

SEAS

208 Beth Drive
Seville, Ohio 44273
330-769-4812

Seville
Engineering
and
Surveying
Lic. Since 1974

SPLITTING A 0.4549 Ac. PARCEL FROM
THE 26.07 AC PROPERTY BELONGING TO
CARL W. CUNNINGHAM, JR. &
MARIE E. TERNES
DEED REF: OR 86 PAGE 847
DATED JULY 1, 1988

LOT SPLIT PLAT

SHEPHERD VILLAGE
TOWNSHIP LOT 70
LORAIN COUNTY, OHIO
4265 EAST RIVER ROAD
SHEPHERD VILLAGE, OHIO

Surveyed June 2004

BRYON S. & CHERYL L.
STRIKER
DEED REF: INST NO. 20000670202
DATED FEB. 23, 2002

CARL W. CUNNINGHAM, JR. &
MARIE E. TERNES
DEED REF: OR 86 PAGE 847
DATED JULY 1, 1988

CARL W. & GLORIA DIANE
CUNNINGHAM
DEED VOL. 1062, PAGE 240
DATED OCT. 25, 1972

TIMOTHY F. TERNES &
MARIE TERNES
DEED - DOC. NO. 200107370111
MARCH 9, 2001

RESIDUE ACREAGE

26.07 [DEED]
-0.4549 Ac

25.6151 Ac

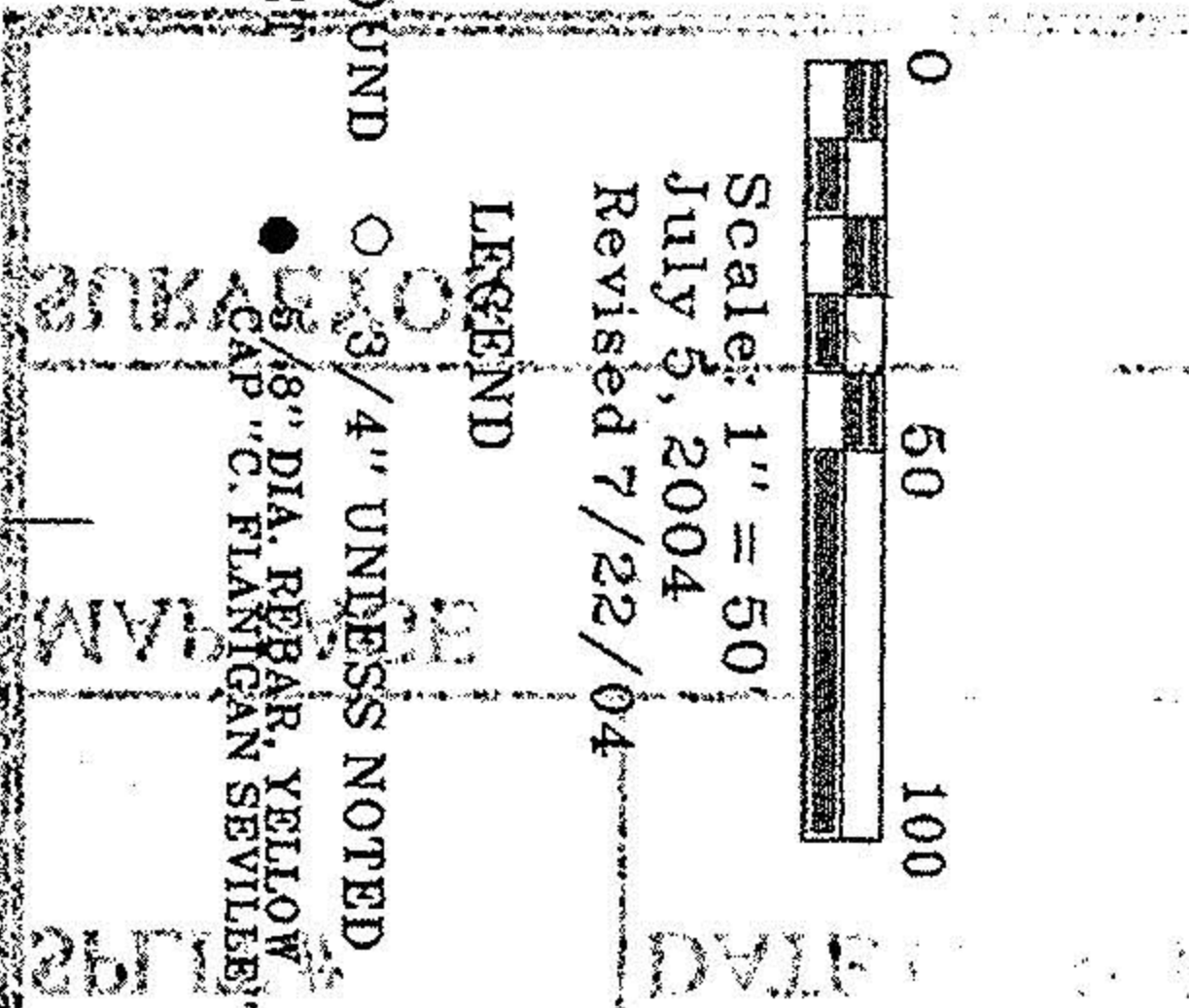
LOT A
0.4549 Ac

REFERENCES
LORAIN COUNTY
CENTERLINE SURVEY OF
EAST RIVER ROAD [1950]

IRON PIN FOUND
IRON PIN SET
UNLESS NOTED
3/4" DIA. REBAR YELLOW
CAP "C" FLANIGAN SEVILLE

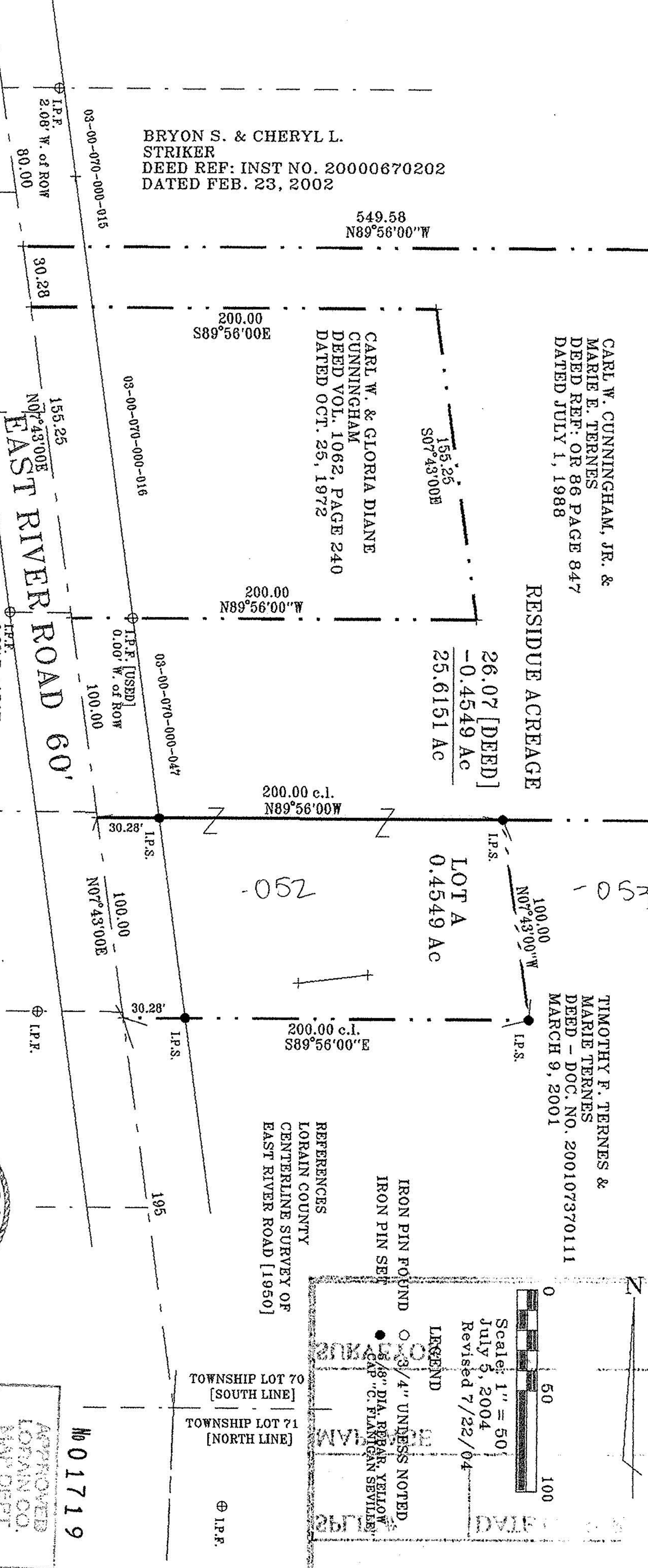
Scale: 1" = 50
July 5, 2004
Revised 7/22/04

LEGEND



TOWNSHIP LOT 70
[SOUTH LINE]
TOWNSHIP LOT 71
[NORTH LINE]

⊕ I.P.F.



EAST RIVER ROAD 60'

Charles W. Flanigan
Charles W. Flanigan, Reg. Surveyor No. 6172

NOTE: BASIS OF BEARING BASED IS THE CENTERLINE BEARING
OF EAST RIVER ROAD OF N 07° 43' 00" W, AS
RECORDED IN DOC. NO. 200107370111.



APPROVED
LORAIN CO.
MAP DEPT.
DATE 8-2-04
PAGE 3-00-070-2
BY JHAFeld
04-01719

No 01719