

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 33, BEING A RE-SUBDIVISION OF "PRIVATE ROAD" IN THE COVE BEACH ALLOTMENT AS RECORDED IN PLAT VOLUME 11, PAGE 11 OF THE LORAIN COUNTY RECORDS AS DESCRIBED IN A DEED TO THE CITY OF SHEFFIELD LAKE AS RECORDED IN O.R.V. 717, PAGE 480 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 0.31 ACRES OF LAND AND DEDICATING 0.0220 ACRES FOR RIGHT-OF-WAY, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "COVE BEACH ALLOTMENT NO. 2", BEING "PRIVATE ROAD", 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.

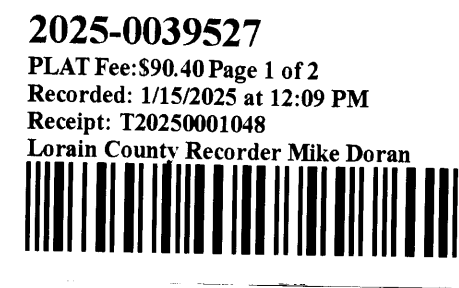
[Signature]
 THE CITY OF SHEFFIELD LAKE
 MAYOR-ROCKY RADEFF
 DATE 1/13/25

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, MAYOR, ROCKY RADEFF, 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 13 DAY OF January 2025

NOTARY PUBLIC *[Signature]*
 MY COMMISSION EXPIRES 04/21/29



Plat Vol 117 Pg 20

ENGINEER'S CERTIFICATION:

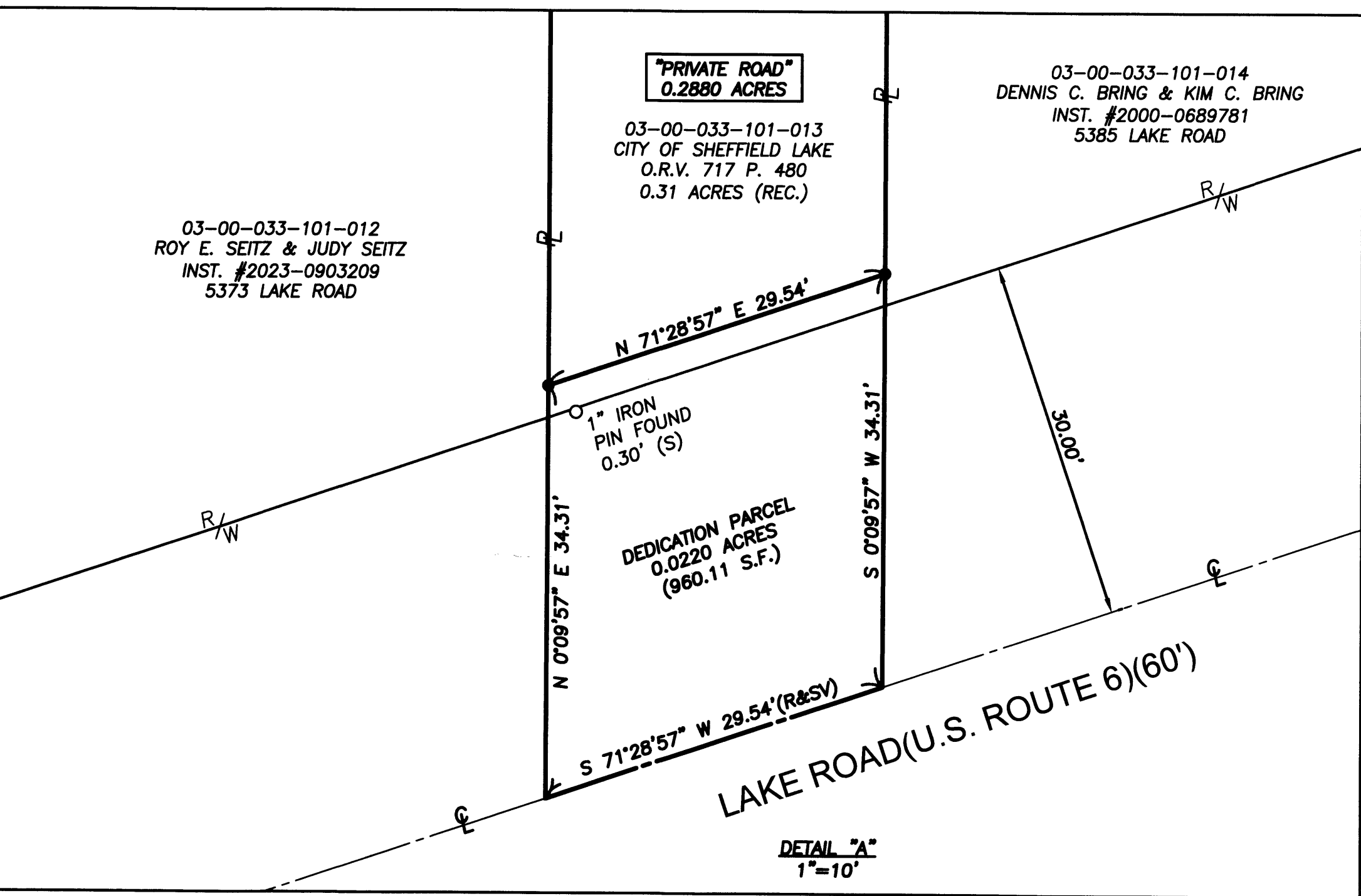
APPROVED THIS 16th DAY OF January 2025

[Signature]
 CITY OF SHEFFIELD LAKE CONSULTING ENGINEER
 AARON P. APPELL, P.E. DATE 1-16-2025

LAW DIRECTOR'S CERTIFICATION:

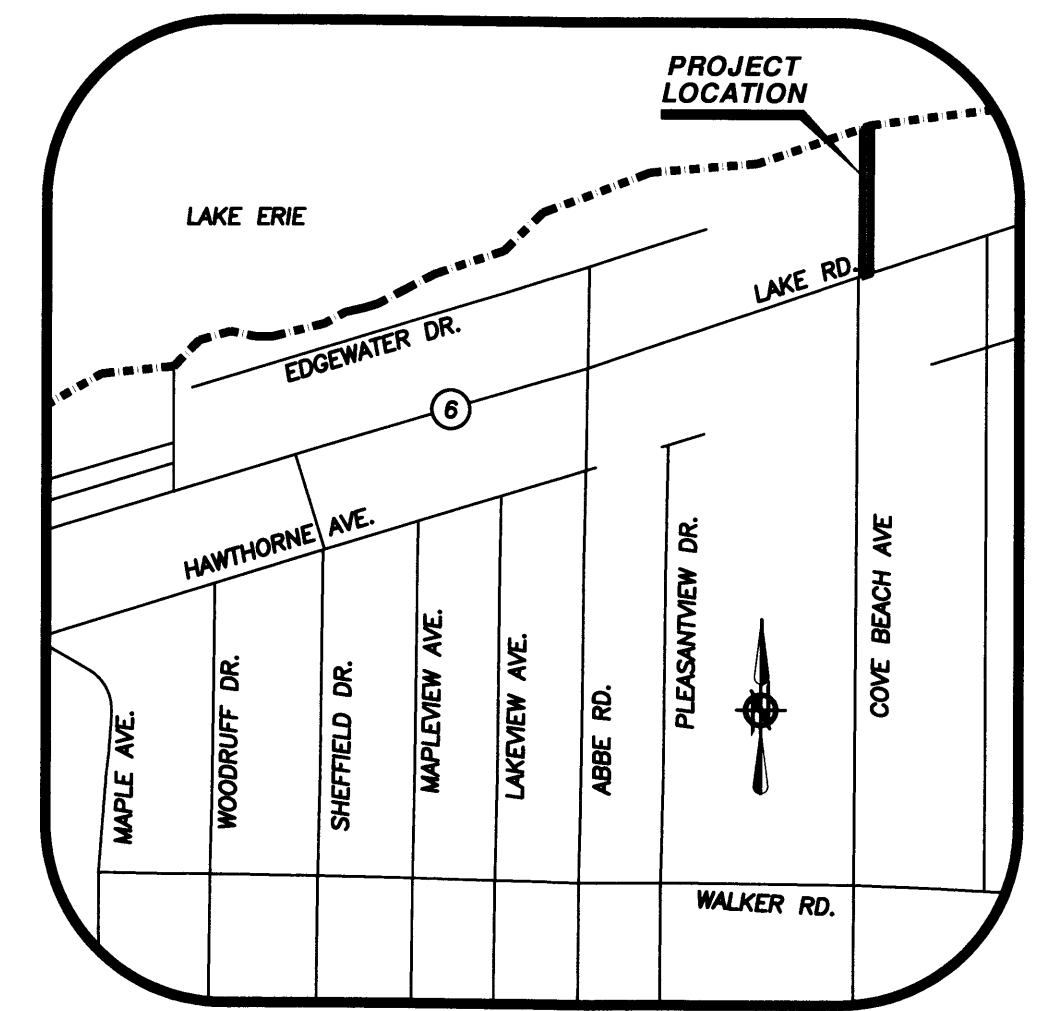
APPROVED THIS 13th DAY OF January 2025

[Signature]
 CITY OF SHEFFIELD LAKE LAW DIRECTOR-DAVID M. GRAVES
 DATE 1-13-25



COVE BEACH ALLOTMENT NO. 2

BEING A RE-SUBDIVISION OF "PRIVATE ROAD" IN COVE BEACH ALLOTMENT OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 33 AS RECORDED IN PLAT VOLUME 11, PAGE 11 OF THE LORAIN COUNTY RECORDS CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO



LOCATION MAP
 -NOT TO SCALE-

LEGEND

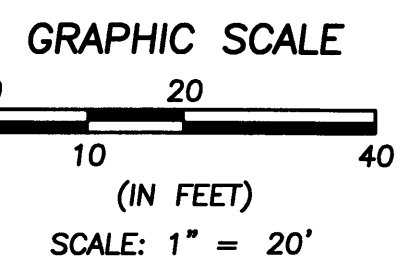
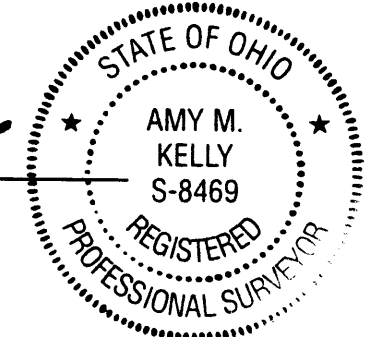
- IRON PIN/PIPE FOUND AS INDICATED
- 5/8" X 30" IRON REBAR W/CAP STAMPED "BRAMHALL ENG. & SURVEY" SET
- ℄ CENTERLINE
- R/W RIGHT-OF-WAY
- ℄ PROPERTY LINE
- FND. FOUND
- INST. INSTRUMENT
- NO. NUMBER
- P. PAGE
- P.V. PLAT VOLUME
- S.F. SQUARE FEET
- (R) RECORD INFORMATION
- (M) MEASURED INFORMATION
-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

| OWNERSHIP TABLE | |
|-----------------|---|
| (A) | 03-00-033-101-013 CITY OF SHEFFIELD LAKE O.R.V. 717 P. 480 0.31 ACRES (DEED) |

SURVEYOR'S CERTIFICATE:

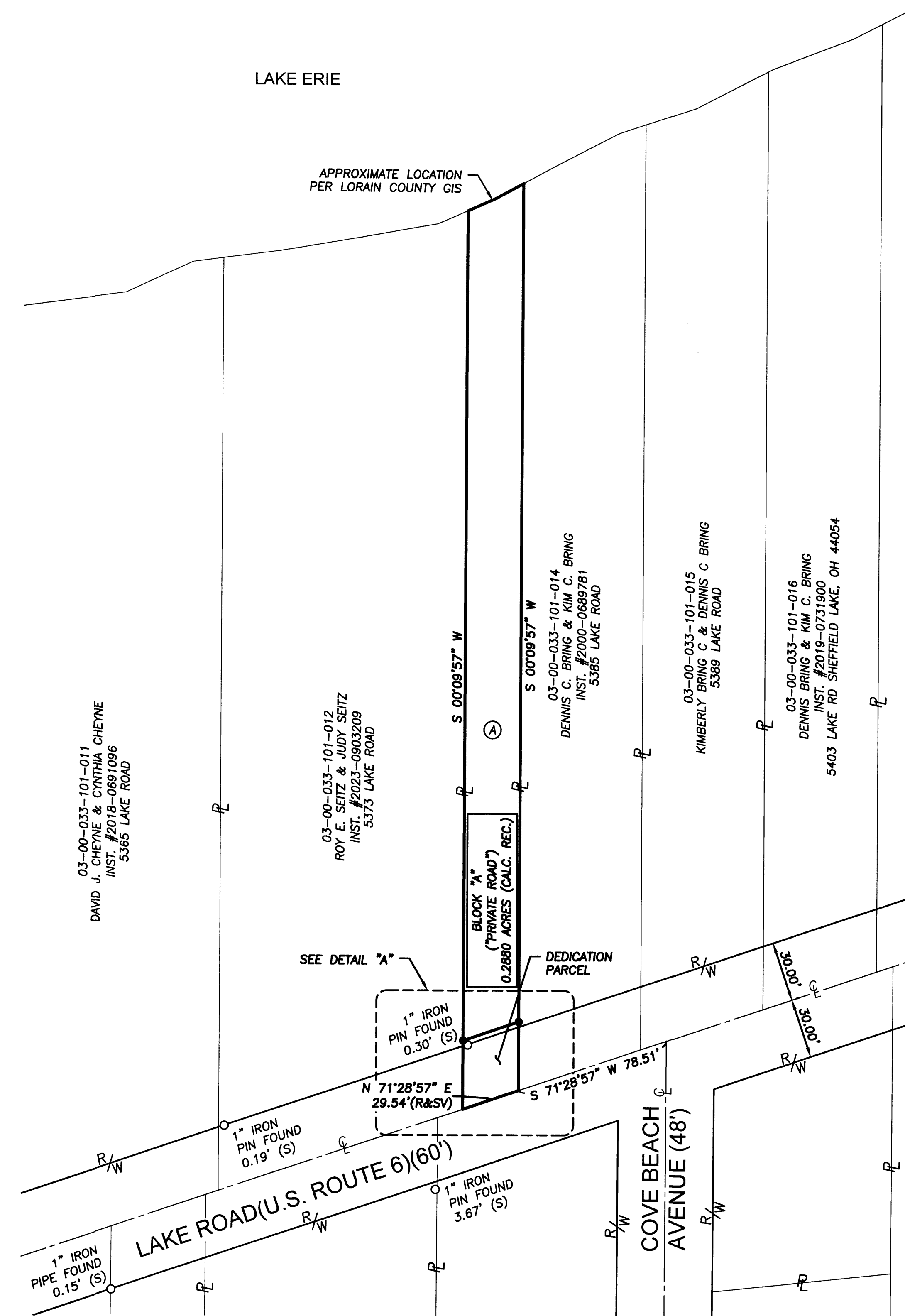
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED COVE BEACH ALLOTMENT NO. 2 AS SHOWN HEREON, SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A RE-SUBDIVISION OF "PRIVATE ROAD" IN THE COVE BEACH ALLOTMENT, AS RECORDED IN PLAT VOLUME 11, PAGE 11, AS DESCRIBED IN A DEED TO THE CITY OF SHEFFIELD LAKE, AS RECORDED IN O.R.V. 717, P. 480 OF THE LORAIN COUNTY DEED RECORDS, BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 33, 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] 1/6/2025
 AMY M. KELLY, P.S.
 REGISTERED OHIO SURVEYOR NO. 8469



REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- COVE BEACH ALLOTMENT PLAT, P.V. 11, P. 11 OF THE LORAIN COUNTY PLAT RECORDS.



| ACREAGE SUMMARY | |
|--------------------------|--------------------------|
| DEDICATION PARCEL | 0.0220 AC. (960.11 S.F.) |
| BLOCK "A" "PRIVATE ROAD" | 0.2880 AC. (CALC.REC.) |

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
 AS SURVEYED IN MARCH TO JUNE OF 2024.

NOTES:

1. CENTERLINE OF LAKE ROAD (U.S. ROUTE 6) PER LOR-US 6-15.09 PLAT P.V. 116, P. 96-99
2. BLOCK "A" AREA CALCULATED UTILIZING LORAIN COUNTY GIS.

| DATE | BY | DESCRIPTION |
|------------|-----|-----------------------------|
| 10-25-2024 | AMK | ISSUE TO COUNTY FOR REVIEW |
| 12-20-2024 | AMK | UPDATED PER COUNTY COMMENTS |

| | | |
|--------------------|--|-----------------------|
| 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. 12-3300-66 |

J:\123300-Sheffield Lake\12-3300-66-Subdiv\Connectivity Phase 5 PID 11924\Drawings\Bramhall\11924.Dedication plat issue.dwg, Plotted: Jan 10, 2025 - 8:38am

Plat Sheet

Instrument # 2025-0039527

Film # _____

Name of Plat Cove Beach Allotment No 2

Owner: City of Sheffield Lake

Description: Situated in the City of Sheffield Lake
County of Lorain, State of Ohio being a
Re subdivision of "Private Road" in Cove Beach
Allotment of part of original Sheffield Township
33 as Recorded in Plat Volume 11 Page 11 of
Lorain County Records. Acreage 0.31 acres
Creating Block "A"

Floor Plans: /

Related/Margin: Plat Vol 11 Pg 11

Comments: /

Vol. 117

Receiving Stamp

Pg. 20

Amount: \$90.40

Initials: JN