beatrice Homstead by Laundon, Simon, Cahl & Assoc. (Dec, 1986)
 - Survey for Lois Sandrock by John Pozywak (Jun, 1992)
 - Survey for Robert W. Pete by P.A. Rosebeck & Assoc. (Mar, 2001)
 - Survey for Donald & Deborah Ortner by Patrick McGannon (May, 2009)
 - Survey for Dianne Bennett by Vector Surveying (Jul, 2022)
- Lorain County Deed Records**
- Volume and Pages as indicated
- Additional Lorain County Deed Records**
- Deed to John L. & Edward H. Nicholl (DV 84, Pg. 467)
 - Deed to The Nicholl Stone Company (DV 218, Pg. 397)
 - Highway Easement to The State of Ohio (DV 288, Pg. 165)
 - Deed to Keith & Sharon Sandrock (DV 823, Pg. 595)
 - *Deed to Gaylor W. Bickel (DV 1122, Pg. 435)
- ODOT Centerline Survey Records**
- Oberlin Norwalk Road S.H. 290 SEC. S(Pl.) & N(Pl.) (1934)
 - Oberlin Norwalk Road S.H. 290 SEC. P(Pl.) (1937)
 - Centerline Survey Plat (LOR-511-14.18)(May, 1991)

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
⊖	FORMER RAILROAD TRACK
⊗	EASEMENT LINE
⊕	GRAVEL DRIVE
⊖	CONCRETE DRIVE APRON

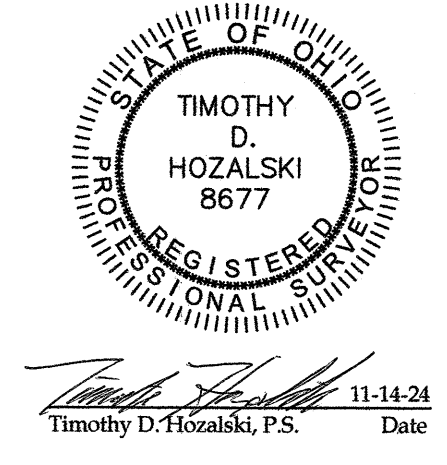
ABBREVIATIONS

D	per deed	FC	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		
OH	per ODOT Improvement Plan		
WS	per Warden survey		
SS	per Simon survey		
PS	per Pozywak survey		
RS	per Rosebeck survey		

AREA BREAKDOWN

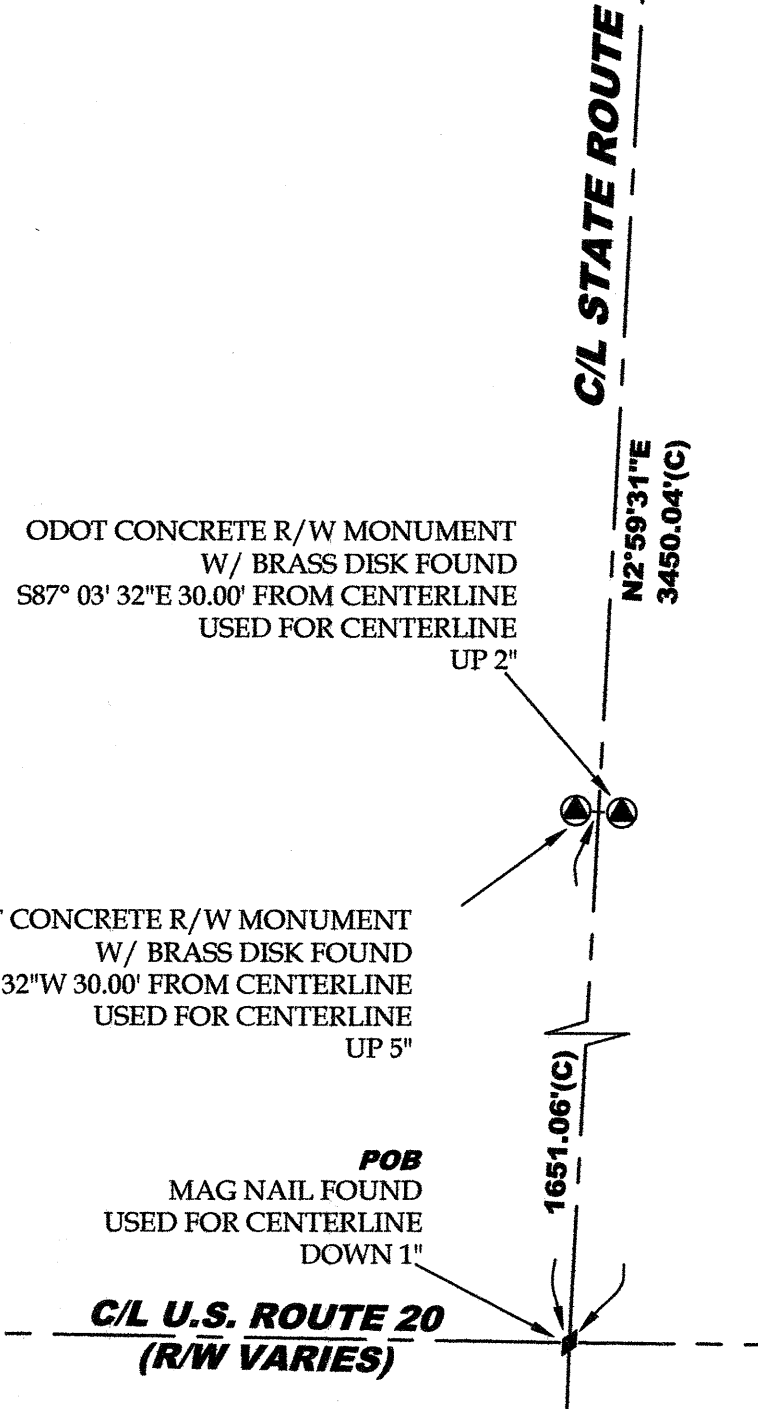
Within Split Parcel 1: 4.1156 acres
Within R/W: 0.2755 acres (12,000.0796 ft²)

Within Split Parcel 2: 20.5364 acres
Within R/W: 0.6185 acres (26,943.9453 ft²)



Timothy D. Hozański, P.S. Date

CENTERLINE DETAIL
SCALE 1"=250'



Drew D. Phillips
Instrument # 2015-0530854
Parcel # 13-11-006-000-015

Parcel # 13-11-015-101-008