

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED SHOREWAY SUBDIVISION NO. 2 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 AND 2 IN SHOREWAY SUBDIVISION NO. 1 AS RECORDED IN PLAT VOLUME 105, PAGE 32 OF THE LORAIN COUNTY PLAT RECORDS...

AMY M. KELLY, P.S. REGISTERED OHIO SURVEYOR No. 8469 DATE 1/28/2020



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 AND 2 IN SHOREWAY SUBDIVISION NO. 1 AS RECORDED IN PLAT VOLUME 105, PAGE 32 OF THE LORAIN COUNTY PLAT RECORDS...

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "SHOREWAY SUBDIVISION NO. 2", BEING SUBLOTS 9 AND 10, INCLUSIVE, 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...

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

THE CITY OF SHEFFIELD LAKE DATE 1-28-2020

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...

THIS 28th DAY OF January 2020

NOTARY PUBLIC DAVID M. GRAVES, JR. NOTARY PUBLIC - STATE OF OHIO My Commission Expires 03/31/2022

ENGINEER'S CERTIFICATION:

APPROVED THIS 28th DAY OF January 2020

CITY OF SHEFFIELD LAKE MUNICIPAL ENGINEER DATE 1-28-2020

PLANNING COMMISSION:

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

THIS 15th DAY OF January 2020

PLANNING COMMISSION CHAIRMAN-SCOTT JANGURA DATE 1/28/2020

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF "SHOREWAY SUBDIVISION NO. 2" IS HEREBY APPROVED AND THE RIGHT-OF-WAY AS SHOWN HEREON IS ACCEPTED BY ORDINANCE NO.

THIS 28th DAY OF January 2020

BY: BRANDY RANDOLPH COUNCIL CLERK- BRANDY RANDOLPH DATE 1/28/20 BY: RICK ROSSO COUNCIL PRESIDENT-RICK ROSSO DATE 1-28-20

SHOREWAY SUBDIVISION NO. 2

BEING A RE-SUBDIVISION OF SUBLOTS 1 AND 2 IN SHOREWAY SUBDIVISION NO. 1

AS RECORDED IN PLAT VOLUME 105, PAGE 32

AND DEDICATING ADDITIONAL RIGHT-OF-WAY FOR LAKE ROAD

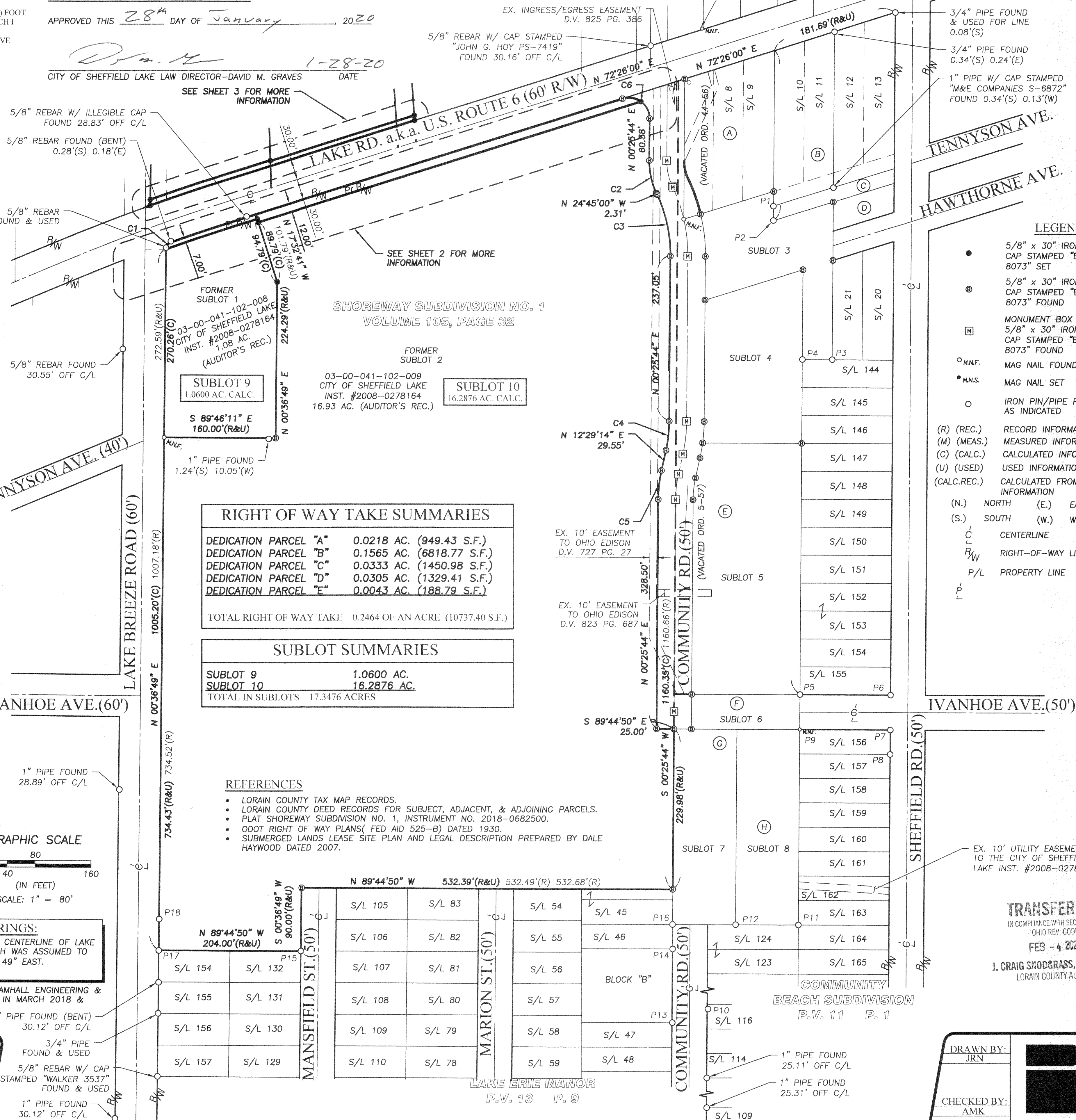
SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, AND STATE OF OHIO

AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 41

LAW DIRECTOR'S CERTIFICATION:

APPROVED THIS 28th DAY OF January 2020

CITY OF SHEFFIELD LAKE LAW DIRECTOR-DAVID M. GRAVES DATE 1-28-20

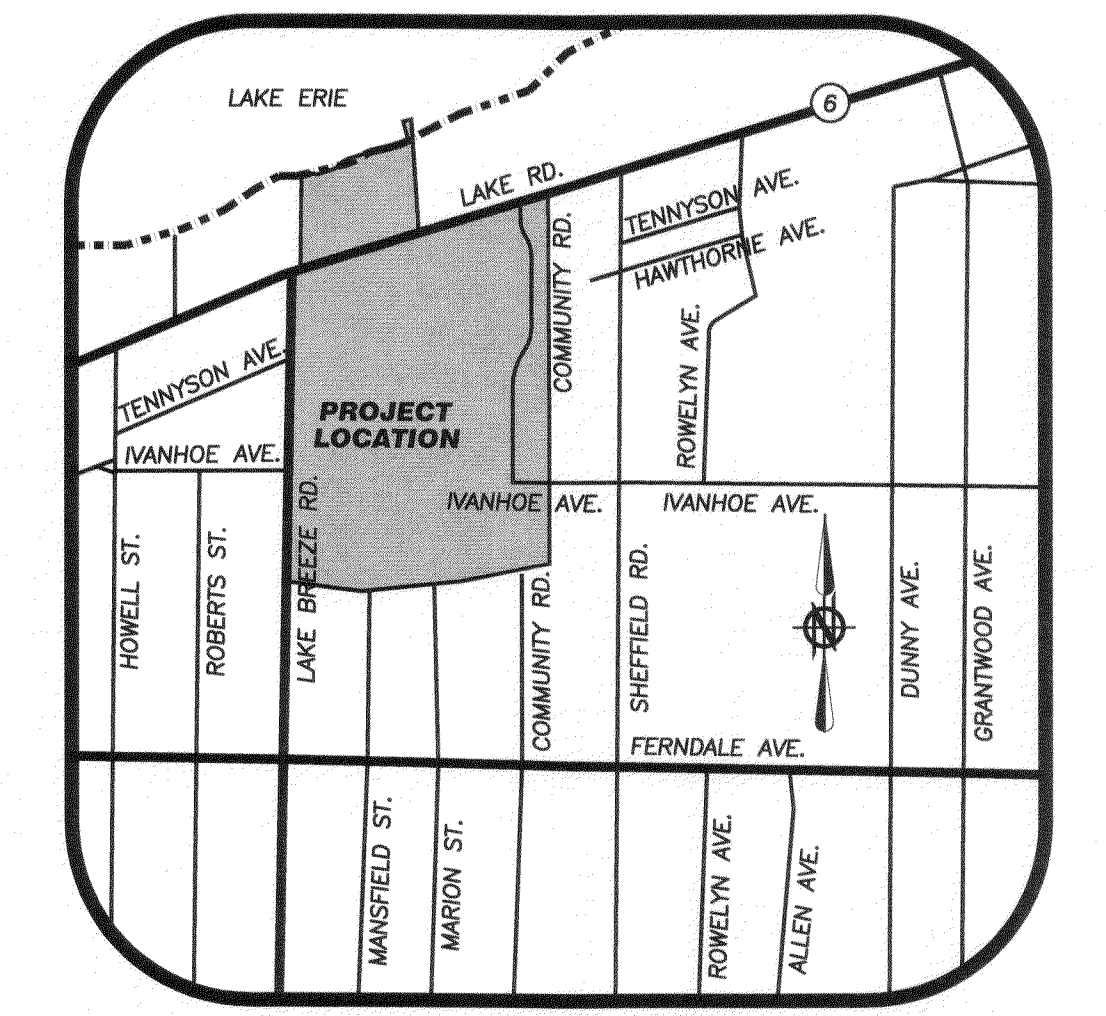


RIGHT OF WAY TAKE SUMMARIES table with columns for Dedication Parcel (A-E) and Right of Way Take (Acres, S.F., and Feet).

SUBLOT SUMMARIES table with columns for Sublot (9-10) and Total in Sublots (Acres).

- REFERENCES list including Lorain County Tax Map Records, Lorain County Deed Records, Plat Shoreway Subdivision No. 1, and other legal documents.

Grid of sublots (S/L 83-110) with street names (Marion St, Mansfield St, Community Rd) and bearings.



LEGEND table defining symbols for various survey markers (e.g., 5/8" x 30" iron rebar, monument boxes, mag nails) and recording types (REC., MEAS., CALC., USED).

Table of references and adjacent parcels, including parcel numbers, owner names (e.g., Speedway, Supramerica LLC), and instrument numbers.

TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE FEB - 4 2020 J. CRAIG SKODGRASS, CPA, CGFM LORAIN COUNTY AUDITOR

BRAMHALL ENGINEERING AND SURVEYING COMPANY logo and contact information, including address, phone, and fax numbers.

SHEET 1 OF 3 JOB NO. 12-3300-34

Vertical text on the left margin: J:\12300-Sheffield Lake\12-3300-34 LOR-2018\DRAWINGS\SHOREWAY SUBDIVISION No. 2.dwg, Plotted: Jan 28, 2020 - 8:58am

SHOREWAY SUBDIVISION NO. 2

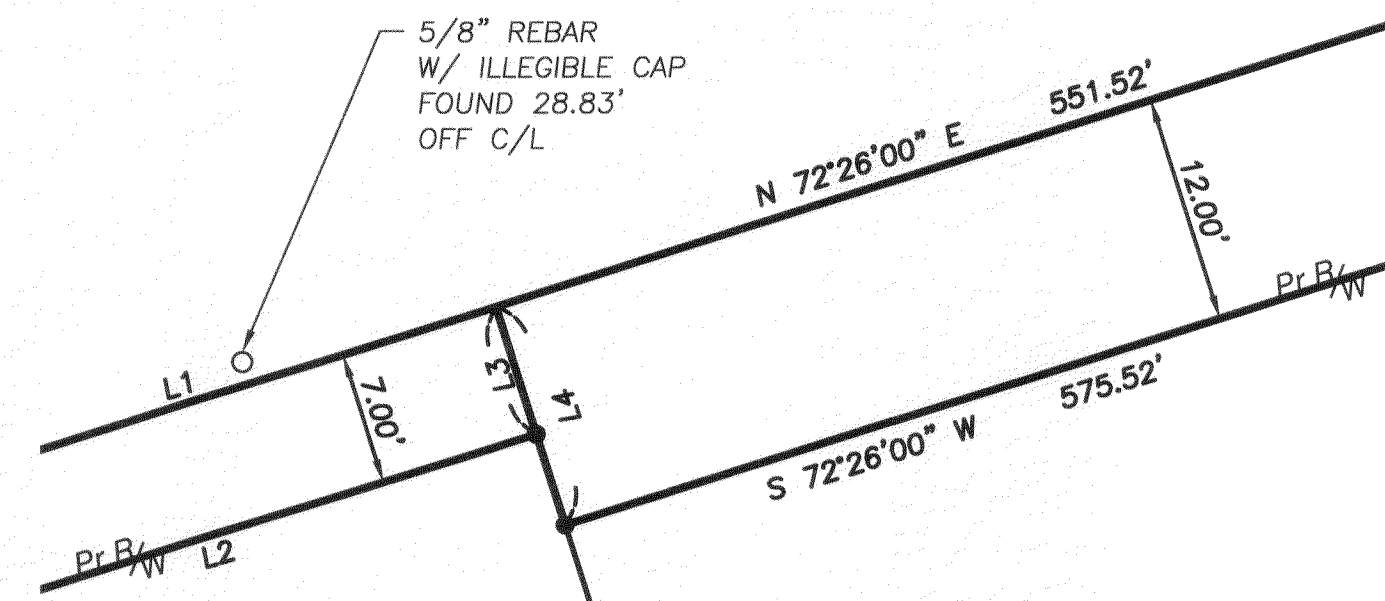
BEING A RE-SUBDIVISION OF SUBLOTS 1 AND 2 IN SHOREWAY SUBDIVISION NO. 1

AS RECORDED IN PLAT VOLUME 105, PAGE 32

AND DEDICATING ADDITIONAL RIGHT-OF-WAY FOR LAKE ROAD

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



ENLARGED VIEW "A"
SCALE: 1"=10'

03-00-041-101-003
CITY OF SHEFFIELD LAKE
VOLUME 850, PAGES 465-466
0.20 OF AN ACRE
(AUDITOR'S REC.)
0.1744 OF AN ACRE -
REMAINDER

03-00-041-101-002
CITY OF SHEFFIELD LAKE
1.33 AC. (AUDITOR'S REC.)
VOLUME 850, PAGES 465-466
0.9948 OF AN ACRE (CALC.) - REMAINDER

DEDICATION PARCEL "E"
0.0043 OF AN ACRE (CALC.)
(188.79 S.F.)

03-00-041-101-019
WINDJAMMER APARTMENT, LLC
INST. #2000-0680421
1.90 AC. (REC.)

SEE SHEET 3 FOR MORE
INFORMATION
DEDICATION PARCEL "D"
0.0305 OF AN ACRE (CALC.)
(1329.41 S.F.)

03-00-041-101-001
CITY OF SHEFFIELD LAKE
1.17 AC. (AUDITOR'S REC.)
VOLUME 621, PAGES 596-598
0.8951 OF AN ACRE (CALC.) - REMAINDER

DEDICATION PARCEL "C"
0.0333 OF AN ACRE (CALC.)
(1450.98 S.F.)

LAKE RD. a.k.a. U.S. ROUTE 6 (60' R/W)

SUBLOT 10
16.2876 AC. CALC.

SHOREWAY SUBDIVISION NO. 1
VOLUME 105, PAGE 32

FORMER
SUBLOT 2
03-00-041-102-009
CITY OF SHEFFIELD LAKE
INST. #2008-0278164
16.93 AC. (AUDITOR'S REC.)

SEE ENLARGED VIEW "A"
FOR MORE INFORMATION
DEDICATION PARCEL "A"
0.0218 OF AN ACRE (CALC.)
(949.43 S.F.)

T.P.O.B.
DEDICATION
PARCEL "A"

SUBLOT 9
1.0600 AC. CALC.

FORMER
SUBLOT 1
03-00-041-102-008
CITY OF SHEFFIELD LAKE
INST. #2008-0278164
1.08 AC.
(AUDITOR'S REC.)

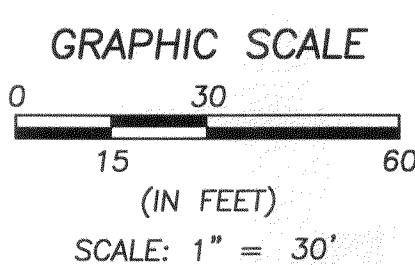
CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	12.17'	10.00'	11.43'	S 35°29'14" W	6.97'	69°44'51"
C2	48.34'	110.00'	47.95'	N 12°09'38" W	24.57'	25°10'44"
C3	91.41'	208.00'	90.67'	N 12°09'38" W	46.45'	25°10'44"
C4	42.09'	200.00'	42.01'	N 06°27'29" E	21.12'	12°03'30"
C5	42.09'	200.00'	42.01'	N 06°27'29" E	21.12'	12°03'30"
C6	56.55'	30.00'	48.54'	N 53°34'08" W	41.29'	107°59'44"
C7	102.54'	2834.93'	102.53'	S 71°23'50" W	51.28'	02°04'21"
C8	111.84'	2827.93'	111.84'	S 71°18'01" W	55.93'	02°15'58"
C9	27.82'	30.00'	26.83'	N 81°00'06" W	15.00'	53°07'48"
C10	28.73'	30.00'	27.64'	N 27°00'14" W	15.57'	54°51'56"
C11	260.85'	2864.93'	260.76'	N 69°49'30" E	130.51'	05°13'00"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	26.22'	N 72°26'00" E
L2	26.22'	S 72°26'00" W
L3	7.00'	S 17°32'41" E
L4	12.00'	S 17°32'41" E
L5	0.51'	N 00°36'49" E
L36	28.24'	S 00°36'49" W
L37	30.00'	S 89°23'11" E

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 & OCTOBER 2019.



DRAWN BY:
JRN
CHECKED BY:
AMK

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

SHEET
2 OF 3
JOB NO.
12-3300-34

NOTES

- SEE SHEET 1 FOR LEGEND
- SEE SHEET 1 FOR ENTIRE PARCEL FOR SUBLLOT 9 AND SUBLLOT 10

J:\123300-Sheffield Lake\12-3300-34-Lake Sheffield Lake\110368\DRAWINGS\SHOREWAY SUBDIVISION No. 2.dwg, Plotted: Jan 28, 2020 - 8:58am

LAKE BREEZE ALLOTMENT
P.V. 10 P. 21

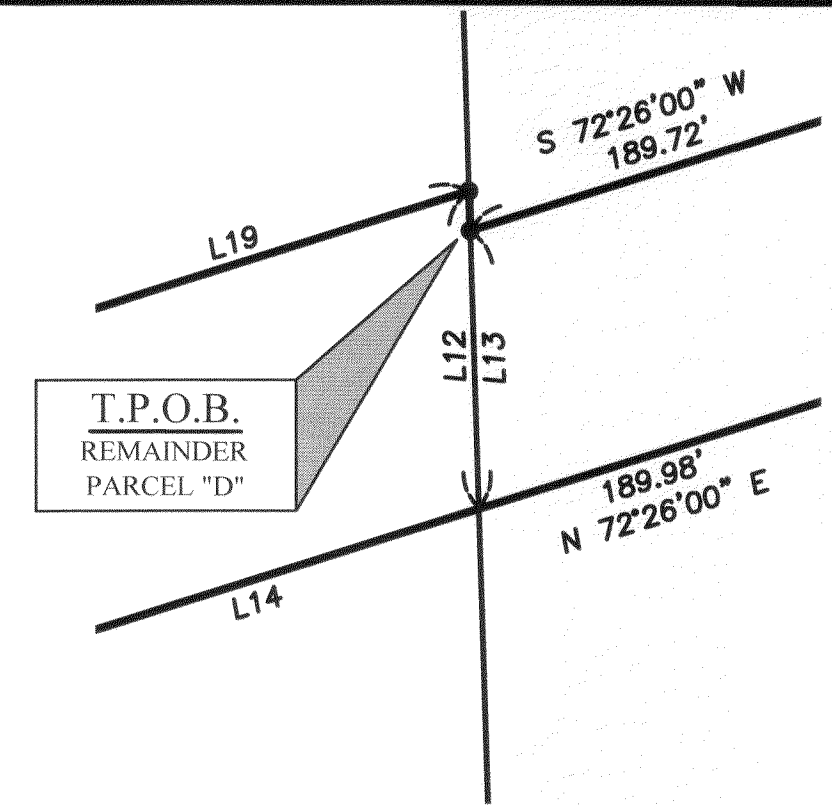
REVISION	DATE	BY	DESCRIPTION
	12-11-2019	AMK	ISSUE TO CLIENT
	01-27-2020	AMK	REVISED PARCEL DIMENSIONS

SHOREWAY SUBDIVISION NO. 2

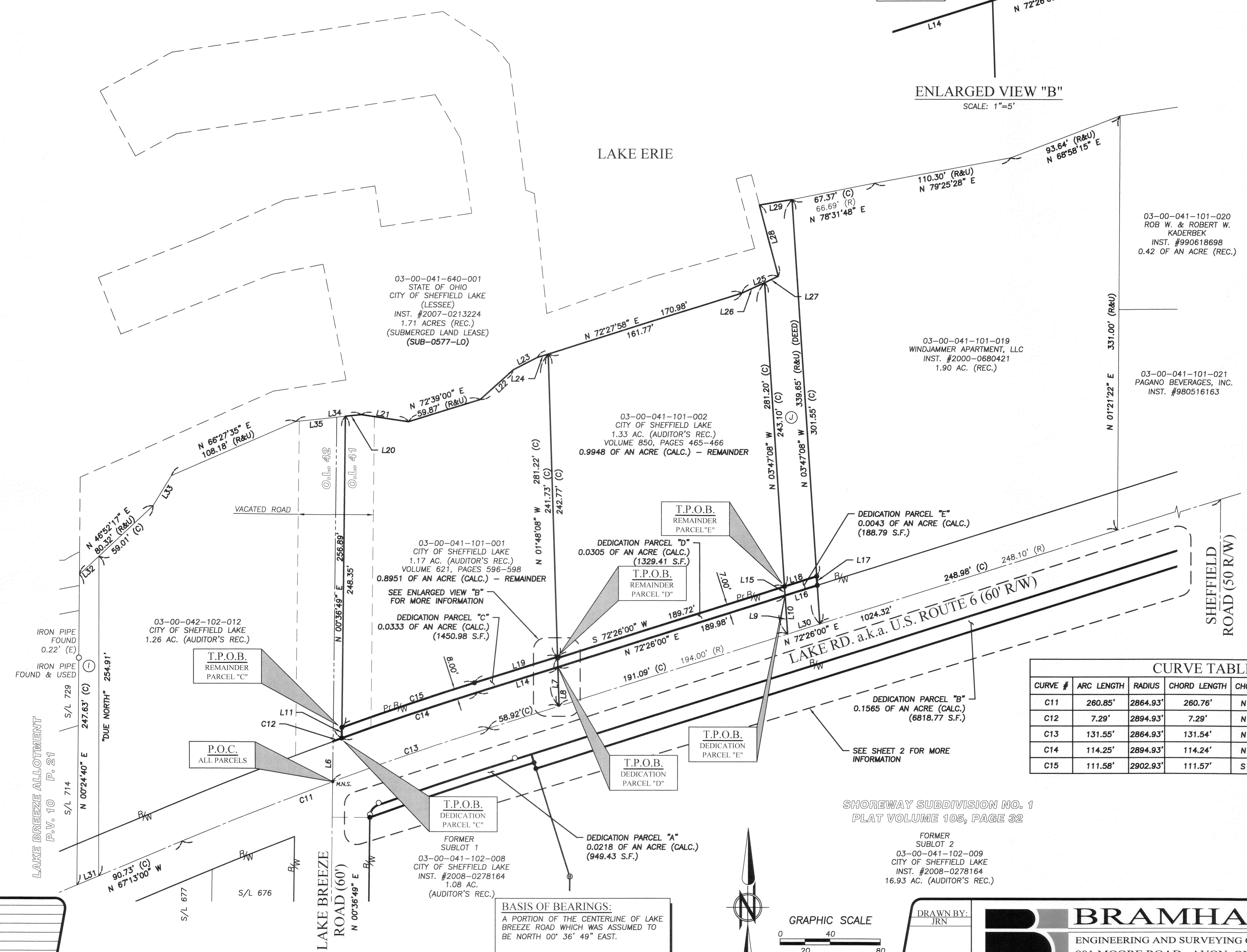
BEING A RE-SUBDIVISION OF SUBLOTS 1 AND 2 IN SHOREWAY SUBDIVISION NO. 1
 AS RECORDED IN PLAT VOLUME 105, PAGE 32
 AND DEDICATING ADDITIONAL RIGHT-OF-WAY FOR LAKE ROAD
 SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, AND STATE OF OHIO
 AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 41

①	03-00-042-102-011 CITY OF SHEFFIELD LAKE 0.10 OF AN ACRE (AUDITOR'S REC.)
②	03-00-041-101-003 CITY OF SHEFFIELD LAKE VOLUME 850, PAGES 465-466 0.20 OF AN ACRE (AUDITOR'S REC.) 0.1744 OF AN ACRE - REMAINDER

LINE #	LENGTH	DIRECTION
L6	32.07'(C)	N 00°36'49" E
L7	38.45'(C)	N 01°48'08" W
L8	31.17'(C)	N 01°48'08" W
L9	38.10'(C)	N 03°47'08" W
L10	30.89'(C)	N 03°47'08" W
L11	8.54'(C)	N 00°36'49" E
L12	8.31'(C)	N 01°48'08" W
L13	7.27'(C)	N 01°48'08" W
L14	67.39'(C)	N 72°26'00" E
L15	7.21'(C)	N 03°47'08" W
L16	26.96'(C)	N 72°26'00" E
L17	7.21'(C)	N 03°47'08" W
L18	26.96'(C)	S 72°26'00" W
L19	69.65'(C)	S 72°26'00" W
L20	12.73'(C)	N 84°07'55" E
L21	38.19' (R&U)	S 81°25'39" E
L22	35.55' (R&U)	N 47°50'49" E
L23	21.55' (R&U)	N 62°36'27" E
L24	9.21'(C)	N 72°27'58" E
L25	32.09' (R&U)	N 65°07'12" E
L26	20.07'(C)	N 65°07'12" E
L27	12.02'(C)	N 65°07'12" E
L28	59.03'(C)	N 14°48'47" W
L29	26.38'(C)	N 80°32'22" E
L30	26.96'(C) 27'(R)	N 72°26'00" E
L31	18.79'(C)	N 67°13'00" W
L32	21.30'(C)	N 46°52'17" E
L33	28.26' (R&U)	N 31°26'04" E
L34	52.52' (R&U)	N 84°07'55" E
L35	39.79'(C)	N 84°07'55" E



ENLARGED VIEW "B"
SCALE: 1"=5'



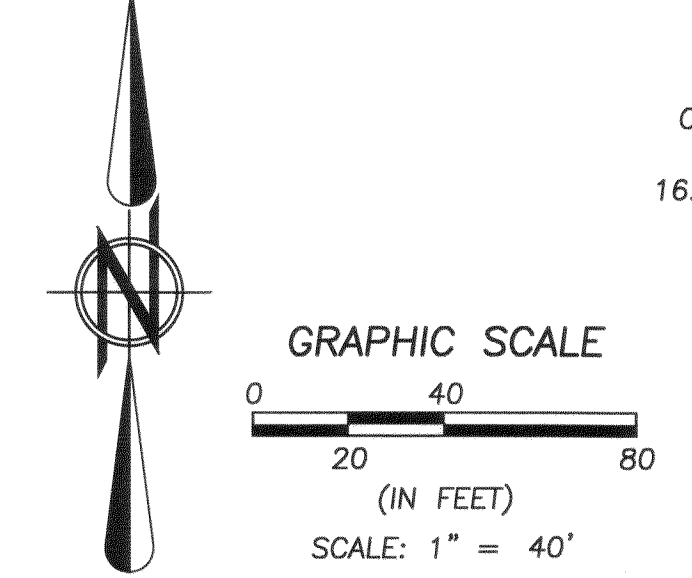
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C11	260.85'	2864.93'	260.76'	N 69°49'30" E	130.51'	05°13'00"
C12	7.29'	2894.93'	7.29'	N 70°06'00" E	3.65'	00°08'39"
C13	131.55'	2864.93'	131.54'	N 71°07'04" E	65.79'	02°37'51"
C14	114.25'	2894.93'	114.24'	N 71°18'10" E	57.13'	02°15'40"
C15	111.58'	2902.93'	111.57'	S 71°19'56" W	55.80'	02°12'08"

NOTES
• SEE SHEET 1 FOR LEGEND

DATE	BY	DESCRIPTION
12-11-2019	AMK	ISSUE TO CLIENT
01-27-2020	AMK	REVISED PARCEL DIMENSIONS

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 & OCTOBER 2019.



SHOREWAY SUBDIVISION NO. 1
PLAT VOLUME 105, PAGE 32

FORMER SUBLOT 2
03-00-041-102-009
CITY OF SHEFFIELD LAKE
INST. #2008-0278164
16.93 AC. (AUDITOR'S REC.)

DRAWN BY: JRN
CHECKED BY: AMK

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

SHEET 3 OF 3
JOB NO. 12-3300-34

J:\123300-Sheffield Lake\12-3300-34 LOR-Sheffield Lake TLI PID 110886\DRAWINGS\SHOREWAY SUBDIVISION No. 2.dwg, Plotted: Jan 28, 2020 - 8:55am

Plat Sheet

Instrument # 2020 6748119 Film # _____

Name of Plat: Shoreway Subdivision No. 2

Owner: City of Sheffield lake

Description: Situated in the City of Sheffield Lake County of Lorain and State of Ohio and known as being Part of Original Sheffield Township lot 41. Being a re subdivision of Sublots 1 and 2 in Shoreway Subdivision No 1, As recorded in Plat volume 105 page 32.

Sublots 9 and 10
17.3476 Acres

Floor Plans: _____

Related/Margin: Plat Vol 105 Page 32

Comments: _____

Vol. 107

Receiving Stamp

Pg. 75, 76, 77

Amount: 263.20

Initials: PT