

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED SHOREWAY SUBDIVISION 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 SUBLOTS 8 AND 9 IN COMMUNITY BEACH SUBDIVISION AS RECORDED IN VOLUME 11, PAGE 1 OF THE LORAIN COUNTY PLAT RECORDS AND PART OF VACATED COMMUNITY ROAD PER ORDINANCE NO. 44-56, 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.

Amy M. Kelly
 AMY M. KELLY, P.S.
 REGISTERED PROFESSIONAL SURVEYOR No. 8489
 DATE 1/15/2020

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, AS DESCRIBED IN A DEED TO SPEEDWAY SUPERAMERICA LLC, AS RECORDED IN INST. #2005-0119155 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING A TOTAL OF 0.5963 ACRES OF LAND OF WHICH 0.5747 ACRES IS IN SUBLOT 11 AND 0.0216 ACRES IS DEDICATED FOR RIGHT-OF-WAY, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "SHOREWAY SUBDIVISION NO. 3", BEING SUBLOT 11 AND THE DEDICATION PARCEL, 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, 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]
 SPEEDWAY, LLC (F.K.A. SPEEDWAY SUPERAMERICA LLC) DATE 1/20/2021

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 20th DAY OF January 2021
 NOTARY PUBLIC *Melinda A. Miller*
 MY COMMISSION EXPIRES 7/17/2024

ENGINEER'S CERTIFICATION:

APPROVED THIS 5th DAY OF November 2020
[Signature]
 CITY OF SHEFFIELD LAKE MUNICIPAL ENGINEER DATE 11-5-2020

PLANNING COMMISSION:

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

THIS 15 DAY OF July 2020
[Signature]
 PLANNING COMMISSION CHAIRWOMAN-CATHY PUGH DATE 11/23/2020

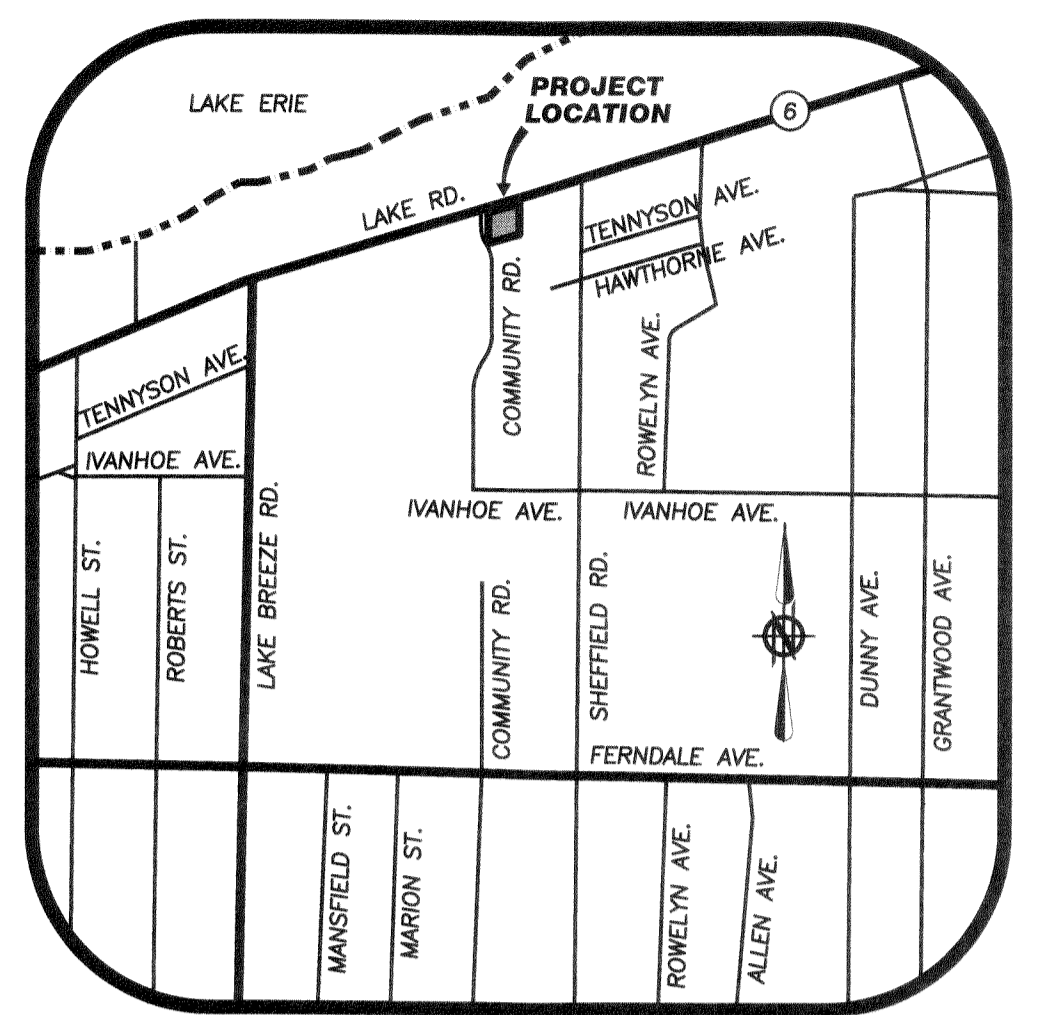
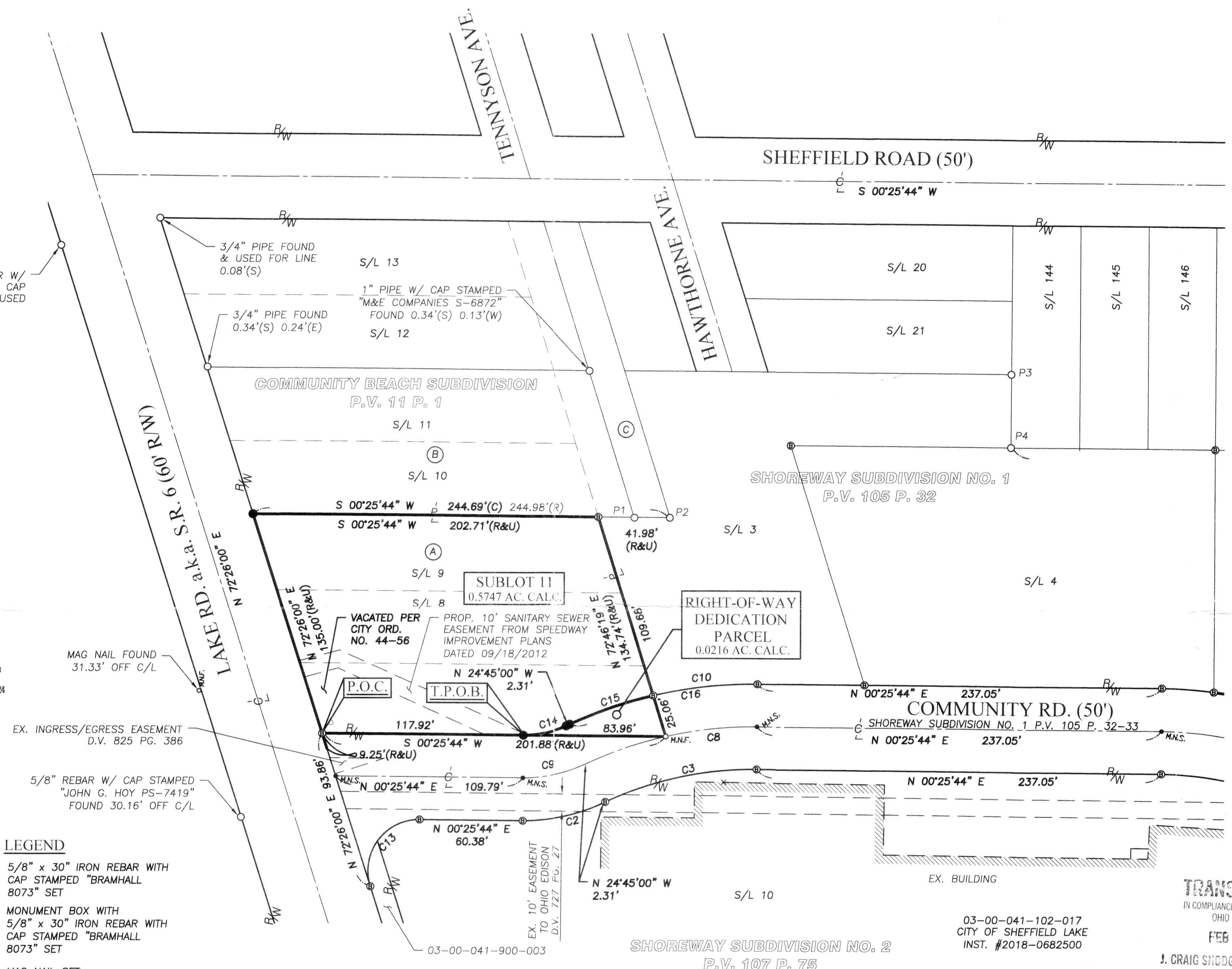
CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF "SHOREWAY SUBDIVISION NO. 3" IS HEREBY APPROVED AND THE RIGHT-OF-WAY AS SHOWN HEREON IS ACCEPTED BY ORDINANCE NO. 18-20

THIS 7 DAY OF April 2020
 BY: *Brandy Randolph*
 COUNCIL CLERK-BRANDY RANDOLPH DATE 11/10/20
 BY: *Rick Rosso*
 COUNCIL PRESIDENT-RICK ROSSO DATE 11/17/20

SHOREWAY SUBDIVISION NO. 3

BEING A RE-SUBDIVISION OF SUBLOTS 8 AND 9 IN COMMUNITY BEACH SUBDIVISION AS RECORDED IN VOLUME 11, PAGE 1 OF THE LORAIN COUNTY PLAT RECORDS AND PART OF VACATED COMMUNITY ROAD PER ORDINANCE NO. 44-56 SITUATED IN CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 41



LOCATION MAP
 -NOT TO SCALE-

| | |
|----|--|
| P1 | 1" PIPE W/ CAP STAMPED "M&E COMPANIES S-6872" FOUND 0.23'(S) 0.26'(W) |
| 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.) |
| P3 | 1" PIPE FOUND & USED FOR LINE 0.14'(N) |
| P4 | 5/8" REBAR W/ ILLEGIBLE CAP FOUND & USED |

| | |
|---|---|
| A | 03-00-041-102-005 SPEEDWAY SUPERAMERICA LLC INST. #2005-0119155 |
| B | 03-00-041-103-005 SPEEDWAY LLC INST. #2012-0430060 |
| C | 03-00-041-103-004 FIFTH STREET REALTY COMPANY O.R. VOL. 279 PG. 673 |

Doc ID: 022706920003 Type: OFF
 Kind: PLAT
 Recorded: 02/05/2021 at 11:48:42 AM
 Fee Amt: \$176.80 Page 1 of 3
 Lorain County, Ohio
 Mike Doran County Recorder
 File # 2021-0801818

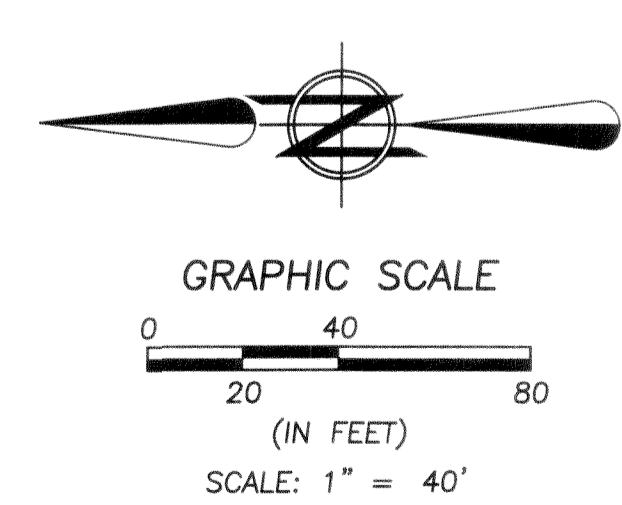
JARDINAL HOPE EXAM
 36040 CARONIA CIRCLE
 AVON, OH 44011
 Plat Vol 109
 Pgs 35, 36

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 FEB 05 2021
 J. CRAIG SHODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

| ACREAGE SUMMARY | |
|-----------------------------------|------------------------------|
| 0.5747 ACRES IN SUBLOT 11 | 0.0216 ACRES IN RIGHT-OF-WAY |
| 0.5963 ACRES TOTAL IN SUBDIVISION | |

| PARCEL CURVE TABLE | | | | | | |
|--------------------|------------|---------|--------------|-----------------|---------|------------|
| CURVE # | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION | TANGENT | DELTA |
| 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" |
| 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" |
| C13 | 56.55' | 30.00' | 48.54' | N 53°34'08" W | 41.29' | 107°59'44" |
| C14 | 26.37' | 60.00' | 26.16' | N 12°09'38" W | 13.40' | 25°10'44" |
| C15 | 51.78' | 258.00' | 51.69' | N 19°00'03" W | 25.98' | 11°29'54" |
| C16 | 113.38' | 258.00' | 112.47' | N 12°09'38" W | 57.62' | 25°10'44" |

C1, C4-C7, C11, C12 ARE NOT USED



- 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
 - ⊙ 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
 - ⊞ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
 - M.N.F. MAG NAIL FOUND
 - (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

BASIS OF BEARINGS:
 A PORTION OF THE CENTERLINE OF LAKE ROAD WHICH WAS ASSUMED TO BE NORTH 72° 26' 00" EAST.
 AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN MARCH 2018.

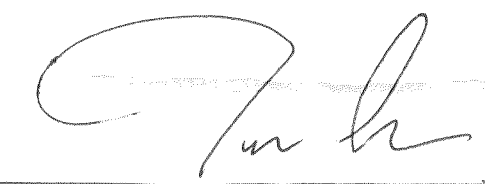
DRAWN BY:
 JAD
 CHECKED BY:
 AMK

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

02/04/21

Melinda Miller


Speedway LLC (FKA Speedway SuperAmerica LLC) 2/4/2021
Date

NOTARY PUBLIC:

THIS IS TO CERTIFY That Before Me, A Notary Public in and for said County and State, did appear personally in the City of Eron who acknowledged that they did sign the foregoing Plat and that it was their own free act and deed. In testimony whereof, I have set my hand and official seal

This 4th day of February, 2021

NOTARY PUBLIC: Melinda A. Miller

My Commission Expires 7/17/2024



MELINDA A MILLER, Notary Public
In and for the State of Ohio
My Commission Expires July 17, 2024

Sheet 2 of 2

Plat Sheet

Instrument # 2021-0 801818 Film # _____

Name of Plat: Shoreway Subdivision No. 3

Owner: Speedway LLC (FKA) Speedway Superamerica LLC.

Description: Situated in the City of Sheffield Lake,
County of Lorain, State of Ohio: Being a part
of Original Sheffield Township Lot No. 41 = 0.5963 A.
Easement Also /& Part of Vacated Community Road

Creating Sublot 11
& Right of way

Floor Plans: /

Related/Margin: PV. 11 Pg 1

Comments: /

Vol. 109

Pg. 35, 36

Receiving Stamp

CARDINAL HOPE EXAM
36040 CARONIA CIRCLE
AVON, OH 44011

Amount: \$ 176.80

Initials: SC