



DESCRIPTION, SOUTHERLY PARCEL:

SITUATED in the City of Vermilion, County of Lorain and State of Ohio. Being known as parts of sublots 348 and 349 of Sunnyside Beach Allotment as recorded in Volume 12, Page 8 of Plat Records, more definitely described as follows:
 Being the southerly sixty (60.00) feet of sublots 348 and 349 of Sunnyside Beach Allotment, forming a parcel of land fronting sixty (60.00) feet on the easterly line of Ferndale Avenue and extending easterly between parallel lines a distance of 117.40 feet along the north line of Elmwood Road and 117.55 feet along the northerly line, be it the same, more or less, but being subject to all legal highways.

DESCRIPTION, NORTHERLY PARCEL:

SITUATED in the City of Vermilion, County of Lorain and State of Ohio. Being known as parts of sublots 348 and 349 of Sunnyside Beach Allotment as recorded in Volume 12, Page 8 of Plat Records, more definitely described as follows:
 Being the Northerly sixty (60.00) feet of sublots 348 and 349 of Sunnyside Beach Allotment, forming a parcel of land fronting sixty (60.00) feet on the easterly line of Ferndale Avenue and extending easterly between parallel lines a distance of 117.55 feet on its southerly line and 117.40 feet on its northerly line, be it the same, more or less, but being subject to all legal highways.

| | |
|--|---|
| ACREAGE | PREPARED FOR |
| DATE NOV-91 | WINTERSTEIN |
| DRAWN MGH | MICHAEL G. HURA, registered surveyor |
| SCALE 1" = 20' ft. | 12706 MASON RD., VERMILION, O., Ph (216) 965 4040 |
| PARCEL SPLIT APPROVAL | |
| SUBLOT(S) 348 & 349 of SUNNYSIDE BEACH ALLOTMENT | |
| Volume 12 Page 8 of PLATS | |
| PART OF OL. TRACT. SECTION OF | |
| BROWNHILL TOWNSHIP LORAIN CO., OHIO | |
| PERMANENT PARCEL NO. | |



ALEX A. ANGNEY
Mayor
967-6617

KENNETH R. WATKINS
Director of Public Safety
967-0123

KEVIN L. MURPHY
Director of Public Service
967-4693

EDWARD C. SMOLK
Director of Law
967-0123

MARY E. HUGHES
Director of Public Finance
967-6989

THE CITY OF VERMILION ADMINISTRATIVE OFFICES
 5511 Liberty Avenue • Vermilion, Ohio 44089 • Phone (216) 967-0123 • Fax (216) 967-1270

January 6, 1992

Mr. Bill Stark, Chairman
 Vermilion Municipal Planning Commission
 736 Main Street
 Vermilion, Ohio 44089

RE: LOT SPLIT REQUEST - FERNDALE AVENUE
 ESTATE OF LOUIS R. JOHNS AND LRJ COMPANY TO CHESTER AND MYRA MACLEAN

Dear Mr. Stark:

We have reviewed the lot split request submitted by Chester MacLean for property at the northeast corner of Ferndale Avenue and Elmwood Road. Three parcels are involved in the split; permanent parcel nos. 01-00-004-120-016, 017 and 018, each having 40 feet of frontage on Ferndale Avenue (see attached tax map).

The property lies in an R-S Special Residence District. District Regulations include a minimum area of 5000 square feet and a minimum lot width of 50 feet. The applicant proposes to create one subplot having 60 feet of frontage, in conformance with the zoning code. The remainder parcels, being the northerly half of parcel 017 and all of parcel 016, must be combined in order to conform with the code.

Contingent upon the two remainder parcels being combined, we recommend Planning Commission approval of the lot split request.

Sincerely,
Lynn S. Higgins
 Lynn S. Higgins, P.E.
 KS Associates, Inc.
 City Engineer

LSM/kjc

cc: Alex A. Angney, Mayor
 Kevin L. Murphy, Director of Public Service
 Pierson H. Lorandean, Building & Zoning Inspector
 Frank Colbert, Lorain County Tax Map Department
 Chester MacLean, 842 Lafayette Blvd., Sheffield Lake, Ohio 44054

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DM:tlh
12/12/91

OHIO STATUTORY FORM DEED

BERNARD J. DEWITT, as Executor of the Estate of Louis R. Johns, Deceased, which Estate is presently pending in the Common Pleas Court, Probate Division, of Summit County, Ohio, by the powers conferred by the Last Will and Testament of said decedent, and every other power, for \$12,000 paid, grants, with fiduciary covenants, to the Grantee named below, an undivided one-half interest in the Premises described below; and

LRJ COMPANY, an Ohio corporation, of Summit County, Ohio, for a valuable consideration paid, grants, with general warranty covenants, to the Grantee named below, an undivided one-half interest in the Premises described below.

The Grantees of said Premises are CHESTER J. MacLEAN and MYRA F. MacLEAN, Husband and Wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 842 Lafayette Boulevard, Sheffield Lake, Ohio 44054.

The Premises conveyed by this deed are situated in the City of Vermilion, County of Lorain, and State of Ohio, the legal description of which is set forth in full on page 2 of this deed.

Said Premises are subject to zoning ordinances, all legal highways, current general taxes, current special assessments, if any, and to easements, restrictions and conditions of record, if any.

VERMILION PLANNING COMMISSION

ACTION REQUEST APPLICATION

ACTION REQUESTED: See Definitions - Pg. 2

DATE: 12-20-91

Subdivisions

6 Lots or more _____ Zoning Certificate

Deed Split (Less than 6 Lots) _____ Curb Cut

Rezoning

Property Reclassification _____ Off Street Parking

Hardship Legislation _____ Sidewalk Variance

Detailed explanation of Request: SPLIT 2 LOTS ON FERNDALE AVE 348 & 349 INTO 2 LOTS FRONTING FERNDALE. TOTAL FRONTAGE 120 FEET NORTH 116 FEET WHICH SHOULD MAKE 2 LOTS 60 FEET & 116 FEET

Property Location: MAP 7-00-004-120-016/18 Approx. Acres: 3.3 ACRES

Applicant's interest in property: Owner _____ Agent _____ Buyer _____ Other _____

explain BUYER PLINY WINTERSTEIN

Applicant's name: CHESTER & MYRA MACLEAN Phone: 967-8981

Address: 872 LAFAYETTE BLVD, SHEFFIELD LAKE, OHIO 44054

Signature: *Walter Winterstein*

(CITY USE ONLY)

Fee Paid 25.00 _____ APPROVED

Initials PHK _____ NOT APPROVED

Date 12-20-91 _____

Signature _____

Date: _____ 03/89

WITNESS our hands on the dates hereinafter noted.

Signed and acknowledged in the presence of:

Johnnie Weems
Bernard J. DeWitt
 Bernard J. DeWitt, Executor as aforesaid
 Tax I.D. No.: 34-6948727
 Date: 12/16/91

Signed and acknowledged in the presence of:

Johnnie Weems
Bernard J. DeWitt
 By: Bernard J. DeWitt, Its President
 Tax I.D. No.: 34-1690666
 Date: 12/16/91

STATE OF OHIO, COUNTY OF SUMMIT, SS:

The foregoing instrument was acknowledged before me this 16th day of December, 1991, by Bernard J. DeWitt, as Executor of the Estate of Louis R. Johns, Deceased, on behalf of said Estate.

Johnnie Weems My commission expires: _____
 Notary Public

STATE OF OHIO, COUNTY OF SUMMIT, SS:

The foregoing instrument was acknowledged before me this 16th day of December, 1991, by Bernard J. DeWitt, as President of LRJ Company, a corporation, on behalf of said corporation.

Johnnie Weems My commission expires: _____
 Notary Public

This Instrument Was Prepared By: Duane Morris, Attorney at Law, Buckingham, Doolittle & Burroughs, A Legal Professional Association P.O. Box 1500, Akron, Ohio 44309

Vermilion Planning Commission

Page 2
03/89

DEFINITIONS:

Subdivisions: (see COV Part 12) Any division of land into lots of 5 acres or less, or the improvement of one (1) or more parcels of land requiring the opening, widening or extension of a public street. See COV 1240.03 for exclusions. See COV 1278 for Cluster Subdivisions.

Deed Split: (see COV 1244.01) A subdivision of land into 5 lots or less, any one of which is 5 acres or less, requiring no changes in public streets.

Rezoning: (see COV 1240.03 7 Chapter 1266 and 1268) A request to change the permitted land use. Generally involving 5 acres or more.

Property Reclassification: (see 1266.03) Normal rezoning request.

Hardship Legislation: (see 1240.02) Under certain conditions, where no other relief is available, Planning Commission may recommend special legislative action to revise existing codes.

Zoning Certificates: (see COV 1262.07) Required before any commercial or industrial construction may begin.

Curb Cut: (see COV 1022.01) A request for access to a public street from a private drive serving more than one lot.

Off Street Parking: (see COV 1276.02.(j).(4)) A request for any off street parking facility for industrial or commercial use.

Sidewalk Variance: (see COV 1024.06) A request for an exception to construction standards or location of a sidewalk.

APPROVED
 VERMILION, OHIO
 MUNICIPAL PLANNING
 COMMISSION

Date: 1/7/92
 Chm. *William Stark*
 Sec. *Shirley A. Cheneak*