

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.

1" IRON PIN FOUND IN MONUMENT BOX USED FOR CENTERLINE

AREA BREAKDOWN

Within Parcel # 01-00-030-000-026: 0.4381 acres (19,085.0105 ft²) (Calc)
0.542 acres (Deed)
Within Parcel # 01-00-030-000-031: 1.2339 acres (Calc)
1.2336 acres (Deed)
Total Combined Area: 1.6720 acres
Within R/W: 0.2434 acres (10,603.7312 ft²)

REFERENCES

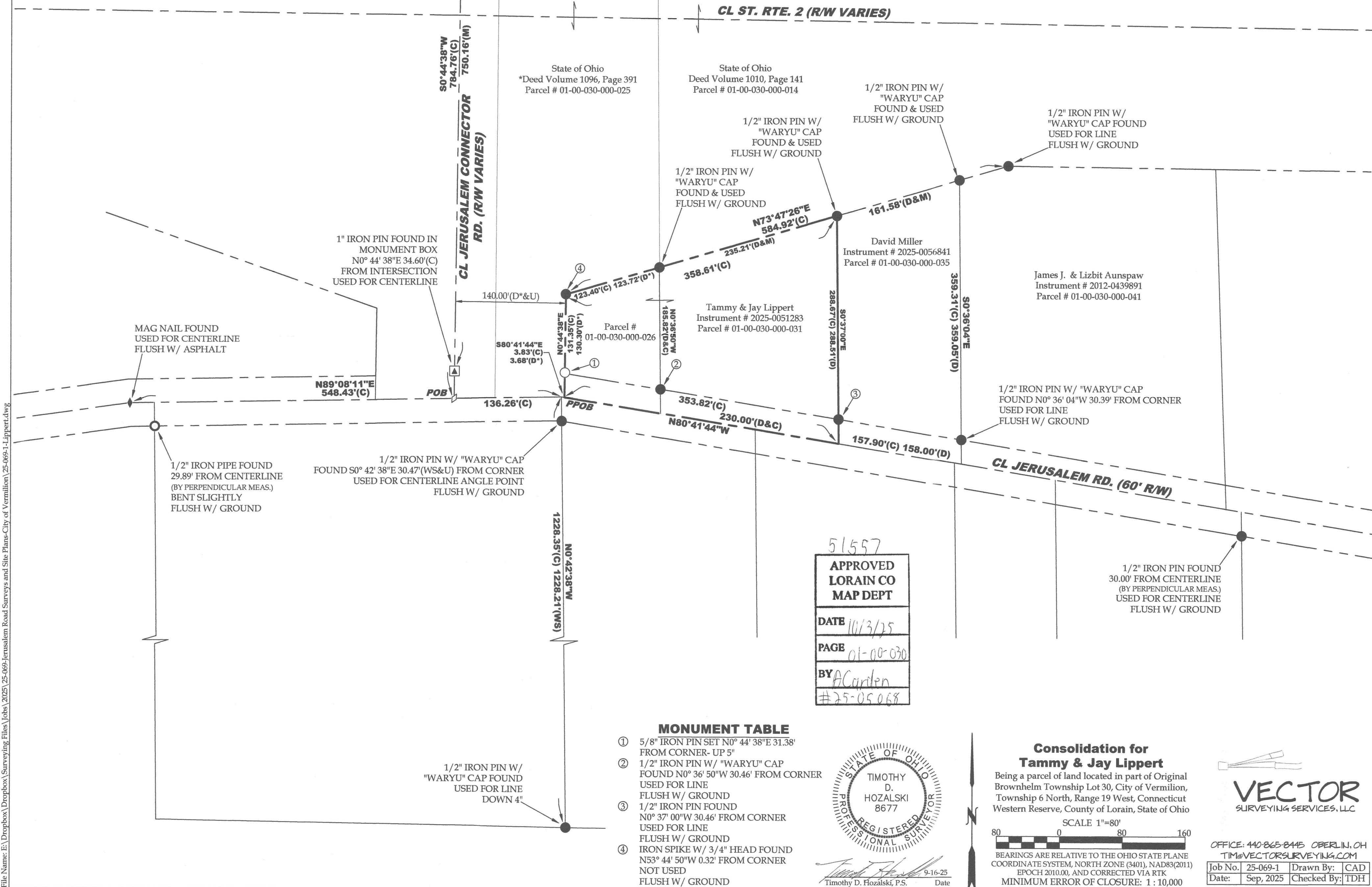
Lorain County Survey Records
Survey by Charles Waryu (Jul, 2005)
Survey by Charles Waryu (Aug, 2005)
Lorain County Deed Records
Volume and Pages as indicated
ODOT Centerline Survey Records
ERI-2-29.12/LOR-2-0.00 (Jul, 1972)

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		
WS	per Waryu survey		

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
---	---	FORMER BOUNDARY LINE

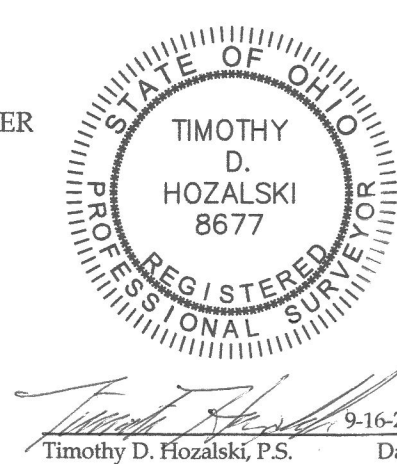


MONUMENT TABLE

- | | |
|---|--|
| ① | 5/8" IRON PIN SET N0° 44' 38"E 31.38' FROM CORNER- UP 5" |
| ② | 1/2" IRON PIN W/ "WARYU" CAP FOUND N0° 36' 50"W 30.46' FROM CORNER USED FOR LINE FLUSH W/ GROUND |
| ③ | 1/2" IRON PIN FOUND N0° 37' 00"W 30.46' FROM CORNER USED FOR LINE FLUSH W/ GROUND |
| ④ | IRON SPIKE W/ 3/4" HEAD FOUND N53° 44' 50"W 0.32' FROM CORNER NOT USED FLUSH W/ GROUND |

51557

APPROVED
LORAIN CO
MAP DEPT
DATE 10/3/25
PAGE 01-00-030
BY ACarden
#25-05068



Consolidation for Tammy & Jay Lippert

Being a parcel of land located in part of Original Brownhelm Township Lot 30, City of Vermilion, Township 6 North, Range 19 West, Connecticut Western Reserve, County of Lorain, State of Ohio

SCALE 1"=80'
BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), NAD83(2011) EPOCH 2010.00, AND CORRECTED VIA RTK
MINIMUM ERROR OF CLOSURE: 1 : 10,000



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Job No. 25-069-1 Drawn By: CAD
Date: Sep, 2025 Checked By: TDH