

3/4" IRON PIPE FOUND ON LINE
N1° 19' 59"W 2.22' FROM CORNER
FLUSH W/ GROUND

5/8" IRON PIN W/ "WARYU" CAP
FOUND & USED FOR LINE
FLUSH W/ GROUND

1/2" IRON PIN W/ "WARYU" CAP
FOUND 0.13' WEST OF LINE
(BY PERPENDICULAR MEAS.)
UP 4"

3/4" IRON PIPE
FOUND 0.21' EAST OF LINE
(BY PERPENDICULAR MEAS.)
FLUSH W/ GROUND

5/8" IRON PIN W/ "T. SIMON" CAP
FOUND & USED
FLUSH W/ GROUND

1/2" GALV. IRON PIPE
FOUND 0.54' EAST OF LINE
(BY PERPENDICULAR MEAS.)
UP 5"

5/8" IRON PIN
W/ "T. SIMON" CAP
FOUND & USED
FLUSH W/ GROUND

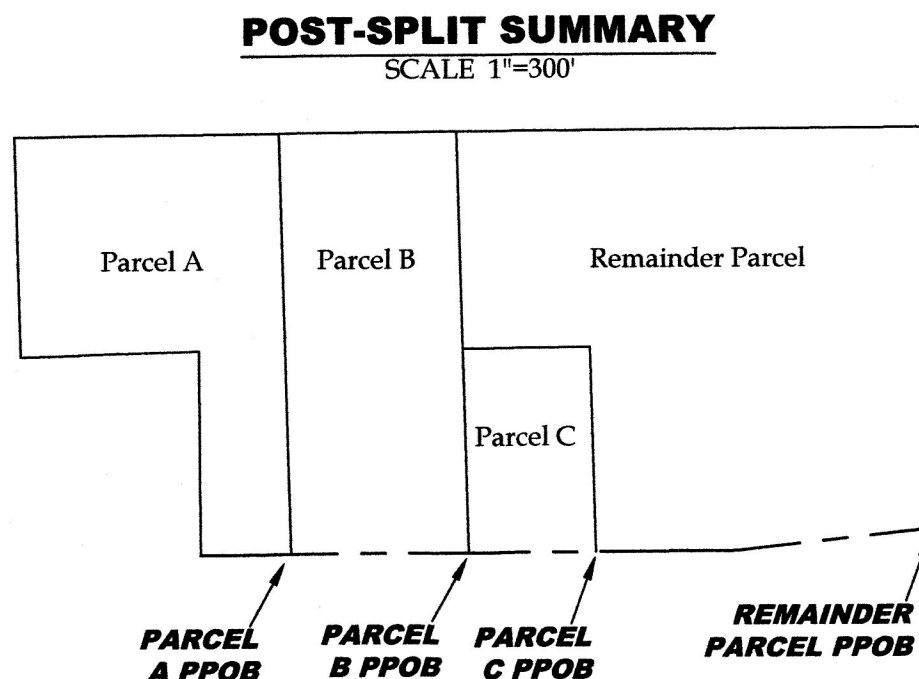
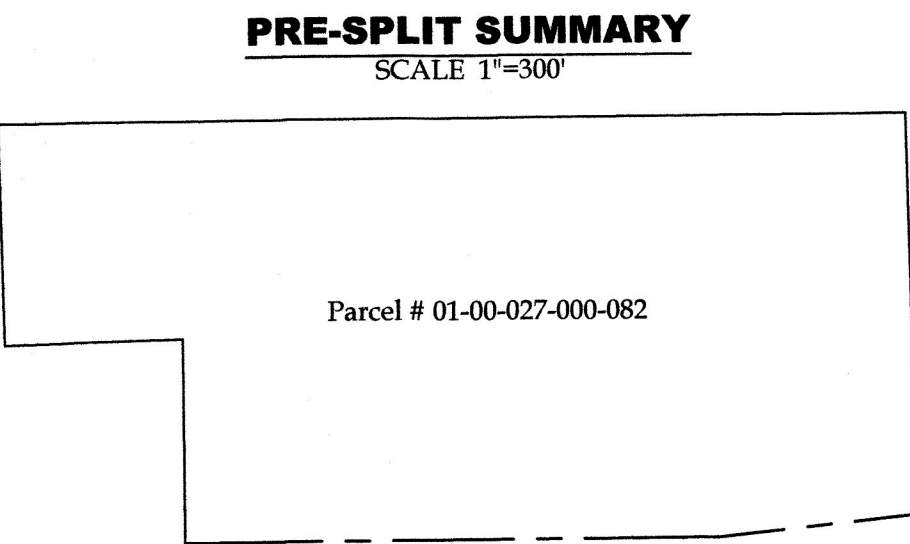
Michael & Alexandria
Marie Chesser
Instrument # 2021-0841475
Parcel # 01-00-027-000-076

5/8" IRON PIN
W/ "T. SIMON" CAP
FOUND & USED
DOWN 2"

William J. &
Sharon R. Hikade
Instrument #
2012-0436419
Parcel #
01-00-027-000-047

3/4" IRON PIPE FOUND
USED FOR LINE & CL
DOWN 1/2"

5/8" IRON PIN W/ "T. SIMON" CAP
FOUND N0° 12' 45"W 30.00' FROM CORNER
USED FOR LINE
FLUSH W/ GROUND



Lorain County Metropolitan Park District
Instrument # 2016-0612762
Parcel # 01-00-027-000-083

Thomas C. Palmer
Instrument # 2024-0012753

5/8" IRON PIN W/ "T. SIMON" CAP
FOUND & USED
FLUSH W/ GROUND

5/8" IRON PIN W/ "WARYU" CAP
FOUND & USED FOR LINE
FLUSH W/ GROUND

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		
TS	per T. Simon survey		

AREA BREAKDOWN

Within Parcel A: 4.2538 acres
Within R/W: 0.0971 acres (4,227.7995 ft²)
Within Parcel B: 4.2382 acres
Within R/W: 0.1933 acres (8,421.0136 ft²)
Within Parcel C: 1.4468 acres
Within R/W: 0.1361 acres (5,927.9864 ft²)
Within Remainder Parcel: 9.4224 acres
Within R/W: 0.3654 acres (15,916.1621 ft²)
Total Area: 19.3612 acres
Within R/W: 0.7919 acres (34,492.9616 ft²)

SCALE 1"=120'

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

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
○	●	BUILDING FOOTPRINT

REFERENCES

Lorain County Survey Records
Survey by Arnold F. Koepp (Jul, 1978)
Survey by Arnold F. Koepp (Aug, 1979)
Survey for Amos R. & Leona C. Eshelman by Laundon, Simon, Cahl & Assocs. (Mar, 1991)
Survey for Mrs. Gammons by Haponek and Assocs., Inc. (Aug, 2000)
Survey for the Estate of Henrika J. Riemer by Thomas Simon & Assocs., Inc. (May, 2016)
Survey for Synergy One, LLC by McGannon Surveying, LLC (Aug, 2018)
Survey for Donel L. Sprenger by McGannon Surveying, LLC (Mar, 2022)

Lorain County Deed Records
Volume and Pages as indicated

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.

APPROVED
BY THE CITY ENGINEER OF VERMILION, OHIO
10/15/25
HALL ENGRG. & SURV. CO.
APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT
CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE DATA OR THE
APPLICABLE ORDINANCES OR REGULATIONS OR OTHERS OR CONDITIONS

Thomas C. Palmer
Instrument # 2023-0936194
Parcel # 01-00-027-000-056

3/4" IRON PIPE FOUND
N1° 29' 00"W 31.21' FROM CORNER
NOT USED
BENT SLIGHTLY- FLUSH W/ GROUND

173°59'34"
(TS&U)
308.55'
368.80'(C)
368.78'(MS) 368.90'(TS)
S83°46'26"W
5/8" IRON PIN W/ "T. SIMON" CAP
FOUND N1° 16' 15"W 30.11' FROM CORNER
USED FOR LINE
FLUSH W/ GROUND

3/4" IRON PIPE FOUND
USED FOR LINE & CENTERLINE
DOWN 1"

APPROVED LORAIN CO MAP DEPT

DATE 10/28/25
PAGE 01-00-027
BY A. Carden
#25-05081
51579

APPROVED VERMILION, OHIO MUNICIPAL PLANNING COMMISSION

DATE October 1, 2025
CHAIR [Signature]
CLERK [Signature]