05-00-096-000-016 thru -019
05-00-095-000-016, 015
05-00-096-000-013
scan# 48520

ORIGINAL LOT 97

ORIGINAL LOT 96

S 88°32'31" E 4343.04'CALC

30' REC & USED

1"IRON PIPE FD 1.09'S

1"IRON PIPE FD 1.36'S

1"IRON PIPE FD 1.46'S

1"IRON PIPE FD & USED

NOTES

1) DEED VOL. 1354, PAGE 910 CONSOLIDATED RAIL CORP. TO MARIO CIPOLLA, TRUSTEE LEGAL DESCRIPTION EX. "A" BY McGLINCHY & ASSOCIATES DOES NOT AGREE WITH THE LIMITS OF CASE PLAN NUMBER 67351 AS SHOWN ON PAGES 914 THRU 918, INCLUSIVE

2) DEED VOL. 1354, PAGE 910 CONSOLIDATED RAIL CORP. TO MARIO CIPOLLA, TRUSTEE LEGAL DESCRIPTION EX. "A" BY McGLINCHY & ASSOCIATES DOES NOT AGREE WITH THE LIMITS OF THE PARCEL CONVEYED BY WALTER SEELEY BY DEED DATED 09/011873 AND RECORDED IN DEED VOL. 36, PAGE 612.

3) DEED VOL. 36, PAGE 612 WALTER SEELEY TO LAKESHORE & MICHIGAN SOUTHERN RAILWAY CONVEYED A 50 FOOT WIDE STRIP 775 FEET LONG CONTAINING 38750 SQUARE FEET THAT RAN FROM LAND OF H.D. SEELEY TO LAND OWNED BY E. MERTHE. WE WERE UNABLE TO FIND ANY DEED TO LAND OWNED BY E. MERTHE IN ORIGINAL LOT 95 THAT WOULD ABUT WALTER SEELEY'S LAND IN THE MANNER SHOWN BY THE SKETCH ON PAGE 613.

4) CONVEYENCES TO LAKESHORE & MICHIGAN SOUTHERN RAILWAY FOR RIGHT OF WAY IN THIS AREA INCLUDE DEED VOL. 36, PAGE 612 BY WALTER SEELEY, DEED VOL. 36, PAGE 614 BY H.D. SEELEY AND DEED VOL. 36, PAGE 613 BY HENRY MERTHE ALL RECORDED IN SEPT, 1873.
THE CONVEYANCE FROM CONSOLIDATED RAIL CORP. TO MARIO CIPOLLA, TRUSTEE IN DEED VOL. 1354, PAGE 910 WITH THE INCLUSION OF THE RAILROAD VALUATION MAP DESIGNATING THE LIMITS OF THE PARCEL TO BE CONVEYED MARKED WITH "PS" PRESUMES THAT THE INTENT OF THE PARTIES WAS TO TRANSFER ALL LANDS OWNED.

05-00-096-000-002
OHIO EDISON CO 9.37 ACRES
MERGER WITH OHIO PUBLIC SERVICE
DEED VOLUME 487, PAGE 325
(OHIO PUBLIC SERVICE HELD TITLE PER DEED VOLUME 224, PAGE 277 & DEED VOLUME 325, PAGE 480)

IP FD T. SIMON

IP SET

N 89°21'59" W 531.96'CALC
531.96'REC D.V. 65, P. 10

05-00-096-000-003
MOBILE HOME PARK OF WESTWOOD LTD
18.00 ACRES 01/28/05
DOCUMENT NO. 200050053025

S 02°09'02" W 332.32'CALC
936.54'REC D.V. 65, P. 10

N 00°49'39" E 521.41'CALC
521.40'REC D.V. 65, P.10

ORIGINAL LOT 40

ORIGINAL LOT 41

IP FD & USED

S 01°14'41" W 604.28'CALC

IP FD 0.10'W

IP FD 0.45'W

IP SET

N 88°20'34" W 1989.90'CALC REC & USED

PPN 05-00-096-000-009
SPLIT PARCEL 1
37.3974 ACRES

PPN 05-00-096-000-009
TOTAL AREA
49.1988 ACRES SURVEY
48.7100 ACRES DUPLICATE

40'

N 88°56'21" W

IP SET ⌀ .30'

N 88°56'21" W 760.20'CALC

N 01°00'45" E 71.28'CALC REC & USED

IP FD IN MON BOX USED

N 00°09'17" E 944.85' CALC MON TO IP SET

N 00°09'17" E 921.40' CALC TO IP SET 910.00'REC

S 12°41'50" W 1181.69'CALC IPSET TO MON

3/4"IRON PIPE FD 4.25'A

3/4"IRON PIPE FD 5.44'N

IP SET

05-00-096-000-014
MOBILE HOME PARK OF WESTWOOD LTD
31.12 ACRES 08/21/02
DOCUMENT NO. 20020850200

N 88°32'31" W
50.00'REC & USED

5.35'REC
4.29'CALC

1"IRON PIPE FD 1.02'S & USED

3/4"IRON PIPE FD & USED

O.L. 4

O.L. 5

REFERENCES

Plat-Cooper's Run Sub. No.1 P.V. 59, P. 51
Plat-Hickory Hollow Estates Sub. No.1 P.V. 45, P. 25
Plat-Country Walk Subdivision P.V. 74, P. 4
Plat-Cooper's Run Sub. No.4 P.V. 66, P. 50
Plat-Cooper's Run Sub. No.5 P.V. 69, P. 51
Plat-Heritage Ridge Estates P.V. 74, P. 11
Plat-Tina Lane Sub. No.1 P.V. 36, P. 5
Plat-Street Dedication Plat of Tina Lane P.V. 33, P. 29
Map-Brownhelm Township Atlas 1874
Map-Brownhelm Township Tax Map 1896
Map-Brownhelm Township Tax Map 1906
Map-Brownhelm Township Tax Map 1940
Map-Amherst Township Atlas 1874
Map-Amherst Township Tax Map 1940
Map-Amherst Township Tax Map 1962
Map-Lorain & West Ry. Stone Quarry Branch 1906, P.1

IRON PIPE FD IN MON BOX USED

VALLEY FOREST SUB
NO 6 PV 25 P 82

N 01°00'47" E 1385.78'CALC 1386.93'REC.

IRON PIPE FD IN MON BOX USED

IRON PIPE FD IN MON BOX USED

IRON PIPE FD IN MON BOX USED

HICKORY HOLLOW ESTATES
SUB NO 1 PV 45 P 25

05-00-096-500-001
MOBILE HOME PARK OF WESTWOOD LTD
3.30 ACRES 08/21/02
DOCUMENT NO. 20020850200

1834.8'REC TO O.L. LINE D.V. 65, P. 10
1784.78'CALC

S 88°56'21" E 1024.58'CALC 1024.50'REC

N 00°09'17" E 23.45'

PPN 05-00-096-000-009
REMAINDER PARCEL 1
10.2054 ACRES

PPN 05-00-096-000-009
SPLIT PARCEL 2
1.5960 ACRES

COMBINED PARCEL
5.0000 ACRES

N 88°13'06" W 917.60'CALC

N 88°13'06" W 898.43'CALC 948.42'REC TO O.L. LINE

PPN 05-00-096-000-012
SPLIT PARCEL 3
3.4041 ACRES
N 88°13'06" W 856.12'CALC

8.4041 ACRES

PPN 05-00-096-000-012
REMAINDER PARCEL 2
5.0000 ACRES
N 88°31'33" W
448.88'CALC
448.8'REC

S 01°00'47" W 539.25'CALC
539.88'REC
462.68'

IP FD

IP SET

IP FD IN MON BOX USED

COUNTRYWALK
SUB. PV 74 P 4

COUNTRYWALK 50'

996.31' CALC 1007.82'REC

76.58'

169.03'

245.61'CALC

45°26'

288.23'

S 01°00'47" W

N 01°13'46" E 50.98'

IP SET

1"PIPE FD 0.62'E

1"PIPE FD 0.69'W

1"PIPE FD 0.77'W

2.5"x4" SANDSTONE STONE & DRDS FD & USED

COOPER'S RUN SUB NO. 1
PV 59, P. 54

O.L.5

O.L. 6

N 89°10'11" W
50.00'

GRAY HAWK CIRCLE

N 89°10'11" W
439.11'CALC

S 01°13'46" W 50.98'

N 89°10'11" W
345.95'CALC

439.25'CALC 439.0'REC
N 88°31'33" W

14"TREE FD & USED

IP SET

N 01°14'00" E 317.74'CALC

14.58

IP FD IN MON BOX USED

N626423.77
E2537709.05
2730.98

COOPER'S RUN SUB NO. 4 PV 66, P. 50

COOPER'S RUN 60'

05-00-095-000-049
MOBILE HOME PARK OF WESTWOOD LTD
0.31 ACRES 01/28/05
DOCUMENT NO. 20050053025

PPN 05-00-095-000-016
15.4156 ACRES

S 01°25'22" W 796.05'CALC

N 89°11'11" W 35.47'CALC
N 89°02'27" W 81.23'CALC

455.45'CALC
N 01°14'00" E

IP SET

SEE NOTES 1-4 ABOVE

S 88°09'17" E 837.86'CALC 839.52'REC

IP SET ⌀ .30'

838.90'CALC 834.9'REC 844.14'REC TO O.L. LINE

N 01°25'22" E 2458.89'CALC MON TO MON

429.00'REC & USED

N 01°25'22" E

FLOYD T. & DELLA M. BENNETT 1.25 ACRES 04/10/92 O.R. 523, P. 636

05-00-095-000-018
MICHAEL K. & JULIE W PINKERTON 1.25 ACRES 09/19/00 DOCUMENT NO. 2000-0707225

05-00-095-000-019
DOUGLAS BURGESS 1.25 ACRES 03/15/13 DOCUMENT NO. 20130452490

429.00'REC & USED
N 01°25'22" E

05-00-095-000-026
EDWARD M SYROWSKI
12.25 ACRES 06/27/97
DOC. NO. 19970475588

2"SQUARE SANDSTONE STONE WITH DRILLHOLE BEING 0.5'N & 0.5'E OF Survey REFERENCE POINT & 2.5'S & 0.5'W OF Survey REFERENCE POINT

IRON PIPE FD 0.50'E

IRON PIPE FD 0.60'W

RICE CT. 40' (CHESTNUT LANE)

05-00-095-000-027
MARK FRANK TYLICKI & KATHERINE L TYLICKI
4.60 ACRES 10/26/01
DOCUMENT NO. 200107860006

N626274.30
E2537709.80
2737.11

IRON PIPE FD IN MON BOX USED

05-00-096-000-048
MOBILE HOME PARK OF WESTWOOD LTD
1.77 ACRES 01/28/05
DOCUMENT NO. 20050053025

05-00-096-000-010
DORIS J THOMAS
16.00 ACRES 08/09/06
DOCUMENT NO. 200601586.39

05-00-096-000-011
KATHRYN M & RICHARD W COOLBAUGH, JR
34.56 ACRES 01/11/99
DOCUMENT NO. 19990587909

IP SET 660.99'

IP SET 660.65'

FERN G. COLE, TR. DOC. NO. 2013-0452616
ACREAGE BY ORIGINAL LOT

57.6029 AC. O.L.96	57.880 AC. DEED	
15.4156 AC. O.L.95	15.160 AC. DEED	
73.0185 AC. TOTAL	73.04 AC. TOTAL DEED	

S 89°10'11" E 4370.04'CALC

N 12°59'37" W 40.03'CALC 40.00'REC

N626307.99 IP FD IN
E2536476.57 MON BOX 17.15'
2734.12 USED

S 01°25'22" W
60.00'REC & USED

FERN G. COLE, TR. DOC. NO. 2013-0452615
0.5431 AC. PPN 05-00-096-000-013
0.4568 AC. PPN 05-00-095-000-015
0.9999 AC. TOTAL 1.00 AC. DEED

ORIGINAL LOT 96

ORIGINAL LOT 95

HERITAGE RIDGE WAY 60'

HERITAGE RIDGE ESTATES SUBDIVISION PLAT VOL 74, P. 11

BROWNHELM TOWNSHIP

AMHERST TOWNSHIP

ORIGINAL LOT 41

ORIGINAL LOT 56

IP FD & USED

IP FD IN MON BOX USED
N626627.69
E2534387.19
2758.32

IP FD IN MON BOX USED
N626274.69
E2534387.96
2762.41

GRID NORTH

LEGEND

- ■ MONUMENT FOUND
- ● IRON PIN OR PIPE FOUND
- ○ IRON PIN SET
- ◉ DRILLHOLE SET
- • NAIL FOUND

GRAPHIC SCALE
0' 200' 400' 600'
SCALE: 1" = 200'

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Elnathan Norton Jan. 26, 1864 D.V. 19, P. 64-65
Joseph J. Rice March 25, 1876 D.V. 41, P. 123
Eli L. Seeley June 17, 1836 D.V. I P. 136-137
Ludwig L. Lassen 1882 D.V. 52, P. 68
Walter Seeley Dec. 25, 1863 D.V. 18, P. 563-564
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Douglas Burgess March 15, 2013 20130452490
Edward M. Syrowski Jan. 27, 1997 1997-0045588
Mark Frank Tylicki & Katherine L. Tylicki Oct. 26, 2001 20010786006
Grant Sirow June 10, 1998 19980549079
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Doris J. Thomas Aug. 9, 2006 20060158639
Katherine M. & Richard W. Coolbaugh 01/11/99 19990587909
Claire M. Wasniak June 28, 2013 20130467972
Donna M. Richardson June 19, 2009 20090300138
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Survey-Mario Cipolla by McGlinchy & Ass., Dec. 1984
Survey-Frank Fortner by Charles P. Waryu Dec. 1996
Survey-Howard Harvey by Charles P. Waryu Nov. 17, 1987
Survey-Timothy Abraham by McGlinchy & Ass., Aug. 26, 1990
Survey-Delores Meyers by Charles P. Waryu June 18, 1987
Survey-Howard & Betty Hogreff by Richard Rosebeck Nov. 1996
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Survey-Dennis L. Abraham by McGlinchy & Associates Aug. 16, 1990
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P.A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

SHEET 1 OF 1

NO.	DESCRIPTION	BY
0	ORIGINAL ISSUE	PAR
0	08/08/14 SPLITS & COMB'N PARCELS	PAR
	08/25/14	

SURVEY & SPLIT
FERN G. COLE, TRUSTEE
PART OF ORIGINAL AMHERST TOWNSHIP LOTS 95 & 96,
CITY OF SHEFFIELD LAKE, LORAIN COUNTY, STATE OF OHIO
AUGUST 8, 2014

PHIL A. ROSEBECK – REG SURVEYOR NO. 6696

STATE OF OHIO
08/25/14
PHILLIP A. ROSEBECK
No. 6696
REGISTERED SURVEYOR

03305
APPROVED
LOT SPLIT
DATE 11-7-14
PAGE 5-A
BY JHatfield
#14-03305