

SPITZER WAY DEDICATION PLAT

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO,
AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 12

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT SPITZER GREAT LAKES LTD. COMPANY, AS REPRESENTED BY THE UNDERSIGNED, HEREBY ACKNOWLEDGES THIS STREET DEDICATION PLAT OF SPITZER WAY AS CORRECT AND DEDICATES TO PUBLIC USE THE STREET AS SHOWN HEREON.

Alan Spitzer 2/16/24
SPITZER GREAT LAKES LTD. COMPANY DATE

Alan Spitzer
PRINTED NAME

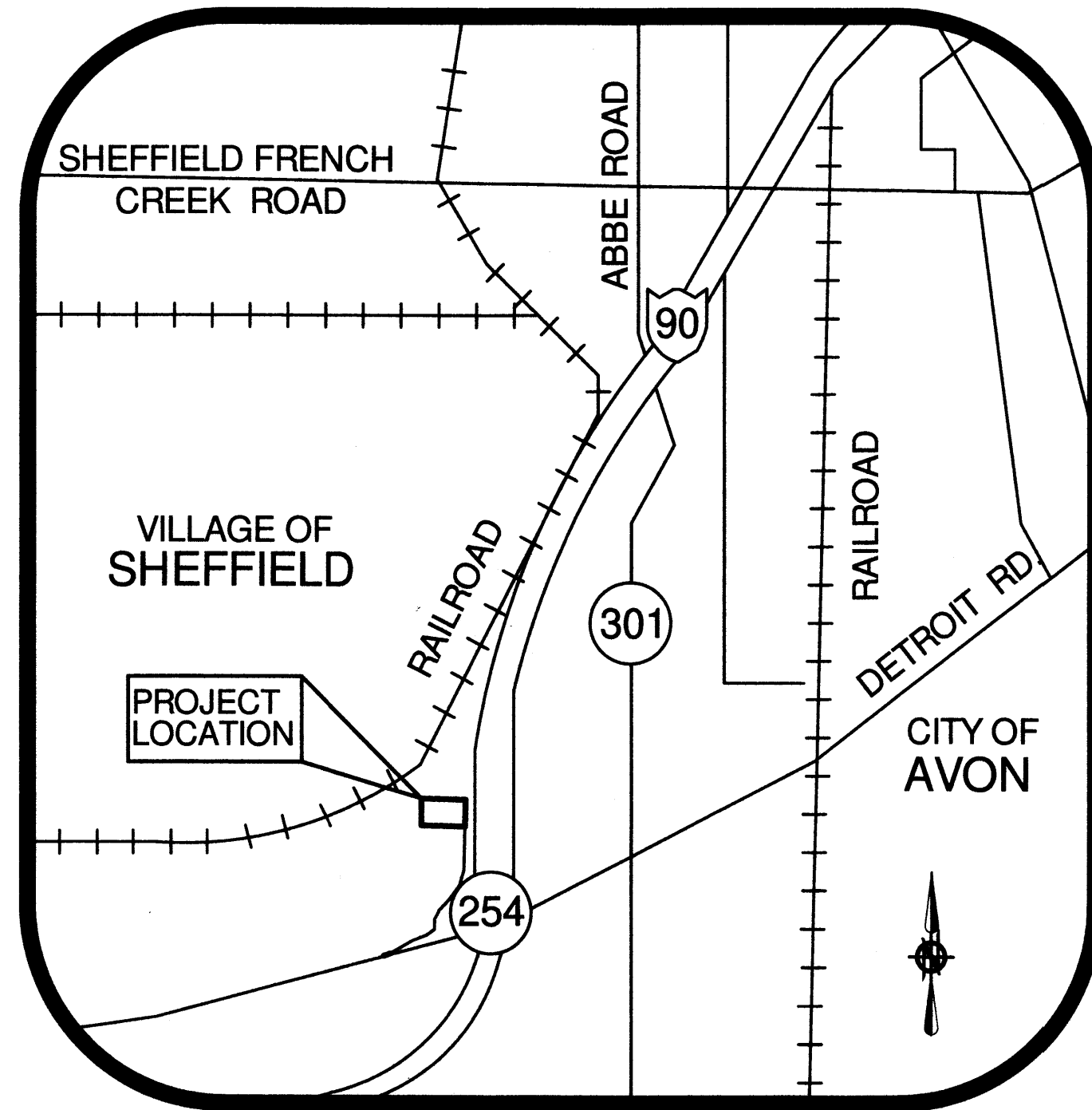
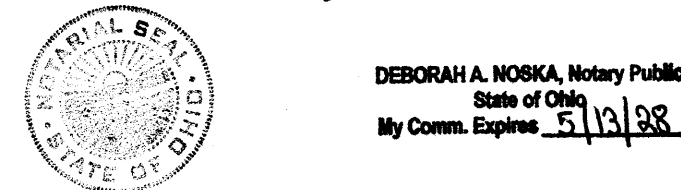
Colin V. Schuch
WITNESS

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR ALAN SPITZER OF SPITZER GREAT LAKES LTD. COMPANY 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 16th DAY OF February 2024.

NOTARY PUBLIC Deborah A. Norka
MY COMMISSION EXPIRES 5/19/28



LOCATION MAP
NOT TO SCALE

UTILITY EASEMENTS:

WE THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO COLUMBIA GAS OF OHIO, INC., CENTURY LINK (TELEPHONE), OHIO EDISON (ELECTRIC) AND (COMMUNICATIONS), THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES MAY DETERMINE UPON. WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWN WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT, AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE MENTIONED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTORS:

SPITZER GREAT LAKES LTD. COMPANY:

BY: Alan Spitzer
President
TITLE

STORM EASEMENTS:

WE THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE VILLAGE OF SHEFFIELD A PERMANENT RIGHT-OF-WAY AND EASEMENT FOR STORM SEWER PURPOSES.

GRANTORS:

SPITZER GREAT LAKES LTD. COMPANY:

BY: Alan Spitzer
President
TITLE

VILLAGE ADMINISTRATOR:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SPITZER WAY AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE VILLAGE OF SHEFFIELD, OHIO.

Si 28 2-20-24
SHEFFIELD VILLAGE ADMINISTRATOR DATE

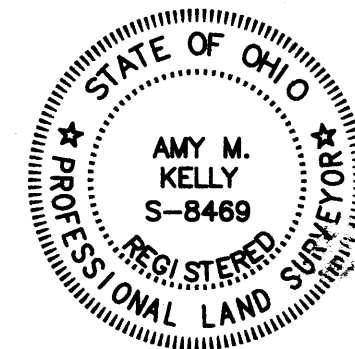
LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET PG. PAGE P.O.C. POINT OF COMMENCEMENT T.P.O.B. TRUE PLACE OF BEGINNING
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND & USED VOL. VOLUME (R)(REC.) RECORD INFORMATION
- IRON PIN/PIPE FOUND AS INDICATED (R) SURVEYED INFORMATION (U) USED INFORMATION
- ⊞ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED (N) NORTH (S) SOUTH (E) EAST (W) WEST
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- DEDICATION AREA

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE STREET DEDICATION OF SPITZER WAY AS SHOWN HEREON, AND CONTAINING 0.6125 ACRES OF LAND IN ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 12 IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO.

Amy M. Kelly 1/24/2024
AMY M. KELLY, P.S. DATE
REGISTERED OHIO SURVEYOR No. 8469



AREA IN DEDICATION PARCEL:
0.6125 ACRES

2024-0008802
PLAT Fee: \$263.20 Page 1 of 3
Recorded: 4/3/2024 at 01:43 PM
Receipt: T2024006320
Lorain County Recorder Mike Doran



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

APR 03 2024
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Plat Vol 115
Pgs 166, 167

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS
- TRANSPORTATION DRIVE DEDICATION PLAT RECORDED IN PLAT VOLUME 71, PAGE 51-52
- TRANSPORTATION DRIVE STREET DEDICATION PLAT No. 2 - KS ASSOCIATES
- CENTERLINE SURVEY PLAT LOR-90-13.01 PLAT VOLUME 24, PAGE 51
- LOT-SPLIT SURVEY FOR VILLAGE OF SHEFFIELD PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATED NOVEMBER 05, 2012.
- LOT-SPLIT & CONSOLIDATION SURVEY FOR SPITZER A. TEAM, LP. PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATED DECEMBER 1, 2021.

SPITZER WAY DEDICATED PER ORDINANCE NO. 2883, PASSED ON 10-23-23.

DATE	BY	DESCRIPTION
8/18/2023	AMK	ISSUE TO VILLAGE
8/25/2023	AMK	REVISED PER VILLAGE COMMENTS
1/23/2024	AMK	ADD ORDINANCE REFERENCE FOR DEDICATION

DRAWN BY: RLK	BRAMHALL ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX	SHEET 1 OF 2
CHECKED BY: AMK		JOB NO. 22-5820

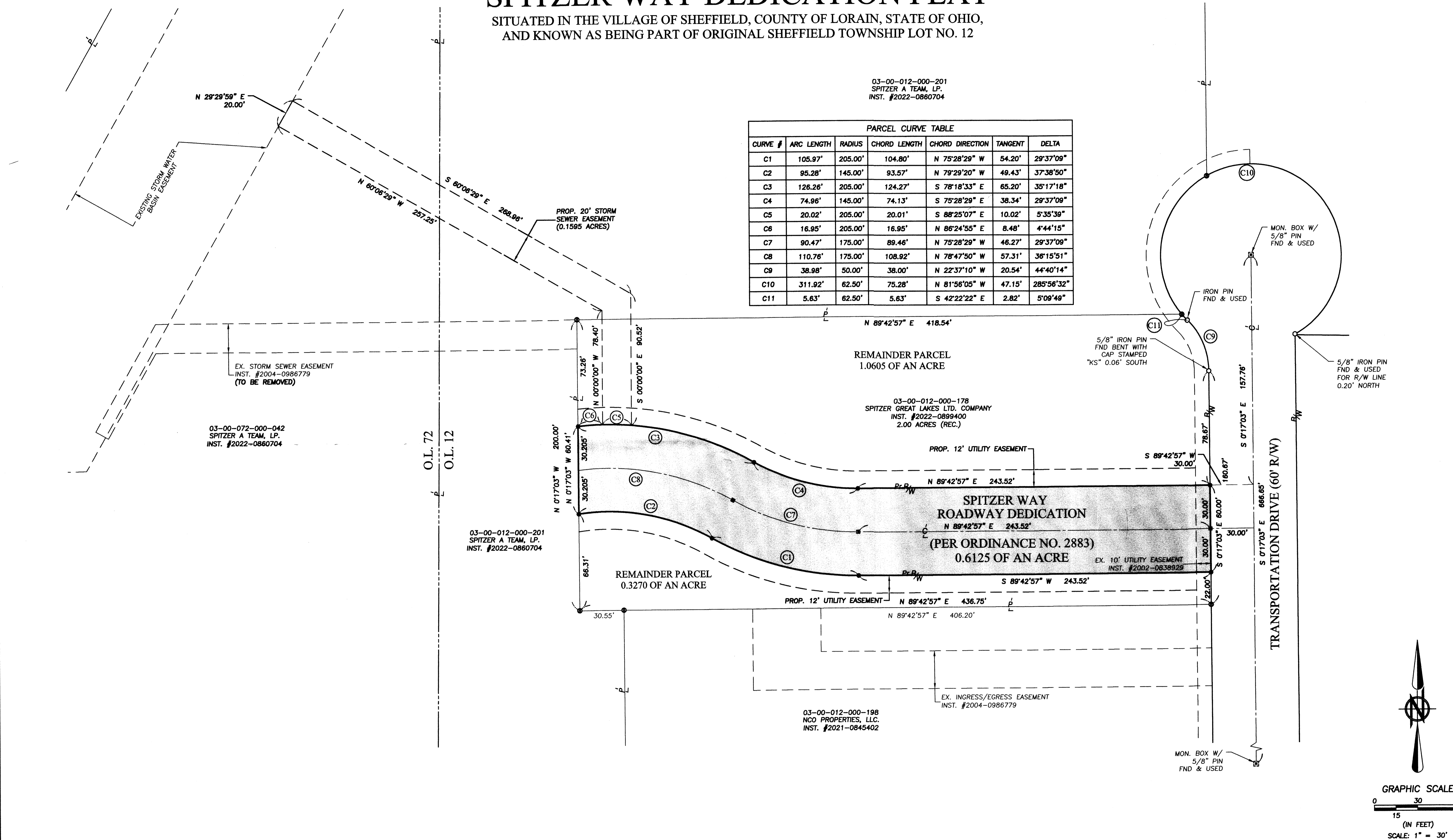
J:\225820 Spitzer, Transportation Dr. Extension\DRAWINGS\22-5820 Master Roadway Dedication Plat 2.dwg, Plotted: Jan 24, 2024 - 12:57pm

SPITZER WAY DEDICATION PLAT

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO,
AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 12

03-00-012-000-201
SPITZER A TEAM, LP.
INST. #2022-0860704

PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	105.97'	205.00'	104.80'	N 75°28'29" W	54.20'	29°37'09"
C2	95.28'	145.00'	93.57'	N 79°29'20" W	49.43'	37°38'50"
C3	126.26'	205.00'	124.27'	S 78°18'33" E	65.20'	35°17'18"
C4	74.96'	145.00'	74.13'	S 75°28'29" E	38.34'	29°37'09"
C5	20.02'	205.00'	20.01'	S 88°25'07" E	10.02'	5°35'39"
C6	16.95'	205.00'	16.95'	N 86°24'55" E	8.48'	4°44'15"
C7	90.47'	175.00'	89.46'	N 75°28'29" W	46.27'	29°37'09"
C8	110.76'	175.00'	108.92'	N 78°47'50" W	57.31'	36°15'51"
C9	38.98'	50.00'	38.00'	N 22°37'10" W	20.54'	44°40'14"
C10	311.92'	62.50'	75.28'	N 81°56'05" W	47.15'	285°56'32"
C11	5.63'	62.50'	5.63'	S 42°22'22" E	2.82'	5°09'49"

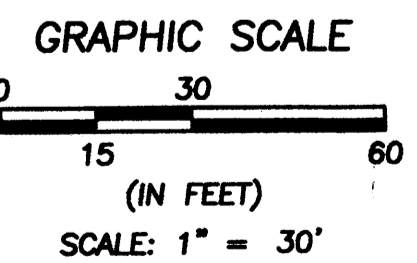


03-00-072-000-042
SPITZER A TEAM, LP.
INST. #2022-0860704

03-00-012-000-201
SPITZER A TEAM, LP.
INST. #2022-0860704

03-00-012-000-178
SPITZER GREAT LAKES LTD. COMPANY
INST. #2022-0899400
2.00 ACRES (REC.)

03-00-012-000-198
MCO PROPERTIES, L.L.C.
INST. #2021-0845402



R:\SPITZER\22820 Spitzer, Transportation Dr. Extension\DRAWINGS\22-8620 Master Roadway Dedication Plat 2.dwg, Plotter: Mar 22, 2024 - 2:29pm

REVISION	DATE	BY	DESCRIPTION
	8/18/2023	AMK	ISSUE TO VILLAGE
	8/25/2023	AMK	REVISED PER VILLAGE COMMENTS
	1/23/2024	AMK	ADD ORDINANCE REFERENCE FOR DEDICATION
	3/22/2024	AMK	REVISED PER COUNTY COMMENTS

DRAWN BY: RLK	BRAMHALL ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX	SHEET 2 OF 2
CHECKED BY: AMK		JOB NO. 22-5820