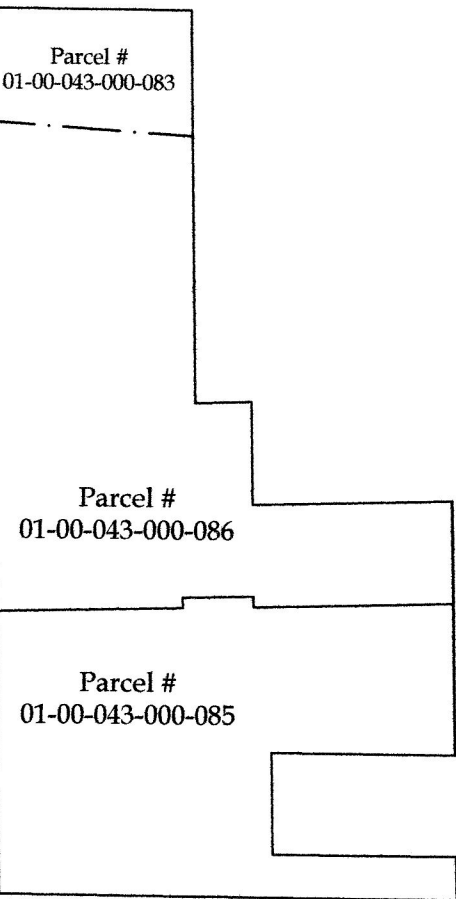


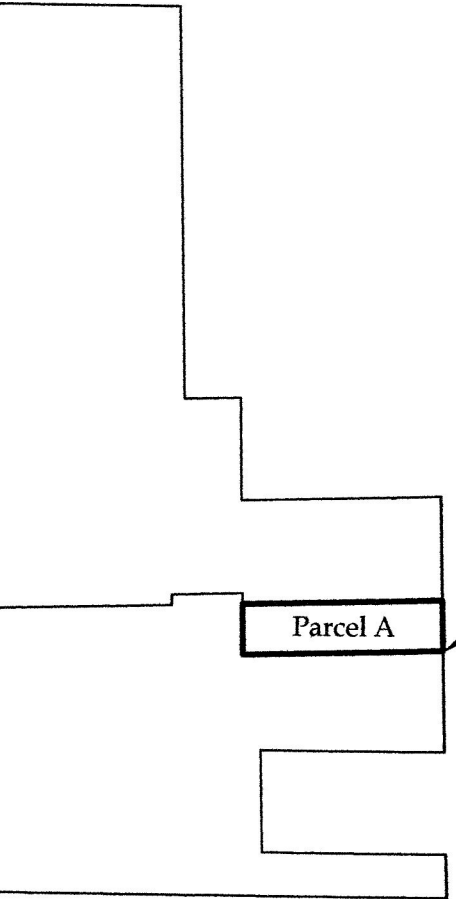
PRE-SPLIT SUMMARY

SCALE 1"=400'



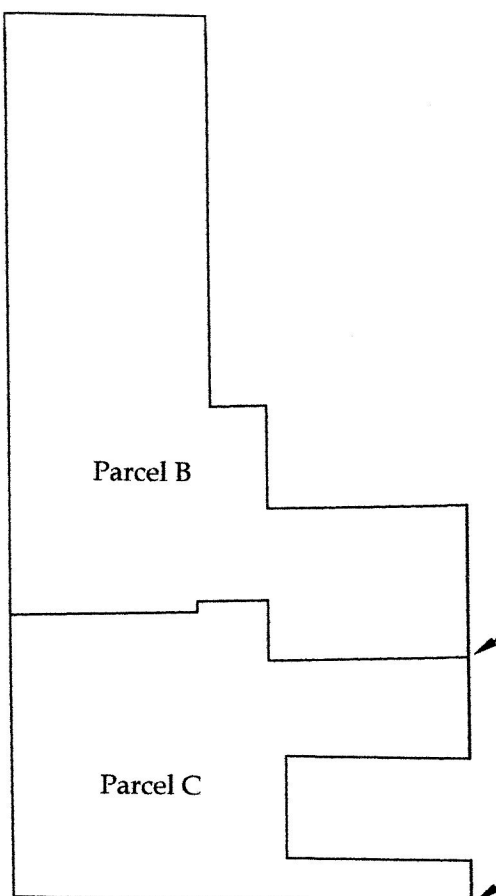
SPLIT SUMMARY

SCALE 1"=400'



POST-SPLIT SUMMARY

SCALE 1"=400'



51596
APPROVED
LORAIN CO
MAP DEPT
DATE 11/17/25
PAGE 01-00-043
BY A.Carden
#25-65091

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
N1° 19' 10"W 1.78'
FROM CORNER
USED FOR LINE
DOWN 1"

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

Parcel # 01-00-043-000-070

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

Karl & Dawn Leverknight
Instrument # 2025-0051404
Parcel # 01-00-043-000-086

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. Branin
Instrument # 2025-0051403

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

Jakes Park, LLC
Instrument # 2022-0861359
Parcel # 01-00-054-000-002

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

VECTOR
SURVEYING SERVICES, LLC

OFFICE: 440-865-8445 OPERLIN.OH
VECTORSURVEYING@YAHOO.COM
Job No.: 21-025-3 Drawn By: CAD
Date: Sep, 2025 Checked By: TDH

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

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'

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 herein have been scaled from grid to ground using a multiplier of 1.000089764 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 Koepf (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 Zurich & 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 Branin by Vector Surveying (Mar, 2021)
Survey for Albert & Regina Branin by Vector Surveying (Apr, 2025)
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
---	---	FENCE LINE
---	---	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 Koepf 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 PIPE FOUND
S1° 12' 04"E 28.90' FROM CORNER
USED FOR LINE- DOWN 1"
- 5/8" IRON PIN W/ "VECTOR/HOZALSKI" CAP FOUND & USED
FLUSH W/ GROUND

AREA BREAKDOWN

Within Parcel A: 1.0000 acre
Within R/W: 0.0718 acres (3,126.0676 ft²)
Within Parcel B: 16.2525 acres
Within City of Vermilion: 2.4030 acres
Within R/W: 0.2192 acres (9,549.6836 ft²)
Within Parcel C: 10.4896 acres
Within R/W: 0.2078 acres (9,051.9006 ft²)

STATE OF OHIO
THOMAS D. HOZALSKI
REGISTERED PROFESSIONAL SURVEYOR
No. 8677

9-18-25
Date