

TRANSFERRED  
 JUL 29 1975  
 ALAN A. MOOR  
 LORAIN COUNTY AUDITOR

# Big Oaks Subdivision No. One

**PART OF BROWNHELM TOWNSHIP ORIGINAL LOT NO 17**  
**TOWNSHIP OF BROWNHELM      COUNTY OF LORAIN      STATE OF OHIO**

PREPARED BY  
**KLEINOEDER - SCHMIDT & ASSOCIATES**  
 REGISTERED ENGINEERS & SURVEYORS      ELYRIA, OHIO

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED BIG OAKS SUBDIVISION NO. 1 AS SHOWN HEREON CONTAINING 5970 ACRES OF LAND IN ORIGINAL BROWNHELM TOWNSHIP LOT NO. 17 IN THE TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS INDICATED — O — IRON PIN MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS USED ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT. LOT ACREAGE = 4.308 ; STREET ACREAGE = 1.662. I FURTHER CERTIFY THAT THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF 1 FOOT TO 10,000 FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY.

*James H. Schmidt* MAR. 12, 1975  
 REGISTERED SURVEYOR NO. 4846

**VERMILION CITY ENGINEER**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BIG OAKS SUBDIVISION NO. 1 AND APPROVE THE SAME FOR RECORDING PURPOSES ONLY ON THIS 24 DAY OF APRIL 19 75.

*Robert L. Swank, P.E.*  
 VERMILION CITY ENGINEER

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE CASSELL REALTY COMPANY, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF BIG OAKS SUBDIVISION NO. 1, AS REPRESENTED BY THE UNDERSIGNED KENNETH F. CASSELL, HAS EXAMINED THE SAME AND ACCEPTS IT TO BE CORRECT AND FOREVER DEDICATES TO PUBLIC USE MAPLEVIEW DRIVE AND CANDY LANE AS SHOWN HEREON.

*Kenneth F. Cassell*  
 PRESIDENT - CASSELL REALTY COMPANY

**MORTGAGEE'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE NORTHERN SAVINGS AND LOAN COMPANY, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF BIG OAKS SUBDIVISION NO. 1, AS REPRESENTED BY THE UNDERSIGNED, HAS EXAMINED THE SAME AND ACCEPTS IT TO BE CORRECT AND FOREVER DEDICATES TO PUBLIC USE MAPLEVIEW DRIVE AND CANDY LANE AS SHOWN HEREON.

*Donna Husband, Neal Hubbard*  
 REPRESENTING NORTHERN SAVINGS AND LOAN CO.

**NOTARY PUBLIC**

COUNTY OF LORAIN } S.S.  
 STATE OF OHIO }  
 THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED KENNETH F. CASSELL REPRESENTING THE CASSELL REALTY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE ABOVE PLAT TO BE HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 24 DAY OF MARCH 19 75.

*John J. Hines*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 1-28-79

**NOTARY PUBLIC**

COUNTY OF LORAIN } S.S.  
 STATE OF OHIO }  
 THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED THE NORTHERN SAVINGS & LOAN COMPANY BY DONNA HUSBAND, PRES. & NEAL HUBBARD, SECY. WHO ACKNOWLEDGED THE SIGNING OF THE ABOVE PLAT TO BE THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 27 DAY OF MARCH 19 75.

*Elba J. Appleby*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: Nov. 27, 1979

**BROWNHELM TOWNSHIP TRUSTEES**

THIS IS TO CERTIFY THAT THE BOARD OF TRUSTEES OF BROWNHELM TOWNSHIP HAS EXAMINED THIS PLAT OF BIG OAKS SUBDIVISION NO. 1 AND APPROVES THE SAME.

**VERMILION CITY PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF VERMILION HAS EXAMINED THIS PLAT OF BIG OAKS SUBDIVISION NO. 1 AND APPROVES THE SAME FOR RECORDING PURPOSES ONLY ON THIS 24 DAY OF APRIL 19 75.

*William L. Wood*  
 CHAIRMAN

Received for Record  
 July 29, 1975  
 at 3:42 o'clock P.M.  
 Recorded July 29, 1975  
*Dorothy L. Esser*  
 Lorain County Recorder

Plat Vol 30 pages 61 and 62  
 34.56

Box: Lorain County title

( LEGAL DESCRIPTION CONTINUED FROM RIGHT )

THENCE SOUTH 0°35'00" EAST IN THE WESTERLY LINE OF "EXHIBIT C" AND "EXHIBIT D" SO CONVEYED TO KENNETH F. CASSELL AND RECORDED AS AFORESAID, A DISTANCE OF 170.02 FEET TO A POINT;

THENCE NORTH 89°37'00" WEST, A DISTANCE OF 682.87 FEET TO A POINT;

THENCE NORTH 0°23'00" EAST, A DISTANCE OF 170.00 FEET TO A POINT;

THENCE NORTH 89°37'00" WEST, A DISTANCE OF 7.00 FEET TO A POINT OF CURVATURE;

THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 118.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID CURVE HAS A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 40°04'10" AND A CHORD OF 116.48 FEET WHICH BEARS SOUTH 70°20'55" WEST;

THENCE SOUTH 50°18'50" WEST, A DISTANCE OF 45.72 FEET TO A POINT IN THE WESTERLY LINE OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 17;

THENCE NORTH 2°23'00" WEST IN THE WESTERLY LINE OF ORIGINAL LOT NO. 17, A DISTANCE OF 15.42 FEET TO A POINT;

THENCE EASTERLY IN THE ARC OF A CURVE WHICH DEFLECTS TO THE RIGHT, A DISTANCE OF 160.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID CURVE HAS A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 40°04'10", AND A CHORD OF 157.59 FEET WHICH BEARS NORTH 70°20'55" EAST;

THENCE SOUTH 89°37'00" EAST, A DISTANCE OF 7.00 FEET TO A POINT;

THENCE NORTH 0°23'00" EAST, A DISTANCE OF 170.00 FEET TO A POINT IN THE SOUTHERLY LINE OF LAND CONVEYED TO FRANCES B. GRIEBEL AND RECORDED AS AFORESAID;

THENCE SOUTH 89°37'00" EAST IN GRIEBEL'S SOUTHERLY LINE, A DISTANCE OF 455.18 FEET TO THE PRINCIPAL PLACE OF BEGINNING;

ENCLOSING A PARCEL CONTAINING 5970 ACRES OF LAND AND BEING THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

**LEGAL DESCRIPTION**

SITUATED IN THE TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN, AND STATE OF OHIO. BEING KNOWN AS PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 17, AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTERLINE OF WEST RIVER ROAD AT A SPIKE SET IN THE SOUTHEASTERLY CORNER OF A 3.00 ACRE PARCEL CONVEYED TO FRANCES B. GRIEBEL AS RECORDED IN VOLUME 445, PAGE 142 OF LORAIN COUNTY DEED RECORDS. THENCE NORTH 89°37'00" WEST IN GRIEBEL'S SOUTHERLY LINE, A DISTANCE OF 200.00 FEET TO AN IRON PIN SET IN THE NORTHWESTERLY CORNER OF A PARCEL DENOTED "EXHIBIT A" IN LAND CONVEYED TO KENNETH F. CASSELL AS RECORDED IN VOLUME 1108, PAGE 525 OF LORAIN COUNTY DEED RECORDS. SAID POINT IS THE PRINCIPAL PLACE OF BEGINNING. SAID LINE PASSES THROUGH IRON PINS FOUND SET 26.49 FEET AND SET 37.74 FEET RESPECTIVELY OFF THE CENTERLINE OF WEST RIVER ROAD;

THENCE SOUTH 18°25'00" EAST IN THE WESTERLY LINE OF PARCELS DENOTED "EXHIBIT A" AND "EXHIBIT B" SO CONVEYED TO KENNETH F. CASSELL AND RECORDED AS AFORESAID, A DISTANCE OF 179.58 FEET TO AN IRON PIN SET IN THE SOUTHWESTERLY CORNER OF "EXHIBIT B";

THENCE SOUTH 89°37'00" EAST IN THE SOUTHERLY LINE OF "EXHIBIT B", A DISTANCE OF 208.49 FEET TO A POINT OF CURVATURE;

THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 57.15 FEET TO A POINT IN THE SOUTHWESTERLY SIDELINE OF WEST RIVER ROAD. SAID CURVE HAS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 130°59", AND A CHORD OF 45.49 FEET WHICH BEARS NORTH 24°53'30" EAST;

THENCE NORTH 49°24'00" EAST, A DISTANCE OF 20.00 FEET TO A POINT IN THE CENTERLINE OF WEST RIVER ROAD;

THENCE SOUTH 40°36'00" EAST IN THE CENTERLINE OF WEST RIVER ROAD, A DISTANCE OF 145.72 FEET TO A POINT;

THENCE SOUTH 49°24'00" WEST, A DISTANCE OF 20.00 FEET TO A POINT IN THE SOUTHWESTERLY SIDELINE OF WEST RIVER ROAD;

THENCE WESTERLY IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 21.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE. SAID CURVE HAS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°01", AND A CHORD OF 20.74 FEET WHICH BEARS NORTH 65°06'30" WEST;

THENCE NORTH 89°37'00" WEST IN THE NORTHERLY LINE OF "EXHIBIT C" SO CONVEYED TO KENNETH F. CASSELL AND RECORDED AS AFORESAID, A DISTANCE OF 137.11 FEET TO AN IRON PIN SET IN THE NORTHWESTERLY CORNER THEREOF;

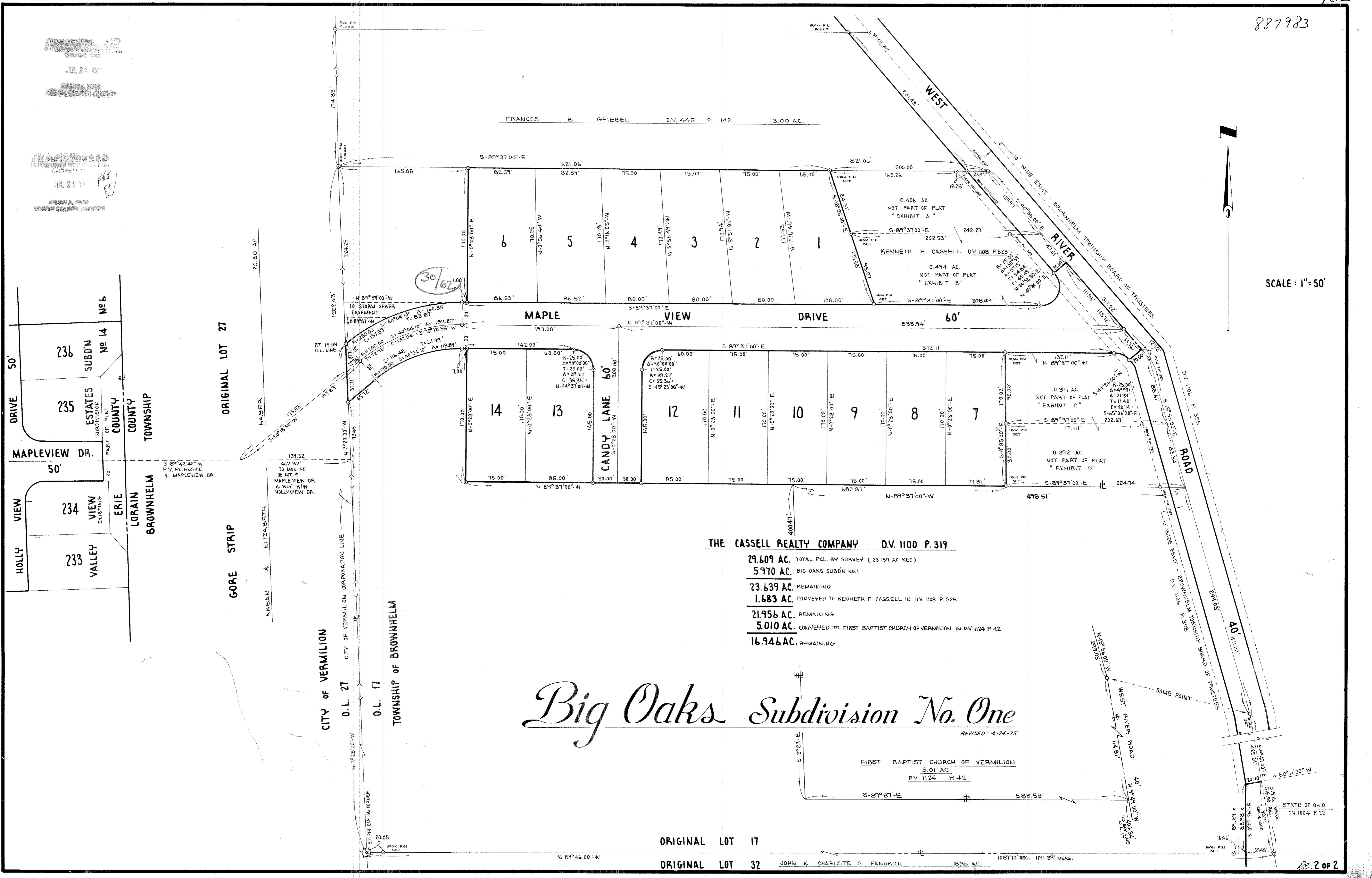
( LEGAL DESCRIPTION CONTINUED AT LEFT ) 30/61

30/62

887983

TRANSFERRED  
JUL 21 1971  
JAMES A. FRIED  
LORAIN COUNTY AUDITOR

TRANSFERRED  
JUL 25 1975  
JAMES A. FRIED  
LORAIN COUNTY AUDITOR



SCALE: 1" = 50'

**THE CASSELL REALTY COMPANY DV. 1100 P. 319**

- 29.609 AC. TOTAL PCL. BY SURVEY (23,159 AC. REC.)
- 5.970 AC. BIG OAKS SUBDIV. NO. 1
- 23.639 AC. REMAINING
- 1.683 AC. CONVEYED TO KENNETH F. CASSELL IN DV. 1108 P. 525
- 21.956 AC. REMAINING
- 5.010 AC. CONVEYED TO FIRST BAPTIST CHURCH OF VERMILION IN DV. 1124 P. 42
- 16.946 AC. REMAINING

# Big Oaks Subdivision No. One

REVISED: 4-24-75

FIRST BAPTIST CHURCH OF VERMILION  
5.01 AC.  
DV. 1124 P. 42

ORIGINAL LOT 17

ORIGINAL LOT 32

JOHN & CHARLOTTE S. FANDRICH 16.96 AC.

108990 REC. 1191.39' MEAS.