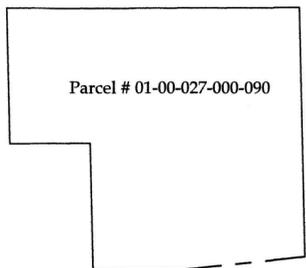


3/4" IRON PIPE FOUND ON LINE
N1° 19' 59"W 2.22' FROM CORNER
FLUSH W/ GROUND

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

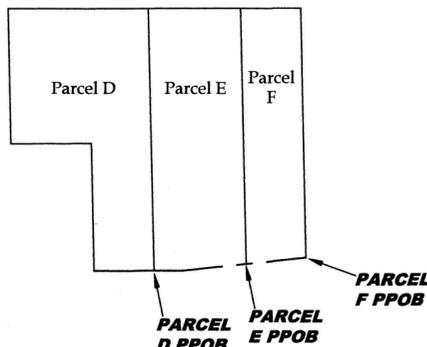
PRE-SPLIT SUMMARY

SCALE 1"=300'



POST-SPLIT SUMMARY

SCALE 1"=300'



APPROVED
BY THE CITY ENGINEER OF VERMILION, OHIO
A. Carden 1/8/24
SMALL ENGRG. & SURV.
APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR LIABILITY FOR THESE DOCUMENTS FROM THE CITY ENGINEER OF VERMILION, OHIO. THE CITY ENGINEER OF VERMILION, OHIO IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

STATE OF OHIO
TIMOTHY D. HOZALSKI
8677
REGISTERED PROFESSIONAL SURVEYOR



OFFICE: 440-865-8445 OBERLIN, OH
TIM@VECTORSURVEYING.COM
Job No. 25-030-2 Drawn By: CAD
Date: Dec, 2025 Checked By: TDH

12-02-25
Timothy D. Hozalski, P.S. Date

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

Lot Split for Thomas Palmer

Being a parcel of land located in part of Original Brownhelm Township Lot 27, 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 (8401), NAD83(2011) EPOCH 2010.00, AND CORRECTED VIA RTK
MINIMUM ERROR OF CLOSURE: 1 : 10,000

AREA BREAKDOWN

- Within Parcel D: 3.8017 acres
- Within R/W: 0.1033 acres (4,500.0000 ft²)
- Within Parcel E: 3.4425 acres
- Within R/W: 0.1588 acres (6,915.6707 ft²)
- Within Parcel F: 2.1782 acres
- Within R/W: 0.1033 acres (4,500.4915 ft²)
- Total Area: 9.4224 acres
- Within R/W: 0.3654 acres (15,916.1622 ft²)

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. Koepf (Jul, 1978)
 - Survey by Arnold F. Koepf (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)
 - Survey for Thomas Palmer by Vector Surveying Svcs, LLC (Sep, 2025) (Job/Plat # 25-030-1)
- 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.

51654

APPROVED
LORAIN CO
MAP DEPT

DATE 2/18/26

PAGE 01-00-027

BY A. Carden

#26-05124

APPROVED
VERMILION, OH
MUNICIPAL PLAN
COMMISSION

DATE 1/17/26

CHAIR *Debra Sturley*

CLERK *Milana Huel*

William J. & Sharon R. Hikade
Instrument # 1994-0299858
Parcel # 01-00-027-000-052

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

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

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

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

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

Thomas C. Palmer
Instrument # 2025-0073486
Parcel # 01-00-027-000-088

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

Thomas C. Palmer
Instrument # 2025-0073488
Parcel # 01-00-027-000-090

Thomas C. Palmer
Instrument # 2025-0073485
Parcel # 01-00-027-000-087

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

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

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

BARN

HSE # 2010

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

POB
5/8" IRON PIN FOUND
IN MONUMENT BOX
USED FOR CENTERLINE

CL COOPER FOSTER PARK RD. (60' R/W)

CL BAUMHART RD. (60' R/W)

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

5/8" IRON PIN W/ "VECTOR/HOZALSKI" CAP
FOUND N1° 19' 59"W 30.01' FROM CORNER
FLUSH W/ GROUND

5/8" IRON PIN SET ON R/W
N1° 19' 59"W 30.01' FROM CORNER
FLUSH W/ GROUND

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"

708.21'(TS&M)
572.23'44"W

1694.39'(M) 1694.58'(TS)
N1° 19' 59"W

1605.20'(D/TS&M)
N1° 16' 15"W

414.51'

280.70'

347.60'

229.97'

150.16'

344.39'(D/TS)
344.71'(C)

588°35'04"W
279.47'(D/TS&M)

318.83'(C) 319.00'(D/TS)
N0° 12' 45"W

657.81'
N1° 19' 59"W

338.84'
N1° 19' 59"W

589°46'31"W
197.60'

319.00'
N1° 19' 59"W

657.87'
N1° 19' 59"W

641.30'
N1° 19' 59"W

625.60'(C) 625.75'(TS)
N1° 16' 15"W

273.29'(C) 273.39'(D/TS)

141.22'

280.70'
1114.78'(TS&U)

197.60'

150.00'

71.97'

158.55'
368.80'(C)
368.78'(MS) 368.90'(TS)
583°46'26"W

60.25'(C)
60.23'(D/TS)

313.68'(D/TS)
313.05'(C)