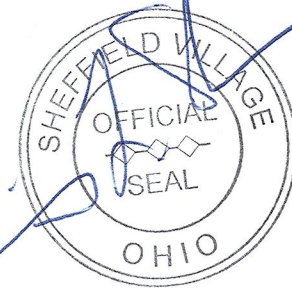


DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DESCRIBE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT.

THOMAS A. SIMON, REGISTERED
PROFESSIONAL SURVEYOR NO. S-7775

BASIS OF BEARINGS IS THE WESTERLY RIGHT-OF-WAY LINE OF EAST RIVER ROAD
(NORTH 02°15'59" WEST). IRON PINS SET ARE 1/2" IN DIAMETER, 14.00" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".



DENNIS L. SHAWVER
Sheffield Village Administrator

APPROVED
LORAIN CO
MAP DEPT

DATE 5/21/25

PAGE 03-00-071

BY A. Corden

#25-05013

SPLIT NO. 1
0.1437 ACS.

O.L. 71

O.L. 72

O.L. 70

O.L. 71

SPLIT NO. 2
0.3483 ACS.

SPLIT NO. 3
0.9320 ACS.

COMBINATION NO. 1
2.1441 ACS.

COMBINATION NO. 2
4.1324 ACS.

COMBINATION NO. 3
2.6493 ACS.

03-00-071-101-003
CATHERINE S. BANCROFT, AS EXEC.
ESTATE OF BARBARA J. SHEETS
DOC. #20210827069
7/6/21

03-00-071-101-002
B.J. SHEETS
DOC. #20140524779
11/5/14

03-00-071-101-015
R. & K. PAVLIK
DOC. #20230909333
3/14/23

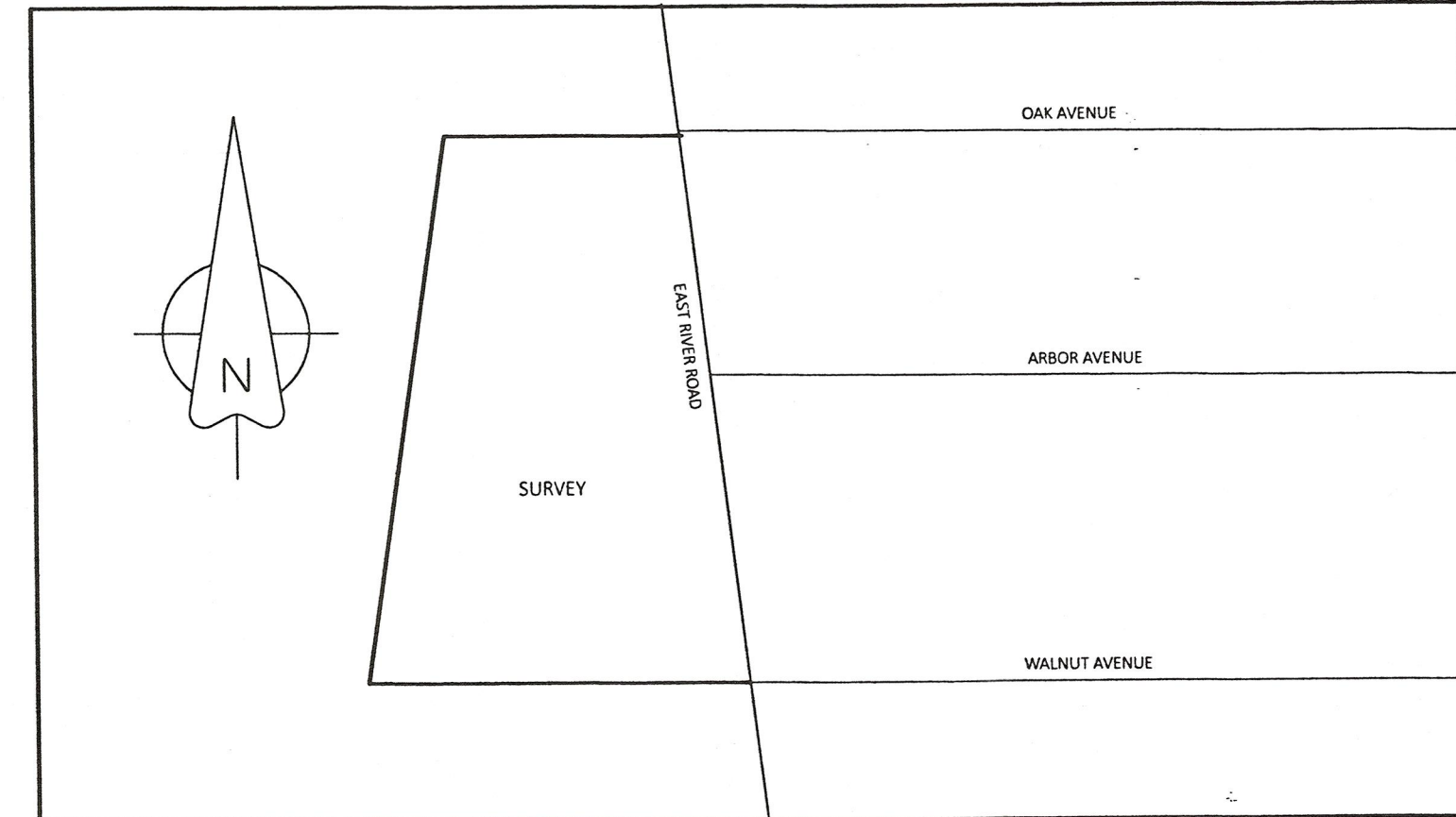
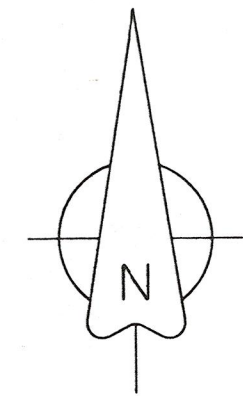
03-00-071-101-008
T. KERNELL
DOC. #20080268676
9/17/08

03-00-071-101-009
L.A. & E.K. SHEETS
DOC. #20020835060
PARCEL NO. 1 6/10/02

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
TASIMON@WINDSTREAM.NET

0 80 160 240



VICINITY MAP
N.T.S.

PLAT OF BOUNDARY SURVEY
SPLIT AND COMBINATION
FOR
BRIAN J. O'KEEFE
RAYMOND A. & DAWN I. KLINGSHIRN, TRS.
ROBERT R. & CATHY PAVLIK
BEING KNOWN AS ALL OF SUBLOT NOS.
4, 5 AND PART OF BLOCK "A"
IN THE ACRE FARMS DIVISION
AS RECORDED IN PLAT VOLUME 10 PAGE 16
OF LORAIN COUNTY MAP RECORDS AND PART OF
ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 71

VILLAGE OF SHEFFIELD COUNTY OF LORAIN
STATE OF OHIO

SEPTEMBER, 2024 SCALE: 1" = 80'

JOB NO. 2024-077