

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 141 & 189 AND THE EASTERLY 14 FEET OF SUBLot NUMBERS 140 & 190 IN BLOCK A OF CLEVELAND BEACH SUBDIVISION OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 39 AS RECORDED IN PLAT VOLUME 9, PAGE 30 OF THE LORAIN COUNTY RECORDS AS DESCRIBED IN A DEED TO THE CITY OF SHEFFIELD LAKE, AS RECORDED IN INSTRUMENT NUMBER 2000-0682225 OF THE LORAIN COUNTY RECORDS, CONTAINING 0.2259 OF AN ACRE OF LAND AND DEDICATING 0.0099 OF AN ACRE FOR RIGHT-OF-WAY, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "CLEVELAND BEACH SUBDIVISION NO. 2", BEING SUBLot 220 IN BLOCK A, 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.

[Signature]
 THE CITY OF SHEFFIELD LAKE
 MAYOR-DENNIS BRING
 DATE 11/30/2023

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
 MY COMMISSION EXPIRES 03/31/2025

ENGINEER'S CERTIFICATION:

APPROVED THIS 30th DAY OF November, 2023

[Signature]
 CITY OF SHEFFIELD LAKE CONSULTING ENGINEER
 AARON P. APPELL, P.E.
 DATE 11/2/23

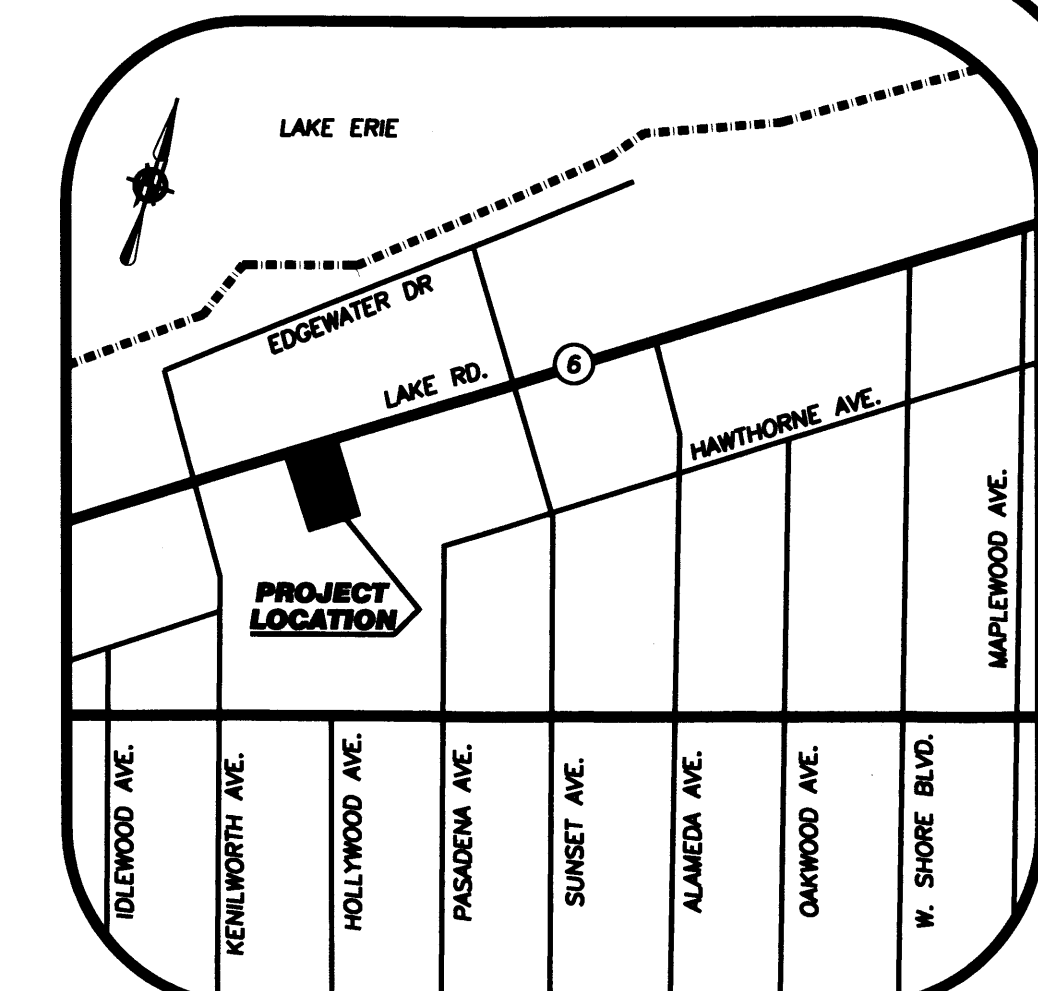
LAW DIRECTOR'S CERTIFICATION:

APPROVED THIS 1st DAY OF December, 2023

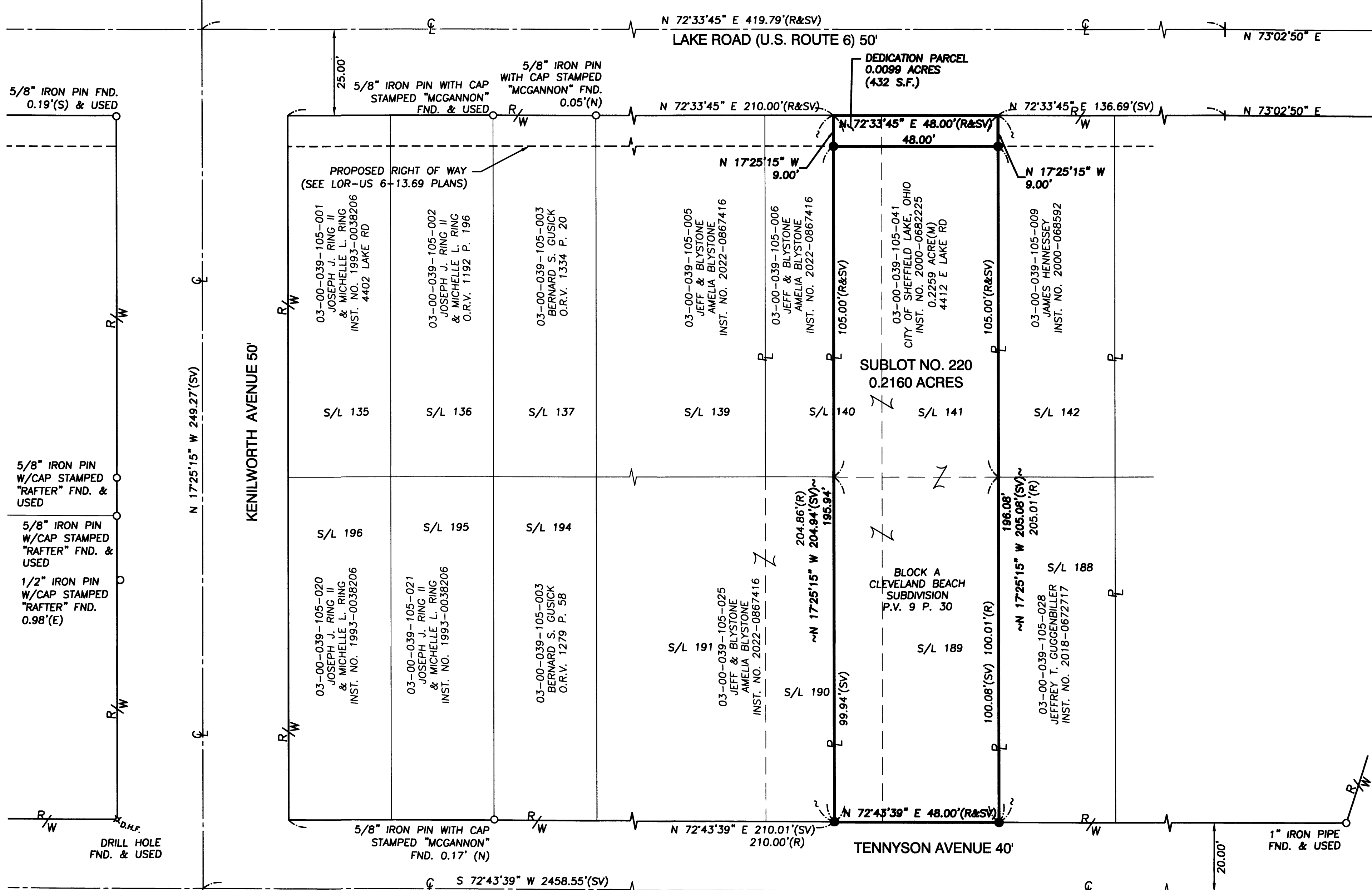
[Signature]
 CITY OF SHEFFIELD LAKE LAW DIRECTOR-DAVID M. GRAVES
 DATE 12-1-23

CLEVELAND BEACH SUBDIVISION NO. 2

BEING A RE-SUBDIVISION OF SUBLot NUMBERS 141 & 189 AND THE EASTERLY 14 FEET OF SUBLot NUMBERS 140 & 190 IN BLOCK A OF CLEVELAND BEACH SUBDIVISION OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 39 AS RECORDED IN PLAT VOLUME 9, PAGE 30 OF THE LORAIN COUNTY RECORDS CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO



LOCATION MAP
-NOT TO SCALE-



- LEGEND**
- IRON PIN/PIPE FOUND AS INDICATED
 - 5/8" X 30" IRON REBAR W/CAP STAMPED "BRAMHALL ENG. & SURVEY" SET
 - ⊕ D.M.F. DRILL HOLE FOUND
 - ⊖ CENTERLINE
 - R/W RIGHT-OF-WAY
 - P PROPERTY LINE
 - FND. FOUND
 - INST. INSTRUMENT
 - NO. NUMBER
 - P. PAGE
 - P.V. PLAT VOLUME
 - S.F. SQUARE FEET
 - (R) RECORD INFORMATION
 - (M) MEASURED INFORMATION
 - (SV) SURVEYED INFORMATION
 - (U) USED INFORMATION
 - (N) NORTH
 - (S) SOUTH
 - (E) EAST
 - (W) WEST

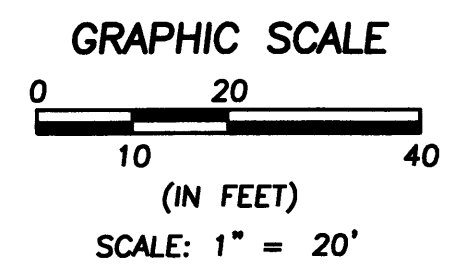
SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED CLEVELAND BEACH 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 SUBLot NUMBERS 141 & 189 AND THE EASTERLY 14 FEET OF SUBLot NUMBERS 140 & 190 IN BLOCK A OF CLEVELAND BEACH SUBDIVISION OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 39 AS RECORDED IN PLAT VOLUME 9, PAGE 30 OF THE LORAIN COUNTY RECORDS AS DESCRIBED IN A DEED TO THE CITY OF SHEFFIELD LAKE, AS RECORDED IN INSTRUMENT NUMBER 2000-0682225 OF THE LORAIN COUNTY RECORDS, BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 39 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 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.

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



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



TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-200 OHIO REV. CODE
 DEC 12 2023
 J. CRAIG SHODGRASS, CPA, CGPM
 LORAIN COUNTY AUDITOR

2023-0938372
 PLAT Fee: \$90.40 Page 1 of 2
 Recorded: 12/12/2023 at 03:02 PM
 Receipt: 120230014928
 Lorain County Recorder Mike Doran

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 page 77

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	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. 12-3300-54

J:\123300-Sheffield Lake\12-3300-54 U.S. 6 Lakefront Connectivity Phase 2 PID 117274\Drawings\Basesmap\ Dedication Plat Base.dwg 2023-08-17

Plat Sheet

Instrument # 2023-0938372 Film # _____

Name of Plat: Cleveland Beach Subdivision No. 2

Owner: Sheffield Lake City of

Description: Situated in the City of Sheffield Lake, County of Lorain, State of Ohio; being a Re-Sub of Sublot Nos. 141 and 189 and the easterly 14 FT. of Sublot Nos. 140 and 190 in Block A of Cleveland Beach Subdivision; being a part of Original Sheffield Township Lot No. 39 as recorded in Plat Vol. 9 Page 30 of Lorain County Records - Easements also - Creating Sublot No. 220

Floor Plans: /

Related/Margin: Plat Vol. 9 Page 30

Comments: _____

Vol. 114

Receiving Stamp

Pg. 77

Amount: \$90.40

Initials: SC