

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED ROWELYN BEACH ALLOTMENT NO. 3 AS SHOWN HEREON, SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A RE-SUBDIVISION OF SUBLOT 6 IN THE ROWELYN BEACH ALLOTMENT, AS RECORDED IN P.V. 11 P. 9, AS DESCRIBED IN A DEED TO THE CITY OF SHEFFIELD LAKE, AS RECORDED IN O.R. VOLUME 1263, P. 142 (INSTRUMENT NUMBER 1996-0399695) OF THE LORAIN COUNTY DEED RECORDS, BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 40, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY 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.

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



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 40, BEING A RE-SUBDIVISION OF SUBLOT 6 IN THE ROWELYN BEACH ALLOTMENT P.V. 11 P. 9, AS DESCRIBED IN A DEED TO THE CITY OF SHEFFIELD LAKE AS RECORDED IN O.R. VOLUME 1263, P. 142 (INSTRUMENT NUMBER 1996-0399695) OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 0.2693 ACRES OF LAND AND DEDICATING 0.0153 ACRES FOR RIGHT-OF-WAY, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "ROWELYN BEACH ALLOTMENT NO. 3", BEING SUBLOT 265, INCLUSIVE, AND DEDICATES TO PUBLIC USE, THE PROPOSED RIGHT-OF-WAY 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.

Dennis Bring 1-28-2020
 THE CITY OF SHEFFIELD LAKE DATE

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 28th DAY OF January 2020

NOTARY PUBLIC: *David M. Graves*
 DAVID M. GRAVES, Notary Public - State of Ohio
 My Commission Expires 12/31/2022 Section 147.03 O.R.C.

ENGINEER'S CERTIFICATION:

APPROVED THIS 28th DAY OF January 2020

Scott Jancura 1-28-2020
 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 January 15, 2020 DAY OF January 2020

Scott Jancura 1/28/2020
 PLANNING COMMISSION CHAIRMAN-SCOTT JANCURA DATE

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF "ROWELYN BEACH ALLOTMENT NO. 3" IS HEREBY APPROVED AND THE RIGHT-OF-WAY AS SHOWN HEREON IS ACCEPTED BY ORDINANCE NO.

THIS 28 DAY OF January 2020

By: *Brandy Randolph* 1/28/20
 COUNCIL CLERK-BRANDY RANDOLPH DATE

By: *Rick Rosso* 1-28-20
 COUNCIL PRESIDENT-RICK ROSSO DATE

BASIS OF BEARINGS:
 A PORTION OF THE CENTERLINE OF LAKE ROAD a.k.a. (US ROUTE 6) WHICH WAS ASSUMED TO BE NORTH 72° 33' 45" EAST.

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN OCTOBER 2019.

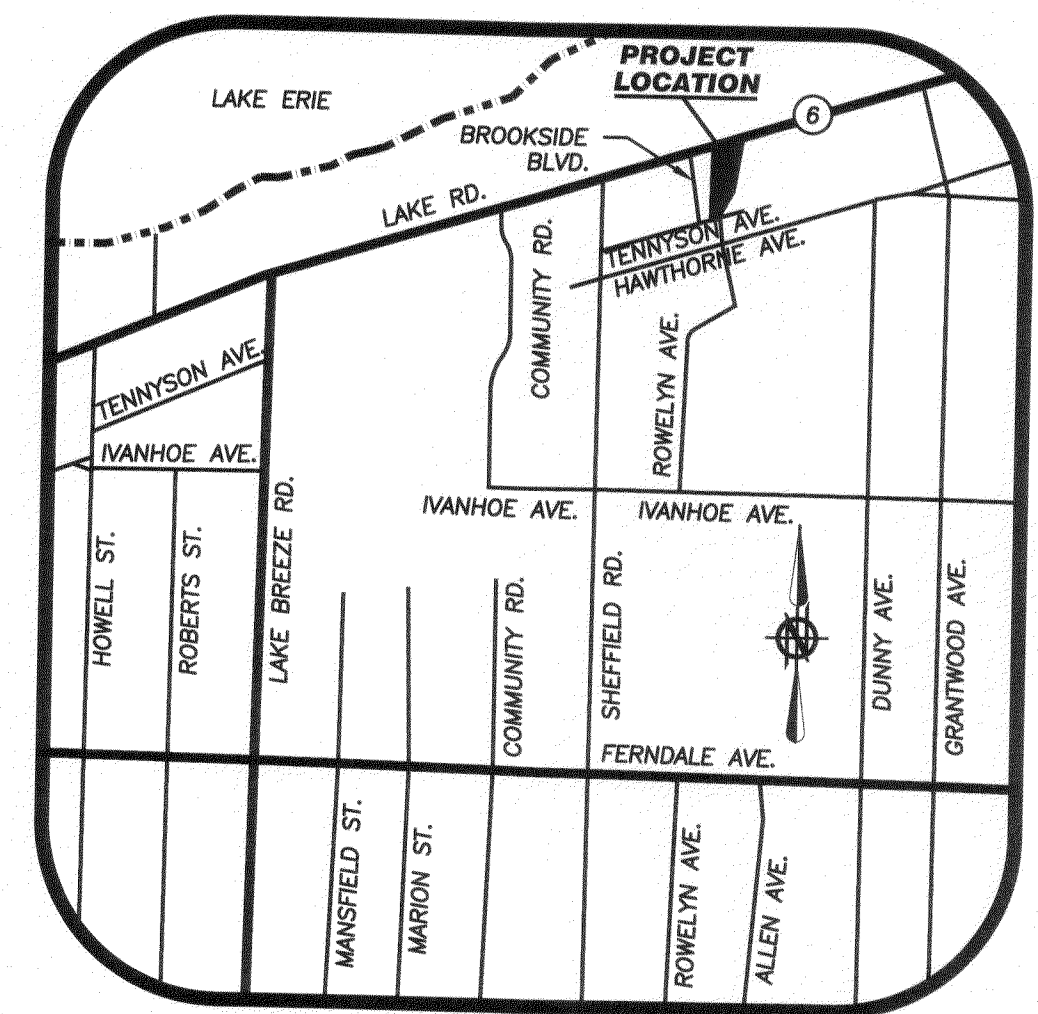
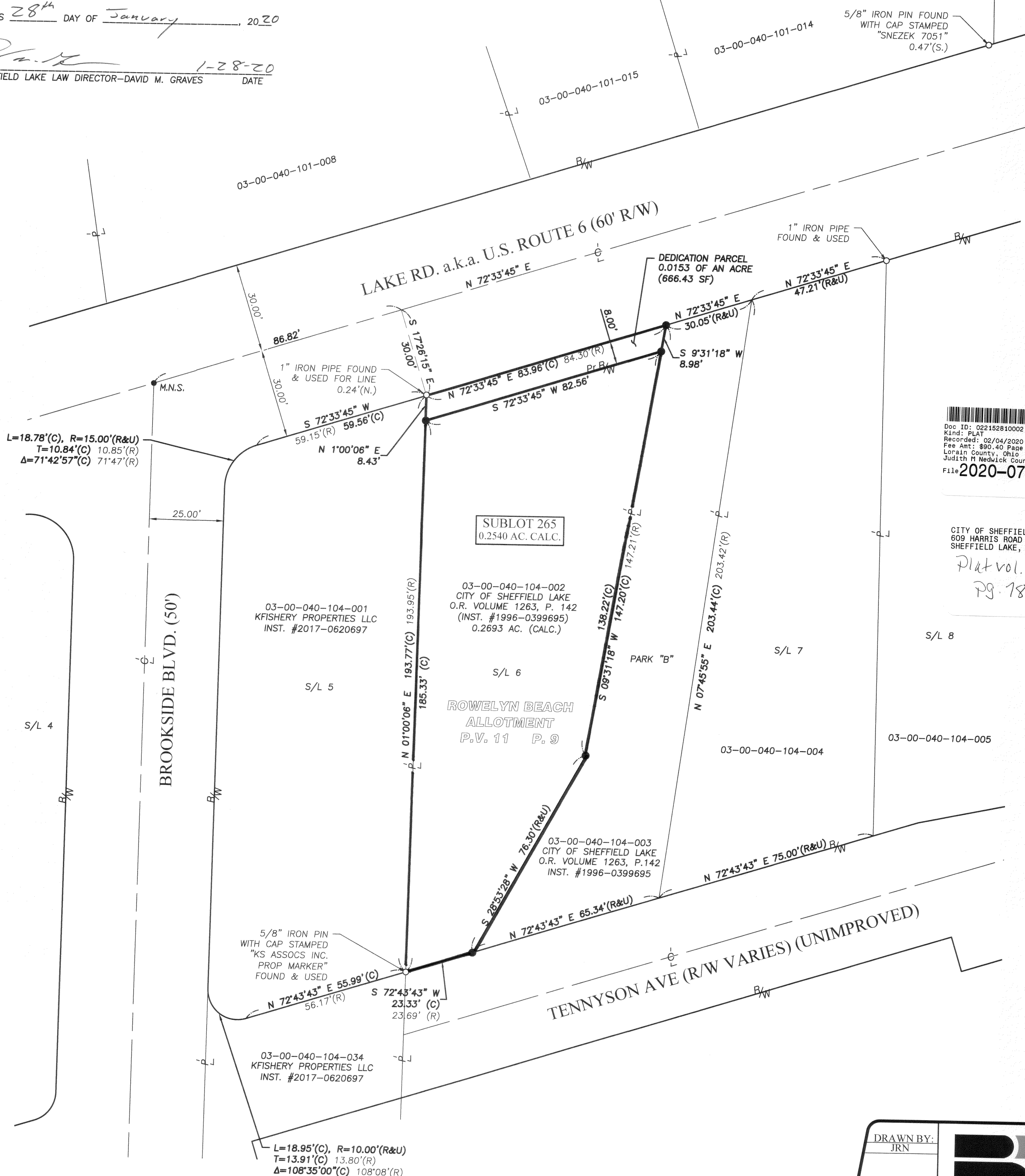
ROWELYN BEACH ALLOTMENT NO. 3

BEING A RE-SUBDIVISION OF SUBLOT 6 IN THE ROWELYN BEACH ALLOTMENT P.V. 11 P. 9 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 40

LAW DIRECTOR'S CERTIFICATION:

APPROVED THIS 28th DAY OF January 2020

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



LOCATION MAP
 -NOT TO SCALE-

- LEGEND**
- 5/8" x 30" IRON PIN FOUND WITH CAP STAMPED "BRAMHALL 8073" SET
 - M.N.S. MAGNETIC NAIL SET
 - 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
 - C CENTERLINE
 - B/W RIGHT-OF-WAY LINE
 - P/L PROPERTY LINE

Doc ID: 022152810002 Type: OFF
 Kind: PLAT
 Recorded: 02/04/2020 at 04:06:01 PM
 Fee Amt: \$90.40 Page 1 of 2
 Lorain County, Ohio
 Judith H. Medwick County Recorder
 File # 2020-0748123

CITY OF SHEFFIELD LAKE
 609 HARRIS ROAD
 SHEFFIELD LAKE, OH 44054-1498
 Plat vol. 101
 Pg. 78

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

- REFERENCES**
- LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - ROWELYN BEACH ALLOTMENT PLAT, P.V. 11, P.9 OF THE LORAIN COUNTY PLAT RECORDS.
 - ROWELYN BEACH ALLOTMENT 2ND ADDITION PLAT, P.V. 11, P.10 OF THE LORAIN COUNTY PLAT RECORDS.

ACREAGE SUMMARY	
DEDICATION PARCEL	0.0153 AC. (666.43 S.F.)
SUBLOT 265	0.2540 AC.

DRAWN BY: JRN	BRAMHALL ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX	SHEET 1 OF 1
CHECKED BY: AMK		JOB NO. 12-3300-34

J:\123300-Sheffield Lake\12-3300-34-COR-Sheffield Lake TLO PLO 11089D\DRAWINGS\Rowelyn Beach Allotment No. 3.dwg, Plotted: Jan 28, 2020 - 12:56pm

Plat Sheet

Instrument # 2020-0748123

Film # _____

Name of Plat: Bowelyn Beach Allotment No. 3.

Owner: Sheffield Lake City of

Description: Situated in the State of Ohio
County of Lorain City of Sheffield Lake.
and known as being part of original Sheffield
Township lot 40 .2540, Acre. and being a
re-subdivision of Sublot 6 in Bowelyn
Beach Allotment in Plat vol. 11 pg. 9.
Creating Sublot 245

Floor Plans: _____

Related/Margin: Plat vol. 11 Page 9.

Comments: _____

Vol. 107

Receiving Stamp

Pg. 78

CITY OF SHEFFIELD LAKE
609 HARRIS ROAD
SHEFFIELD LAKE, OH 44054-1498

Amount: \$ 90.40 1mle

Initials: TM. / PT