

# PLAT OF BOUNDARY SURVEY

OF  
**201 SLEEPY HOLLOW DRIVE, AMHERST, OHIO**  
 KNOWN AS  
**PN 05-00-026-101-061 & 062**

SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 26 AND A PART OF SUBLot NUMBER 32 IN THE WESTCHESTER ESTATES SUBDIVISION NO. 1 RECORDED IN PLAT VOLUME 33, PAGES 38 AND 39 OF LORAIN COUNTY RECORDS.



BEARINGS BASED ON THE  
 CENTERLINE OF SLEEPY HOLLOW  
 DRIVE AS SHOWN IN PLAT VOLUME  
 33, PAGES 38-39 OF L.C.R.

**WESTCHESTER ESTATES SUBDIVISION NO.2**  
 P.V. 46, P. 15-16 L.C.MR.

**S/L 56**

PN 05-00-026-101-084  
 JAMES R. TEAR AND  
 CAROL L. TEAR, CO-TRUSTEES  
 FILE# 2010-0331875

**S/L 87**

PN 05-00-026-101-108  
 ROBERT F. MELBAR  
 GWEN E. MELBAR  
 O.R. VOL.1175, P.870

**Westchester Estates Subdivision No.3**  
 P.V. 52, P. 17-18 L.C.MR.

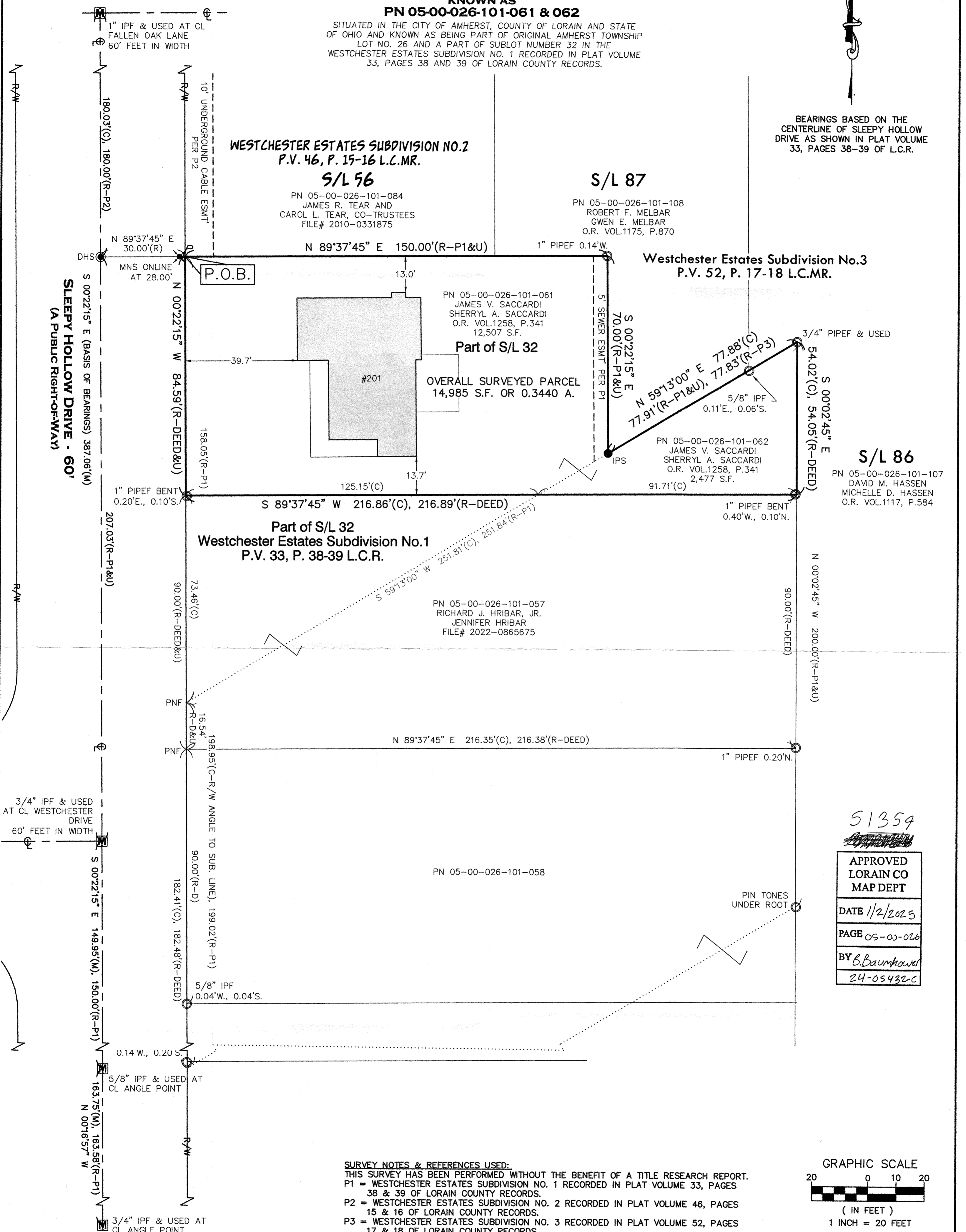
**S/L 86**

PN 05-00-026-101-107  
 DAVID M. HASSEN  
 MICHELLE D. HASSEN  
 O.R. VOL.1117, P.584

**Part of S/L 32**  
**Westchester Estates Subdivision No.1**  
 P.V. 33, P. 38-39 L.C.R.

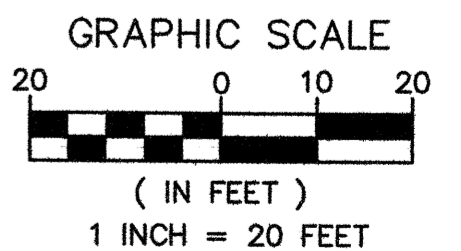
PN 05-00-026-101-057  
 RICHARD J. HRIBAR, JR.  
 JENNIFER HRIBAR  
 FILE# 2022-0865675

PN 05-00-026-101-058



**SURVEY NOTES & REFERENCES USED:**

THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE RESEARCH REPORT.  
 P1 = WESTCHESTER ESTATES SUBDIVISION NO. 1 RECORDED IN PLAT VOLUME 33, PAGES 38 & 39 OF LORAIN COUNTY RECORDS.  
 P2 = WESTCHESTER ESTATES SUBDIVISION NO. 2 RECORDED IN PLAT VOLUME 46, PAGES 15 & 16 OF LORAIN COUNTY RECORDS.  
 P3 = WESTCHESTER ESTATES SUBDIVISION NO. 3 RECORDED IN PLAT VOLUME 52, PAGES 17 & 18 OF LORAIN COUNTY RECORDS.



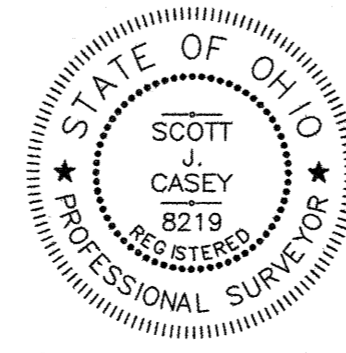
51359

APPROVED LORAIN CO MAP DEPT
DATE 1/2/2025
PAGE 05-00-026
BY B.Baumhauer 24-05432-C

- - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PROFESSIONAL SERVICES PS8219" IPS
- Ⓜ - MONUMENT BOX FOUND
- - IRON PIN/PIPE FOUND - IPF/PIPEF
- ⊙ - DRILL HOLE SET - DHS
- ⊗ - MAG NAIL SET - MNS
- (R) RECORD
- (C) CALCULATED
- (M) MEASURED

- A. ACRES
- AFN AUDITOR'S FILE NUMBER
- L.C.R. LORAIN COUNTY RECORDS
- CL CENTERLINE
- C.L.F. CHAIN LINK FENCE
- CLRS CLEARS
- E EAST
- FILE# FILE NUMBER
- N NORTH
- O.R.V. OFFICIAL RECORDS VOLUME
- P. PAGE

PNF POINT NOT FOUND  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT  
 P.N. PARCEL NUMBER  
 R/W RIGHT-OF-WAY  
 S SOUTH  
 S.F. SQUARE FEET  
 PG. VOLUME  
 W. WEST



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON DECEMBER 6TH OF 2024. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 473.37.

12/9/2024  
 SCOTT J. CASEY 8219

**Casey Professional Services, LLC**

159 Holden Avenue, Cleveland, OH 44109  
 216-781-4644 office & fax 216-299-9555 mobile  
 www.caseyps.com

JOB NO.	24181
PREPARED FOR:	James & Sherryl Saccardi
SCALE:	1"=20'
DRAWN BY:	SJC
FIELD WORK DATE:	12/6/24