

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED SHOREWAY SUBDIVISION NO. 1 AS SHOWN HEREON, SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A RE-SUBDIVISION OF SUBLOTS 1-53, 84-104, 133-153 IN LAKE ERIE MANOR P.V. 13 P. 9, SUBLOTS 5-7, 22-43, PART OF 44, 125-143 IN COMMUNITY BEACH SUBDIVISION P.V. 11 P. 1, VACATED LAKE SHORE ELECTRIC RAILROAD, VACATED COMMUNITY ROAD, VACATED HAWTHORNE AVENUE, & VACATED TENNYSON AVENUE (ORD. 5-57 & ORD. 44-56), AS DESCRIBED IN A DEED TO THE CITY OF SHEFFIELD LAKE AS RECORDED IN INSTRUMENT NUMBER 2008-0278164 THE LORAIN COUNTY DEED RECORDS, CONTAINING 22.5035 ACRES OF LAND IN ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 41, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD, AT ALL POINTS THUSLY INDICATED. IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED. IRON PIN MONUMENTS WERE SET, DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY.

SHOREWAY SUBDIVISION NO. 1

BEING A RE-SUBDIVISION OF SUBLOTS 1-53, 84-104, 133-153 IN LAKE ERIE MANOR P.V. 13 P. 9, SUBLOTS 5-7, 22-43, PART OF 44, 125-143 IN COMMUNITY BEACH SUBDIVISION P.V. 11 P. 1, VACATED LAKE SHORE ELECTRIC RAILROAD, VACATED COMMUNITY ROAD, VACATED HAWTHORNE AVENUE, & VACATED TENNYSON AVENUE (ORD. 44-56 & ORD. 5-57) SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 41

LAW DIRECTOR'S CERTIFICATION:

APPROVED THIS 15th DAY OF August, 2018
[Signature]
CITY OF SHEFFIELD LAKE LAW DIRECTOR-DAVID M. GRAVES DATE 8-1-18

EX. INGRESS/EGRESS EASEMENT
D.V. 825 PG. 386
MAG NAIL FOUND
31.33' OFF C/L

[Signature] 7/31/2018
AMY M. KELLY, P.E.
REGISTERED OHIO SURVEYOR No. 8469



OWNERS CERTIFICATE:

SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 41, BEING A RE-SUBDIVISION OF SUBLOTS 1-53, 84-104, 133-153 IN LAKE ERIE MANOR P.V. 13 P. 9, SUBLOTS 5-7, 22-43, PART OF 44, 125-143 IN COMMUNITY BEACH SUBDIVISION P.V. 11 P. 1, VACATED LAKE SHORE ELECTRIC RAILROAD, VACATED COMMUNITY ROAD, VACATED HAWTHORNE AVENUE, & VACATED TENNYSON AVENUE (ORD. 5-57 & ORD. 44-56), AS DESCRIBED IN A DEED TO THE CITY OF SHEFFIELD LAKE AS RECORDED IN INSTRUMENT NUMBER 2008-0278164 THE LORAIN COUNTY DEED RECORDS, CONTAINING 22.5035 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "SHOREWAY SUBDIVISION NO. 1", BEING SUBLOTS 1 TO 8, INCLUSIVE, AND DEDICATES TO PUBLIC USE, COMMUNITY ROAD AS SHOWN HEREON, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

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

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF.

[Signature] 8/1/18
THE CITY OF SHEFFIELD LAKE DATE

MAYOR-DENNIS BRING
SHEFFIELD LAKE CITY
609 HARRIS ROAD
SHEFFIELD LAKE, OH 44054

NOTARY PUBLIC:
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE CITY OF SHEFFIELD LAKE WHO ACKNOWLEDGED THAT THEY DID SIGN THIS FOREGOING PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

THIS 15th DAY OF Aug., 2018
NOTARY PUBLIC *[Signature]*
DAVID M. GRAVES, Atty.
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires 8-1-18
Section 147.03 O.R.C.
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

ENGINEER'S CERTIFICATION:

APPROVED THIS 31 DAY OF July, 2018

[Signature] 7/31/2018
CITY OF SHEFFIELD LAKE MUNICIPAL ENGINEER DATE

PLANNING COMMISSION:

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE REGULATIONS FOR THE CITY OF SHEFFIELD LAKE, OHIO

THIS 18th DAY OF April, 2018

[Signature] 8/1/2018
PLANNING COMMISSION CHAIRMAN-SCOTT JANCURA DATE

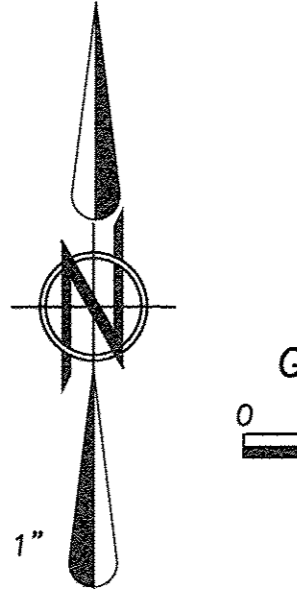
CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF "SHOREWAY SUBDIVISION NO. 1" IS HEREBY APPROVED AND THE STREET AS SHOWN HEREON IS ACCEPTED BY ORDINANCE NO. 26-18

THIS 31st DAY OF July, 2018

By: *[Signature]* 8-1-18
COUNCIL CLERK-KAY PANTAUZZI DATE

By: *[Signature]* 7-31-18
COUNCIL PRESIDENT-RICK ROSSO DATE



BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF LAKE BREEZE ROAD WHICH WAS ASSUMED TO BE NORTH 00° 36' 49" EAST.

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN MARCH 2018.

1" PIPE FOUND (BENT)
30.12' OFF C/L

3/4" PIPE FOUND & USED

5/8" REBAR W/ CAP STAMPED "WALKER 3537" FOUND & USED

1" PIPE FOUND
30.12' OFF C/L

SUBLOT 1
1.0836 AC. CALC.

SUBLOT 2
16.4442 AC. CALC.

SUBLOT 3
0.5834 AC. CALC.

SUBLOT 4
0.7310 AC. CALC.

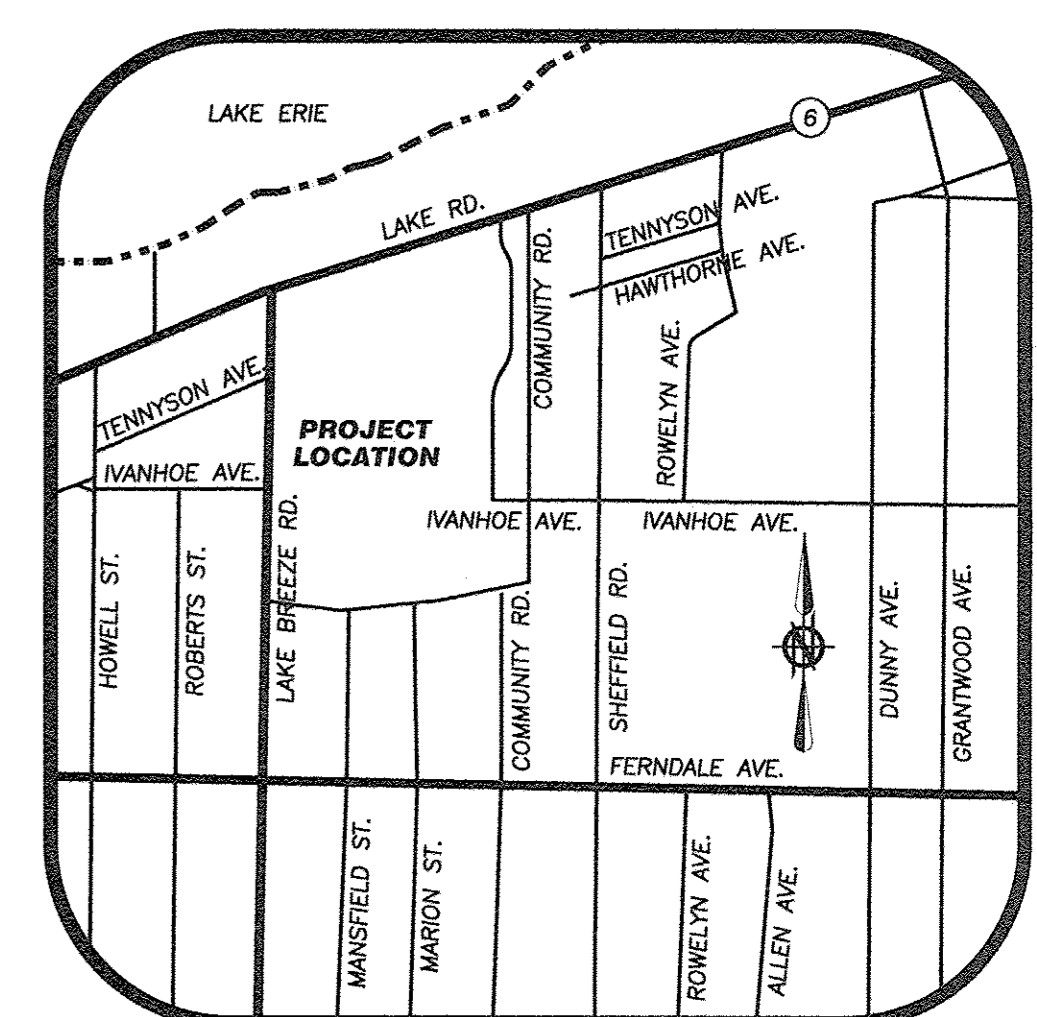
SUBLOT 5
1.2703 AC. CALC.

SUBLOT 6
0.1779 AC. CALC.

SUBLOT 7
0.5785 AC. CALC.

SUBLOT 8
0.5785 AC. CALC.

NOTES
• SEE SHEET 2 FOR COMMUNITY ROAD DEDICATION AND SUBLOTS 3-8 DIMENSIONS.
• SEE SHEET 2 FOR CURVE DATA



LOCATION MAP
-NOT TO SCALE-

LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- MONUMENT BOX WITH 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- M.N.S. MAG NAIL SET
- IRON PIN/PIPE FOUND AS INDICATED
- ⊞ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (CALC.REC.) CALCULATED FROM RECORD INFORMATION
- (N) NORTH (E) EAST
- (S) SOUTH (W) WEST
- CENTERLINE
- RIGHT-OF-WAY LINE
- P/L PROPERTY LINE

NOTE: 5/8" REBAR WILL BE SET WHERE POSSIBLE; MAG NAILS WILL BE SET IN PAVED AREAS.

P1	1" PIPE W/ CAP STAMPED "M&E COMPANIES S-6872" FOUND 0.23'(S) 0.26'(W)	P10	1/2" PIN FOUND 26.16' OFF C/L
P2	5/8" REBAR W/ CAP STAMPED "JOHN G. HOY PS-7419" 0.08'(N) 0.14'(W) (0.14'(N) 0.18'(W) REC.)	P11	5/8" REBAR W/ CAP STAMPED "JOHN G. HOY PS-7419" FOUND & USED
P3	1" PIPE FOUND & USED FOR LINE 0.14'(N)	P12	5/8" REBAR FOUND & USED FOR LINE 0.06'(N)
P4	5/8" REBAR W/ ILLEGIBLE CAP FOUND & USED	P13	1" PIPE FOUND (BENT) 24.59' OFF C/L
P5	1" PIPE FOUND 0.10'(S) 0.08'(E)	P14	1" PIPE FOUND 24.75' OFF C/L
P6	1/2" PIPE FOUND & USED	P15	5/8" REBAR W/CAP STAMPED "JOHN G. HOY PS-7419" FOUND 0.16'(S) 0.32'(W)
P7	5/8" REBAR W/ CAP STAMPED "JOHN G. HOY PS-7419" FOUND & USED FOR LINE 0.07'(E)	P16	5/8" REBAR W/ CAP STAMPED "JOHN G. HOY PS-7419" FOUND & USED FOR LINE 0.07'(E)
P8	5/8" REBAR W/ CAP STAMPED "JOHN G. HOY PS-7419" FOUND & USED	P17	1" PIPE FOUND & USED FOR LINE 0.17'(S)
P9	MAG NAIL FOUND & USED	P18	3/4" PIPE FOUND & USED

(A)	03-00-041-102-005 SPEEDWAY SUPERAMERICA LLC INST. #2005-0119155	(D)	03-00-041-104-004 FIFTH STREET REALTY COMPANY
(B)	03-00-041-103-005 SPEEDWAY LLC INST. #2012-0430060	(E)	03-00-041-102-006 CITY OF SHEFFIELD LAKE INST. #2008-0278164
(C)	03-00-041-103-004 FIFTH STREET REALTY COMPANY O.R. VOL. 279 PG. 673	(F)	03-00-041-113-046 CITY OF SHEFFIELD LAKE INST. #2008-0278164
(G)		(H)	03-00-041-113-047 CITY OF SHEFFIELD LAKE INST. #2008-0278164
(H)			03-00-041-113-048 CITY OF SHEFFIELD LAKE INST. #2008-0278164

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- SURVEY FOR MARATHON PETROLEUM, L.L.C., WELLERT CORPORATION, DATE 11/24/05.
- EX. 10' UTILITY EASEMENT TO THE CITY OF SHEFFIELD LAKE INST. #2008-0278390

ACREAGE SUMMARY

21.4474 ACRES IN SUBLOTS 1-8
1.0561 ACRES IN RIGHT-OF-WAY
22.5035 ACRES TOTAL IN SUBDIVISION

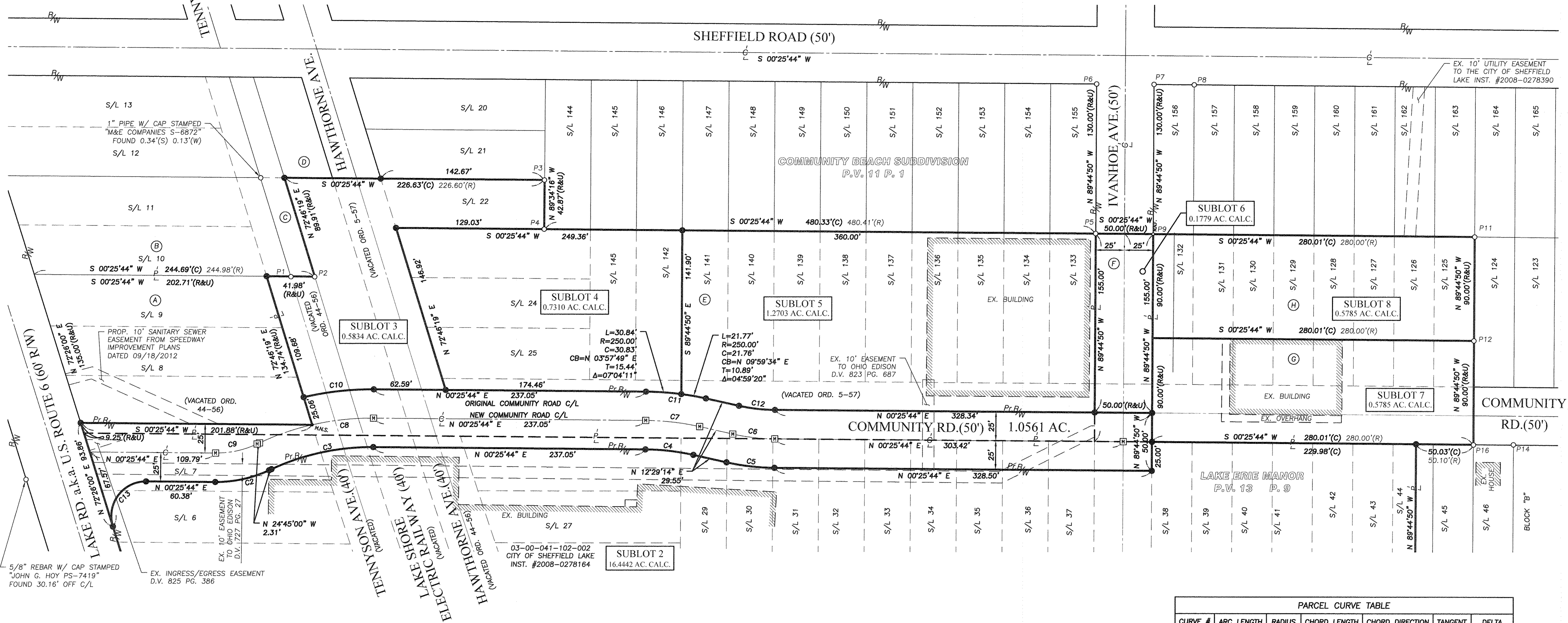
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET
1 of 2
JOB NO.
12-3300-30

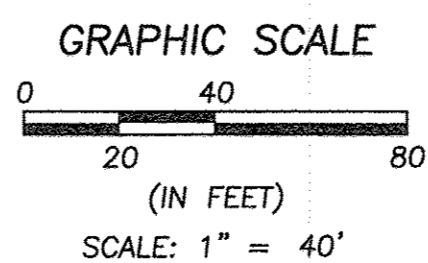
J:\123300-Sheffield Lake\12-3300-30 Shoreway Subdivision Plat.dwg, Plotted: Jul 26, 2018 - 3:25pm

SHOREWAY SUBDIVISION NO. 1

BEING A RE-SUBDIVISION OF SUBLOTS 1-53, 84-104, 133-153 IN LAKE ERIE MANOR P.V. 13 P. 9, SUBLOTS 5-7, 22-43, PART OF 44, 125-143 IN COMMUNITY BEACH SUBDIVISION P.V. 11 P. 1, VACATED LAKE SHORE ELECTRIC RAILROAD, VACATED COMMUNITY ROAD, VACATED HAWTHORNE AVENUE, & VACATED TENNYSON AVENUE (ORD. 44-56 & ORD. 5-57) SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 41



PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	12.46'	10.00'	11.66'	S 35°35'43" W	7.18'	71°19'25"
C2	48.34'	110.00'	47.95'	N 12°09'38" W	24.57'	25°10'44"
C3	91.41'	208.00'	90.67'	N 12°09'38" W	46.45'	25°10'44"
C4	42.09'	200.00'	42.01'	N 6°27'29" E	21.12'	12°03'30"
C5	42.09'	200.00'	42.01'	N 6°27'29" E	21.12'	12°03'30"
C6	36.83'	175.00'	36.76'	N 6°27'29" E	18.48'	12°03'30"
C7	47.35'	225.00'	47.27'	N 6°27'29" E	23.76'	12°03'30"
C8	102.39'	233.00'	101.57'	N 12°09'38" W	52.04'	25°10'44"
C9	37.35'	85.00'	37.05'	N 12°09'38" W	18.98'	25°10'44"
C10	61.60'	258.00'	61.46'	N 6°24'41" W	30.95'	13°40'50"
C11	52.61'	250.00'	52.52'	N 6°27'29" E	26.40'	12°03'30"
C12	31.57'	150.00'	31.51'	N 6°27'29" E	15.84'	12°03'30"
C13	56.55'	30.00'	48.54'	N 53°34'08" W	41.29'	107°59'44"



NOTES

- SEE SHEET 1 FOR PARCEL OWNERSHIP TABLE.
- SEE SHEET 1 FOR PIN TABLE INFORMATION.

DATE	BY	DESCRIPTION
03-15-2018	AMK	PRELIMINARY ISSUE TO CLIENT
06-07-2018	AMK	ISSUE TO CLIENT
07-26-2018	AMK	REISSUE AS SUBDIVISION FOR REVIEW

DRAWN BY: JAD	<p>BRAMHALL ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX</p>	SHEET 2 OF 2
CHECKED BY: AMK		JOB NO. 12-3300-30

J:\123300-Sheffield Lake\12-3300-30 Shoreway Subdivision Plat.dwg, Plotted: Jul 28, 2018 - 3:25pm