

031295

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Big Oaks Subdivision No. Three

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. 3 AS SHOWN HEREON CONTAINING 4.402 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 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 ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.
LOT ACREAGE = 3.502; STREET ACREAGE = 0.900.
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.

[Signature]

VERMILION CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BIG OAKS SUBDIVISION NO. 3 AND APPROVE THE SAME FOR RECORDING PURPOSES ONLY ON THIS 25TH DAY OF SEPTEMBER, 1978.

Frank A. Thomas and Assoc. Inc. - W.E. Southwell
VERMILION CITY ENGINEER

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT None MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF BIG OAKS SUBDIVISION NO. 3, AS REPRESENTED BY THE UNDERSIGNED, HAS EXAMINED THE SAME AND ACCEPTS IT TO BE CORRECT AND FOREVER DEDICATES TO PUBLIC USE LINDA DRIVE AS SHOWN HEREON.

Cassell Realty Co. Kenneth F. Cassell
REPRESENTING

LEGAL DESCRIPTION

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

BEGINNING AT A POINT IN THE CENTERLINE OF WEST RIVER ROAD AT THE SOUTHEASTERLY CORNER OF A 5.01 ACRE PARCEL CONVEYED TO THE FIRST BAPTIST CHURCH OF VERMILION AS RECORDED IN VOLUME 1124, PAGE 42 OF THE LORAIN COUNTY DEED RECORDS;

THENCE NORTH 89°37'00" WEST ALONG THE FIRST BAPTIST CHURCH'S SOUTHERLY LINE A DISTANCE OF 191.96 FEET TO A POINT, SAID POINT ALSO BEING KNOWN AS THE PRINCIPAL PLACE OF BEGINNING;

THENCE SOUTH 0°23'00" WEST A DISTANCE OF 170.00 FEET TO A POINT;

THENCE SOUTH 89°37'00" EAST A DISTANCE OF 172.33 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT A DISTANCE OF 43.72 FEET TO A POINT IN THE WESTERLY LINE OF WEST RIVER ROAD, SAID CURVE HAS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 100°12'00" AND A CHORD OF 38.36 FEET WHICH BEARS NORTH 40°11'00" EAST;

THENCE NORTH 80°11'00" EAST A DISTANCE OF 20.00 FEET TO A POINT IN THE CENTERLINE OF WEST RIVER ROAD;

THENCE SOUTH 9°49'00" EAST ALONG SAID CENTERLINE A DISTANCE OF 111.76 FEET TO A POINT;

THENCE SOUTH 80°11'00" WEST A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, A DISTANCE OF 34.82 FEET TO A POINT, SAID CURVE HAS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79°48'00" AND A CHORD OF 32.07 FEET WHICH BEARS NORTH 49°43'00" WEST;

THENCE NORTH 89°37'00" WEST A DISTANCE OF 129.10 FEET TO A POINT;

THENCE SOUTH 0°23'00" WEST A DISTANCE OF 168.45 FEET TO A POINT IN THE SOUTHERLY LINE OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 17;

THENCE NORTH 89°46'00" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 450.00 FEET TO A POINT;

THENCE NORTH 0°23'00" EAST A DISTANCE OF 229.62 FEET TO A POINT;

THENCE NORTH 89°37'00" WEST A DISTANCE OF 63.02 FEET TO A POINT;

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

THENCE SOUTH 89°37'00" EAST A DISTANCE OF 450.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING.

ENCLOSING A PARCEL CONTAINING 4.402 ACRES OF LAND AND BEING THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CASSELL REALTY COMPANY, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT OF BIG OAKS SUBDIVISION NO. 3, AS REPRESENTED BY THE UNDERSIGNED KENNETH F. CASSELL, HAS EXAMINED THE SAME AND ACCEPTS IT TO BE CORRECT AND FOREVER DEDICATES TO PUBLIC USE LINDA DRIVE AS SHOWN HEREON.

Kenneth F. Cassell
PRESIDENT - CASSELL REALTY 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 of Cassell Realty Co. 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 28 DAY OF August, 1978.

E. Jean Rice
NOTARY PUBLIC

MY COMMISSION EXPIRES: E. JEAN RICE, Notary Public
My Commission Expires August 20, 1981

BROWNHELM TOWNSHIP TRUSTEES

THIS IS TO CERTIFY THAT THE BOARD OF TRUSTEES OF BROWNHELM TOWNSHIP HAS EXAMINED THIS PLAT OF BIG OAKS SUBDIVISION NO. 3 AND APPROVES THE SAME.

Charles L. Schmalz
R. L. Leimbach
Serge Reinhard

DATE: MAY 10, 1978

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 28 DAY OF August, 1978.

E. Jean Rice
NOTARY PUBLIC

MY COMMISSION EXPIRES: E. JEAN RICE, Notary Public
My Commission Expires August 20, 1981

VERMILION CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORDING PURPOSES ONLY THIS 2ND DAY OF OCTOBER, 1978, ORDINANCE NO. 78-100

Jim Odum
MAYOR

John C. Brant
CLERK

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. 3 AND APPROVES THE SAME FOR RECORDING PURPOSES ONLY ON THIS 25TH DAY OF MAY, 1978.

Dale L. Hinder
SECRETARY
Leonard J. Brill
CHAIRMAN

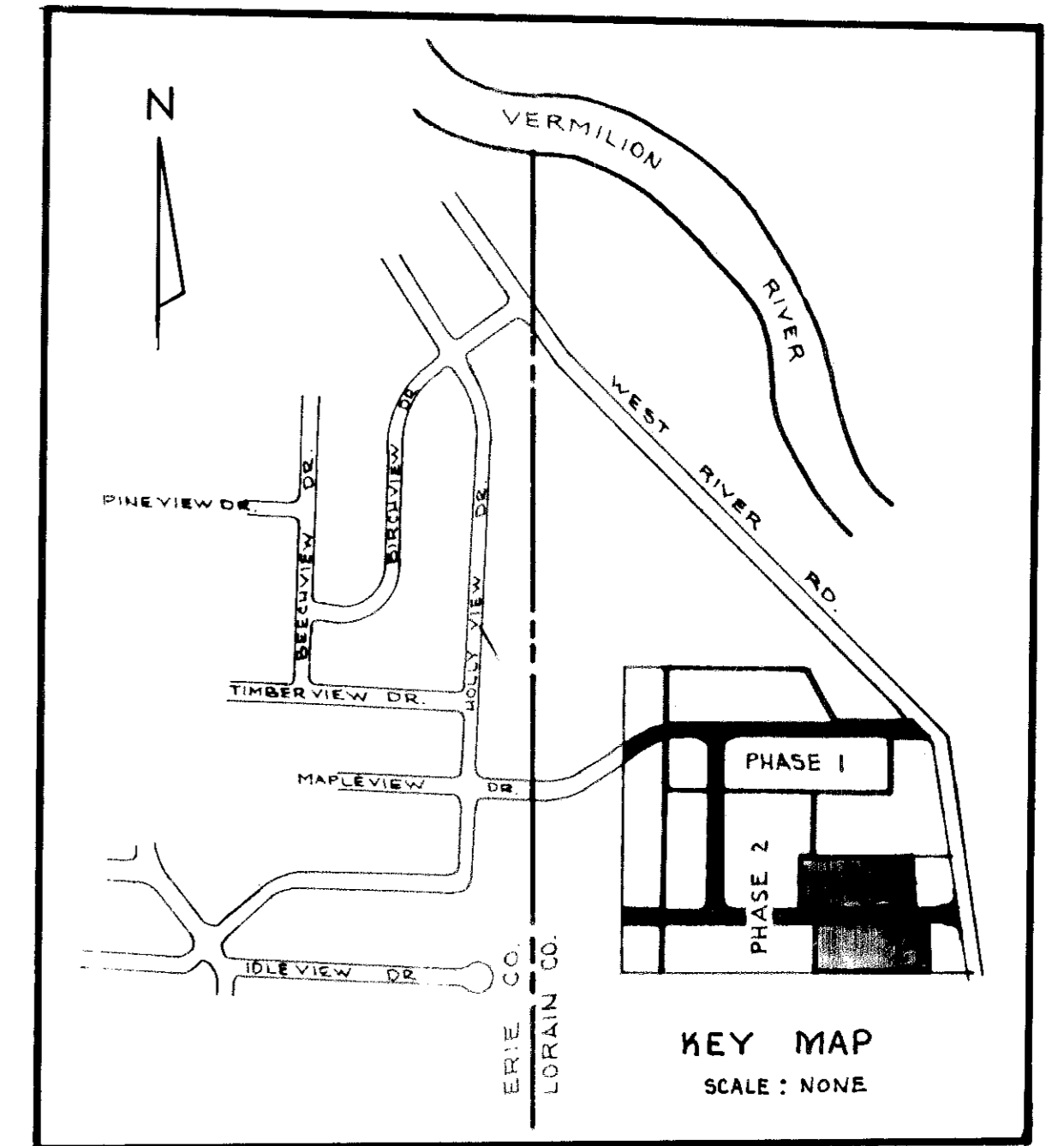
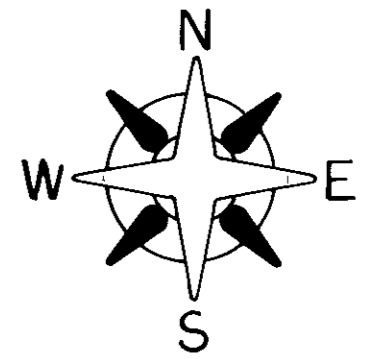
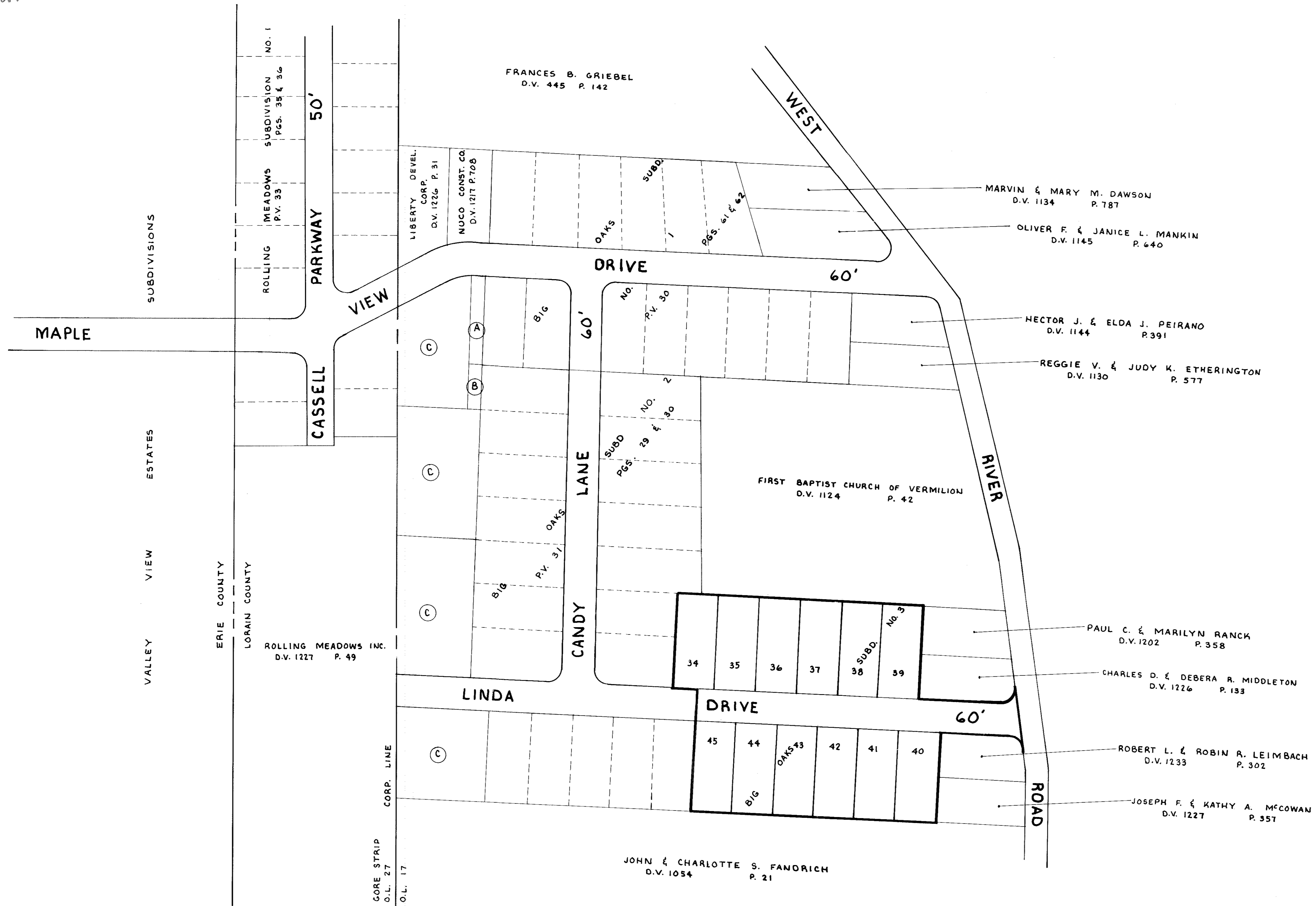
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 18 1979
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

Received for Record
JUN 18 1979
Clerk's Office
VOL. 25
PAGE 100
Dorothy L. Essex
Lorain County Recorder

51.24
Box: Great Lakes - R.M.

03/295

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PROPERTY OWNERS

- (A) EUGENE G. & HEIKE S. HUDSON
D.V. 1222 P. 137
- (B) RICHARD E. & KATHLEEN R. ARNOLD
D.V. 1215 P. 540
- (C) CASSELL REALTY CO.
D.V. 1100 P. 319

AREA MAP
SCALE: 1"=100'

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 18 1979
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

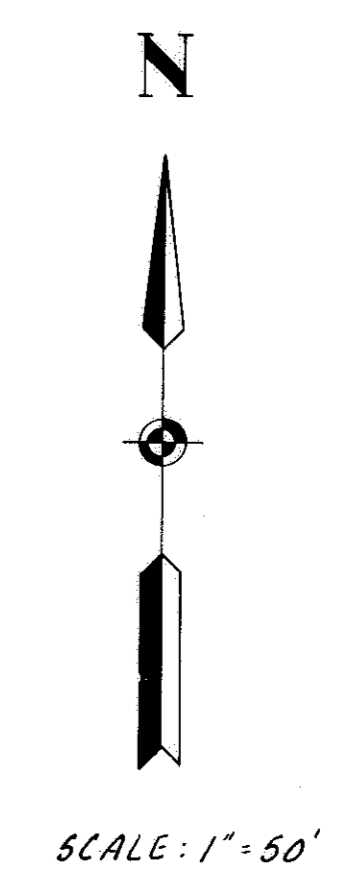
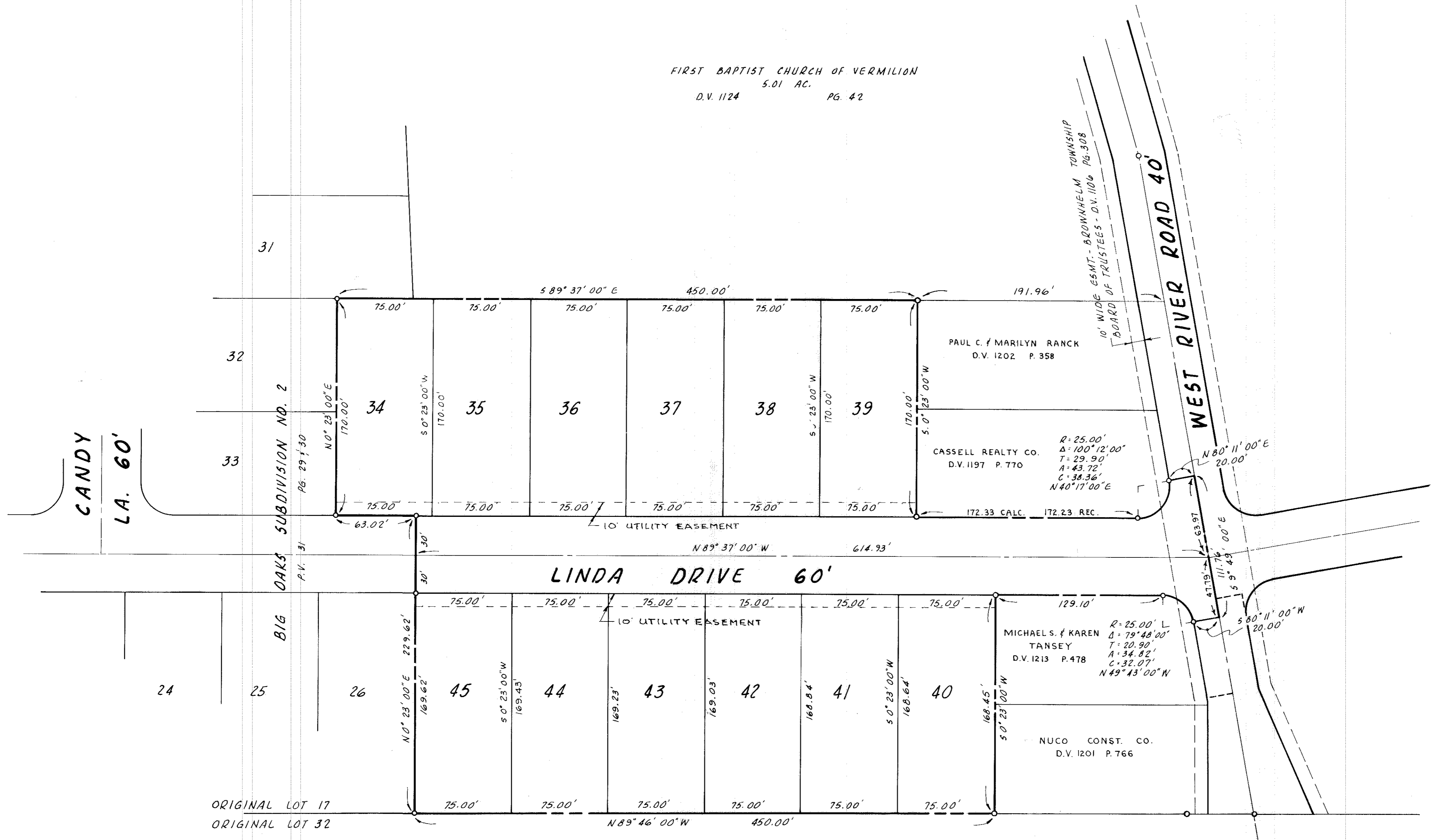
35/18

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Big Oaks Subdivision No. Three

FIRST BAPTIST CHURCH OF VERMILION
5.01 AC.
D.V. 1124 P. 42



ORIGINAL LOT 17
ORIGINAL LOT 32

JOHN & CHARLOTTE S. FANDRICH 18.96 AC.
D.V. 1054 P. 21

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-002
OHIO REV. CODE

JUN 18 1979

JULIAN A. FLJOR
LORAIN COUNTY AUDITOR