



NEWBURY DR. 60'

SALEM DR 70'

LIBERTY AVE 110'

CRYSTAL SHORES SUBDIVISION NO. 1 AUDITOR'S PLAT
 VOLUME 24, PAGE 76

01-00-001-103-055 DAVID N & NANCY A GUTHRIE, TR
 01-00-001-103-056 MURRAY RIDGE HOUSING CORPORATION
 01-00-001-103-057 DAVID L & HELEN B HANSEN

EX. ASPHALT PARKING LOT
 01-00-001-103-092, & -095
 HERMAN R KOPF, TR
 CURRENT DEED INSTR# 2013-0451894
 (SAME LEGAL DESCR. AS VOL. 1188, PG. 438
 DEED FROM VOGEL CONSTRUCTION)

1 STORY BUILDING
 CONC. PAD
 N89°51'40"W
 15.00 D&M

D=90°00'00"
 R=T=25.00
 L=39.27
 C=35.36
 N44°51'40"W
 D. & MSD.

BRICK SIGN
 125.00 DEED & MSD.

APPROVED
 LOANED
 MON. BOX
 DATE 12-22-20
 PAGE 1-00-001
 R. MAINES
 #20-04461-D

01-00-001-103-094 135

LEGEND

- DENOTES FENCE
- DENOTES UTILITY POLE
- DENOTES LIGHT POLE
- * FENCE POSTS LOCATED ARE OLD ANGLE IRONS CUT OFF BELOW GRADE WITH NO CURRENT FENCING ATTACHED

PPN 01-00-001-103-094 NOTES

- 1) VOL. 1125, PG. 644 DEED DESCRIBES PARCEL AS A TRIANGLE (NOT A RECTANGLE AS SHOWN IN TAX MAP) AND 0.028 ACRE AREA INCLUDED IN DESCRIPTION VERIFIES THE INTENT OF CREATING TRIANGULAR PARCEL.
- 2) NON-PERPENDICULAR BEARING INCLUDED IN CLOSED METES AND BOUNDS LEGAL DESCRIPTION OF COMMON LINE IN DEEDS FOR 'KOPF' PARCEL ADJACENT TO THE WEST VERIFY INTENT OF CREATING A TRIANGULAR PARCEL AND 1.255 AC. AREA INCLUDED IN DESCRIPTION VERIFIES THE INTENT OF EXCLUDING THE TRIANGULAR PARCEL FROM 'KOPF' PARCEL.
- 3) NO RECORDS FOUND OF TRANSFER OF 0.028 AC. VOGEL CONSTRUCTION PARCEL FROM VOL. 1125, PG. 644 INTO A COMMON OWNERSHIP WITH THE 'KOPF' PARCEL.
- 4) LEGAL DESCRIPTION FOR PARCEL NO. 1 IN 'SCHWAB' PARCEL ADJACENT TO THE EAST DOES NOT CLOSE AND IS OBVIOUSLY MISSING AT LEAST ONE METES AND BOUNDS LINE.
- 5) ROW OF WOODEN BOLLARDS, ANGLE IRON FORMER FENCE POSTS AND PAVED PARKING LOTS ESTABLISH OCCUPATION OF VOL. 1125, PG. 644 PARCEL BY 'SCHWAB' PARCEL.

01-00-001-103-064
 BRADLEY R. SCHWAB
 INSTR# 1997-0493258
 PARCEL NO. 1

LOCATION SURVEY

OF
 1.255 ACRES
 AT
 4560 LIBERTY AVE
 FOR
 HERMAN R KOPF, TR.
 OF PART OF ORIGINAL BROWNHELM TWP.
 ORIGINAL LOT 1 AND SURPLUS LOT 27
 NOW IN
 THE CITY OF VERMILION, LORAIN COUNTY, OHIO

BY VICE. PRES.
 JAMES T. SAYLER, REG. SURVEYOR NO. S-7425
 SCALE 1" = 30' DECEMBER, 2020

