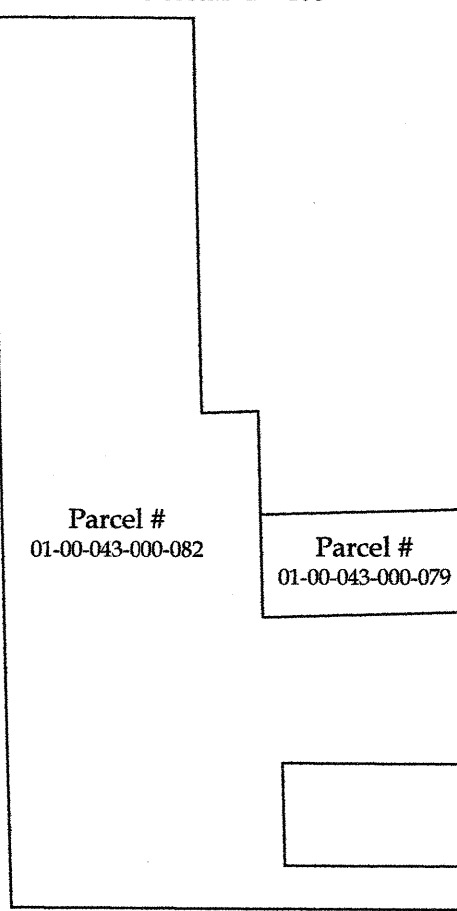
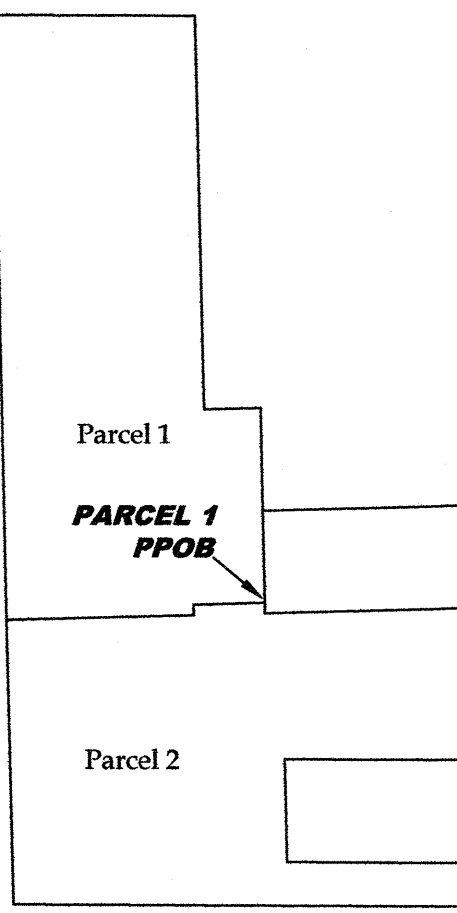


Formatted for 24" x 36" paper
File Name: E:\Dropbox\Surveying\Files\Jobs\2021\21-022-AI and Regina Branim-800 Baumhart Rd Lot Split Brownhelm Twp 21-022-2-branim.dwg
4-01-25
Date

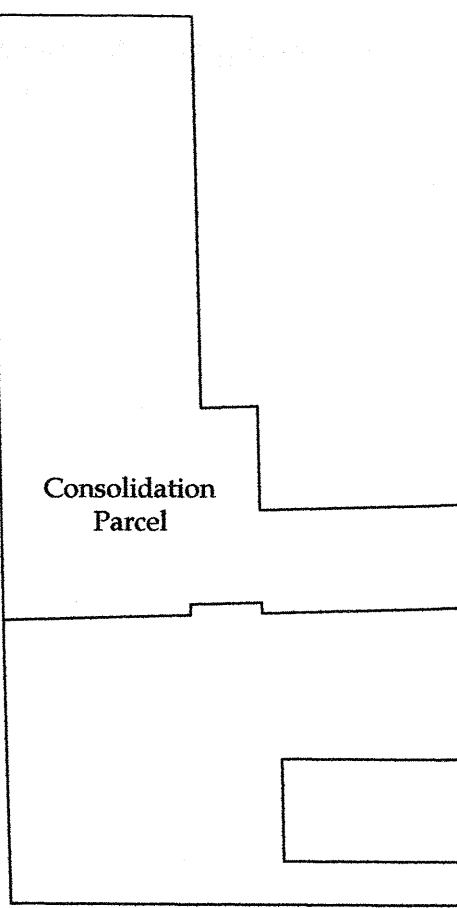
PRE-SPLIT SUMMARY
SCALE 1"=400'



SPLIT SUMMARY
SCALE 1"=400'



POST-SPLIT SUMMARY
SCALE 1"=400'



APPROVED LORAIN CO MAP DEPT	
DATE	4/23/25
PAGE	01-00-043
BY	WRZ
	25-05002
	51434

CL NORTH RIDGE RD. (66' R/W)

1/2" IRON PIPE FOUND
33.00' FROM CENTERLINE
(BY PERPENDICULAR MEAS.)
USED FOR CENTERLINE
N: 627685.07
E: 2027074.35

William A. Knoske, Jr.
Instrument # 2016-0592211
Parcel # 01-00-043-000-046

Edward G. II &
Holly Schnell
Instrument # 2019-0720748
Parcel # 01-00-043-000-044

3/4" IRON PIPE FOUND
S89° 47' 36"E 0.62' FROM CORNER
USED FOR LINE
DOWN 2"

3/4" IRON PIPE FOUND
N1° 19' 10"W 1.78'
FROM CORNER
USED FOR LINE
DOWN 1"

3/4" IRON PIPE FOUND
S89° 47' 36"E 0.17' FROM CORNER
USED FOR LINE
UP 3"

Parcel # 01-00-043-000-070

Jason McAllister
Instrument # 2022-0870041
Parcel # 01-00-043-000-014

Doris M. Hilder
Instrument # 2020-00340
Parcel # 01-00-043-000-020

Jerry L. & Agatha L. Banks
Instrument # 1991-0149664
Parcel # 01-00-043-000-050

Teddy Edward & Heidi Marie Adkins
Instrument # 2021-0819829
Parcel # 01-00-043-000-077

Albert L. & Regina L. Branim
Instrument # 2021-0817511

Albert L. & Regina L. Branim
Instrument # 2021-0817513

Rebecca Branim
Instrument # 2023-0937204
Parcel # 01-00-043-000-080

Brian S. Woodford
Instrument # 2021-0826235
Parcel # 01-00-054-000-011

3/4" IRON PIPE FOUND
USED FOR LINE
FLUSH W/ ASPHALT
N: 625104.35
E: 2024213.81

3/4" IRON PIPE W/ "KS ASSOC" CAP
FOUND 0.16' SOUTH OF LINE
(BY PERPENDICULAR MEAS.)
UP 10"

3/4" IRON PIPE W/ "KS ASSOC" CAP
FOUND 0.14' SOUTH OF LINE
(BY PERPENDICULAR MEAS.)
UP 2"

3/4" IRON PIPE FOUND
N89° 23' 44"W 35.15' FROM SW CORNER
0.20' NORTH OF LINE
(BY PERPENDICULAR MEAS.)
DOWN 32"

5/8" IRON PIN W/
"VECTOR/HOZALSKI"
CAP FOUND & USED
FLUSH W/ GROUND

5/8" IRON PIN W/ "VECTOR/HOZALSKI"
CAP FOUND ON R/W
N89° 43' 27"W 30.01' FROM CORNER
FLUSH W/ GROUND

POB
1" IRON PIN FOUND
IN MONUMENT BOX
USED FOR LINE & CENTERLINE
N: 625084.90
E: 2028251.61

VECTOR
SURVEYING SERVICES, LLC

OFFICE: 440-865-8445 OBERLIN, OH
VECTORSURVEYING@YAHOO.COM

Job No. 21-023-2 Drawn By: CAD
Date: Apr, 2025 Checked By: TDH

**Lot Split & Consolidation for
Albert & Regina Branim**

Being a parcel of land located in part of Original Lot 43, Brownhelm
Township, City of Vermilion, Township 6 North, Range 19 West,
Connecticut Western Reserve, County of Lorain, State of Ohio

SCALE 1"=120'

120 0 120 240

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
hereon have been scaled from grid to ground using a multiplier of 1.00089764
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

REFERENCES

Lorain County Survey Records
Survey by Arnold Koeppe (1978)
Survey for Milad H. Abraham by Charles P. Waryu (Jun, 1986)
Survey by KS Associates (Jun, 1993)
Survey for Greg Abraham by Charles P. Waryu (Apr, 1994)
Survey for Zunic & Assoc. by Haponek & Assoc., Inc. (May, 2000)
Survey by Riverstone Land Surveying (Apr, 2009)
Survey for Killer Properties, LLC by Vector Surveying (Apr, 2019)
Survey for Albert & Regina Branim by Vector Surveying (Mar, 2019)
Lorain County Deed Records
Volume and Pages as indicated
Additional Lorain County Deed Records
Mary M. Knittel, et al (DV 177, Pg. 303)
John F. & Marion S. Reinhardt (DV 251, Pg. 152)

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
---	---	CORPORATION LINE
---	---	FENCELINE
---	---	BUILDING FOOTPRINT

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 Koeppe survey		
RS	per Riverstone survey		

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.

MONUMENT TABLE

- 5/8" IRON PIN FOUND
N84° 58' 15"W 30.27' FROM CORNER
2.51' NORTH OF LINE (BY PERPENDICULAR MEAS.)
DOWN 3"
- 3/4" IRON PIPE IN CONCRETE FOUND
S1° 12' 42"E 30.13' FROM CORNER
USED FOR LINE- DOWN 2"
- 3/4" IRON PIPE IN CONCRETE FOUND
29.93' SOUTH OF CENTERLINE (BY PERPENDICULAR MEAS.)
DOWN 2"
- 3/4" IRON PIPE IN CONCRETE FOUND
S1° 19' 10"E 30.12' FROM CORNER
USED FOR LINE- DOWN 4"
- 3/4" IRON PIN FOUND
S1° 12' 04"E 28.90' FROM CORNER
USED FOR LINE- DOWN 1"

AREA BREAKDOWN

Within Split Parcel 1: 13.2003 acres
Within City of Vermilion: 2.4030 acres
Within Split Parcel 2: 11.4896 acres
Within R/W: 0.2796 acres (12,177.9683 ft²)
Within Parcel No. 01-00-043-000-079: 2.0523 acres
Within R/W: 0.1475 acres (6,423.6160 ft²)
Within Consolidation Parcel: 15.2525 acres
Within City of Vermilion: 2.4030 acres
Within R/W: 0.1475 acres (6,423.6160 ft²)

STATE OF OHIO
TIMOTHY D.
HOZALSKI
8677
REGISTERED PROFESSIONAL SURVEYOR

4-01-25
Date