

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 PARK B AND SUBLLOT 7 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 0.4178 ACRES OF LAND AND DEDICATING 0.0143 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. 4", BEING SUBLLOT 266 AND PARK "C", 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 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]
 THE CITY OF SHEFFIELD LAKE
 MAYOR-DENNIS BRING
 DATE November 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: *[Signature]*
 DAVID M. GRAVER, Notary Public
 MY COMMISSION EXPIRES Section 147.03 O.R.C.

ENGINEER'S CERTIFICATION:

APPROVED THIS 30th DAY OF November, 2023

[Signature]
 CITY OF SHEFFIELD LAKE CONSULTING ENGINEER
 AARON P. APPELL, P.E.
 DATE 11/30/23

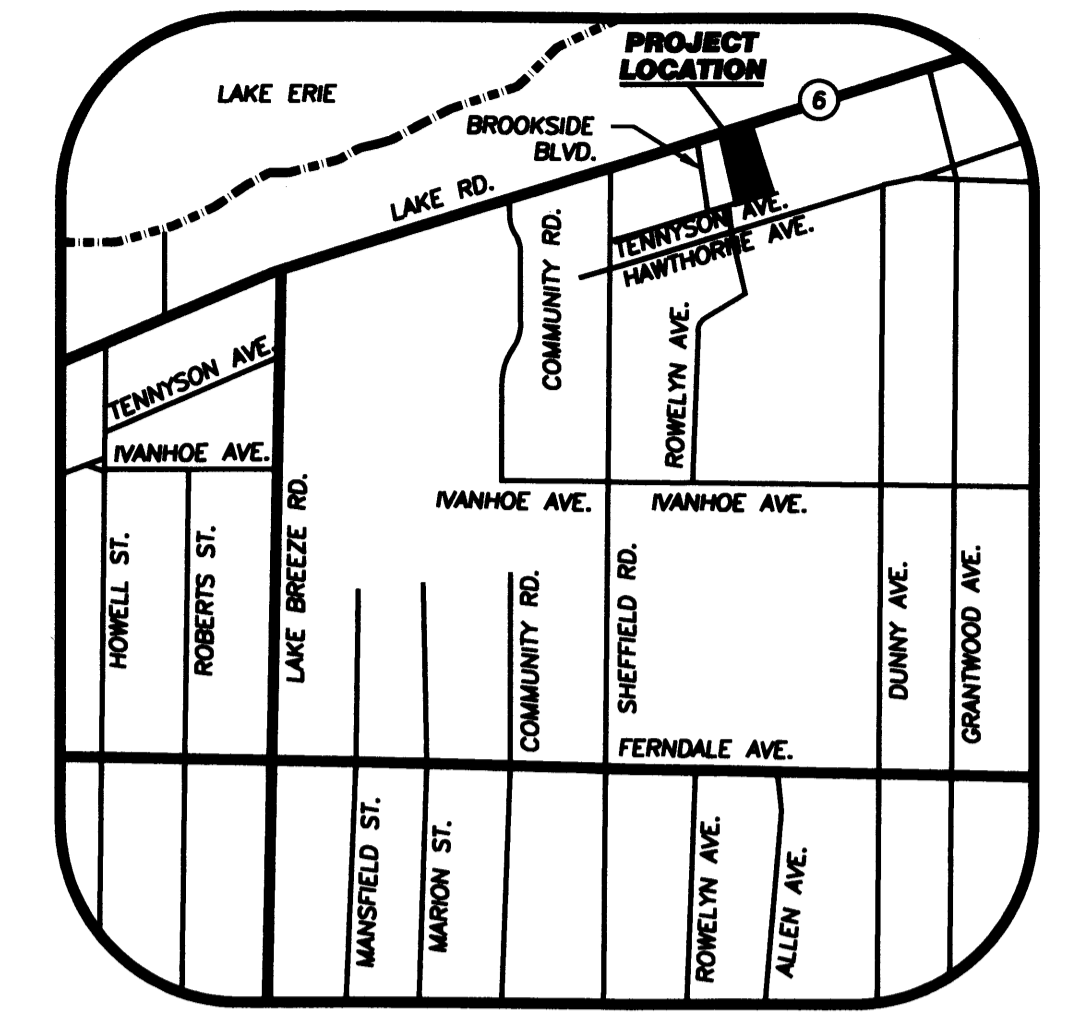
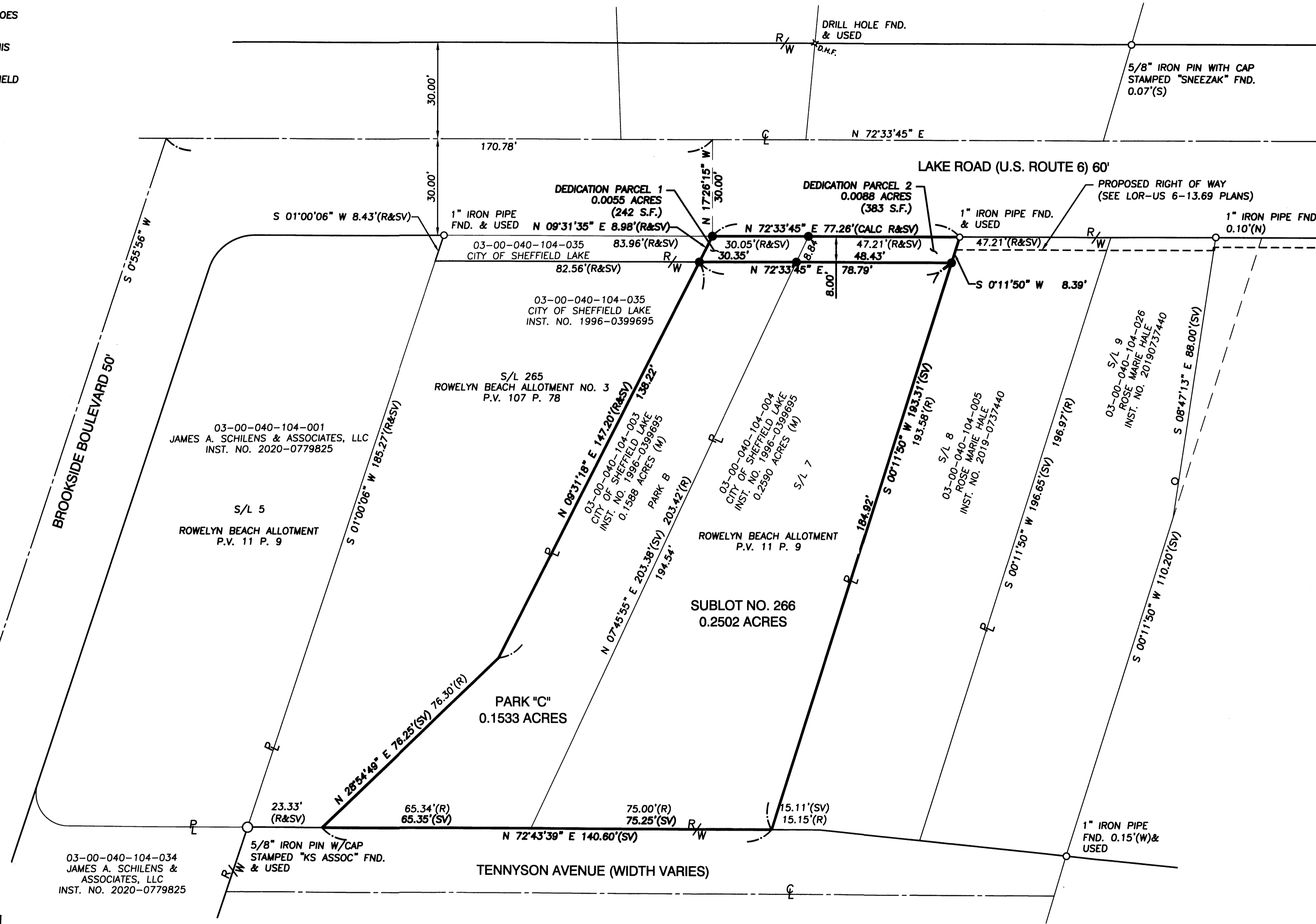
LAW DIRECTOR'S CERTIFICATION:

APPROVED THIS 1st DAY OF December, 2023

[Signature]
 CITY OF SHEFFIELD LAKE LAW DIRECTOR-DAVID M. GRAVES
 DATE 12-1-23

ROWELYN BEACH ALLOTMENT NO. 4

BEING A RE-SUBDIVISION OF PARK B AND SUBLLOT 7 IN ROWELYN BEACH ALLOTMENT OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 40 AS RECORDED IN PLAT VOLUME 11, PAGE 9 OF THE LORAIN COUNTY RECORDS
 CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO



LOCATION MAP
 -NOT TO SCALE-

- LEGEND**
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG & SURV." 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
 - CENTERLINE
 - R/W RIGHT-OF-WAY LINE
 - P/L PROPERTY LINE

ACREAGE SUMMARY	
DEDICATION PARCEL 1	0.0055 AC. (242 S.F.)
DEDICATION PARCEL 2	0.0088 AC. (383 S.F.)
SUBLLOT 266	0.2502 AC.
PARK "C"	0.1533 AC.

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319.202
 OHIO REV. CODE
 DEC 07 2023
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

2023-0937942
 PLAT Fee: \$90.40 Page 1 of 2
 Record: 12/7/2023 at 11:13 AM
 Receipt: T20230014614
 Lorain County Recorder Mike Doran

PLAT Vol 114
 Pg 75

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED ROWELYN BEACH ALLOTMENT NO. 4 AS SHOWN HEREON, SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A RE-SUBDIVISION OF PARK B AND SUBLLOT 7 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 ○ 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.

[Signature]
 AMY M. KELLY, P.S.
 REGISTERED OHIO SURVEYOR NO. 8469
 DATE 11/30/2023

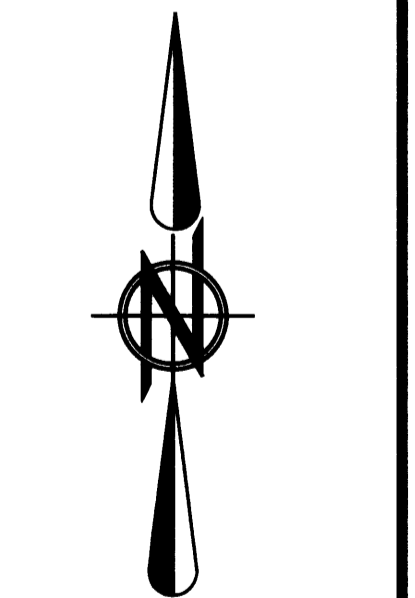


NOTE:

PARK "C" IS A PRIVATE PARK AND IS NOT DEDICATED. FOR REFERENCE SEE ORIGINAL ROWELYN BEACH ALLOTMENT AS RECORDED IN PLAT VOLUME 11, PAGE 9.

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.



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

DATE	BY	DESCRIPTION
09-27-2023	AMK	ISSUE TO COUNTY FOR REVIEW
10-09-2023	AMK	ISSUE TO CLIENT
11-27-2023	AMK	ISSUE TO CLIENT
11-30-2023	AMK	CHANGED CERTIFICATIONS

DRAWN BY: JLT
CHECKED BY: AMK

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

SHEET
 1 OF 1
 JOB NO.
 12-3300-54

Plat Sheet

Instrument # 2023 0937942

Film # _____

Name of Plat: Rowelyn Beach Allotment No 4

Owner: CITY OF SHEFFIELD LAKE

Description: SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO BEING A RESUBDIVISION OF PARK 'B' AND SUBLOT 7 IN ROWE LYN BEACH ALLOTMENT OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO 40 D. 2502 CREATING SUBLOT 244 & PARK 'C'

Floor Plans: /

Related/Margin: PLAT VOL 11 PG 9

Comments: /

Vol. 114

Receiving Stamp

Pg. 75

Amount: \$ 90.40

Initials: ST