

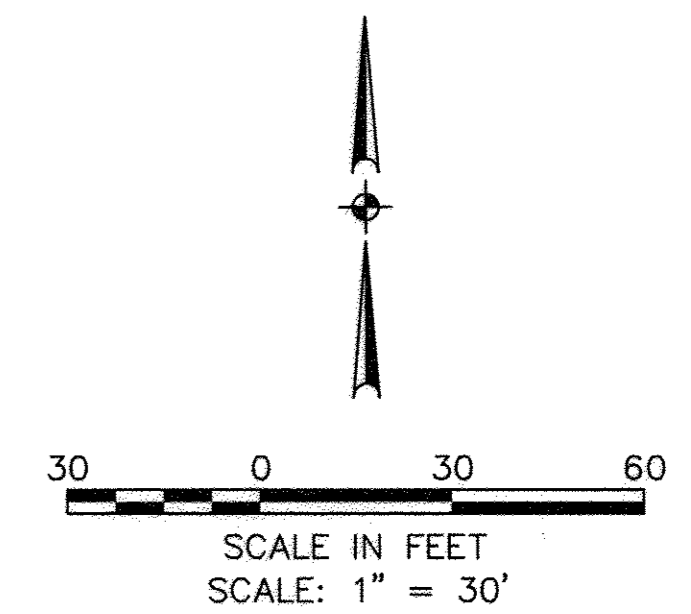
**CITY OF SHEFFIELD LAKE APPROVAL**

THIS IS TO CERTIFY THAT THIS PLAT OF KOLLEDA SUBDIVISION IS HEREBY APPROVED BY THE CITY OF SHEFFIELD LAKE, OHIO.

**KOLLEDA SUBDIVISION**

A RE-SUBDIVISION OF A PORTION OF SUNSET COUNTRY CLUB ALLOTMENT

KNOW AS BEING A RE-SUBDIVISION OF ALL OF SUBLT NOS. 1, 2, 3 & 4 IN BLOCK D AND THE VACATED PORTION OF HAWTHORNE AVENUE LYING NORTHERLY OF AND ADJOINING BLOCK D IN SUNSET COUNTY CLUB ALLOTMENT P.V. 11 P. 6 OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 33 CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO



**OWNER'S CERTIFICATE**

SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 33. ALSO BEING THE LAND CONVEYED TO JAMES KOLLEDA AS RECORDED IN INSTRUMENT NOS. 20040976591 AND 2005011182 OF THE LORAIN COUNTY RECORDS AND CONTAINING 0.5185 ACRE OF LAND.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "KOLLEDA SUBDIVISION", A RE-SUBDIVISION OF SUBLT NOS. 1, 2, 3 & 4 IN BLOCK D AND THE VACATED PORTION OF HAWTHORNE AVENUE LYING NORTHERLY OF AND ADJOINING BLOCK D IN SUNSET COUNTRY CLUB ALLOTMENT AS RECORDED IN PLAT VOLUME 11 PAGE 6 OF THE LORAIN COUNTY RECORDS. SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 33.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HAND.

THIS 3<sup>rd</sup> DAY OF May 2017  
*James Kolleda 5/3/17*  
 JAMES KOLLEDA DATE

**NOTARY PUBLIC**

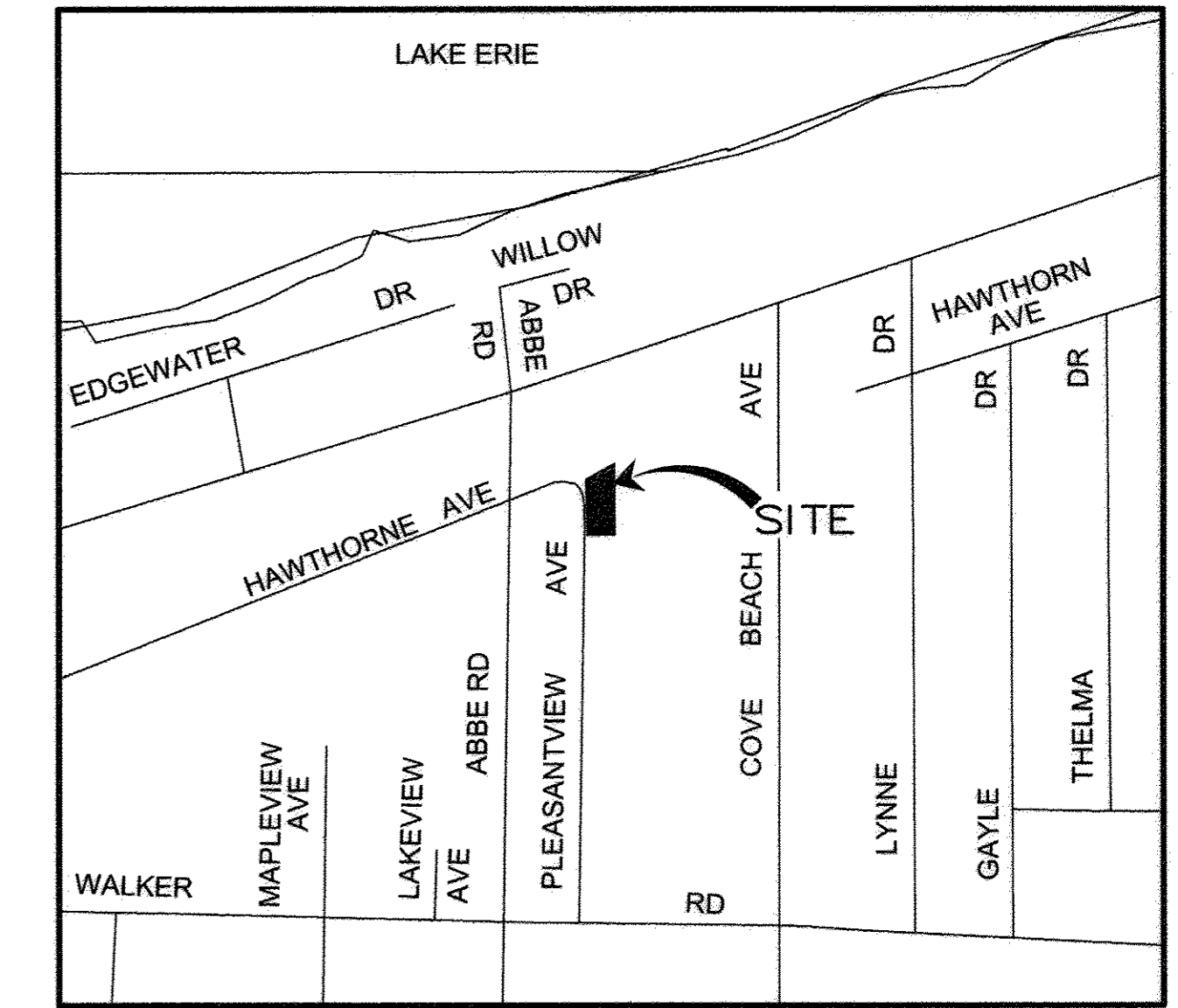
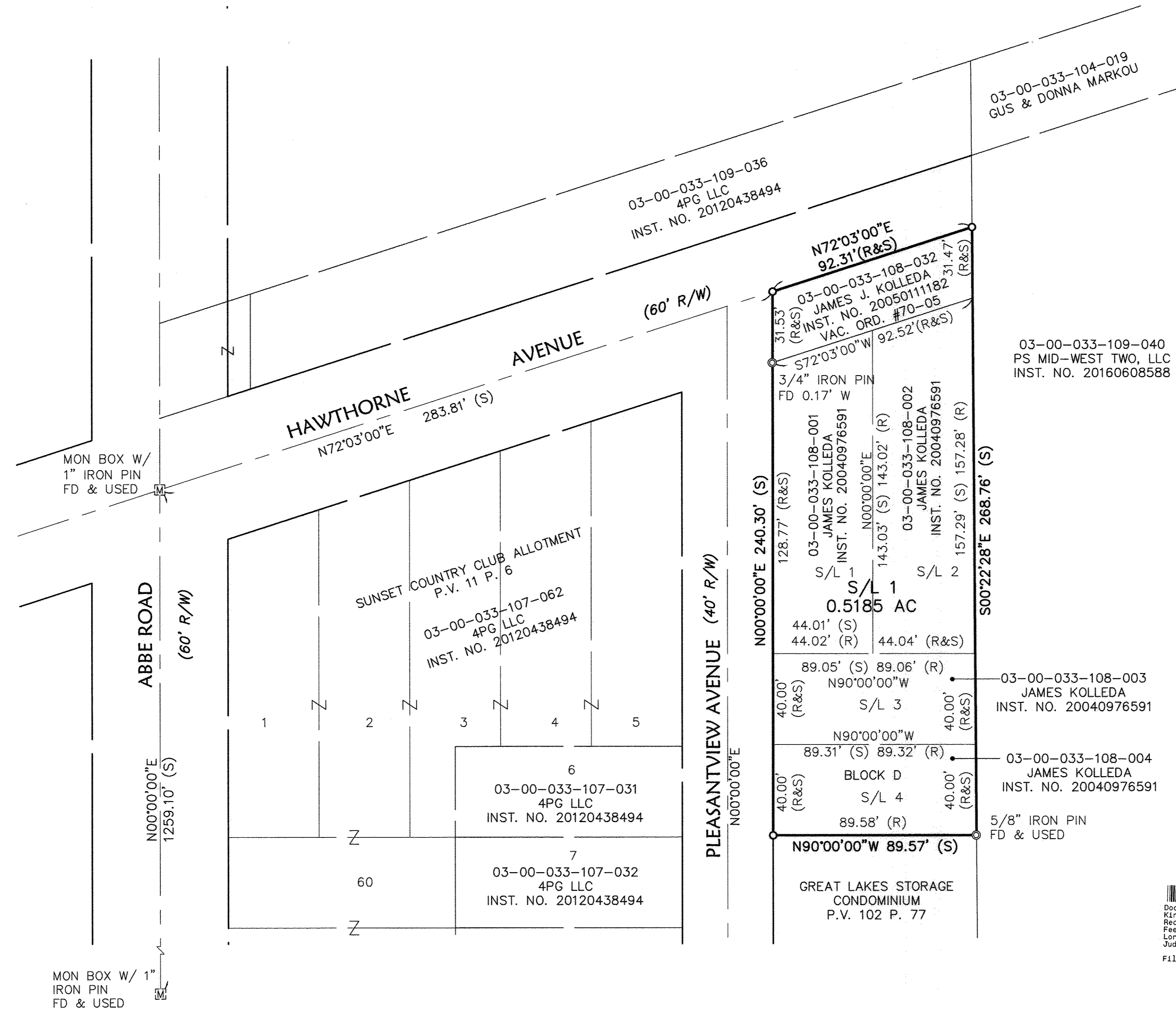
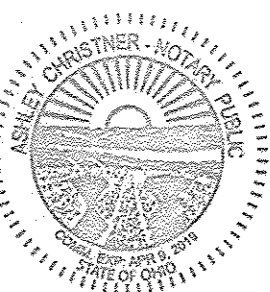
STATE OF OHIO } S.S.  
 COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR LORAIN COUNTY AND STATE OF OHIO, PERSONALLY APPEARED THE ABOVE NAMED JAMES KOLLEDA WHO ACKNOWLEDGED THAT THE SIGNING OF THIS PLAT WAS HIS OWN FREE ACT AND DEED FOR THE PURPOSES HEREON EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT Sheffield Lake OHIO THIS 3 DAY OF May 2017

*Debra A. Bixler*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES April 9, 2019



VICINITY MAP  
NO SCALE

**LEGEND**

- ☒ MONUMENT BOX FOUND
- ⊙ IRON PIN/PIPE FOUND
- 5/8" X 30" IRON PIN SET

**ABBREVIATIONS**

- FD FOUND
- ORD ORDINANCE
- P PAGE
- R RECORD
- R/W RIGHT OF WAY
- S SURVEYED
- V VOLUME
- VAC VACATED

Doc ID: 01998770001 Type: OFF  
 Kind: PLAT  
 Recorded: 05/08/2017 at 01:28:38 PM  
 Fee Amt: \$60.40 Page 1 of 1  
 Lorain County, Ohio  
 Judith H. Nedwick County Recorder  
 File # 2017-0628679

**SURVEYOR'S NOTES**

- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- PERTINENT RECORDS USED ARE SHOWN HEREON.
- THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE NOT INTENDED TO REFLECT ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED KOLLEDA SUBDIVISION, A RE-SUBDIVISION OF ALL OF SUBLT NOS. 1, 2, 3 & 4 IN BLOCK D AND THE VACATED PORTION OF HAWTHORNE AVENUE LYING NORTHERLY OF AND ADJOINING BLOCK D IN SUNSET COUNTRY CLUB ALLOTMENT AS RECORDED IN PLAT VOLUME 11 PAGE 6 OF THE LORAIN COUNTY RECORDS. SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 33. ALSO BEING THE LAND CONVEYED TO JAMES KOLLEDA AS RECORDED IN INSTRUMENT NOS. 20040976591 AND 2005011182 OF THE LORAIN COUNTY RECORDS AND CONTAINING 0.5185 ACRE OF LAND.

*Trevor A. Bixler*  
 TREVOR A. BIXLER, P.S. NO. 7730 DATE 3-8-17  
 DATE OF SURVEY: FEBRUARY 28, 2017



DATE	DATE	DESCRIPTION	BY
3-8-17			

**KS ASSOCIATES**  
 KS Associates, Inc.  
 260 Burns Road, Suite 100  
 Elyria, OH 44035  
 P 440 365 4730  
 F 440 365 4790  
 www.ksassociates.com

**KOLLEDA SUBDIVISION**  
 A RE-SUBDIVISION OF ALL OF SUBLT NOS. 1, 2, 3 & 4 IN BLOCK D AND THE VACATED PORTION OF HAWTHORNE AVENUE LYING NORTHERLY OF AND ADJOINING BLOCK D IN SUNSET COUNTRY CLUB ALLOTMENT P.V. 11 P. 6 OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 33 CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 1  
 JOB NO. 17063

JAMES KOLLEDA  
 'Plat vol. 103  
 Page 36.  
 LORAIN COUNTY RECORDER

**TRANSFERRED**  
 IN COMPLIANCE WITH SBC 312-202  
 OHIO REV. CODE  
 MAY 02 2017  
 J. CRAIG SNOODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR

R:\17000\17063\CIVIL3D\2014\CURRENT DRAWINGS\BASE DRAWINGS\DWG\0-Subdivision.dwg 3/8/2017