

LAKE ROAD SUBDIVISION

BEING A RE-SUBDIVISION OF SUBLot NUMBERS 2 THROUGH 7 INCLUSIVE AND 34 THROUGH 40 INCLUSIVE AND VACATED PORTIONS OF OAKWOOD AVENUE AND TENNYSON AVENUE IN WEST SHORE SUBDIVISION OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 39 AS RECORDED IN PLAT VOLUME 10, PAGE 3 OF THE LORAIN COUNTY RECORDS AND PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBERS 38, 39 & 40 CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO

OWNERS CERTIFICATE:

SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A RE-SUBDIVISION OF SUBLot NUMBERS 2 THROUGH 7 INCLUSIVE AND 34 THROUGH 40 INCLUSIVE AND VACATED PORTIONS OF OAKWOOD AVENUE AND TENNYSON AVENUE IN WEST SHORE SUBDIVISION OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 39 AS RECORDED IN PLAT VOLUME 10, PAGE 3 OF THE LORAIN COUNTY RECORDS AND PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBERS 38, 39 & 40 AS DESCRIBED IN DEEDS TO THE CITY OF SHEFFIELD LAKE, AS RECORDED IN INSTRUMENT NUMBERS 2021-0801416, 2019-0728316, 2021-0825415, 2021-0840058 AND DEED VOLUME 648, PAGE 432 OF THE LORAIN COUNTY RECORDS, CONTAINING 4.6654 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "LAKE ROAD SUBDIVISION", BEING BLOCKS A THROUGH J 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
THE CITY OF SHEFFIELD LAKE
MAYOR-DENNIS BRING
DATE: Nov 30 - 2023

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, MAYOR, DENNIS BRING, FOR 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 30th DAY OF November 2023

NOTARY PUBLIC *David M. Graves*

MY COMMISSION EXPIRES DAVID M. GRAVES, A.S.
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires: No. Expiration Date: Section 147.03 O.R.C.

ENGINEER'S CERTIFICATION:

APPROVED THIS 27th DAY OF NOVEMBER, 2023

Aaron P. Appell
CITY OF SHEFFIELD LAKE CONSULTING ENGINEER
AARON P. APPELL, P.E.
DATE: 11/27/23

PLANNING COMMISSION:

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

THIS 18th DAY OF October 2023

Anthony Puck
PLANNING COMMISSION CHAIRMAN
DATE: 11/31/23

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF "LAKE ROAD SUBDIVISION" IS HEREBY APPROVED AND THE RIGHT-OF-WAY AS SHOWN HEREON IS ACCEPTED BY ORDINANCE NO. 43-23

THIS 14th DAY OF November 2023

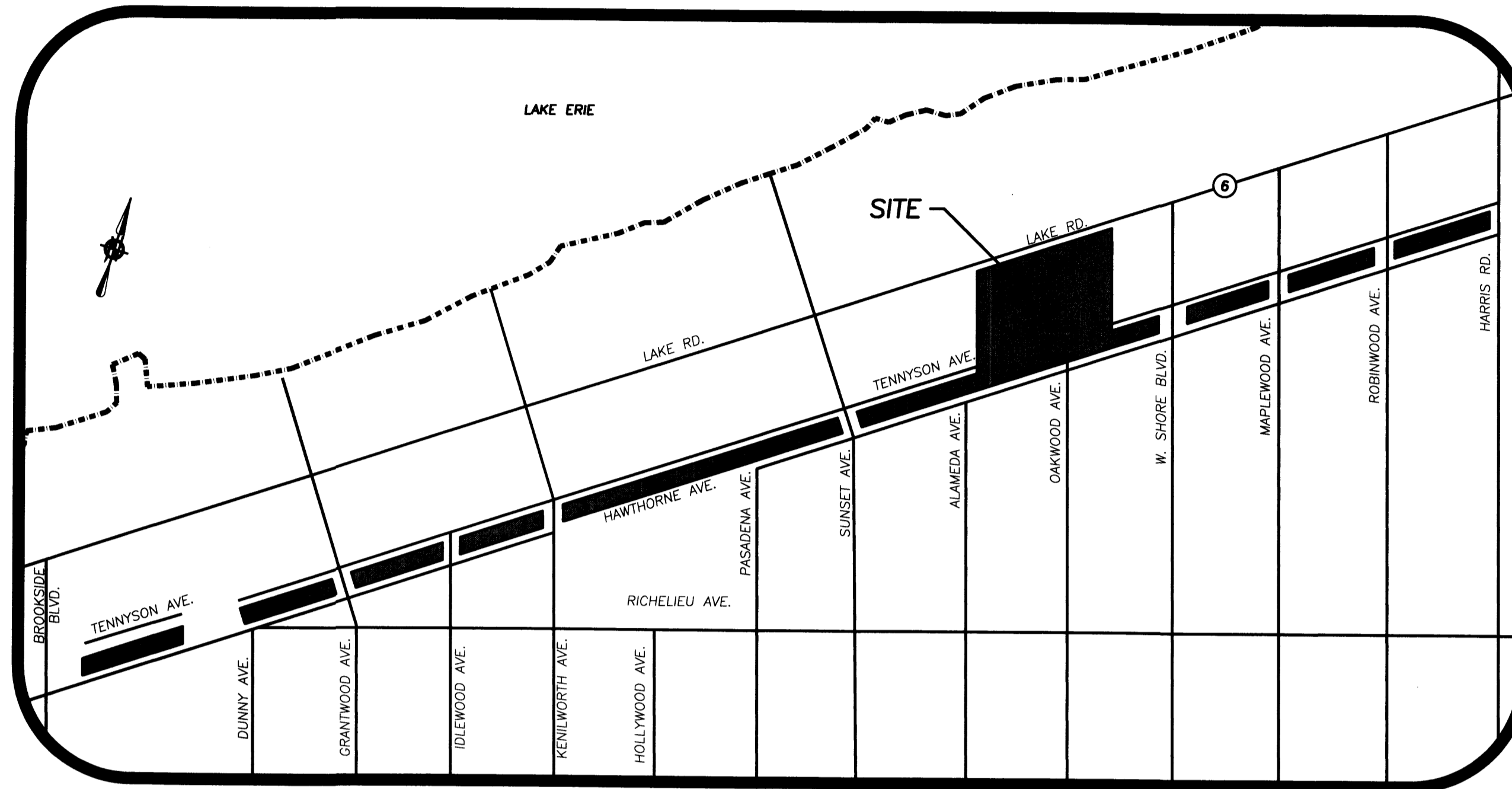
BY: *Brandy Randolph*
COUNCIL CLERK-BRANDY RANDOLPH
DATE: 11/30/23

BY: *Rick Rosso*
COUNCIL PRESIDENT-RICK ROSSO
DATE: 11-30-23

LAW DIRECTOR'S CERTIFICATION:

APPROVED THIS 30th DAY OF November, 2023

David M. Graves
CITY OF SHEFFIELD LAKE LAW DIRECTOR-DAVID M. GRAVES
DATE: 11-30-23



LOCATION MAP
-NOT TO SCALE-

LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET
- M.N.S. MAG NAIL SET
- IRON PIN/PIPE FOUND AS INDICATED
- MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED FOUND
- CENTERLINE
- ORIGINAL LOT LINE
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P PROPERTY LINE

- (CALC R) CALCULATED FROM RECORD INFORMATION
- D.V. DEED VOLUME
- FND. FOUND
- INST. INSTRUMENT
- (M) MEASURED INFORMATION
- NO. NUMBER
- O.L. ORIGINAL LOT
- ORD. ORDINANCE
- O.R.V. OFFICIAL RECORD VOLUME
- P.O.C. POINT OF COMMENCEMENT
- (R) RECORD
- S.F. SQUARE FEET
- (SV) SURVEYED INFORMATION
- T.P.O.B. TRUE PLACE OF BEGINNING
- (U) USED INFORMATION
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST

2023-0937940

PLAT Fee-\$436.00 Page 1 of 6
Recorded: 12/7/2023 at 11:13 AM
Receipt: T20230014614

Lorain County Recorder Mike Doran



Plat vol. 114
Pages 68, 69, 70,
71, 72

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

DEC 07 2023
J. CRAIG SMOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

AREA TABLE	
BLOCK A	0.2259 ACRES
BLOCK B	0.2047 ACRES
BLOCK C	0.1158 ACRES
BLOCK D	2.2524 ACRES
BLOCK E	0.2872 ACRES
BLOCK F	0.6586 ACRES
BLOCK G	0.1926 ACRES
BLOCK H	0.2103 ACRES
BLOCK I	0.2250 ACRES
BLOCK J	0.2929 ACRES
TOTAL:	4.6654 ACRES

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED LAKE ROAD SUBDIVISION 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 NUMBERS 2 THROUGH 7 INCLUSIVE AND 34 THROUGH 40 INCLUSIVE AND VACATED PORTIONS OF OAKWOOD AVENUE AND TENNYSON AVENUE IN WEST SHORE SUBDIVISION OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 39 AS RECORDED IN PLAT VOLUME 10, PAGE 3 OF THE LORAIN COUNTY RECORDS AND PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBERS 38, 39 & 40 AS DESCRIBED IN DEEDS TO THE CITY OF SHEFFIELD LAKE, AS RECORDED IN INSTRUMENT NUMBERS 2021-0801416, 2019-0728316, 2021-0825415, 2021-0840058 AND DEED VOLUME 648, PAGE 432 OF THE LORAIN COUNTY RECORDS, BEING 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 BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH. 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 OHIO SURVEYOR NO. 8469
DATE: 11/27/2023

BASIS OF BEARINGS:
BEARINGS ARE BASED ON OHIO STATE PLANE,
NORTH ZONE NAD83(2011) GRID NORTH.
AS SURVEYED IN MARCH TO JUNE OF 2023.

DRAWN BY:
MAM
CHECKED BY:
AMK

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

SHEET
1 OF 5
JOB NO.
12-3300-63

J:\123300-Sheffield Lake\12-3300-63 Vocation and Cons. Oakwood_Lake Drawings\12-3300-63_Lake Road Subdivision.dwg 2023-08-17

DATE	BY	DESCRIPTION
2023-09-27	AMK	ISSUE TO COUNTY FOR REVIEW
2023-10-09	AMK	ISSUE TO CLIENT
2023-11-27	AMK	ISSUE TO CLIENT