

**AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
FEBRUARY 1, 2024
PRE-REVIEW MEETING
5:30 P.M.
CITY HALL AUDITORIUM**

REVIEW DOCKET ITEMS

**REGULAR MEETING
6:00 P.M.
AUDITORIUM**

1. ROLL CALL
2. APPROVE THE MINUTES OF THE JANUARY 4, 2023 MEETING
3. OPENING REMARKS

NEW BUSINESS

LOT SPLIT/CONSOLIDATION

4. **Docket No. 02-02-24
1352 Kenilworth Ave.**

Doug Seib, RDS Investments, LLC, applicant requests approval for a lot split of PPN 311-17-035, pursuant to Section 1155.07 – procedures for lot splits. Property is located in an R2, Single- and Two-Family district. (Page 3)

5. **Docket No. 02-03-24
12984 Lake Ave.
City of Lakewood**

The City of Lakewood, property owner and applicant requests approval for a lot split of PPN 312-08-017, pursuant to Section 1155.07 – procedures for lot splits. Property is located in an R1M, Single-Family Medium Density district. (Page 9)

DESIGNATE AS ELIGIBLE

6. **Docket No. 02-04-24
12984 Lake Ave.
City of Lakewood**

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the Lake Cliff house and associated land/structures (PPN312-08-017) as eligible to become an historic property (HP), pursuant to Chapter 1134. Property is located in an R1M, Single-Family Medium Density district. (Page 63)

DESIGNATE AS HISTORIC

7. Docket No. 02-05-24

12984 Lake Ave.

City of Lakewood

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the Lake Cliff house and associated land/structures (PPN312-08-017) as an historic property (HP), pursuant to Chapter 1134. Property is located in an R1M, Single-Family Medium Density district. (Page 76)

ADJOURN



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

Application Cover Page

Docket No.: 02-02-24

Permit No.: PC24-000001

Applicant Name: Doug Seib, RDS Investments, LLC

Project Address: 1352 Kenilworth Ave.

Project Name: Apartments

Proposal: The review and approval for a lot split of PPN 311-17-035, pursuant to Section 1155.07 – procedures for lot splits. Property is located in an R2, Single- and Two-Family district.

I give permission for city employees and or board members to enter property at 1352
Kenilworth Lakewood ohio.

Douglas D Seib

Managing Member

RDS Investment llc

 1/15/24

OWNERS ACCEPTANCE

RDS INVEST, LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT & CONSOLIDATION.

RDS INVEST, LLC MEMBER
 COUNTY OF CUYAHOGA }
 STATE OF OHIO } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED RDS INVEST, LLC BY ITS MEMBER, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF RDS INVEST, LLC IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT OHIO, THIS DAY OF , 20

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

OWNERS ACCEPTANCE

BAILE PROPERTIES, LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT & CONSOLIDATION.

BAILE PROPERTIES, LLC MEMBER
 COUNTY OF CUYAHOGA }
 STATE OF OHIO } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED BAILE PROPERTIES, LLC BY ITS MEMBER, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF BAILE PROPERTIES, LLC IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT OHIO, THIS DAY OF , 20

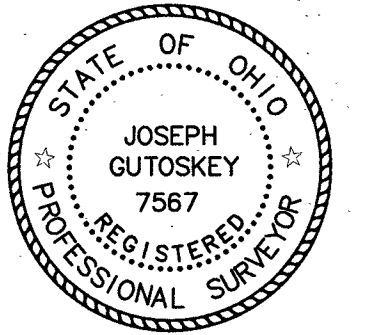
NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

PLAT OF LOT SPLIT AND CONSOLIDATION FOR RDS INVESTMENT, LLC

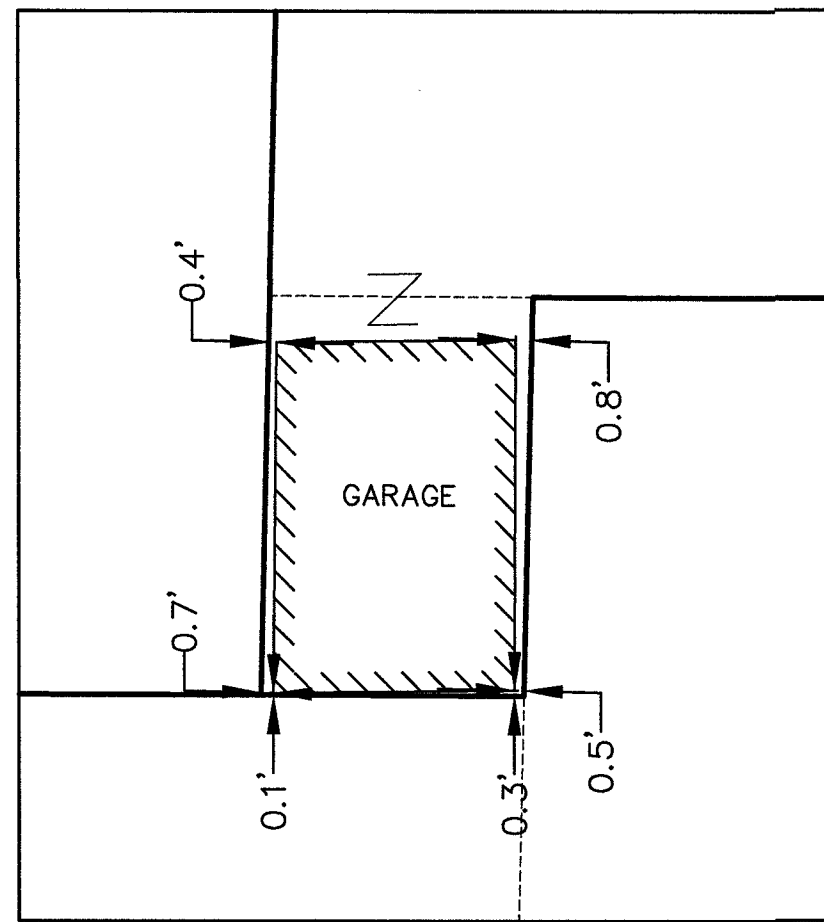
SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 23.
 DECEMBER, 2023

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE BASED ON THE US SURVEY FOOT AND EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE 3401, NAD83 (CORR 2012A) ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

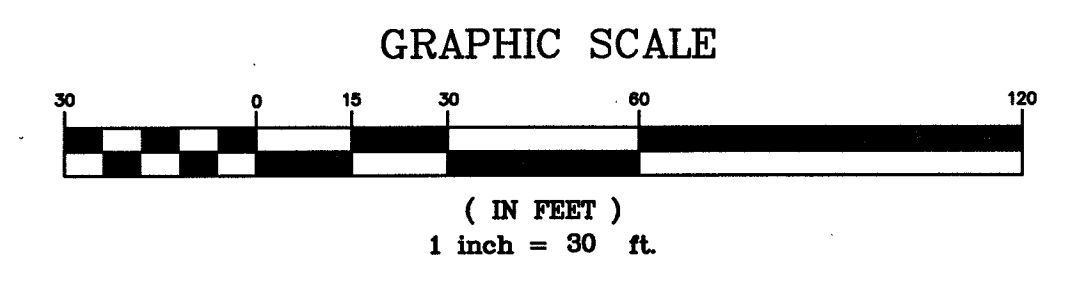
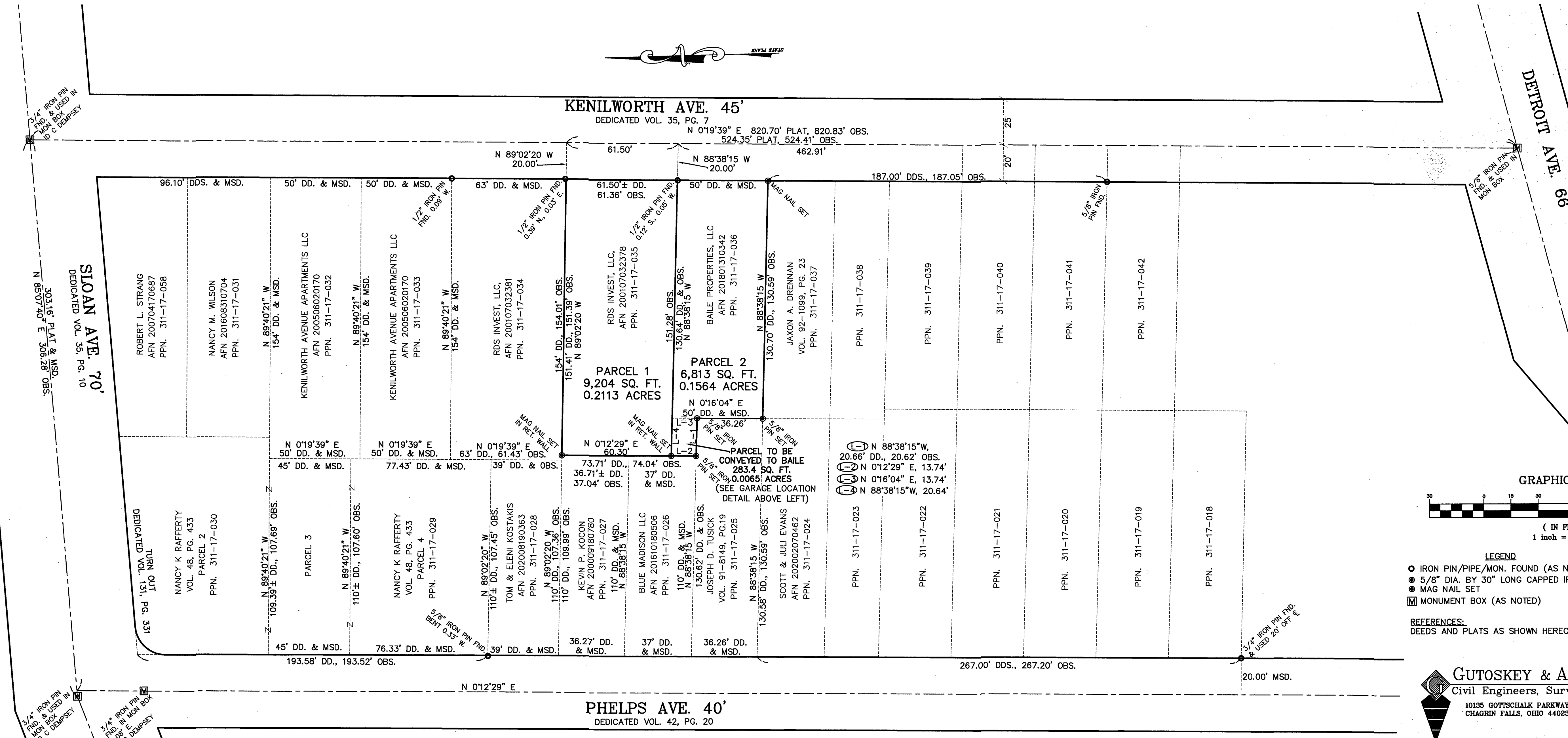
Joseph Gutoskey PS 11/23/24
 JOSEPH GUTOSKEY, P.S. No. 7567 DATE



THE INTENT OF THIS PLAT IS TO SPLIT A 283.4 SQ. FT PARCEL OFF THE SOUTHWEST CORNER OF PARCEL 311-17-035 AND CONSOLIDATE IT WITH PPN 311-17-036.



GARAGE LOCATION DETAIL
 SCALE 1"=10'



- LEGEND**
- IRON PIN/PIPE/MON. FOUND (AS NOTED)
 - 5/8" DIA. BY 30" LONG CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567
 - ⊙ MAG NAIL SET
 - ▣ MONUMENT BOX (AS NOTED)

REFERENCES:
 DEEDS AND PLATS AS SHOWN HEREON.

GUTOSKEY & ASSOCIATES INC.
 Civil Engineers, Surveyors and Land Planners
 10135 GOTTSCHALK PARKWAY SUITE 4 CHAGRIN FALLS, OHIO 44023 Tel (440) 643-6900 JOEGUTOSKEY@GUTOSKEY.COM

Legal Description
0.0065 Acres
Parcel to be conveyed to Baile Properties

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being part of Original Rockport Township Section No. 23 and is further bounded and described as follows;

Beginning at a 5/8" iron pin found in a monument box at the intersection of the centerline of Detroit Avenue (66 feet wide) and the centerline of Kenilworth Avenue (45 feet wide);

Thence **North 00°19'39" East**, along the centerline of said Kenilworth Avenue, **462.91 feet** to a point;

Thence **North 88° 38' 15" West**, (crossing over the west right-of-way line of said Kenilworth Avenue at 20.00 feet) and along the north line of a parcel of land conveyed to Baile Properties, LLC by deed recorded at AFN 201801310342 of Cuyahoga County Records, **150.64 feet** to a point at the northwest corner of said Baile Properties' parcel and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 00° 16' 04" West**, along the west line of said Baile Properties', **13.74 feet** to a 5/8" iron pin set at the northeast corner of a parcel of land conveyed to Joseph D. Tusick by deed recorded in Volume 91-8149, Page 19 of Cuyahoga County Records;

Course II Thence **North 88° 38' 15" West**, along the north line of said Tusick, **20.62 feet** to a 5/8" iron pin set at the southeast corner of a parcel of land conveyed to Blue Madison, LLC by deed recorded at AFN 201610180506 of Cuyahoga County Records;

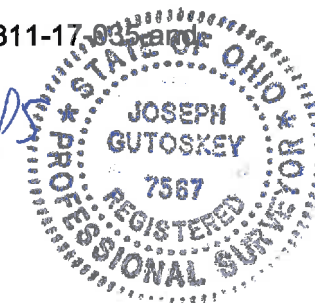
Course III Thence **North 00° 12' 29" East**, along the east line of said Blue Madison parcel, **13.74 feet** to a mag nail set in a retaining wall at the intersection of the westerly projection of the north line of said Baile Properties with the east line of said Blue Madison parcel;

Course IV Thence **South 88° 38' 15" East**, along the westerly projection of the north line of said Baile Properties, **20.64 feet** to a point and the Principal Place of Beginning and containing 0.0065 Acres (283.4 square feet) of land as surveyed and described in December, 2023, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings are based on Ohio State Plane Coordinates, North Zone 3401, NAD83 (CORS 2012A). The distances used herein are based on the US survey foot.

Prior Deed Reference
AFN 200107032378

The intent of this legal description is to split 0.0065 Acres from PPN. 311-17-035 and consolidate it with PPN. 311-17-036.

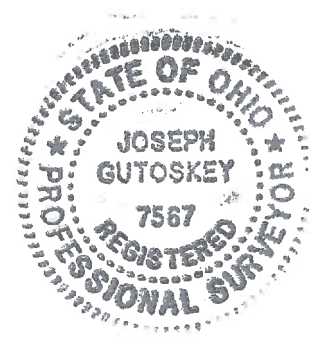
Joseph Gutoskey
12/22/23



LEGAL DESCRIPTION
PARCEL 1
0.2113 Acres

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being part of Original Rockport Township Section No. 23 and is further known as being Parcel '1' as shown on the Plat of Lot Split and Consolidation for RDS Investment, LLC as shown by the recorded plat in AFN _____ of Cuyahoga County Records, said premises containing 0.2113 Acres (9,204 square feet) of land be the same, more or less, but subject to all legal highways and easements of record.

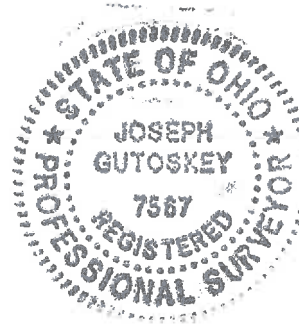
John Gutosky PS
1/23/24



LEGAL DESCRIPTION
PARCEL 2
0.1564 Acres

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being part of Original Rockport Township Section No. 23 and is further known as being Parcel '2' as shown on the Plat of Lot Split and Consolidation for RDS Investment, LLC as shown by the recorded plat in AFN _____ of Cuyahoga County Records, said premises containing 0.1564 Acres (6,813 square feet) of land be the same, more or less, but subject to all legal highways and easements of record.

JK
1/23/24





PLANNING COMMISSION

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Application Cover Page

Docket No.: 02-03-24

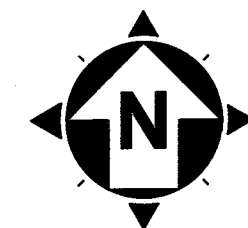
Permit No.: PC24-000003

Applicant Name: City of Lakewood

Project Address: 12984 Lake Ave.

Project Name: n/a

Proposal: The review and approval for a lot split of PPN 312-08-017, pursuant to Section 1155.07 – procedures for lot splits. Property is located in an R1M, Single-Family Medium Density district.



SCALE IN FEET
0 30 60
1 INCH = 30 FEET

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (N.0°00'00" E.) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE NORTH AMERICAN DATUM 1983 (NORTH ZONE, 2011 AD.) COORDINATE SYSTEM

LOT SPLIT

BEING A PART OF THE ORIGINAL ROCKPORT TOWNSHIP
SECTION 21, NOW LOCATED IN THE CITY OF LAKEWOOD,
COUNTY OF CUYAHOGA, AND STATE OF OHIO

OWNERS ACCEPTANCE
I, MEGHAN GEORGE, MAYOR FOR THE CITY OF LAKEWOOD, OWNER OF THE LANDS SHOWN HERON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HERON.

SIGNATURE _____ PRINT NAME _____

NOTARY PUBLIC
COUNTY OF CUYAHOGA
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE MEGHAN GEORGE, MAYOR OF THE CITY OF LAKEWOOD, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF FREE ACT AND DEED PERSONALLY.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS
CITY ENGINEER
THIS LOT SPLIT HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD ON THIS _____ DAY OF _____

PLANNING COMMISSION
THIS LOT SPLIT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD ON THIS _____ DAY OF _____

CHAIRMAN OF PLANNING COMMISSION _____

SECRETARY OF PLANNING COMMISSION _____

CLERK OF COUNCIL
THIS LOT SPLIT HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF LAKEWOOD ON THIS _____ DAY OF _____

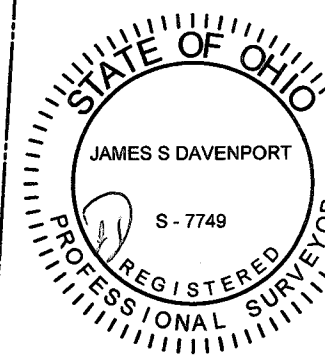
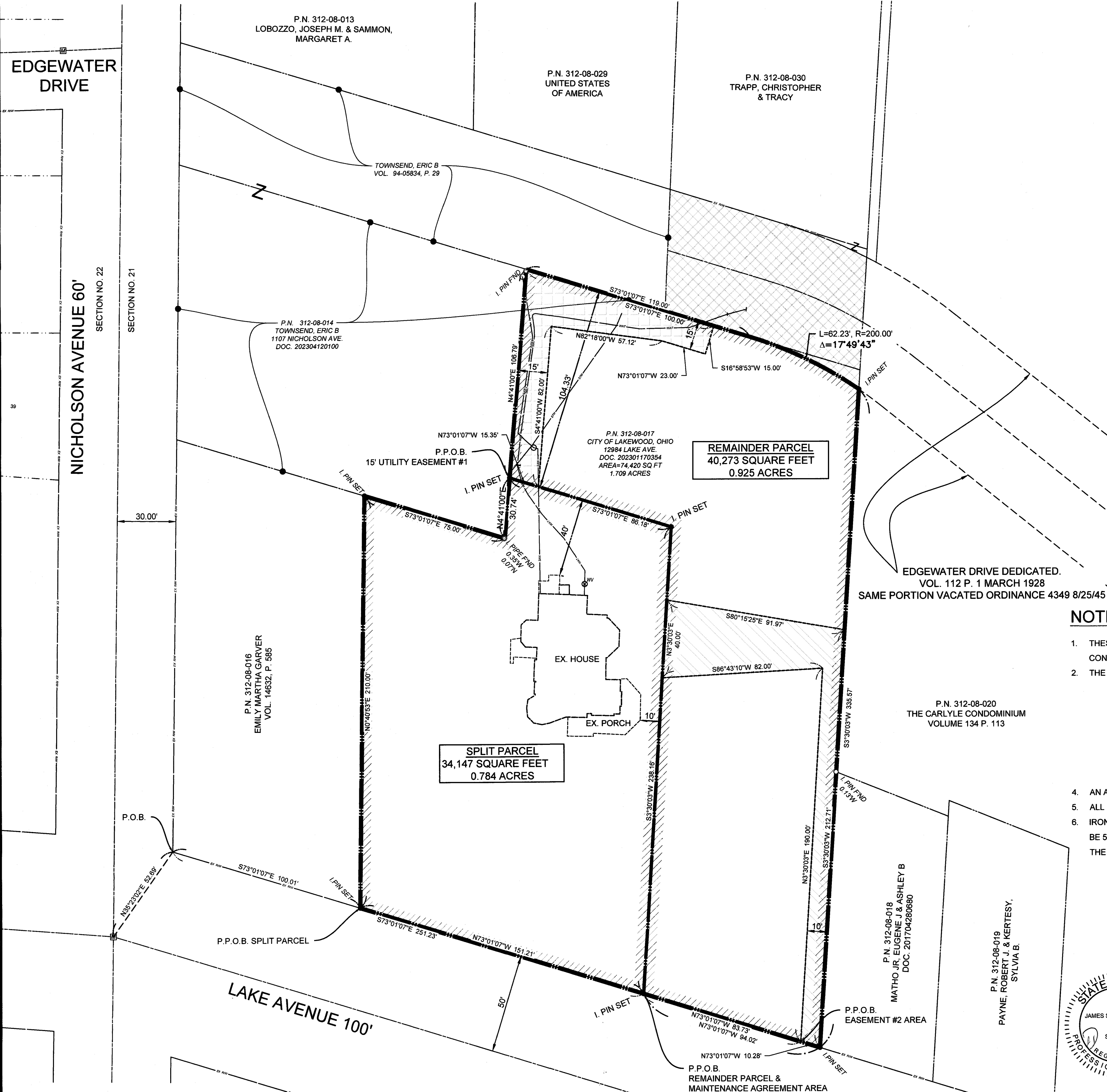
CLERK OF COUNCIL _____

LEGEND

LINES	
	CENTERLINES
	EXISTING RIGHT OF WAY LINES
	VACATED RIGHT OF WAY LINES
	EXISTING EASEMENT LINES
	SUBDIVISION LINES
	ORIGINAL LOT LINES
	ORIGINAL PROPERTY LINES
	EXISTING PROPERTY LINES
	PROPOSED PROPERTY LINES
	PROPOSED AGREEMENT LINES
	PROPOSED EASEMENT LINES
SYMBOLS	
	MONUMENT BOX FOUND
	IRON PIN FOUND
	IRON PIPE FOUND
	IRON PIN SET
EASEMENTS	
	DEDICATED RIGHT OF WAY, LANDLOCKED - EDGEWATER DR. THROUGH THE LANDS OF IC GEIST VOL. 123 P. 30. REC 4/06/1932
	15' UTILITY EASEMENT #1 3,116 SQUARE FEET, 0.072 ACRES
	UTILITY EASEMENT #2 4,821 SQUARE FEET, 0.111 ACRES

NOTES

- THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- THE PROJECT CONTROL COORDINATE SYSTEM IS BASED UPON THE FOLLOWING:
 - HORIZONTAL DATUM - PROJECT CONTROL COORDINATES FOR THIS PROJECT HAVE BEEN ESTABLISHED BY GPS/RTK OBSERVATIONS UTILIZING THE OHIO COORDINATE SYSTEM OF 1983 (ZONE 3401-OHIO NORTH). OHIO STATE PLANE GRID COORDINATE VALUES ARE EXPRESSED IN UNITS OF U.S. SURVEY FEET.
 - VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- AN ALTA/ NSPS LAND TITLE SURVEY WAS NOT PERFORMED.
- ALL DIMENSIONS GIVEN ARE EXPRESSED IN US SURVEY FEET.
- IRON PINS SET, WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAPS BEARING THE INSCRIPTION "CT CONSULTANTS"



I HEREBY CERTIFY THAT THE FOREGOING LOT SPLIT SURVEY IS BASED ON A SURVEY PREPARED WITH ACTUAL FILED MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
James S. Davenport
OHIO REGISTERED SURVEYOR NO. 7749
DATE 11/24/24

your trusted advisor
consultants
engineers
architects
planners

DATE	REVISION	NO	ISSUED FOR:	ISSUE DATE:	SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
				12/04/2023	AS SHOWN	J.D.	J.D.	LCH

LOT SPLIT PLAT
 12984 LAKE AVENUE
 CITY OF LAKEWOOD

PROJECT NO.	170105
DISCIPLINE	CIVIL
SHEET NAME	LOT SPLIT
SHEET	1
OF	1

DESCRIPTION OF SPLIT PARCEL

(PART OF LAND CONVEYED TO THE CITY OF LAKEWOOD, OHIO
RECORDED IN DOCUMENT 202301170354. PART OF PARCEL 312-08-017)

Situated in the City of Lakewood, County of Cuyahoga, and State of Ohio and known as being a part of the original Rockport Township Section Number 21, and is further bounded and described as follows:

Beginning at the intersection of the Northerly line of Lake Avenue (100 feet in width), and Easterly line of Nicholson Avenue (60 feet in width), at a point distant N.35°23'02" E., 52.69 feet from a 5/8 inch iron pin found inside a monument box at the intersection of the centerline of said Lake Avenue and the centerline of said Nicholson Avenue.

Thence S.73°01'07"E., along the said Northerly line of Lake Avenue, 100.01 feet to an iron pin set at the Southeasterly corner of land conveyed to Emily M. Garver by instrument recorded in Deed Volume 14632 Page 585 of the Cuyahoga County records, and the Principle Point of Beginning;

Thence N.0°40'53"E., along the Easterly line of said land conveyed to Emily M. Garver, 210.00 feet to an iron pin set in the Southerly line of land conveyed to Eric B. Townsend, who claims title by instrument recorded in Document 202304120100 of the Cuyahoga County Records;

Thence S.73°01'07"E., along said Southerly line of land conveyed to Eric B. Townsend, 75.00 feet to the Southeast corner therein, as referenced by an iron pipe found 0.07 feet North and 0.35 feet West;

Thence N.4°41'00"E., along the Easterly line of said land conveyed to Eric. B Townsend, 30.74 feet to an iron pin set;

Thence S.73°01'07"E., along a line parallel to the Southerly line of land conveyed to Eric B. Townsend, who claims title by instrument recorded in Volume 94-05834 Page 29 of the Cuyahoga County records, and the Southerly line of Edgewater Drive (60 feet in width) as shown by Dedication Plat recorded in Volume 123 Page 30 of the Cuyahoga County records, and distant southerly 104.33 feet by normal measure therefrom, 86.18 feet to an iron pin set;

Thence S.3°30'03"W., along a line parallel to the Westerly line of the Carlyle Condominium, as shown in Plat Volume 134 Page 113 of the Cuyahoga County Records, and the Westerly line of land conveyed to Eugene J. and Ashely B. Matho, who claim title by instrument recorded in Document 201704280680 of the Cuyahoga County Records, and distant westerly 91.43 feet by normal measure therefrom, 238.16 feet to an iron pin set in said Northerly line of Lake Avenue;

Thence N.73°01'07"W., along said Northerly line of Lake Avenue, 151.21 feet to the Principle Point of Beginning and containing about 34,147 square feet (0.784 Acres) of

land as described from survey in July 2023 by James S Davenport, Ohio Registered Professional Surveyor No. 7749 of CT Consultants, Inc;

Bearings are based upon GPS/RTK observations utilizing the Ohio Department of Transportation's VRS network of Continuously Operating Reference Stations.

DESCRIPTION OF REMAINDER PARCEL

(PART OF LAND CONVEYED TO THE CITY OF LAKEWOOD, OHIO
RECORDED IN DOCUMENT 202301170354. PART OF PARCEL 312-08-017)

Situated in the City of Lakewood, County of Cuyahoga, and State of Ohio and known as being a part of the original Rockport Township Section Number 21, and is further bounded and described as follows:

Beginning at the intersection of the Northerly line of Lake Avenue (100 feet in width), and Easterly line of Nicholson Avenue (60 feet in width), at a point distant N.35°23'02" E., 52.69 feet from a 5/8 inch iron pin found inside a monument box at the intersection of the centerline of said Lake Avenue and the centerline of said Nicholson Avenue.

Thence S.73°01'07"E., along the said Northerly line of Lake Avenue, 251.23 feet to an iron pin set, and the Principle Point of Beginning;

Thence N.3°30'03"E., along a line parallel to the Westerly line of land conveyed to Eugene J. and Ashley B. Matho, whom claim title by instrument recorded in Document 201704280680 of the Cuyahoga County Records, and the Westerly line of The Carlyle Condominium, as shown in Plat Volume 134 Page 113 of the Cuyahoga County Records, and distant 91.43 feet by normal measure therefrom, 238.16 feet to an iron pin set;

Thence N.73°01'07"W., along a line parallel to the Southerly line of Edgewater Drive (60 feet in width) as shown by Dedication Plat recorded in Volume 123 Page 30 of the Cuyahoga County records, and distant southerly 104.33 feet by normal measure therefrom, 86.18 feet to an iron pin set in the Easterly line of land conveyed to Eric B. Townsend, who claims title by instrument recorded in Document 202304120100 of the Cuyahoga County records;

Thence N.4°41'00"E., along said Easterly line of land conveyed to Eric B. Townsend, 106.79 feet to an iron pin found at the Northeast corner of said land conveyed to Eric B. Townsend (Document 202304120100), and to the Southerly line of land conveyed to Eric B. Townsend, who claims title by instrument recorded in Volume 94-05834 Page 29 of the Cuyahoga County records;

Thence S.73°01'07"E., along said Southerly line of land conveyed to Eric B. Townsend (Volume 94-05834 Page 29), and said Southerly line of Edgewater Drive, 119.00 feet to a point of curvature;

Thence on the arc of a curve on said Southerly line of Edgewater Drive, deflecting to the RIGHT (said curve having a radius of 200.00 feet and a central angle of 17°49'43" and a chord which bears S.64°06'16"E that is 61.68 feet in length) 62.23 feet to an iron pin set in said Westerly line of the Carlyle Condominium;

Thence S.3°30'03"W., along said Westerly line of the Carlyle Condominium and along said Westerly line of land conveyed to Eugene J and Ashley B. Matho, 335.57 feet to an iron pin set in said Northerly line of Lake Avenue.

Thence N.73°01'07W., along said Northerly line of Lake Avenue, 94.02 feet to the Principle Point of Beginning, and containing about 40,274 square feet (0.925 Acres) of land as described from survey in July 2023 by James S Davenport, Ohio Registered Professional Surveyor No. 7749 of CT Consultants, Inc;

Bearings are based upon GPS/RTK observations utilizing the Ohio Department of Transportation's VRS network of Continuously Operating Reference Stations.

DESCRIPTION OF UTILITY EASEMENT #1

(PART OF LAND CONVEYED TO THE CITY OF LAKEWOOD, OHIO
RECORDED IN DOCUMENT 202301170354. PART OF PARCEL 312-08-017)

Situated in the City of Lakewood, County of Cuyahoga, and State of Ohio and known as being a part of the original Rockport Township Section Number 21, and is further bounded and described as follows:

Beginning at the intersection of the Northerly line of Lake Avenue (100 feet in width), and Easterly line of Nicholson Avenue (60 feet in width), at a point distant N.35°23'02" E., 52.69 feet from a 5/8 inch iron pin found inside a monument box at the intersection of the centerline of said Lake Avenue and the centerline of said Nicholson Avenue.

Thence S.73°01'07"E., along said Northerly line of Lake Avenue, 100.01 feet to an iron pin set at the Southeasterly corner of land conveyed to Emily M. Garver by instrument recorded in Deed Volume 14632 Page 585 of the Cuyahoga County records.

Thence N.0°40'53"E., along the Easterly line of said land conveyed to Emily M. Garver, 210.00 feet to an iron pin set in the Southerly line of land conveyed to Eric B. Townsend, who claims title by instrument recorded in Document 202304120100 of the Cuyahoga County Records.

Thence S.73°01'07"E., along said Southerly line of land conveyed to Eric B. Townsend, 75.00 feet to the Southeast corner therein, as referenced by an iron pipe found 0.07 feet North and 0.35 feet West.

Thence N.4°41'00"E., along the Easterly line of said land conveyed to Eric B. Townsend, 30.74 feet to an iron pin set, and the Principle Point of Beginning;

Thence N.4°41'00"E., continuing along said Easterly line of land conveyed to Eric B. Townsend, 106.79 feet to an iron pin found at the Northeast corner of said land conveyed to Eric B. Townsend (Document 202304120100), said point also being the Southerly line of land conveyed to Eric B. Townsend, who claims title by instrument recorded in Volume 94-05834 Page 29 of the Cuyahoga County records;

Thence S.73°01'07"E., along said Southerly line of land conveyed to Eric B. Townsend (Volume 94-05834 Page 29), and along the Southerly line of Edgewater Drive (60 feet in width) as shown by Dedication Plat recorded in Volume 123 Page 30 of the Cuyahoga County records, 100.00 feet to a point;

Thence S.16°58'53"W., perpendicular to said Southerly line of Edgewater Drive, 15.00 feet to a point;

Thence N.73°01'07"W., along a line parallel to said Southerly line of Edgewater Drive, and also said Southerly line of land conveyed to Eric B. Townsend (Volume 94-05834), and distance Southerly 15.00 feet by normal measure therefrom, 23.00 feet to a point;

Thence N.82°18'00"W., 57.12 feet to a point;

Thence S.4°41'00"W., parallel to said Easterly line of land conveyed to Eric B. Townsend (Document 202304120100), and distant Easterly 15.00 feet by normal measure therefrom, 82.00 feet to a point;

Thence N73°01'07"W., along a line parallel to said Southerly line of land conveyed to Eric B. Townsend (Volume 94-05834), and distant Southerly 104.33 feet by normal measure therefrom, 15.35 feet to the Principle Point of Beginning, and containing about 3,116 square feet (0.072 Acres) of land as described from survey in July 2023 by James S Davenport, Ohio Registered Professional Surveyor No. 7749 of CT Consultants, Inc;

Bearings are based upon GPS/RTK observations utilizing the Ohio Department of Transportation's VRS network of Continuously Operating Reference Stations.

DESCRIPTION OF UTILITY EASEMENT #2

(PART OF LAND CONVEYED TO THE CITY OF LAKEWOOD, OHIO
RECORDED IN DOCUMENT 202301170354. PART OF PARCEL 312-08-017)

Situated in the City of Lakewood, County of Cuyahoga, and State of Ohio and known as being a part of the original Rockport Township Section Number 21, and is further bounded and described as follows:

Beginning at the intersection of the Northerly line of Lake Avenue (100 feet in width), and Easterly line of Nicholson Avenue (60 feet in width), at a point distant N.35°23'02" E., 52.69 feet from a 5/8 inch iron pin found inside a monument box at the intersection of the centerline of said Lake Avenue and the centerline of said Nicholson Avenue.

Thence S.73°01'07"E., along the said Northerly line of Lake Avenue, 334.94 feet to a point, and the Principle Point of Beginning;

Thence N.3°30'03"E., along a line parallel to the Westerly line of land conveyed to Eugene J. and Ashley B. Matho, whom claims title by instrument recorded in Document 201704280680 of the Cuyahoga County Records, and the Westerly line of The Carlyle Condominium, as shown in Plat Volume 134 Page 113 of the Cuyahoga County Records, and distant 10.00 feet Westerly by normal measure therefrom, 190.00 feet to a point;

Thence S.86°43'10"W., 82.00 feet to a point;

Thence N.3°30'03"E., along a line parallel to said Westerly line of the Carlyle Condominium and distant Westerly 91.43 feet by a normal measure therefrom, 40.00 feet to a point;

Thence S.80°15'25"E., 91.97 feet to a point on said Westerly line of land of the Carlyle Condominium;

Thence S.3°30'03"W., along said Westerly line of the Carlyle Condominium, and said Westerly line of land conveyed to Eugene J. and Ashley B. Matho, 212.71 feet to an iron pin set in the said Northerly line of Lake Avenue;

Thence N.73°01'07"W., along said Northerly line of Lake Avenue, 10.28 feet to the Principle Point of Beginning, and containing about 4620 square feet (0.106 Acres) of land as described from survey in July 2023 by James S Davenport, Ohio Registered Professional Surveyor No. 7749 of CT Consultants, Inc;

Bearings are based upon GPS/RTK observations utilizing the Ohio Department of Transportation's VRS network of Continuously Operating Reference Stations.

Exam Pros LLC

Full Search

(100 year search)

Begin search from December 7, 1921

Effective date: 2/28/2023

LAKE COUNTY TITLE ORDER NO. 230311015

Property Address:

12984 Lake Avenue, Lakewood Ohio

Title Vested in the Name of:

The City of Lakewood Ohio

Vesting Deed (s)

Limited Warranty Deed: 202301170354

Legal Description:

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, bounded as follows: Beginning in the Northerly line of Lake Avenue at a point distant South 73° 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; Thence North 0° 01' East, 210 feet; Thence South 73° 41' East, 75 feet; Thence North 4° 01' East, 137.53 feet; Thence South 73° 41' East, 177.88 feet to the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; Thence South 2° 50' 10" West along the Westerly line of premises conveyed to Charles A. Cook by Deed recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records, 345.45 feet to the Northerly line of Lake Avenue; Thence North 73° 41' West along the Northerly line of Lake Avenue, 245.18 feet to the place of beginning, according to the survey of Charles W. Root, Civil Engineer, be the same more or less, but subject to all legal highways.

Encumbrances

none

Mortgages and Liens

None

Taxes

Taxes for the year 2022, Payable in 2023: Listed in the name of The City of Lakewood

(Parcel No. 312-08-017)

First half taxes in the amount of \$12,797.38 are PAID

Second half taxes in the amount of \$12,797.38 are a LIEN, but not yet due

Taxes for the year 2023 are a lien, but not yet due or payable.

Assessed Values: Land \$86,800; Building \$244,580; Total: \$331,380

PPN: 312-08-017	202301170354 DEED
THE CITY OF LAKEWOOD, OHIO	01/17/2023 03:14 PM
AMT \$0.00	RCPT# 20230117000168
CONV \$0.00	PAID BY GUARDIAN TITLE & GUARANTEE
15278	



CUYAHOGA COUNTY FISCAL OFFICE

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, JUDITH WACH A/K/A JUDITH M. WACH (as to an undivided one-half interest) and PETER WACH (as to an undivided one-quarter interest) (Judith Wach and Peter Wach being Husband and Wife) and ANNE S. KELLY (as to an undivided one-quarter interest) (Married to THOMAS J. KELLY), collectively, the Grantors, for and in consideration of Ten and 00/00 Dollars (\$10.00) received to their full satisfaction of THE CITY OF LAKEWOOD, OHIO the Grantee, whose tax mailing address is c/o Finance Department, 12650 Detroit Avenue, Lakewood, OH 44107, do hereby

GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto said Grantee, with Limited Warranty Covenants, the following described premises:

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, bounded as follows: Beginning in the Northerly line of Lake Avenue at a point distant South 73° 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; Thence North 0° 01' East, 210 feet; Thence South 73° 41' East, 75 feet; Thence North 4° 01' 07" East, 137.53 feet; Thence South 73° 41' East, 177.88 feet to the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; Thence South 2° 50' 10" West along the Westerly line of premises conveyed to Charles A. Cook by Deed recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records, 345.45 feet to the Northerly line of Lake Avenue; Thence North 73° 41' West along the Northerly line of Lake Avenue, 245.18 feet to the place of beginning, according to the survey of Charles W. Root, Civil Engineer, be the same more or less, but subject to all legal highways.

PROPERTY ADDRESS: 12984 Lake Avenue, Lakewood, OH 44107
 PERMANENT PARCEL NO. 312-08-017
 PRIOR INSTRUMENTS: AFN 201310310948 & 2021012000674,
 Vol. 95-01944 Page 1

TO HAVE AND TO HOLD in full and complete ownership with an undivided full interest the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever, except for real estate taxes and assessments for 2022 and the portion of 2023 prior to the Closing; zoning and building laws, codes and ordinances; easements, rights-of-way, conditions, covenants, reservations, restrictions and other matters of record; and any matters that an accurate survey would reveal.

GUARDIAN TITLE

ORDER NO. 813223607

AND FOR VALUABLE CONSIDERATION, the undersigned **THOMAS J. KELLY** does hereby forever release any and all right or expectancy of **DOWER** he has or may have in the foregoing property.

IN WITNESS WHEREOF we have hereunto set our hands as of January 16, 2023.

Judith M. Wach AKA
Judith M. Wach
JUDITH WACH
A/K/A JUDITH M. WACH

[Signature]
PETER WACH

ANNE S. KELLY

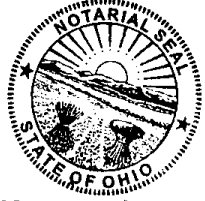
THOMAS J. KELLY

STATE OF OHIO)
) SS.
County of CUYAHOGA)

Before me, a Notary Public in and for said County and State, personally appeared the above-named JUDITH WACH A/K/A JUDITH M. WACH and PETER WACH, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

In Testimony Whereof, I have hereto set my hand and official seal, at LAKEWOOD, Ohio, on January 16th, 2023.



[Signature]
Notary Public

KEVIN MCCRONE
NOTARY PUBLIC • STATE OF OHIO
My commission expires Jan. 24, 2027

STATE OF OHIO)
) SS.
County of Cuyahoga)

Before me, a Notary Public in and for said County and State, personally appeared the above-named ANNE S. KELLY and THOMAS J. KELLY, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

In Testimony Whereof, I have hereto set my hand and official seal, at _____, Ohio, on January _____, 2023.

Notary Public

This instrument Prepared By:
John B. Ertle, Jr., Attorney at Law
19443 Lorain Road, Fairview Park, OH 44126
Ertlelaw@gmail.com

AND FOR VALUABLE CONSIDERATION, the undersigned **THOMAS J. KELLY** does hereby forever release any and all right or expectancy of **DOWER** he has or may have in the foregoing property.

IN WITNESS WHEREOF we have hereunto set our hands as of January _____, 2023.

JUDITH WACH
A/K/A JUDITH M. WACH

PETER WACH

Anne S. Kelly

ANNE S. KELLY

Thomas J. Kelly

THOMAS J. KELLY

STATE OF OHIO)
) SS.
County of _____)

Before me, a Notary Public in and for said County and State, personally appeared the above-named JUDITH WACH A/K/A JUDITH M. WACH and PETER WACH, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

In Testimony Whereof, I have hereto set my hand and official seal, at _____, Ohio, on January _____, 2023.

Notary Public

STATE OF OHIO)
) SS.
County of Cuyahoga)

Before me, a Notary Public in and for said County and State, personally appeared the above-named ANNE S. KELLY and THOMAS J. KELLY, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

In Testimony Whereof, I have hereto set my hand and official seal, at LAKEWOOD, Ohio, on January 12th, 2023.



Kevin McCrone

Notary Public

KEVIN MCCRONE
NOTARY PUBLIC • STATE OF OHIO
My commission expires Jan. 24, 2027

This Instrument Prepared By:
John B. Ertle, Jr., Attorney at Law
19443 Lorain Road, Fairview Park, OH 44126
Ertlelaw@gmail.com

Primary Owner THE CITY OF LAKEWOOD OHIO
Property Address 12984 Lake AVE Lakewood,OH 44107
Tax Mailing Address THE CITY OF LAKEWOOD OHIO 12650 DETROIT AVE LAKEWOOD, OH 44107
Legal Description 21 EP 345.18 E OF NICHOLSON
Property Class TWO FAMILY DWELLING
Parcel Number 312-08-017
Taxset Lakewood
Tax Year 2022

Assessed Values

Land Value \$86,800
 Building Value \$244,580
 Total Value \$331,380
 Homestead Value \$

Market Values

Land Value \$248,000
 Building Value \$698,800
 Total Value \$946,800

Flags

Owner Occupancy Credit N
 Homestead Reduction N
 Foreclosure N
 Cert. Pending N
 Cert. Sold N
 Payment Plan N

Half Year Charge Amounts

Gross Tax \$27,464.77
 Less 920 Reduction \$13,538.89
 Sub Total \$13,925.88
 10% Reduction Amount \$1,128.50
 Owner Occupancy Credit \$0.00
 Homestead Reduction Amount \$0.00
 Total Assessments \$0.00
 Half Year Net Taxes \$12,797.38

Rates

Full Rate 165.76
 920 Reduction Rate .492955
 Effective Rate 84.047835

Escrow

Escrow N
 Payment Amount \$0.00

	Charges	Payments	Balance Due
Tax Balance Summary	\$25,594.76	\$12,797.38	\$12,797.38

2022 (pay in 2023) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Lakewood				
	1st half tax	\$12,797.38	\$12,797.38	\$0.00
	1ST HALF BALANCE	\$12,797.38	\$12,797.38	\$0.00
	2nd half tax	\$12,797.38	\$0.00	\$12,797.38
	2ND HALF BALANCE	\$12,797.38	\$0.00	\$12,797.38
		Charges	Payments	Balance Due
Total Balance		\$25,594.76	\$12,797.38	\$12,797.38

Disclaimer: Information included on this report is believed to be accurate but is not guaranteed. Cuyahoga County is not liable for errors or omissions. Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.

Work sheet

Run Dates 12/7/20¹⁹²¹ to 2/28/2023

CITY/TOWNSHIP Lakewood LOT Rock TRACT Sec 21 Range _____ Township _____

CURRENT OWNER- CITY OF LAKEWOOD

PPN 312-08-017 Current deed 2023
312

NO MORTGAGES OR LIEN
NO B ITEM

Specials : _____

<u>CASE - CV-21-94453</u>	Land	<u>86800</u>
<u>MISM COUNTS 3 → 9</u>	Building	<u>244580</u>
<u>10/31/22 SETTLED</u>	Total	<u>331380</u>
<u>DISMISSED</u>	Homestead	_____

Buyer

First Half \$ 12 797.38 PAID

Second Half \$ 12 797.38 LIEN

COURT ITEMS

Common Pleas _____

Probate _____



100 year title Chain

Deed from Christina Durschlag to Richard N. Sheehan filed for record December 7, 1921 and recorded in Volume 2569, Page 272 of Cuyahoga County Records

Deed from Richard N. Sheehan to Mary T. McMyler, filed for record July 1, 1922 and recorded in Volume 2508, Page 40 pf Cuyahoga County Records.

Certificate of transfer filed for record August 3, 1971 and recorded in Volume 12923, Page 763 of Cuyahoga County Records – transfers the interest of Mary T. McMyler (d.o.d 11/12/1970) as follows:

Colette S. Townsend (1/2)
Richard S. Sheehan (1/6)
Dorothy R. Sheehan (1/6)
Rosemary K. Horrigan (1/6)

Certificate of transfer filed for record December 21, 1979 and recorded in Volume 15214, Page 63 of Cuyahoga County Records – transfers the (1/6) interest of Richard S. Sheehan (d.o.d 11/12/1970) as follows:

Dorothy F. Sheehan
Title Now vested as follows:
Colette S. Townsend (1/2)
Dorothy F. Sheehan (1/6)
Dorothy R. Sheehan (1/6)
Rosemary K. Horrigan (1/6)

Survivorship deed from Rosemary Horrigan to Rosemary Horrigan and Edward F. Horrigan filed for record March 18, 1985 and recorded in Volume 85-1143, Page 35 of Cuyahoga County Records.

Title Now vested as follows:
Colette S. Townsend (1/2)
Dorothy F. Sheehan (1/6)
Dorothy R. Sheehan (1/6)
Rosemary K. Horrigan (1/12)
Edward F. Horrigan (1/12)

Certificate of transfer filed for record April 28, 1987 and recorded in Volume 87-2635, Page 44 of Cuyahoga County Records – transfers the (1/6) interest of Dorothy R. Sheehan (d.o.d 12/2/1986) as follows:

Rosemary K. Horrigan (1/2)
Dorothy F. Sheehan (1/2)
Title Now vested as follows:
Colette S. Townsend (1/2)
Dorothy F. Sheehan (3/12)
Rosemary K. Horrigan (2/12)
Edward F. Horrigan (1/12)

Certificate of transfer filed for record March 16, 1995 and recorded in Volume 95-1944, Page 1 of Cuyahoga County Records – transfers the (1/2) interest of Colette S. Townsend (d.o.d 12/2/1986) as follows:

Judith Wach (1/2)

Peter Wach (1/2)

Title Now vested as follows:

Dorothy F. Sheehan (3/12)

Rosemary K. Horrigan (2/12)

Edward F. Horrigan (1/12)

Judith Wach (3/12)

Peter Wach (3/12)

Affidavit of Surviving Spouse filed for record November 6, 1996 in Volume 96-11011, Page 54 of Cuyahoga County Records – by virtue of the death of Edward F. Horrigan (d.o.d 10/10/1996) transfers his entire interest of Rosemary K. Horrigan

Title Now vested as follows:

Dorothy F. Sheehan (3/12)

Rosemary K. Horrigan (3/12)

Judith Wach (3/12)

Peter Wach (3/12)

Quit Claim Deed from Dorothy F. Sheehan to Dorothy F. Sheehan, Trustee of The Dorothy F. Sheehan Trust, dated 10/10/1995, filed for record October 28, 2004 and recorded in Instrument No. 200410280796 of Cuyahoga County Records

Title Now vested as follows:

Dorothy F. Sheehan, Trustee of The Dorothy F. Sheehan Trust, dated 10/20/1995, (3/12)

Rosemary K. Horrigan (3/12)

Judith Wach (3/12)

Peter Wach (3/12)

Certificate of transfer filed for record October 31, 2013 and recorded in Instrument No. 201310310948 of Cuyahoga County Records – transfers the (3/12) interest of Rosemary K Horrigan (d.o.d 4/13/2012) as follows:

Judith Wach (entire)

Title Now vested as follows:

Dorothy F. Sheehan, Trustee of The Dorothy F. Sheehan Trust, dated 10/20/1995, (3/12)

Judith Wach (6/12)

Peter Wach (3/12)

Affidavit of Successor Trustee filed for record December 18, 2020 in Instrument No. 202012180384 of Cuyahoga County Records, by virtue of the death of Dorothy F. Sheehan (d.o.d 12/18/2020) – Julianna S. Walborn is the successor trustee of the Dorothy F. Sheehan Trust

Title Now vested as follows:

Julianna S. Walborn, Successor Trustee of The Dorothy F. Sheehan Trust, dated 10/20/1995, (3/12)

Judith Wach (6/12)

Peter Wach (3/12)

Affidavit of Successor Trustee filed for record December 18, 2020 in Instrument No. 202012180384 of Cuyahoga County Records, by virtue of the death of the resignation of Julianna S. Walborn as trustee – Anne Sheehan Kelly is now the successor trustee of the Dorothy F. Sheehan Trust

Title Now vested as follows:

Anne Sheehan Kelly, Successor Trustee of The Dorothy F. Sheehan Trust, dated 10/20/1995, (3/12)

Judith Wach (6/12)
Peter Wach (3/12)

Fiduciary Deed from Anne Sheehan Kelly, Successor Trustee of The Dorothy F. Sheehan Trust, dated 10/20/1995, to Anne S. Kelly (individually) filed for record January 20, 1921 and recorded as Instrument No. 202101200674 of Cuyahoga County Records

Title Now vested as follows:

Anne S. Kelly (1/4)
Judith Wach (1/2)
Peter Wach (1/4)

Limited Warranty deed from Judith Wach (a/k/a/ Judith M. Wach) (1/2) interest, Peter Wach (1/4) interest (Judith & Peter Wach, being husband and wife) and Anne S. Kelly (1/4 interest) (Thomas J. Kelly-releases dower) to **The City of Lakewood Ohio**, filed for record January 17, 2023 and recorded as Instrument No. 202311170354 of Cuyahoga County Records

1338993

Christina Durschlag. To

Richard N. Sheehan.

016441

19-O. L. B. 102a

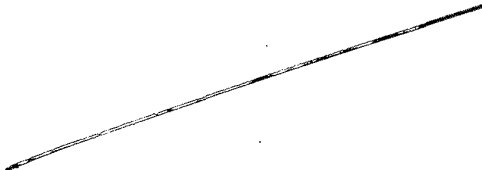
KNOW ALL MEN BY THESE PRESENTS, That I, Christina Durschlag,

the Grantor, for the consideration of Ten Dollars (\$10.00) received to my full satisfaction of Richard N. Sheehan,

, the Grantee, do give, grant, bargain, sell and convey unto the said Grantee his heirs and assigns, the following described premises, situated in the City of Lakewood, County of Cuyahoga, and State of Ohio: and known as

being part of original Rockport Township Section No. 21, bounded as follows:

Beginning in the Northerly line of of Lake Avenue at a point distant South 73° 41' East 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; thence North 0° 01' East 210 feet; thence South 73° 41' East, 75 feet; thence North 4° 01' 07" East 137 53/100 feet; thence South 73° 41' East 177 88/100 feet to the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, page 446 of Cuyahoga County Records; thence South 2° 50' 10" West along the Westerly of premises conveyed to Charles A. Cook by deed recorded in Volume 978 of Deeds page 446 of Cuyahoga County Records 345 45/100 feet to the Northerly line of Lake Avenue; thence North 73° 41' West along the Northerly of Lake Avenue 245 18/100 feet to the beginning, according to the survey of Charles W. Root, Civil Engineer.



TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof unto the said Grantee his heirs and assigns forever. And I, the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee his heirs and assigns, that at and until the ensembling of these presents, that I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except taxes and assessments for the year 1921 and a mortgage payable to The Home Savings and Trust Company of which a balance of \$5000.00 is unpaid, which Grantee assumes and agrees to pay,

and that I, will WARRANT and DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee his heirs and assigns, against all lawful claims and demands whatsoever except as above stated.

And for valuable consideration I, Ernest A. Durschlag, husband of said Christina Durschlag,

do hereby remise, release and forever quit-claim unto the said Grantee his heirs and assigns, all my right and expectancy of dower in the above described premises.

IN WITNESS WHEREOF, we have hereunto set our hands, the 3rd day of December, in the year of our Lord one thousand nine hundred and twenty-one.

Signed and Acknowledged in the presence of

) Christina Durschlag.

C. M. White. Louise McShana.

) Ernest A. Durschlag.

THE STATE OF OHIO, CUYAHOGA COUNTY, ss. BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Christina Durschlag and Ernest A. Durschlag, (husband and wife,)

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Cleveland, Ohio, this 3rd day of December A.D. 1921.

C.W.White.(Notarial Seal)

Ohio Notary Public(Cuyahoga County)

U.S. Rev. Stamps \$36.00 Can.

Transferred Dec 7th 1921
Received Dec 7th 1921 at 11.00 A.M.
Recorded Dec 8th 1921
Fee for record 80 cts.

Lyman O. Newell, Recorder.

018337

1393009 Legal Blank Co. Form 89-B

Richard N. Sheehan et al. To Mary T. McMyler
KNOW ALL MEN BY THESE PRESENTS, That I, Richard N. Sheehan

the Grantor , for divers good causes and considerations thereunto moving, and especially for the sum of Ten Dollars (\$10.00) received to my full satisfaction of Mary T. McMyler,

the Grantee , have given, granted, remised, released and forever quit-claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee , her heirs and assigns forever, all such right and title as I , the said Grantor , have or ought to have in and to the following described piece or parcel of land, situated in the City of Lakewood, County of Cuyahoga, and State of Ohio.

and known as being part of original Rockport Township Section No. 21, bounded as follows:
Beginning in the Northerly line of Lake Avenue at a point distant South 73° 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; thence North 0° 01' East, 210 feet; thence South 73° 41' East 75 feet; thence North 4° 01' 07" East, 137 53/100 feet; thence South 73° 41' East, 177 88/100 feet to the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; thence South 2° 50' 10" West along the Westerly line of premises conveyed to Charles A. Cook by deed recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records, 345 45/100 feet to the Northerly line of Lake Avenue; thence North 73° 41' West along the Northerly line of Lake Avenue, 245 18/100 feet to the beginning, according to the survey of Charles W. Root, Civil Engineer, be the same more or less, but subject to all legal highways.

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto belonging, to the said Grantee , her heirs and assigns, so that neither the said Grantor , nor his heirs, nor any other persons claiming title through or under him , shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

And I, the said Rose Sheehan, wife of said Richard N. Sheehan,

do hereby remise, release and forever quit-claim unto the said Grantee , and her heirs and assigns, all my right and title of Dower in the above described premises

IN WITNESS WHEREOF, we hereunto set our hands, the 6th day of December, in the year of our Lord one thousand nine hundred and Twenty-one.

Signed and acknowledged in presence of

Nelson J. Brewer. Louise McShane)

Richard N. Sheehan

Rose Sheehan

THE STATE OF OHIO, CUYAHOGA COUNTY, ss. Before me, a Notary Public, in and for said County, personally appeared the above named Richard N. Sheehan and Rose Sheehan, husband and wife,

who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 6th day of December, A.D. 1921.

U.S. Rev. Stamps \$50 Can.)
Transferred July 1, 1922.)
Received July 1, 1922 at 6:58 A.M.)
Recorded July 3, 1922.)
Fee for record 80¢)

Nelson J. Brewer
Notary Public.

(Notarial Seal)
(Ohio)
(Cuyahoga County)

) Lyman O. Newell, Recorder.

448235

FORM 99-A-3 (REVISED 1954)

Vol 129236 763

THE OHIO LEGAL BLANK CO., CLEVELAND

CERTIFICATE OF TRANSFER OF REAL ESTATE

Revised Code Sec. 2113.61

Probate Court, Cuyahoga County, Ohio

In the Matter of the Estate of

Mary T. McMyler

Deceased

Doc. 762 No. 763-969

CERTIFICATE OF TRANSFER OF REAL ESTATE

To the Recorder of Cuyahoga County, Ohio, Greeting:

This is to certify that the records of this Court show that Mary T. McMyler died testate on the 3rd day of November, 1970; that her place of residence at death was Lakewood, Ohio and that the following is a description of each parcel of real estate situated in your county, and owned by the decedent at the time of death:

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township, Section No. 21, bounded as follows:

Beginning in the Northerly line of Lake Avenue at a point distant South 73° 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; thence North 0° 01' East, 210 feet; thence South 73° 41' East, 75 feet; thence North 4° 01' 07" East, 137 53/100 feet; thence South 73° 41' East, 177 88/100 feet to the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, page 446 of Cuyahoga County Records; thence South 2° 50' 10" West along the Westerly of premises conveyed to Charles A. Cook by deed recorded in Volume 978 of Deeds, page 446 of Cuyahoga County Records, 345 45/100 feet to the Northerly line of Lake Avenue; thence North 73° 41' West along the Northerly of Lake Avenue, 245 18/100 feet to the beginning, according to the survey of Charles W. Root, Civil Engineer.

Permanent Parcel No. 312-8-17

That upon the death of said decedent, such real estate passed by the laws of

DECEASED

PROBATE COURT OF CUYAHOGA COUNTY, OHIO VOL 15214 PG 63
FRANCIS J. TALTY, Presiding Judge
JOSEPH J. NAHRA, Associate Judge

514959

ESTATE OF Richard S. Sheehan, DECEASED
Case No. 878664 Docket _____ Page _____

CERTIFICATE OF TRANSFER

NO. 1

Decedent died on November 17, 1977 owning the real estate described in this certificate. The persons to whom such real estate passed by devise, descent or election are as follows.

Name	Residence Address	Interest in Real Estate so Passing
Dorothy F. Sheehan	12984 Lake Road Lakewood, Ohio	Entire 1/6 Interest of Decedent

[Complete if applicable] The real estate described in this certificate is subject to a charge of \$ _____ in favor of decedent's surviving spouse, _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, using extra sheets if necessary. If decedent's interest was a fractional share, be sure to so state]:

An undivided 1/6 interest in and to the following described real estate:

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, bounded as follows:

Beginning in the Northerly line of Lake Avenue at a point distant South 73° 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue thence North 0° 01' East, 210 feet; thence South 73° 41' East 75 feet; thence North 4° 01' 07" East, 137 53/100 feet; thence South 73° 41' East, 177 88/100 feet to the Westerly line of Premises conveyed to Charles A Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; thence South 2° 50' 10" West along the Westerly of premises conveyed to Charles A. Cook by deed recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records, 345 45/100 feet to the Northerly line of Lake Avenue; thence North 73° 41' West along the Northerly of Lake Avenue, 245 18/100 feet to the beginning, according to the survey of Charles W. Root, Civil Engineer.

Further known as 12984 Lake Road
Lakewood, Ohio

Permanent Parcel No.: 312-08-017

PARCEL NO. 312-08-017

CONVEYANCE IS IN COMPLIANCE WITH SEC. 319.202 O.R.C.

PAID

DEC 21 1979

Receipt No. 85332A
TYPE _____ ARMS LENGTH YES () NO ()
VINCENT C. CAMPANELLA, County Auditor Deputy

COYAHOGA COUNTY RECORDS
DEC 21 2 44 PM '79
MARK M. BERRY

514959

DEC 21 1979
Date Issued

ERANCIS J. TALTY
Probate Judge

AUTHENTICATION

I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.

DEC 21 1979
Date

Frank J. Bennett
Probate Judge/Clerk

1154000

Know all Men by these Presents

VOL. 85-1143 PAGE 35

That ROSEMARY HORRIGAN, a married woman

(insert marital status)

of Cuyahoga County, Ohio,

for valuable consideration paid, Grant(s), (Covenants, if any), to

ROSEMARY HORRIGAN and EDWARD F. HORRIGAN
husband and wife, for their joint lives, remainder to the survivor of them,

whose tax mailing address is 334 Saddler Road
Bay village, Ohio 44140

the following described Real Property: (Description of land or interest therein and encumbrances, reservations, and exceptions, if any)

An undivided 1/6 interest in the following described real estate:

Situated in the City of Lakewood County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21 and bounded and described as follows:

Beginning in the Northerly line of Lake Avenue at a point distant South 73° 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; thence North 0° 01' East, 210 feet; thence South 73° 41' East, 75 feet; thence North 4° 01' 07" East, 137 53/100 feet; thence South 73° 41' East, 177 88/100 feet to the Westerly line of the Premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; thence South 2° 50' 10" West along the Westerly line of the Premises conveyed to Charles A. Cook by deed recorded in Volume 978 of Deeds, page 446 of Cuyahoga County Records, 345 45/100 feet to the Northerly line of Lake Avenue; thence North 73° 41' West along the Northerly line of Lake Avenue, 245 18/100 feet to the beginning, according to the survey of Charles W. Root, Civil Engineer.

Permanent Parcel No. 312-08-017

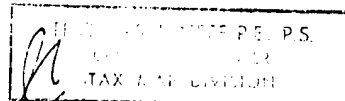
PARCEL NO.

CONVEYANCE IS IN COMPLIANCE WITH SEC. 319.202 O.R.C.

PAID

MAR 18 1965

Conveyance Fee Receipt No. 520872
TYPE TERMS LENGTH YES () NO ()
J. TIMOTHY McCORMACK, County Auditor By Deputy



Prior Instrument Reference: Vol. 12923 Page 763 of the Deed

Records of Cuyahoga County, Ohio.

This is an Estate by the Entireties with Survivorship Deed*

*See Sections 5301 and 5302.17 of the Revised Code of Ohio as to covenants made and the warranties given by the Estate by the Entireties Survivorship Deed.

DECT-10.

391801

PROBATE COURT OF CUYAHOGA COUNTY, OHIO

FRANCIS J. TALTY, Presiding Judge
JOHN J. DONNELLY, Judge

ESTATE OF DOROTHY ROSE SHEEHAN ow. DOROTHY R. SHEEHAN ow. DOROTHY SHEEHAN, DECEASED

Case No. 1000353 Docket 999 Page

CERTIFICATE OF TRANSFER

NO. 1

Decedent died on December 2, 1986 owning the real estate described in this certificate. The persons to whom such real estate passed by devise, descent or election are as follows.

Name	Residence Address	Interest in Real Estate so Passing
Rosemary K. Horrigan	334 Saddler Road Bay Village, Ohio 44140	one half (1/2)
Dorothy F. Sheehan	12984 Lake Avenue Lakewood, Ohio 44107	one half (1/2)

RECORDED
INDEXED
APR 28 1987
CUYAHOGA COUNTY, OHIO
CLERK OF PROBATE

[Complete if applicable] The real estate described in this certificate is subject to a charge of \$ _____ in favor of decedent's surviving spouse, _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, using extra sheets if necessary. If decedent's interest was a fractional share, be sure to so state]:

At the time of her death decedent owned an undivided one-sixth (1/6) interest in the following described parcel of real estate:

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, bounded as follows:

Beginning in the Northerly line of Lake Avenue at a point distant South 73° 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; thence North 0° 01' East, 210 feet; thence South 73° 41' East, 75 feet; thence North 4° 01' 07" East, 137 53/100 feet; thence South 73° 41' East, 177 88/100 feet to the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, page 446 of Cuyahoga County Records; thence South 2° 50' 10" West along the Westerly line of premises conveyed to Charles A. Cook by deed recorded in Volume 978 of Deeds, page 446 of Cuyahoga County Records, 345 45/100 feet to the Northerly line of Lake Avenue; thence North 73° 41' West along the Northerly line of Lake Avenue, 245 18/100 feet to the place of beginning, according to the survey of Charles W. Root, Civil Engineer.

Permanent Parcel No. 312-08-017

THOMAS J. NEFF P.E., P.S.
COUNTY ENGINEER
TAX MAP DIVISION *etc*

12984 Lake Road
Lakewood, Ohio

PARCEL NO. _____
CONVEYANCE IS IN COMPLIANCE WITH SEC. 319.202 O.R.C.
P A I D

APR 28 1987
Conveyance Fee 0 Receipt No. 13519A
TYPE _____ ARMS LENGTH YES () NO ()
J. TIMOTHY McCORMACK, County Auditor By *[Signature]* Deputy

APR 27 1987

Clerk

Probate Judge

AUTHENTICATION

I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.

APR 27 1987

Clerk *Lucien D. Oglesby*

401

Sept 14

PROBATE COURT OF CUYAHOGA COUNTY, OHIO

JOHN J. DONNELLY, Presiding Judge
JOHN E. CORRIGAN, Judge

PROBATE COURT
FILED
MAR 16 1995
CUYAHOGA COUNTY, O.

ESTATE OF COLETTE SHEEHAN TOWNSEND

DECEASED

Case No. 1105109

Docket 1104

Page _____

CERTIFICATE OF TRANSFER

981892

VOL. 95-01944 PAGE 1

NO. -1-

Decedent died on July 21, 1994 owning the real estate described in this certificate. The persons to whom such real estate passed by devise, descent or election are as follows.

Name	Residence Address	Interest in Real Estate so Passing
Judith Wach	31860 Walker Road Avon Lake, Ohio 44012	One-half
Peter Wach	31860 Walker Road Avon Lake, Ohio 44012	One-half

RECORDED THIS DATE
98 MAR 21 AM 11:02
CUYAHOGA CO. RECORDER

[Complete if applicable] The real estate described in this certificate is subject to a charge of \$ _____ in favor of decedent's surviving spouse, _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, using extra sheets if necessary. If decedent's interest was a fractional share, be sure to so state]:

An undivided one-half (1/2) interest in a residential dwelling located at 12984 Lake Avenue, Lakewood, Ohio 44107 and more fully described as follows:

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, bounded as follows:

Beginning in the Northerly line of Lake Avenue at a point distant South 73 degrees 41 feet East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; thence North 0 degrees 01 feet East, 210 feet; thence South 73 degrees 41 feet East, 75 feet; thence North 4 degrees 01 foot 07 inches East, 137 53/100 feet; thence South 73 degrees 41 feet East, 177 88/100 feet to the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, page 446 of Cuyahoga County Records; thence South 2 degrees 50 feet 10 inches West along the Westerly line of premises conveyed to Charles A. Cook by deed recorded in Volume 978 of Deeds, page 446 of Cuyahoga County Records, 345 45/100 feet to the Northerly line of Lake Avenue; thence North 73 degrees 41 feet West along the Northerly line of Lake Avenue, 245 18/100 feet to the place of beginning, according to the survey of Charles W. Root, Civil Engineer.

Permanent Parcel No. 312-08-017

THOMAS J. NEFF, P.E., P.S.
COUNTY ENGINEER TAX MAP DIVISION
LEGAL DESCRIPTION APPROVED FOR TRANSFER

PARCEL NO. 312-08-017
CONVEYANCE IS IN COMPLIANCE WITH SEC. 319.202 O.R.C.
PAID

MAR 21 1995

Conveyance Fee TYPE _____
J. TIMOTHY McCORMACK, Cuyahoga County Auditor By *ADD*

J. Timothy McCormack
CUYAHOGA COUNTY AUDITOR

MAR 16 1995

JOHN J. DONNELLY, III
Probate Judge

Date Issued

AUTHENTICATION

I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.

Date

MAR 16 1995

John J. Donnelly, III
Probate Judge/Clerk

14

372728

VOL. 96-11011 PAGE 54

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

RECORDED THIS DATE
FRANK RUSSO
CUYAHOGA CTY. RECORDER
96 NOV -6 AM 11:07
AFFIDAVIT OF SURVIVING SPOUSE
OR JOINT SURVIVOR
(R.C. 5302.17)

Rosemary K. Horrigan

, being first duly sworn, deposes and says as follows:

1) That Edward F. Horrigan and Rosemary K. Horrigan are joint owners of property under a duly recorded survivorship or tenancy by entireties deed.

2) That the property is known as 12984 LAKE AVE
(STREET AND NUMBER)
LAKEWOOD (44107), Cuyahoga County, State of Ohio and also known as Permanent Parcel Number 312-08-017 on the records of the County Auditor. The original Survivorship Deed is recorded in the records of the Cuyahoga County Recorder in Volume 85-1143 Page 35. I have included the descriptive information requested below or have attached a full legal description as an attachment hereto.

DESCRIPTIVE INFORMATION: (Extracted from legal description)

Street Name LEGAL ON BACK Frontage _____
Sublot Number _____
Volume _____ Page _____ Original Lot _____
Depth _____ Acreage _____
Subdivision _____

3) That Edward F. Horrigan died on or about Oct. 10, 1996, 19 96 at ST. JOHN WESTSHORE 7:30 p.m. and said death certificate has been issued.

4) That by virtue of the death of the party listed in Item #3 above, Rosemary K. Horrigan is the fee simple owner of the above described property and requests that this fact be reflected on the land and tax records of the county.

Rosemary K. Horrigan

SWORN TO BEFORE ME and subscribed in my presence this 6th day of November, 19 96.

THOMAS J. NEFF, P. E., P. S.
COUNTY ENGINEER TAX MAP DIVISION
LEGAL DESCRIPTION APPROVED FOR TRANSFER

Susann M. Klush
NOTARY PUBLIC

SUSANN M. KLUSH
Notary Public, STATE OF OHIO
My commission expires Feb. 8, 2001

PREPARED BY: AFFIANT

ESTATE BY THE ENTIRETIES WITH SURVIVORSHIP DEED No. 107-E (Revised 1972) The Ohio Legal Blank Co., Cleveland Publishers and Dealers Since 1883

Know All Men by these Presents

T. HORRIGAN, a married woman
(insert marital status)
of Cuyahoga County, Ohio,

for and in consideration paid, Grant(s), (Concessions, Loans), to
ROSEMARY HORRIGAN and **EDWARD F. HORRIGAN**
Husband and wife, for their joint lives, remainder to the survivors of them,

whose last mailing address is 334 Saddler Road
Bay Village, Ohio 44140

The following described Real Property: (Description of land or interest therein and encumbrances, reservations, and exceptions, if any)

An undivided 1/6 interest in the following described real estate:
Sited in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21 and bounded and described as follows:

Beginning in the Northerly line of Lake Avenue at a point distant South 73° 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue thence North 0° 01' East, 210 feet; thence South 73° 41' East, 75 feet; thence North 4° 01' 07" East, 137 51/100 feet; thence South 73° 41' East, 177 88/100 feet to the Westerly line of the Premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; thence South 7° 50' 10" West along the Westerly line of the Premises conveyed to Charles A. Cook by deed recorded in Volume 978 of Deeds, page 446 of Cuyahoga County Records, 345 45/100 feet to the Northerly line of Lake Avenue; thence North 73° 41' West along the Northerly line of Lake Avenue, 245 18/100 feet to the beginning, according to the survey of Charles W. Root, Civil E.

Permanent Parcel No. 317-08-017

STATE OF OHIO
CONVEYANCE IS IN COMPLIANCE WITH SEC. 517.202 O.R.C.
PAID

CONVEYANCE FEE
1998
J. TIMOTHY MCCORMACK, County Auditor

Previous Instrument Reference Vol. 12923 Page 67 of the Deed

Records of Cuyahoga County, Ohio

This is an Estate by the Entireties with Survivorship Deed
*See Sections 5501 and 5506 17 of the Revised Code of Ohio, as to covenants made and the survivorship given by the Estate by the Entireties Survivorship Deed

PARCEL NO. 312-08-017
CONVEYANCE IS IN COMPLIANCE WITH SEC. 517.202 O.R.C.
PAID

NOV 6 1998

Conveyance Fee _____ Receipt No. 23888
TYPE _____ ARMS LENGTH YES ()
J. TIMOTHY MCCORMACK, Cuyahoga County Auditor By _____ Deputy
CUYAHOGA COUNTY AUDITOR

QUIT-CLAIM DEED

CUYAHOGA COUNTY RECORDER
PATRICK J. O'MALLEY
DEQC 10/28/2004 03:34:17 PM
200410280796

KNOW ALL MEN BY THESE PRESENTS, that Dorothy F. Sheehan, unmarried, Grantor(s), for valuable consideration paid the sum of \$1.00, grant(s) to Dorothy F. Sheehan, Trustee of the Dorothy F. Sheehan Trust dated October 20, 1995, Grantee(s), whose tax-mailing address is: 21860 Walker Road Avon Lake, OH 44012 the following REAL PROPERTY:

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, bounded as follows:

Beginning in the Northerly line of Lake Avenue at a point distant South 73 deg. 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; thence North 0 deg. 01' East, 210 feet; thence South 73 deg. 41' East, 75 feet; thence North 4 deg. 01' 07" East, 137.53 feet; thence South 73 deg. 41' East, 177.88 feet to the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; thence South 2 deg. 50' 10" West along the Westerly of premises conveyed to Charles A. Cook by Deed recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records, 345.45 feet to the Northerly line of Lake Avenue; thence North 73 deg. 41' West along the Northerly of Lake Avenue, 245.18 feet to the beginning, according to the survey of Charles W. Root, Civil Engineer, be the same more or less, but subject to all legal highways.

Prior Deed Reference: Volume 95-01944, Page 1
Permanent Parcel No.: 312-08-017
Property Address: 12984 Lake Ave., Lakewood, Ohio 44107

Executed this 21 day of October, 2004.

ROBERT KLAIBER P.E., P.S.
Legal Description complies with
Cuyahoga County Conveyance
Standards and is approved for
transfer.

OCT 28 2004

Agent

Dorothy F. Sheehan
Dorothy F. Sheehan


STATE OF OHIO,
COUNTY OF CUYAHOGA, ss:

BE IT REMEMBERED, That on this the 27 day of October, 2004, before me, the subscriber, a Notary Public in and for said county, personally came, **Dorothy F. Sheehan, Grantor(s)** in the foregoing deed, and acknowledged the signing of the same to be his/her/their voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Mary R. Porter
NOTARY PUBLIC

This instrument was prepared by:
Mary R. Porter
Attorney At Law
959 W. St. Clair
Suite 200
Cleveland, Ohio 44113

 Mary R. Porter, Atty.
Notary Public State of Ohio
My Commission Has No Expiration Date
Section 147.03 O.R.C.

Northstar Title Services, LLC
959 W. St. Clair Avenue
Suite 200
Cleveland, OH 44113
Order No. acum MRP

CUYAHOGA COUNTY RECORDER
200410280796 PAGE 1 of 2

Permanent Parcel #: 312-08-017

Type Instrument: Quit Claim Deed Ex	Date: 10/28/2004
Tax District #: 3180	Tax List Year: 2004
Grantor: Horrigan, Rosemary K 1/6	Land Use Code: 5200
Grantee: Horrigan, Rosemary K 1/6	Land Value: 106,500
Balance Assumed: \$ 0.00	Building Value: 423,500
Total Consideration: \$ 0.00	Total Value: 530,000
Conv. Fee Paid: \$ 0.00	Arms Length Sale: NO
Transfer Fee Paid: \$ 0.50	Rcpt: D-10282004-26
Fee Paid by: Northstar Title Agency	Inst #: 124366
Exempt Code:	Check #: 7999

Frank Russo
CUYAHOGA COUNTY AUDITOR

CUYAHOGA COUNTY RECORDER
200410280796 PAGE 2 of 2

ESTATE OF ROSEMARY K. HERRIGAN DECEASED

Case No. 2012EST180648

CORRECTED
**CERTIFICATE OF TRANSFER
NO. 3**

PROBATE COURT
FILED
OCT 27 2013
CUYAHOGA COUNTY, O.

[Check applicable box] Rosemary K Herrigan died testate intestate on April 13, 2012 owning the real property described in this certificate.

The persons to whom such real property is being transferred by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
Judith M. Wach	31860 Walker Road Avon Lake OH 44012	Entire

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 2
DECT 10/31/2013 2:43:53 PM
201310310948

Permanent Parcel #: 312-08-017

- Type Instrument: Probate Court
- Tax District #: 3180
- Grantor: Horrigan, Rosemary K 1/6
- Grantee: Wach, Judith
- Balance Assumed: \$ 0.00
- Total Consideration: \$ 0.00
- Conv. Fee Paid: \$ 0.00
- Transfer Fee Paid: \$ 0.50
- Fee Paid by: CASH
- Exempt Code: F

Date: 10/31/2013 2:30:00 PM
Tax List Year: 2013
Land Use Code: 5200
Land Value: 148,400
Building Value: 342,200
Total Value: 490,600
Arms Length Sale: NO
Rcpt: c-10312013-8
Inst #: 618601
Check #:

Mark A. Park
Cuyahoga County Fiscal Officer

[Complete if applicable] The real property described in this certificate is subject to a charge of \$ 0.00 in favor of decedent's surviving spouse _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

The sale and conveyance is is not subject to a written contract entered into but uncompleted by the decedent prior to death.

The legal description of decedent's interest in the real property subject to this certificate is [use extra sheets, if necessary].

Undivided twenty-five percent (25.0%) interest in real estate known as 12984 Lake Avenue, Lakewood OH 44107, PPN 312-08-017, more fully described as being: Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, bounded and described as follows: Beginning in the Northerly line of Lake Avenue at a point distant South 73 degrees 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; thence North 0 degrees 01' East 210 feet; thence South 73 degrees 41' East 75 feet; thence North 4 degrees 01' 07" East 137.53 feet; thence South 73 degrees 41' East, 177.88 feet to the Westerly line of the premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; thence South 2 degrees 50' 10" 07 inches West along the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records, 345.45 feet to the Northerly line of Lake Avenue; thence North 73 degrees 41 feet West along the Northerly line of Lake Avenue, 245.18 feet to the place of beginning, according to the survey of Charles W. Root, Civil Engineer. Prior Instrument no. Cuyahoga County Recorder Vol. 96-11011 Page 54.

Prepared by
Attorney Patrick C. Mackin 0038677
PO Box 77, Avon Lake OH 44012-0077
440-933-3177

Prior Instrument Reference: Cuyahoga County Recorder Vol. 96-11011 Page 54

Parcel No: 312-08-017

ISSUANCE

OCT 21 2013

This Certificate of Transfer is issued this _____ day of _____

by Margaret M. J. L.
deputy clerk MJL

Judge Anthony J. Russo

AUTHENTICATION

JUDGE ANTHONY J. RUSSO

I certify that this document is a true copy of the original Certificate of Transfer No. 3 issued on _____ and kept by me as custodian of the official records of this Court.

OCT 21 2013

Date

ANTHONY J. RUSSO, Judge

Judge Anthony J. Russo

By: Margaret M. J. L.
Deputy Clerk

This Legal Description Complies with
The Cuyahoga Transfer and
Conveyance Standards and is approved
for transfer.

OCT 31 2013

ESTATE OF ROSEMARY K. HERRIGAN DECEASED

Case No. 2012EST180648

CORRECTED
CERTIFICATE OF TRANSFER
NO. 3

PROBATE COURT
FILED
OCT 27 2013
CUYAHOGA COUNTY, O.

[Check applicable box] Rosemary K Herrigan died testate intestate on April 13, 2012 owning the real property described in this certificate.

The persons to whom such real property is being transferred by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
Judith M. Wach	31860 Walker Road Avon Lake OH 44012	Entire

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 2
DECT 10/31/2013 2:43:53 PM
201310310948

Permanent Parcel #: 312-08-017

- Type Instrument: Probate Court
- Tax District #: 3180
- Grantor: Horrigan, Rosemary K 1/6
- Grantee: Wach, Judith
- Balance Assumed: \$ 0.00
- Total Consideration: \$ 0.00
- Conv. Fee Paid: \$ 0.00
- Transfer Fee Paid: \$ 0.50
- Fee Paid by: CASH
- Exempt Code: F

Date: 10/31/2013 2:30:00 PM
Tax List Year: 2013
Land Use Code: 5200
Land Value: 148,400
Building Value: 342,200
Total Value: 490,600
Arms Length Sale: NO
Rcpt: c-10312013-8
Inst #: 618601
Check #:

Mark A. Park
Cuyahoga County Fiscal Officer

[Complete if applicable] The real property described in this certificate is subject to a charge of \$ 0.00 in favor of decedent's surviving spouse _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

The sale and conveyance is is not subject to a written contract entered into but uncompleted by the decedent prior to death.

The legal description of decedent's interest in the real property subject to this certificate is [use extra sheets, if necessary].

Undivided twenty-five percent (25.0%) interest in real estate known as 12984 Lake Avenue, Lakewood OH 44107, PPN 312-08-017, more fully described as being: Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, bounded and described as follows: Beginning in the Northerly line of Lake Avenue at a point distant South 73 degrees 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; thence North 0 degrees 01' East 210 feet; thence South 73 degrees 41' East 75 feet; thence North 4 degrees 01' 07" East 137.53 feet; thence South 73 degrees 41' East, 177.88 feet to the Westerly line of the premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; thence South 2 degrees 50' 10" 07 inches West along the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records, 345.45 feet to the Northerly line of Lake Avenue; thence North 73 degrees 41 feet West along the Northerly line of Lake Avenue, 245.18 feet to the place of beginning, according to the survey of Charles W. Root, Civil Engineer. Prior Instrument no. Cuyahoga County Recorder Vol. 96-11011 Page 54.

Prepared by
Attorney Patrick C. Mackin 0038677
PO Box 77, Avon Lake OH 44012-0077
440-933-3177

Prior Instrument Reference: Cuyahoga County Recorder Vol. 96-11011 Page 54

Parcel No: 312-08-017

ISSUANCE

OCT 21 2013

This Certificate of Transfer is issued this _____ day of _____

by Margaret M. J. L.
deputy clerk MJL

Judge Anthony J. Russo

AUTHENTICATION

JUDGE ANTHONY J. RUSSO

I certify that this document is a true copy of the original Certificate of Transfer No. 3 issued on _____ and kept by me as custodian of the official records of this Court.

OCT 21 2013

Date

ANTHONY J. RUSSO, Judge

Judge Anthony J. Russo

By: Margaret M. J. L.
Deputy Clerk

This Legal Description Complies with
The Cuyahoga Transfer and
Conveyance Standards and is approved
for transfer.

OCT 31 2013

202012180384

STATE OF OHIO)
COUNTY OF CUYAHOGA) ss:

**AFFIDAVIT of
SUCCESSOR TRUSTEE**

I, **JULIANNA S. WALBORN**, having been first duly cautioned and sworn, do hereby state that I am an adult, of sound mind, with personal knowledge of the following facts:

1. That **DOROTHY F. SHEEHAN** served as the original Trustee of **The Dorothy F. Sheehan Trust** under a Declaration of Trust dated October 20, 1995.

2. That **DOROTHY F. SHEEHAN** died on November 3, 2004, residing at 3410 Wooster Road, Rocky River, Ohio 44116. A copy of her Certificate of Death is attached hereto as Exhibit A.

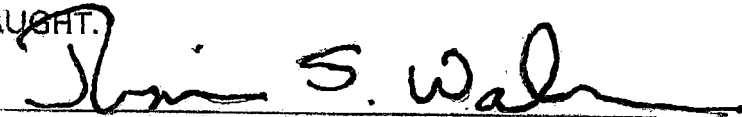
3. That by virtue of the death of **DOROTHY F. SHEEHAN**, **The Dorothy F. Sheehan Trust** became irrevocable.

4. That according to the terms of the Declaration of Trust dated October 20, 1995, upon the death of **DOROTHY F. SHEEHAN**, **RICHARD S. SHEEHAN, JR.** was designated to be the first Successor Trustee. However, **RICHARD S. SHEEHAN, JR.** has declined the appointment to serve as Successor Trustee. A copy of his Declination of Appointment is attached hereto as Exhibit B.

5. That by virtue of the death of **DOROTHY F. SHEEHAN** and the unwillingness of **RICHARD S. SHEEHAN, JR.** to serve as Successor Trustee, I, **JULIANNA S. WALBORN**, assumed the role of Successor Trustee in accordance with the terms of the Declaration of Trust dated October 20, 1995.

6. That I, **JULIANNA S. WALBORN**, residing at 19553 Coffinberry Blvd., Fairview Park, Ohio 44126, have accepted the appointment to serve as Successor Trustee of **The Dorothy F. Sheehan Trust** and will continue to serve in that capacity until the Trust is terminated or I am no longer able to fulfill the duties of Trustee.

FURTHER AFFIANT SAYETH NAUGHT.

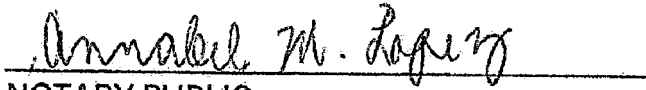


JULIANNA S. WALBORN, Successor Trustee
of **The Dorothy F. Sheehan Trust**
U/D/D October 20, 1995

Sworn to before me and subscribed in my presence this 24 day of September, 2020.



ANNABEL M LOPEZ
Notary Public, State of Ohio
My Comm. Expires 02/01/2025


NOTARY PUBLIC

Mount Morris Accom

Prepared by: Julianna S. Walborn

EXHIBIT B

LEGAL DESCRIPTION OF PROPERTY

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, bounded as follows:

Beginning in the Northerly line of Lake Avenue at a point distant South 73° 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; thence North 0° 01' East, 210 feet; thence South 73° 41' East, 75 feet; thence North 4° 01' 07" East, 137.53 feet; thence South 73° 41' East, 177.88 feet to the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; thence South 2° 50' 10" West along the Westerly line of premises conveyed to Charles A. Cook by Deed recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records, 345.45 feet to the Northerly line of Lake Avenue; thence North 73° 41' West along the Northerly line of Lake Avenue, 245.18 feet to the place of beginning, according to the survey of Charles W. Root, Civil Engineer, be the same more or less, but subject to all legal highways.

PPN: 312-08-017

Also known as 12984 Lake Avenue, Lakewood, Ohio 44107

Instrument Reference: Document No. 200410280796
Cuyahoga County Property Records
Recorded 10/28/2004

CUYAHOGA COUNTY FISCAL OFFICER

312-08-017 *Phyllis Chambers* 12/18/2020
C-12182020-8

Wach, Judith Tax Dist. 3180
Affidavit LUC: 5200 EX: N
Sale Amt: \$ 0.00 LAND: 208,400
Conv. Fee: \$ 0.00 BLDG: 587,200
Mount Morris Title Agency TOTAL: 795,600



* 1 0 0 3 8 2 5 *

THE DOROTHY F. SHEEHAN TRUST

DECLINATION OF APPOINTMENT

I, Richard S. Sheehan, Jr., having been designated as a potential Successor Trustee of The Dorothy F. Sheehan Trust, do hereby respectfully decline the appointment.

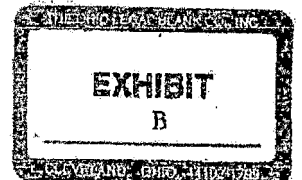
Richard Sheehan
Richard S. Sheehan, Jr.

4/17/17
date

Witnessed by:

John A. Fiske
signature of witness

John A. Fiske
printed name of witness



DO NOT WRITE IN MARGIN. RESERVED FOR ODH DATA CODING

Reg. Dist. No. 1811
Primary Reg. Dist. No.
Registrar's No. 105

Ohio Department of Health
VITAL STATISTICS
CERTIFICATE OF DEATH
TYPE OR PRINT IN PERMANENT BLACK INK

State File No. 086586

a. _____
b. _____
c. _____
d. _____
e. _____

DECEDENT

IF DEATH OCCURRED IN INSTITUTION, GIVE RESIDENCE BEFORE ADMISSION

PARENTS

INFORMANT

DISPOSITION

REGISTRAR

CERTIFIER

CAUSE OF DEATH

SEE INSTRUCTIONS ON REVERSE SIDE

HEA 2717
5152-06 Rev. 2/97

1. Decedent's Name (First, Middle, Last) DOROTHY F. SHEEHAN		2. Sex Female	3. Date of Death (Month, Day, Year) November 3, 2004
4. Social Security Number	5a. Age-Last Birthday (Years) 83	5b. Under One Year Months _____ Days _____	5c. Under 1 Day Hours _____ Minutes _____
8. Was Decedent Ever in U.S. Armed Forces? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		9a. Place of Death (Check Only One) Hospital <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DQA <input type="checkbox"/> Other <input type="checkbox"/> Nursing Home <input checked="" type="checkbox"/> Residence <input type="checkbox"/> Other (Specify) _____	
9b. Facility Name (If Not Institution, Give Street and Number) 3410 Wooster Road		9c. City, Village, Twp., or Location of Death Rocky River	9d. County of Death Cuyahoga
10. Marital Status-Married, Never Married, Widowed, Divorced (Specify) Widowed	11. Surviving Spouse (If Wife, Give Maiden Name)	12a. Decedent's Usual Occupation (Give kind of work done during most of working life. Do not use Retired) Homemaker	12b. Kind of Business/Industry Own Home
13a. Residence-State Ohio	13b. County Cuyahoga	13c. City, Town, Twp., or Location Rocky River	13d. Street and Number 3410 Wooster Road
13e. Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	13f. ZIP Code 44116	14. Was Decedent of Hispanic Origin? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, Specify Cuban, Mexican, Puerto Rican, etc.)	15. Race-American Indian, Black, White, etc. (Specify) White
16. Decedent's Education (Specify Only Highest Grade Completed) Elementary/Secondary (0-12) _____ College (13-4 or 5+) _____		17. Father's Name (First, Middle, Last) Clarence G. Frantz	
18. Mother's Name (First, Middle, Maiden Surname) Mabel Gilbride		19a. Informant's Name (Type/Print) Richard Sheehan	
19b. Mailing Address (Street and Number or Rural Route Number, City or Town, State, ZIP Code) 19230, Batterssea, Rocky River, Ohio 44116		20a. Method of Disposition <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify) _____	
20b. Place of Disposition (Name of Cemetery, Crematory, or Other Place) Holy Cross Cemetery		20c. Location City or Town, State Brook Park, Ohio	
21a. Name of Embalmer (First, Middle, Last) Philip C. Mercado		21b. License Number 8031-A	
22a. Signature of Funeral Director or Other Person <i>Carol Sauer</i>		22b. License Number (of Licensee) 7749	
23. Name and Address of Facility (Include City, State and ZIP Code) Corrigan-Berry Funeral Home 23040 Center Ridge Road Westlake, Ohio 44145		24. Registrar's Signature <i>Tommy Lipman</i>	
25. Date Filed (Month, Day, Year) November 15, 2004		26. Signature of Person Issuing Permit <i>Elizabeth K. Balraj, M.D.</i>	
26a. Date Permit Issued Nov. 4, 2004		26b. Dist. No. 1800	
27. Date Permit Issued Nov. 4, 2004		28a. Certifier (Check Only One) <input type="checkbox"/> Certifying Physician To the best of my knowledge, death occurred at the time, date, and place; and due to the cause(s) and manner as stated. <input checked="" type="checkbox"/> Coroner On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place; and due to the cause(s) and manner as stated.	
28b. Time of Death 9:53 A. M.	28c. Date Pronounced Dead (Month, Day, Year) November 3, 2004	28d. Was Case Referred to Coroner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
28e. Signature and Title of Certifier <i>Elizabeth K. Balraj, M.D., Coroner</i>		28f. License Number 034779	28g. Date Signed (Month, Day, Year) November 10, 2004
29. (Type/Print) Name (First, Middle, Last) and Address of Person who Completed Cause of Death (Include City, State and ZIP Code) Elizabeth K. Balraj, M.D., Coroner 11001 Cedar Avenue, Cleveland, Ohio 44106			
30. Part I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent black ink.			
Immediate Cause (Final disease or condition resulting in death) → Generalized atherosclerosis with atherosclerotic heart disease.			
Due to (or as a Consequence of)			
Due to (or as a Consequence of)			
Due to (or as a Consequence of)			
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. Fracture of right humerus.			
31a. Was an Autopsy Performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		31b. Were Autopsy Findings Available Prior to Completion of Cause of Death? <input type="checkbox"/> Yes <input type="checkbox"/> No	
32. Manner of Death <input type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input checked="" type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Could Not be Determined	33a. Date of Injury (Month, Day, Year) Feb. 25, 2004	33b. Time of Injury 9:15 P. M.	33c. Injury at Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
33d. Describe How Injury Occurred Struck elbow against commode.		33e. Location (Street and Number or Rural Route Number, City or Town, State) 3410 Wooster Road Rocky River, Ohio	

Andrea Kacinari, Registrar

DEC 16 2020

Andrea Kacinari

CUYAHOGA COUNTY FISCAL OFFICER

312-08-017

Michael Chambers

12/18/2020

C-12182020-8

Wach, Judith

Tax Dist. 3180

Affidavit

LUC: 5200 EX: N

Sale Amt: \$ 0.00

LAND: 208,400

Conv. Fee: \$ 0.00

BLDG: 587,200

Mount Morris Title Agency TOTAL: 795,600



CUYAHOGA COUNTY

OFFICE OF FISCAL OFFICER - 5

DEAF 12/18/2020 11:13:54 AM

202012180385

AFFIDAVIT OF SUCCESSOR TRUSTEE

ANNE SHEEHAN KELLY

STATE OF OHIO)
COUNTY OF CUYAHOGA) ss:

I, Anne Sheehan Kelly, having been first duly cautioned and sworn, do hereby state that I am an adult, of sound mind, with personal knowledge of the following facts:

1. That Dorothy F. Sheehan served as the original Trustee of the Dorothy F. Sheehan Trust, part owner of title of the real property located at 12984 Lake Avenue, Lakewood, OH 44107 under a Declaration of Trust dated October 20, 1995. A copy of the Description of Property is attached hereto as Exhibit A.

2. That Dorothy F. Sheehan died on November 3, 2004, residing at 3410 Wooster Road, Rocky River, OH, 44116. A copy of her Certificate of Death is attached hereto as Exhibit B.

3. That according to the terms of the Declaration of Trust, Richard S. Sheehan, Jr. was designated as first Successor Trustee, but declined the appointment to serve.

4. That according to the terms of the Declaration of Trust, Julianna S. Walborn was appointed and served as Successor Trustee to Richard S. Sheehan, Jr. and Dorothy F. Sheehan, and has resigned as Successor Trustee as of December 8, 2020. A copy of her Resignation of Successor Trustee is attached hereto as Exhibit C.

5. That according to the terms of the Trust, Affiant Anne Sheehan Kelly was designated to serve as Successor Trustee to Julianna S. Walborn in any case of resignation or cessation of service.

Mount Morris *ACCOM*

6. That I, Anne Sheehan Kelly, residing at 12984 Lake Avenue, Lakewood, Ohio 44107, have accepted the appointment to serve as Successor Trustee of the Dorothy F. Sheehan Trust, in accordance with the terms of the Declaration of Trust, and will continue serving in such capacity until the Trust is terminated or I am no longer able to fulfill the duties of Trustee.

Affiant further sayeth naught.

Anne Sheehan Kelly

Anne Sheehan Kelly, Successor Trustee
Of the Dorothy F. Sheehan Trust
U/D/D October 20, 1995

Sworn to before me and subscribed in my presence this 14 day of December, 2020

Rachel McClarren

NOTARY PUBLIC

This Instrument Prepared By:

Anne Sheehan Kelly, Successor Trustee



EXHIBIT B

LEGAL DESCRIPTION OF PROPERTY

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, bounded as follows:

Beginning in the Northerly line of Lake Avenue at a point distant South 73° 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; thence North 0° 01' East, 210 feet; thence South 73° 41' East, 75 feet; thence North 4 ° 01' 07" East, 137.53 feet; thence South 73° 41' East, 177.88 feet to the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; thence South 2° 50' 10" West along the Westerly line of premises conveyed to Charles A. Cook by Deed recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records, 345.45 feet to the Northerly line of Lake Avenue; thence North 73° 41' West along the Northerly line of Lake Avenue, 245.18 feet to the place of beginning, according to the survey of Charles W. Root, Civil Engineer, be the same more or less, but subject to all legal highways.

PPN: 312-08-017

Also known as 12984 Lake Avenue, Lakewood, Ohio 44107

Instrument Reference: Document No. 200410280796
Cuyahoga County Property Records
Recorded 10/28/2004

THE DOROTHY F. SHEEHAN TRUST

RESIGNATION OF SUCCESSOR TRUSTEE

To the beneficiaries of The Dorothy F. Sheehan Trust:

I, Julianna S. Walborn, do hereby tender my resignation as Successor Trustee of The Dorothy F. Sheehan Trust, effective immediately.

Julianna S. Walborn 12/8/20
Julianna S. Walborn date

Witnessed by:


signature of witness

DONALD WALBORN
printed name of witness

EXHIBIT C

DO NOT WRITE IN MARGIN RESERVED FOR ODH DATA CODING

Reg. Dist. No. 1811

Ohio Department of Health VITAL STATISTICS CERTIFICATE OF DEATH TYPE OR PRINT IN PERMANENT BLACK INK

State File No. 086586

Primary Reg. Dist. No. Registrar's No. 105

DECEDENT

IF DEATH OCCURRED IN INSTITUTION, GIVE RESIDENCE BEFORE ADMISSION

PARENTS

INFORMANT

DISPOSITION

REGISTRAR

CERTIFIER

CAUSE OF DEATH

SEE INSTRUCTIONS ON REVERSE SIDE

HEA 2717 5/12/06 Rev. 2/97

Form with fields for Decedent's Name (DOROTHY F. SHEEHAN), Sex (Female), Date of Death (November 3, 2004), Social Security Number, Age (83), Date of Birth (May 13, 1921), Place of Birth (Cleveland, Ohio), Facility Name (3410 Wooster Road), City (Rocky River), County (Cuyahoga), Marital Status (Widowed), Usual Occupation (Homemaker), Residence (3410 Wooster Road), Informant's Name (Richard Sheehan), Mailing Address (19230 Battersea, Rocky River, Ohio), Method of Disposition (Burial), Place of Disposition (Holy Cross Cemetery), Date of Disposition (November 8, 2004), Name of Embalmer (Philip C. Mercado), License Number (8031-A), Registrar's Signature (Tommy Lipman), Date Filed (November 15, 2004), Signature of Person Issuing Permit (Elizabeth K. Balraj), Time of Death (9:53 A.M.), Date Pronounced Dead (November 3, 2004), Signature and Title of Certifier (Elizabeth K. Balraj, M.D., Coroner), Cause of Death (Generalized atherosclerosis with atherosclerotic heart disease), Fracture of right humerus, Manner of Death (Accident), Date of Injury (Feb. 25, 2004), Time of Injury (9:15 P.M.), Injury at Work? (No), Describe How Injury Occurred (Struck elbow against commode), Location (3410 Wooster Road, Rocky River, Ohio)

Andrea Kacinari, Registrar

DEC 16 2020

Andrea Kacinari

EXHIBIT **A**

LEGAL DESCRIPTION OF PROPERTY

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, bounded as follows:

Beginning in the Northerly line of Lake Avenue at a point distant South 73° 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; thence North 0° 01' East, 210 feet; thence South 73° 41' East, 75 feet; thence North 4 ° 01' 07" East, 137.53 feet; thence South 73° 41' East, 177.88 feet to the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; thence South 2° 50' 10" West along the Westerly line of premises conveyed to Charles A. Cook by Deed recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records, 345.45 feet to the Northerly line of Lake Avenue; thence North 73° 41' West along the Northerly line of Lake Avenue, 245.18 feet to the place of beginning, according to the survey of Charles W. Root, Civil Engineer, be the same more or less, but subject to all legal highways.

PPN: 312-08-017

Also known as 12984 Lake Avenue, Lakewood, Ohio 44107

Instrument Reference: Document No. 200410280796
Cuyahoga County Property Records
Recorded 10/28/2004

CUYAHOGA COUNTY FISCAL OFFICER

312-08-017 *Michael Chambers* 1/20/2021 2
J-01202021-5

Wach, Judith Tax Dist. 3180
Fiduciary Ex LUC: 5200 EX: U
Sale Amt: \$ 0.00 LAND: 208,400
Conv. Fee: \$ 0.00 BLDG: 587,200
Mount Morris Title Agency TOTAL: 795,600



* 1 0 0 8 1 9 0 *

This Instrument Prepared By:
Harold Pollock Co., L.P.A.
5900 Harper Road
Suite 107
Solon, Ohio 44139
Tel. (440) 528-0200

PPN: 312-08-017
THE CITY OF LAKEWOOD, OHIO
AMT \$0.00
CONV \$0.00
15278

202301170354 DEED
01/17/2023 03:14 PM
RCPT# 20230117000168
PAID BY GUARDIAN TITLE & GUARANTEE



CUYAHOGA COUNTY FISCAL OFFICE

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, JUDITH WACH A/K/A JUDITH M. WACH (as to an undivided one-half interest) and PETER WACH (as to an undivided one-quarter interest) (Judith Wach and Peter Wach being Husband and Wife) and ANNE S. KELLY (as to an undivided one-quarter interest) (Married to THOMAS J. KELLY), collectively, the Grantors, for and in consideration of Ten and 00/00 Dollars (\$10.00) received to their full satisfaction of THE CITY OF LAKEWOOD, OHIO the Grantee, whose tax mailing address is c/o Finance Department, 12650 Detroit Avenue, Lakewood, OH 44107, do hereby

GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto said Grantee, with Limited Warranty Covenants, the following described premises:

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being part of Original Rockport Township Section No. 21, bounded as follows: Beginning in the Northerly line of Lake Avenue at a point distant South 73° 41' East, 100 feet from the intersection of said Northerly line of Lake Avenue with the Easterly line of Nicholson Avenue; Thence North 0° 01' East, 210 feet; Thence South 73° 41' East, 75 feet; Thence North 4° 01' 07" East, 137.53 feet; Thence South 73° 41' East, 177.88 feet to the Westerly line of premises conveyed to Charles A. Cook as recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records; Thence South 2° 50' 10" West along the Westerly line of premises conveyed to Charles A. Cook by Deed recorded in Volume 978 of Deeds, Page 446 of Cuyahoga County Records, 345.45 feet to the Northerly line of Lake Avenue; Thence North 73° 41' West along the Northerly line of Lake Avenue, 245.18 feet to the place of beginning, according to the survey of Charles W. Root, Civil Engineer, be the same more or less, but subject to all legal highways.

PROPERTY ADDRESS: 12984 Lake Avenue, Lakewood, OH 44107
PERMANENT PARCEL NO. 312-08-017
PRIOR INSTRUMENTS: AFN 201310310948 & 2021012000674,
Vol. 95-01944 Page 1

TO HAVE AND TO HOLD in full and complete ownership with an undivided full interest the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever, except for real estate taxes and assessments for 2022 and the portion of 2023 prior to the Closing; zoning and building laws, codes and ordinances; easements, rights-of-way, conditions, covenants, reservations, restrictions and other matters of record; and any matters that an accurate survey would reveal.

GUARDIAN TITLE

ORDER NO. 813223607

AND FOR VALUABLE CONSIDERATION, the undersigned **THOMAS J. KELLY** does hereby forever release any and all right or expectancy of **DOWER** he has or may have in the foregoing property.

IN WITNESS WHEREOF we have hereunto set our hands as of January 16, 2023.

Judith M. Wach AKA
Judith M. Wach
JUDITH WACH
A/K/A JUDITH M. WACH

[Signature]
PETER WACH

ANNE S. KELLY

THOMAS J. KELLY

STATE OF OHIO)
) SS.
County of CUYAHOGA)

Before me, a Notary Public in and for said County and State, personally appeared the above-named JUDITH WACH A/K/A JUDITH M. WACH and PETER WACH, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

In Testimony Whereof, I have hereto set my hand and official seal, at LAKEWOOD, Ohio, on January 16th, 2023.



[Signature]
Notary Public

KEVIN MCCRONE
NOTARY PUBLIC • STATE OF OHIO
My commission expires Jan. 24, 2027

STATE OF OHIO)
) SS.
County of Cuyahoga)

Before me, a Notary Public in and for said County and State, personally appeared the above-named ANNE S. KELLY and THOMAS J. KELLY, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

In Testimony Whereof, I have hereto set my hand and official seal, at _____, Ohio, on January _____, 2023.

Notary Public

This instrument Prepared By:
John B. Ertle, Jr., Attorney at Law
19443 Lorain Road, Fairview Park, OH 44126
Ertlelaw@gmail.com

AND FOR VALUABLE CONSIDERATION, the undersigned **THOMAS J. KELLY** does hereby forever release any and all right or expectancy of **DOWER** he has or may have in the foregoing property.

IN WITNESS WHEREOF we have hereunto set our hands as of January _____, 2023.

JUDITH WACH
A/K/A JUDITH M. WACH

PETER WACH

Anne S. Kelly

ANNE S. KELLY

Thomas J. Kelly

THOMAS J. KELLY

STATE OF OHIO)
) SS.
County of _____)

Before me, a Notary Public in and for said County and State, personally appeared the above-named JUDITH WACH A/K/A JUDITH M. WACH and PETER WACH, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

In Testimony Whereof, I have hereto set my hand and official seal, at _____, Ohio, on January _____, 2023.

Notary Public

STATE OF OHIO)
) SS.
County of Cuyahoga)

Before me, a Notary Public in and for said County and State, personally appeared the above-named ANNE S. KELLY and THOMAS J. KELLY, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

In Testimony Whereof, I have hereto set my hand and official seal, at LAKEWOOD, Ohio, on January 12th, 2023.



Kevin McCrone

Notary Public

KEVIN MCCRONE
NOTARY PUBLIC • STATE OF OHIO
My commission expires Jan. 24, 2027

This Instrument Prepared By:
John B. Ertle, Jr., Attorney at Law
19443 Lorain Road, Fairview Park, OH 44126
Ertlelaw@gmail.com



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

Application Cover Page

Docket No.: 02-04-24

Permit No.: PC24-000002

Applicant Name: Lakewood Heritage Advisory Board

Project Address: 12984 Lake Ave.

Project Name: Lake Cliff

Proposal: The recommendation to designate the Lake Cliff house and associated land/structures (PPN312-08-017) as eligible to become an historic property (HP), pursuant to Chapter 1134. Property is located in an R1M, Single-Family Medium Density district.

CITY OF LAKEWOOD
Department of Planning and Development
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Property Being Nominated:

Historic Name (if applicable) Lake Cliff

Property Address 12984 Lake Avenue

Property Owner(s) City of Lakewood

Owner Address 12650 Detroit Avenue, Lakewood, OH 44107

Phone 216-529-6630

Email shawn.leininger@lakewoodoh.net

Private Ownership

Public Ownership

Description of Property Being Nominated:

Residential (check all that apply; provide description as needed to fully communicate nomination intent)

House Garage Apartment Building Associated Land

Other: Stone estate walls and gates at Lake Avenue frontage; stone bridge near NW corner of site

1 Contributing Building (House), along with historic site elements including stone walls and gate, and stone bridge

of Contributing Buildings # of Non-Contributing Buildings

Commercial

Office/Retail/Mixed Use Religious Institutional Associated Land

Other: _____

of Contributing Buildings # of Non-Contributing Buildings

Historic District

Residential Commercial Mixed Use

of Contributing Buildings # of Non-Contributing Buildings

Other

Site Structure Object

of Contributing Resources # of Non-Contributing Resources

Verbal Boundary Description:

Cuyahoga County Permanent Parcel Number: 312-08-017

The boundary of the historic designation is intended to match the lot line for the land parcel that includes the main house, following a planned subdivision of the larger existing parcel anticipated in early 2024.

Additional land, buildings and site elements outside the boundary of the main house parcel, as defined in the planned 2024 lot split, are excluded from designation.

Nomination Prepared By:

Name Peter Ketter

Date January 16, 2024

Address 1425 Marlowe Ave, Lakewood, OH 44107

Phone 216-269-6546

Email pketter@sandvickarchitects.com

Lake Cliff

Property Name

12984 Lake Avenue

Property Address

Historic Functions

(List known uses over the building's/district's history)

DOMESTIC: single dwelling

Current Functions

(List present building uses)

DOMESTIC: single dwelling

Architectural Description: Describe the historic and current appearance and condition of the property/district.

Lake Cliff is a three-story wood frame house constructed in 1888 on the north side of Lake Avenue, just east of Nicholson Avenue. Originally built on a large estate extending to Lake Erie, the house is set back more than 100 feet from Lake Avenue on what remains a relatively deep lot. The remainder of the original estate has been extensively subdivided since the late 19th century to accommodate new streets and additional development of the surrounding area. The original stone estate wall remains intact along Lake Avenue, with ornamental piers on either side of the main drive leading up to the house. All portions of the stone wall and entry gates fronting the nominated parcel are included as a contributing element of the historic property.

The house itself is a large Queen Anne design with an asymmetrical composition in both plan and elevation. The primary three-story form includes crossing gables facing north, south and east, with a round conical-roofed tower projecting from the southwest corner and additional semi-hexagonal projections extending east and west from the northern portion of the main block. A 1-story porch, with tapered round columns and three of its own small gables, wraps around the southeast corner of the house and includes stone steps up to the main entrance near the center of the south façade. A smaller porch extends from the west elevation, connecting to a decorative porte cochere that features a bell roof and arched openings spanning between square columns at each corner. One additional small hipped-roof porch also exists on the north elevation, covering the rear door at the northwest corner. All elevations are further embellished with projecting bays, open balconies, bracketed elements, and similar forms, and decorative brick and stone chimneys are engaged in the east and west elevations.

Other than the raised stone foundation, the exterior walls are clad entirely in wood, using a combination of lap siding, and rectangular and fishscale shingles, as well as decorative wood trim, columns, brackets, railings and spindles. Ornamental carved wood relief details are also employed at gable ends and other prominent locations. The main roof is covered with the original fishscale slate shingles, as are the porte cochere and north porch roofs, although those at the south porch and projecting bays have previously been replaced with asphalt shingles. The house also retains its original wood doors and windows, which incorporate a variety of shapes, sizes, and details. The east projecting bay includes a massive stained glass window, with additional smaller stained-glass panels in first-floor transom windows on the west and north elevations, and stained-glass panes in the upper sash of two more north-facing windows on the second floor.

The interior of Lake Cliff also retains much of its original historic character, featuring large rooms with wood floors and decorative wood trim on the walls and select ceilings. A number of rooms retain historic fireplaces with wood mantels and decorative tile surrounds and hearths. The kitchen and bathrooms have experienced more recent modifications, although historic cabinetry remains in the pantry and several bathrooms appear to retain select historic finishes. The second floor includes three large bedrooms around the south and west sides, with separate maid's quarters at the north end accessed from the rear stair from the kitchen. The third floor is an unfinished attic but includes access to the inset balcony in the southwest corner tower.

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Lake Cliff

Property Name

12984 Lake Avenue

Property Address

Significant Dates or Periods of Construction

Architect/Builder

1888 (original construction)

Unknown

Narrative Statement of Significance

Lake Cliff is significant as an important and rare remaining example of a Victorian-era lakefront estate home in Lakewood. Effectively owned by only two families and passed down through generations in its first 134 years of existence, the property has been well preserved and remains a substantial presence on Lake Avenue, where it continues to convey the character of Lakewood's large 19th-Century estates.

As such, it meets at least five of the criteria for historic significance qualifying it for designation as a Historic Property (HP), as specified in Section 1134.03(d) of the Codified Ordinances of the City of Lakewood, including:

- 1) The character, interest or value as part of the heritage of the City;
- 4) Exemplification of the cultural, economic, social, archeological, or historic heritage of the City;
- 5) The portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- 6) The embodiment of distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;
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The Lake Cliff estate, which then still extended west to Nicholson Avenue and north to Lake Erie, was transferred to Harlan Newell in 1919. It is unclear if Newell and his wife Marie ever lived in the home, but he soon began to subdivide the property, selling the main house and associated land in 1921 to Christina (Ernest) Durschlag. Durschlag in turn sold the house and property that same year to Richard N. Sheehan (d.1948), who then transferred it to his sister-in-law Mary T. (Berry) McMyler (1882-1970) in 1922. Mary was the wife of John McMyler (d.1933), an inventor and founder of McMyler Manufacturing Company. Even after the McMylers acquired the property, Richard N. and his wife Rose (Berry) Sheehan, who was Mary McMyler's sister, remained connected to Lake Cliff. Both Richard and Rose were listed as residing at Lake Cliff at the time of their respective deaths in 1948 and 1957, and when Mary McMyler died in 1970, she bequeathed Lake Cliff to the Sheehan's four children: Colette Townsend, Richard S., Dorothy R., and Rosemary Horrigan.

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Lake Cliff

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12984 Lake Avenue

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Lake Cliff

Property Name

12984 Lake Avenue

Property Address

Additional Documentation:

Current Photographs

Site Boundary Map & Photo Key

Historic Photographs


Lake Cliff

Property Name
12984 Lake Avenue
Property Address

Lakewood Heritage Advisory Board Review Date: 11/30/2023 **Action:** Recommend Approval
Date of Planning Commission Review (Eligibility): _____ **Action:** _____
Date of Planning Commission Review (Designation): _____ **Action:** _____

Heritage Advisory Board recommended approval of the nomination and design guidelines (if applicable) to the Planning Commission.

Peter Ketter

 Digitally signed by Peter Ketter
Date: 2024.01.16 14:32:11 -05'00'

1/16/2024

Signature of Heritage Advisory Board Chair

Date

Planning Commission approved the designation of the historic property or historic district.

Signature of Planning Commission Chair

Date

Notice of designation was forwarded to the following:

- Mayor's Office Date: _____
- City Council Date: _____
- Architectural Board of Review Date: _____
- Building Department Date: _____
- Other: _____ Date: _____

Lake Cliff – 12984 Lake Avenue
City of Lakewood Historic Designation, January 2024
Current Photographs – Taken April 2023



1. South façade, camera facing north



2. Southwest oblique, camera facing northeast

Lake Cliff – 12984 Lake Avenue
City of Lakewood Historic Designation, January 2024
Current Photographs – Taken April 2023



3. Northeast oblique, camera facing southwest



4. North elevation, camera facing south

Lake Cliff – 12984 Lake Avenue
City of Lakewood Historic Designation, January 2024
Current Photographs – Taken April 2023



5. East-facing bay window detail, camera facing west



6. Estate wall entry gate, camera facing northwest

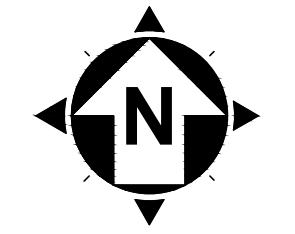
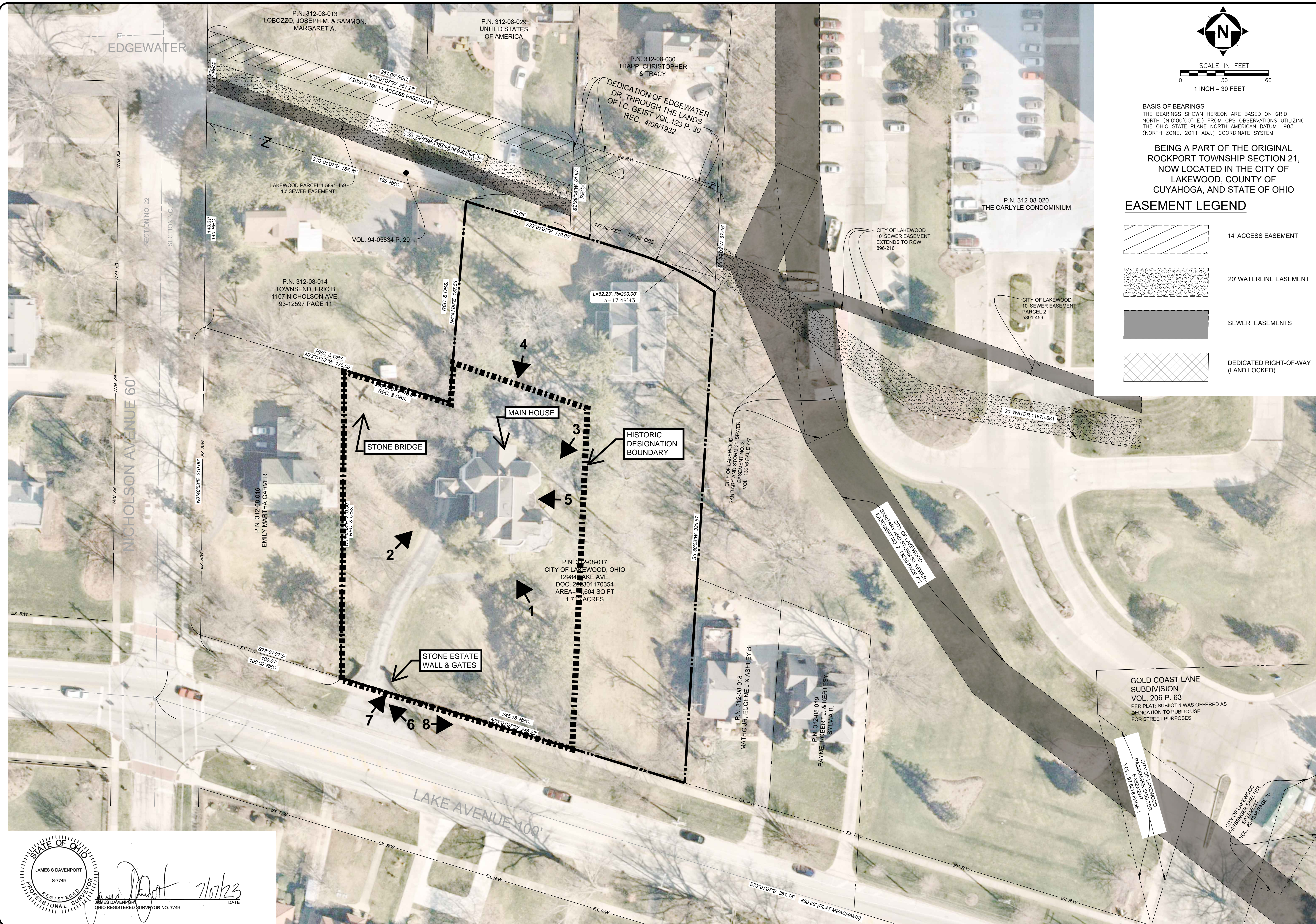
Lake Cliff – 12984 Lake Avenue
City of Lakewood Historic Designation, January 2024
Current Photographs – Taken April 2023



7. Stone estate wall and east gate post; camera facing northeast



8. Stone estate wall; camera facing northeast

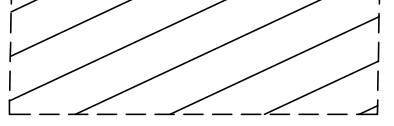
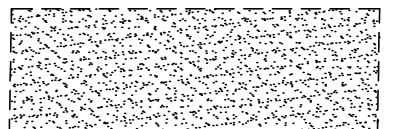




SCALE IN FEET
0 30 60
1 INCH = 30 FEET

BASIS OF BEARINGS
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BEING A PART OF THE ORIGINAL ROCKPORT TOWNSHIP SECTION 21, NOW LOCATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO

EASEMENT LEGEND

-  14' ACCESS EASEMENT
-  20' WATERLINE EASEMENT
-  SEWER EASEMENTS
-  DEDICATED RIGHT-OF-WAY (LAND LOCKED)

your trusted advisor
consultants
engineers
architects
planners

ISSUED FOR:	NO.	REVISION	DATE
07/05/2023	A		XXXX18
AS SHOWN			
DESIGNED BY: JD			
DRAWN BY: JD			
CHECKED BY: LCH			

**BOUNDARY SURVEY
WITH AERIAL BACKGROUND**
**12984 LAKE AVENUE
CITY OF LAKEWOOD**

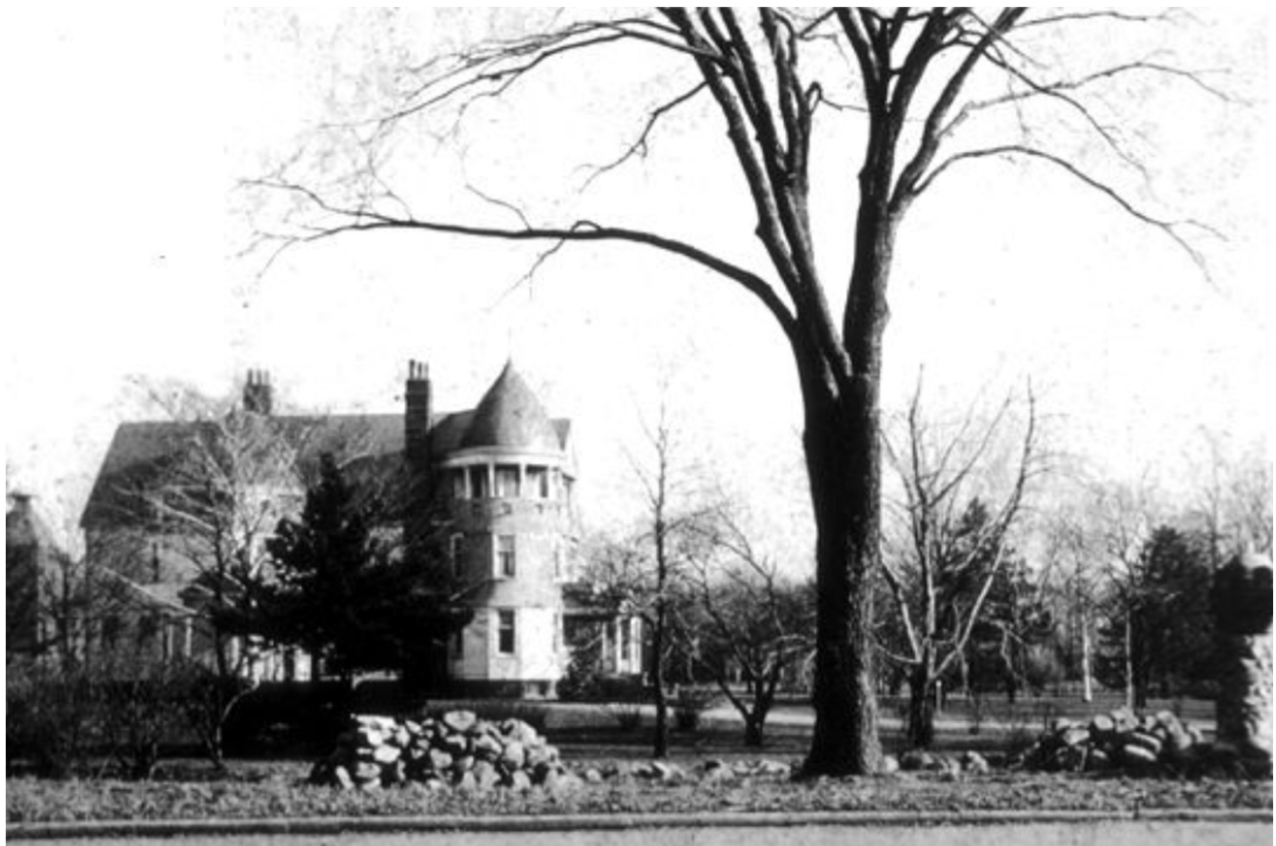
PROJECT NO.	170105
DISCIPLINE	CIVIL
SHEET NAME	BS-2
SHEET	2
OF	8

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
JAMES S DAVENPORT
9-7749
DATE: 7/10/23

Lake Cliff – 12984 Lake Avenue
City of Lakewood Historic Designation, January 2024
Historic Photographs



H1. Southwest oblique, camera facing northeast, c.1913 (*Cleveland Memory*)



H2. West elevation, camera facing east, 1915 (*Cleveland Memory*)



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

Application Cover Page

Docket No.: 02-05-24

Permit No.: PC24-000004

Applicant Name: Lakewood Heritage Advisory Board

Project Address: 12984 Lake Ave.

Project Name: Lake Cliff

Proposal: The recommendation to designate the Lake Cliff house and associated land/structures (PPN312-08-017) as an historic property (HP), pursuant to Chapter 1134. Property is located in an R1M, Single-Family Medium Density district.

CITY OF LAKEWOOD
Department of Planning and Development
HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Property Being Nominated:

Historic Name (if applicable) Lake Cliff

Property Address 12984 Lake Avenue

Property Owner(s) City of Lakewood

Owner Address 12650 Detroit Avenue, Lakewood, OH 44107

Phone 216-529-6630

Email shawn.leininger@lakewoodoh.net

Private Ownership

Public Ownership

Description of Property Being Nominated:

Residential (check all that apply; provide description as needed to fully communicate nomination intent)

House Garage Apartment Building Associated Land

Other: Stone estate walls and gates at Lake Avenue frontage; stone bridge near NW corner of site

1 Contributing Building (House), along with historic site elements including stone walls and gate, and stone bridge

of Contributing Buildings # of Non-Contributing Buildings

Commercial

Office/Retail/Mixed Use Religious Institutional Associated Land

Other: _____

of Contributing Buildings # of Non-Contributing Buildings

Historic District

Residential Commercial Mixed Use

of Contributing Buildings # of Non-Contributing Buildings

Other

Site Structure Object

of Contributing Resources # of Non-Contributing Resources

Verbal Boundary Description:

Cuyahoga County Permanent Parcel Number: 312-08-017

The boundary of the historic designation is intended to match the lot line for the land parcel that includes the main house, following a planned subdivision of the larger existing parcel anticipated in early 2024.

Additional land, buildings and site elements outside the boundary of the main house parcel, as defined in the planned 2024 lot split, are excluded from designation.

Nomination Prepared By:

Name Peter Ketter

Date January 16, 2024

Address 1425 Marlowe Ave, Lakewood, OH 44107

Phone 216-269-6546

Email pketter@sandvickarchitects.com

Lake Cliff

Property Name

12984 Lake Avenue

Property Address

Historic Functions

(List known uses over the building's/district's history)

DOMESTIC: single dwelling

Current Functions

(List present building uses)

DOMESTIC: single dwelling

Architectural Description: Describe the historic and current appearance and condition of the property/district.

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1888 (original construction)

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Unknown

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Lakewood Heritage Advisory Board Review Date: 11/30/2023 **Action:** Recommend Approval
Date of Planning Commission Review (Eligibility): _____ **Action:** _____
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Peter Ketter

 Digitally signed by Peter Ketter
Date: 2024.01.16 14:32:11 -05'00'

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Signature of Heritage Advisory Board Chair

Date

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Signature of Planning Commission Chair

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2. Southwest oblique, camera facing northeast

Lake Cliff – 12984 Lake Avenue
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Current Photographs – Taken April 2023



3. Northeast oblique, camera facing southwest



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6. Estate wall entry gate, camera facing northwest

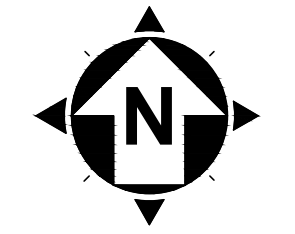
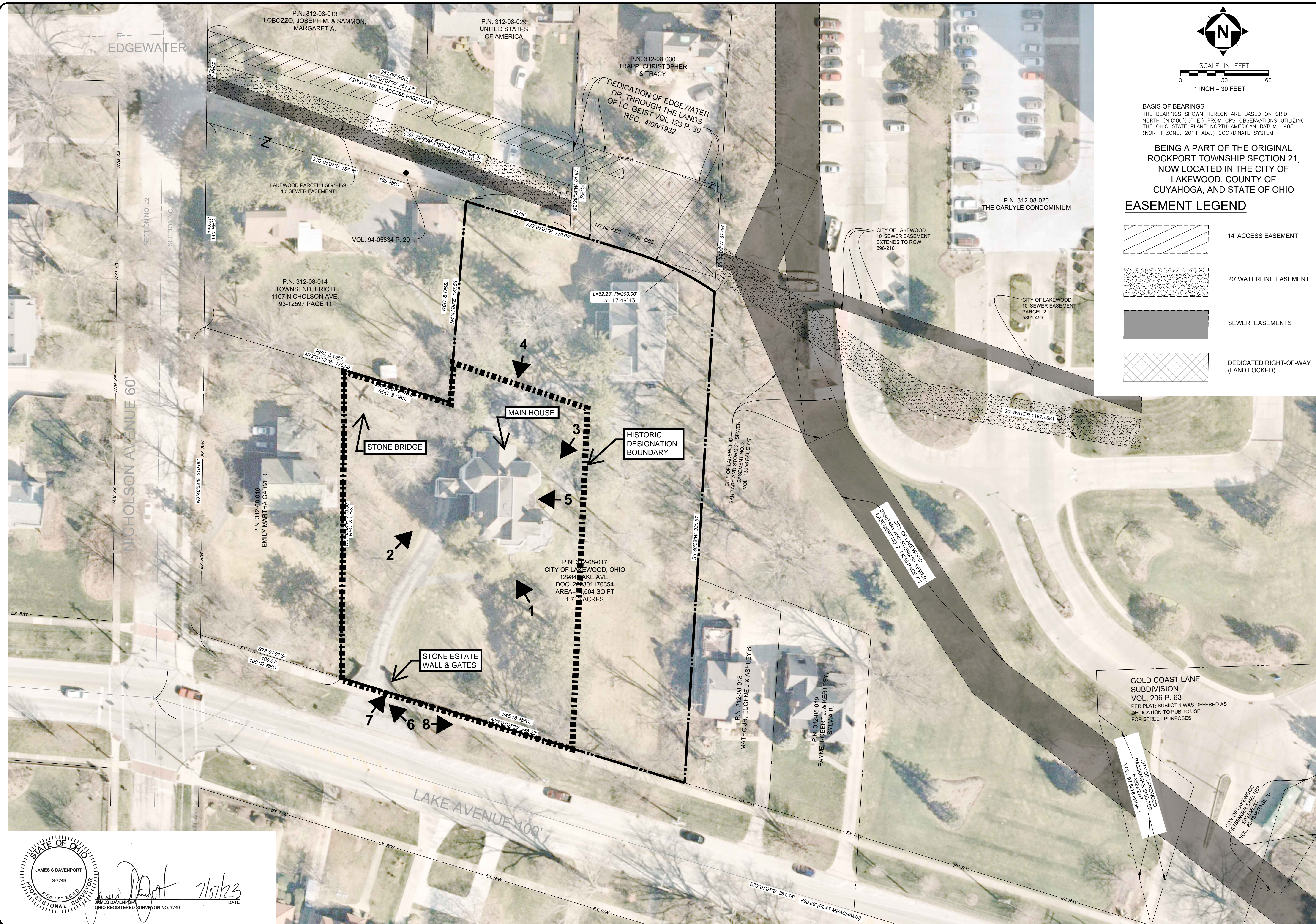
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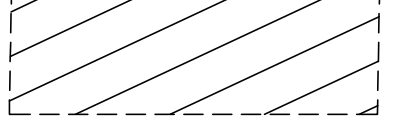
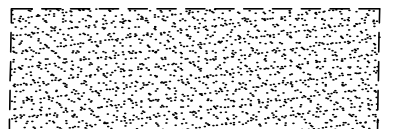




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BEING A PART OF THE ORIGINAL ROCKPORT TOWNSHIP SECTION 21, NOW LOCATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO

EASEMENT LEGEND

-  14' ACCESS EASEMENT
-  20' WATERLINE EASEMENT
-  SEWER EASEMENTS
-  DEDICATED RIGHT-OF-WAY (LAND LOCKED)

your trusted advisor
consultants
engineers
architects
planners

NO.	REVISION	DATE
1		XXXX18

BOUNDARY SURVEY WITH AERIAL BACKGROUND
12984 LAKE AVENUE
CITY OF LAKEWOOD

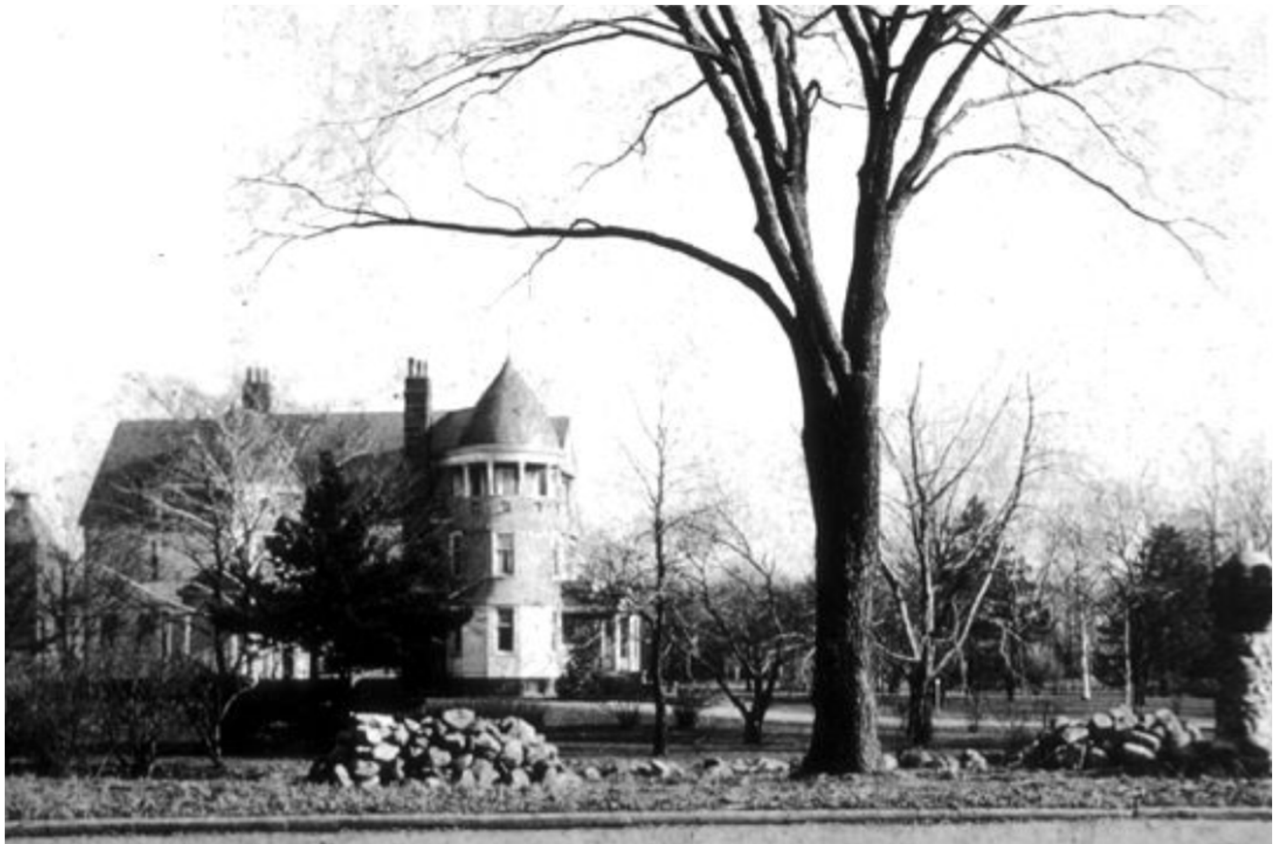
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DISCIPLINE	CIVIL
SHEET NAME	BS-2
SHEET	2
OF	8

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Lake Cliff – 12984 Lake Avenue
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