

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 34, BEING A RE-SUBDIVISION OF SUBLOTS 21 AND 22 IN BLOCK A OF SUNSET COUNTRY CLUB ALLOTMENT AS RECORDED IN PLAT VOLUME 11, PAGE 6 OF THE LORAIN COUNTY RECORDS AS DESCRIBED IN A DEED TO THE CITY OF SHEFFIELD LAKE AS RECORDED IN D.V. 298, PAGE 218 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 0.3253 ACRES OF LAND AND DEDICATING 0.0103 ACRES FOR RIGHT-OF-WAY, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "SUNSET COUNTRY CLUB ALLOTMENT NO. 3", BEING SUBLOTS 23 AND 24 IN BLOCK A, 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] 1/13/25
 THE CITY OF SHEFFIELD LAKE MAJOR-ROCKY RADEFF DATE

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 20 25

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

ENGINEER'S CERTIFICATION:

SEAL APPROVED THIS 10th DAY OF January 2025

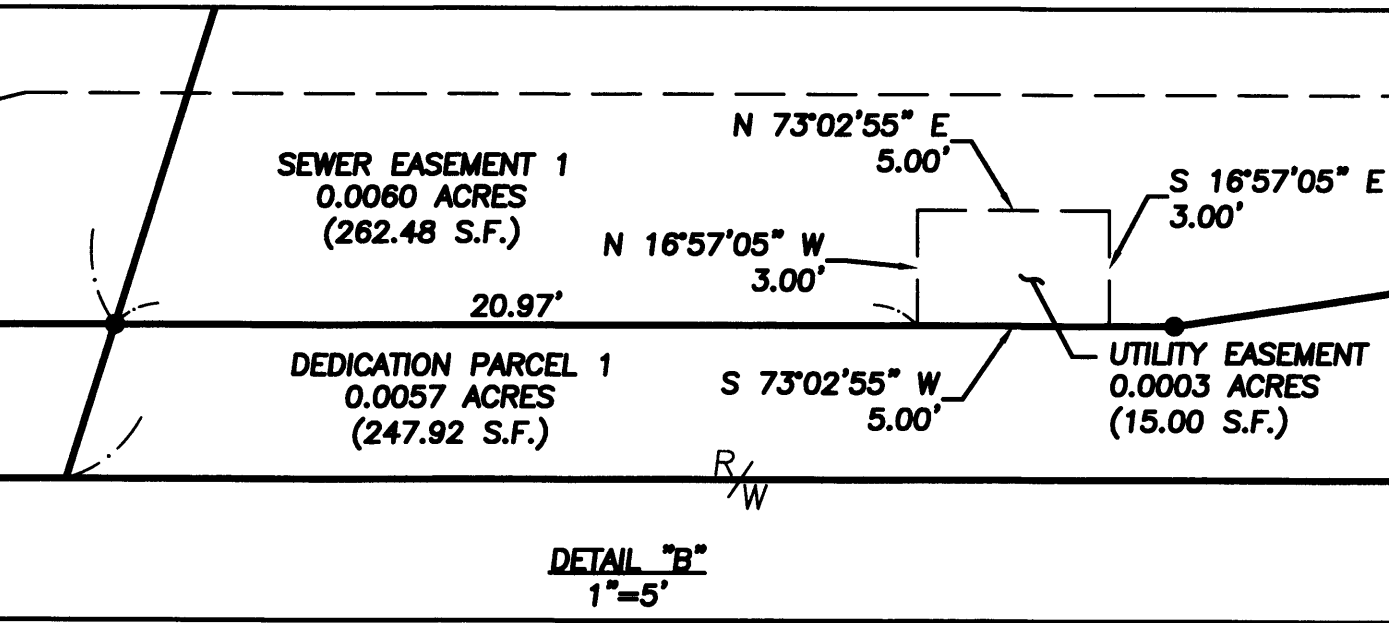
[Signature] 1-10-2025
 CITY OF SHEFFIELD LAKE CONSULTING ENGINEER DATE
 AARON P. APPELL, P.E.

LAW DIRECTOR'S CERTIFICATION:

APPROVED THIS 13th DAY OF January 2025

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

ACREAGE SUMMARY	
DEDICATION PARCEL 1	0.0057 AC. (247.92 S.F.)
DEDICATION PARCEL 2	0.0046 AC. (200.08 S.F.)
SUBLOT 23	0.1617 AC.
SUBLOT 24	0.1533 AC.

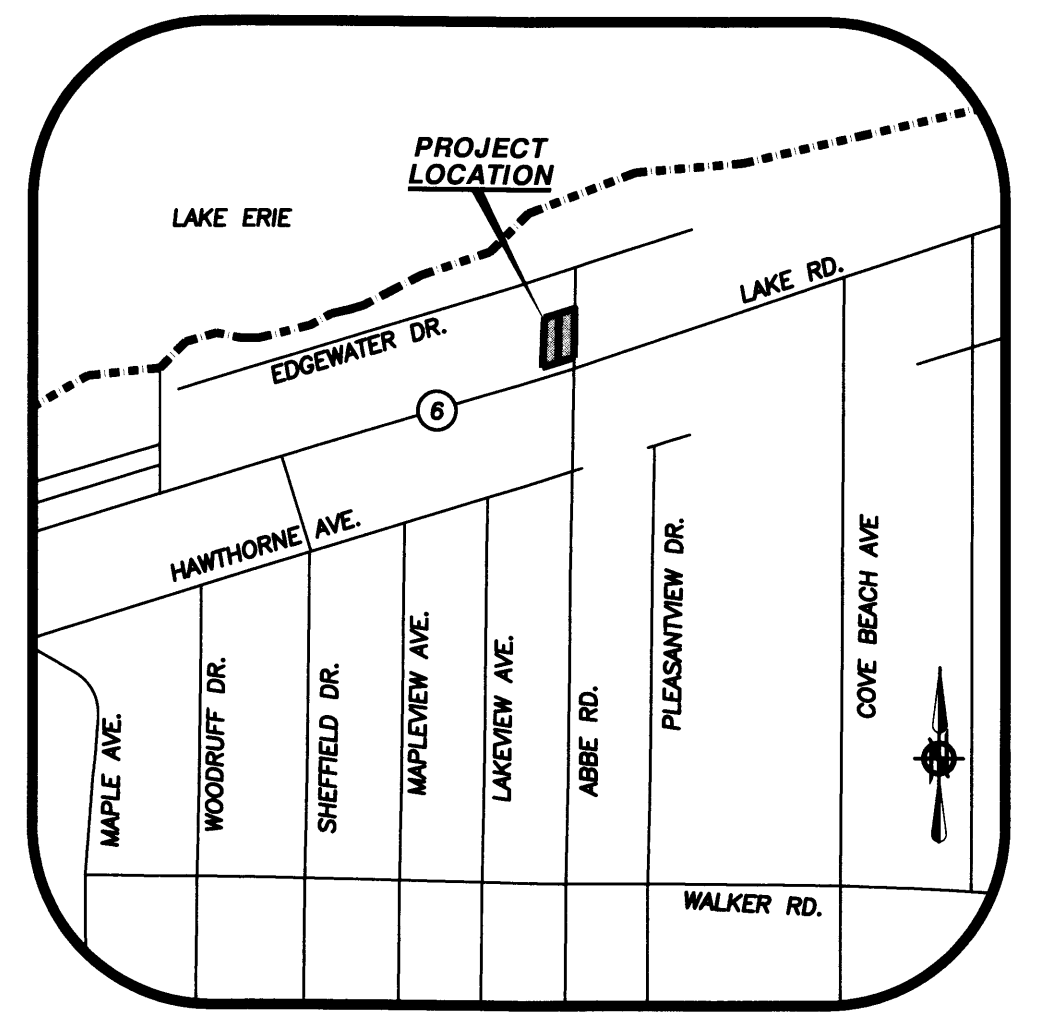
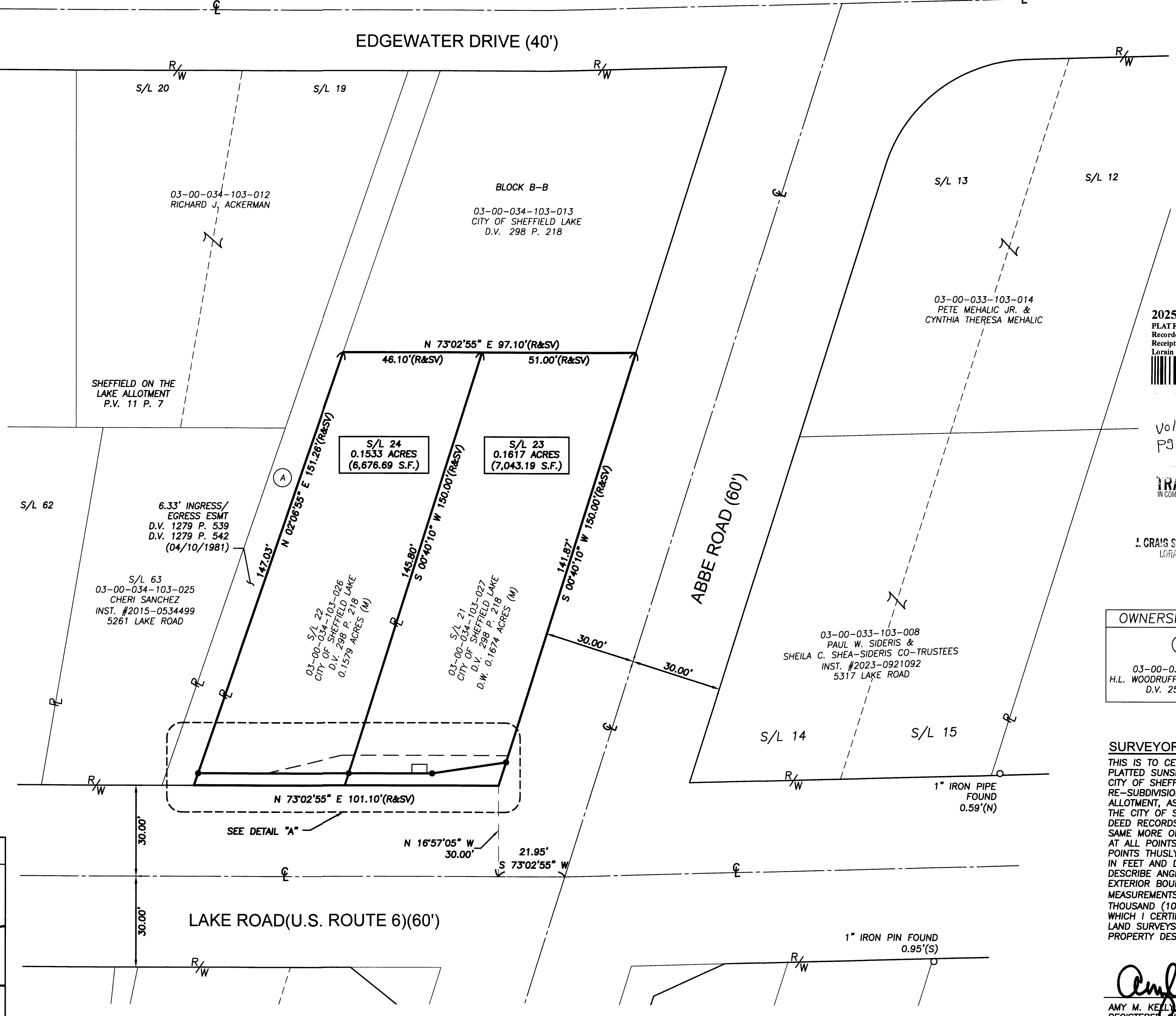


BASIS OF BEARINGS:
 BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.

NOTE:
 CENTERLINE OF LAKE ROAD (U.S. ROUTE 6) PER LOR-US 6-15.09 PLAT P.V. 116, P. 96-99 AS SURVEYED IN MARCH TO JUNE OF 2024.

SUNSET COUNTRY CLUB ALLOTMENT NO. 3

BEING A RE-SUBDIVISION OF SUBLOTS 21 AND 22 IN BLOCK A OF SUNSET COUNTRY CLUB ALLOTMENT OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 34 AS RECORDED IN PLAT VOLUME 11, PAGE 6 OF THE LORAIN COUNTY RECORDS CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO



2025-0039528
 PLAT Fee: \$90.40 Page 1 of 2
 Recorded: 1/15/2025 at 12:09 PM
 Receipt: T20250001048
 Lorain County Recorder Mike Doran

Vol-117
 Pg-21

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-012
 OHIO REV. CODE
 JAN 15 2025
 J. CRAIG SPOONER, JR., CPA, CFSM
 LORAIN COUNTY AUDITOR

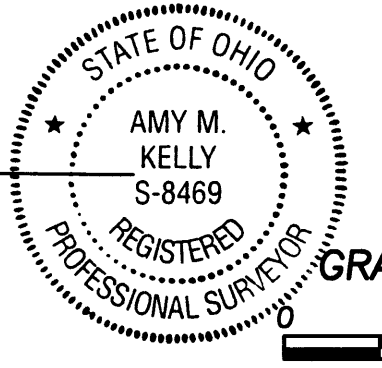
OWNERSHIP TABLE

(A)	03-00-034-103-028 H.L. WOODRUFF ET AL TRUSTEES D.V. 255 P. 161
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- 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
 - 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 SUNSET COUNTRY CLUB ALLOTMENT NO. 3 AS SHOWN HEREON, SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A RE-SUBDIVISION OF SUBLOTS 21 AND 22 IN BLOCK A OF THE SUNSET COUNTRY CLUB ALLOTMENT, AS RECORDED IN PLAT VOLUME 11, PAGE 6, AS DESCRIBED IN A DEED TO THE CITY OF SHEFFIELD LAKE, AS RECORDED IN D.V. 298, P. 218 OF THE LORAIN COUNTY DEED RECORDS, BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 34, 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.
 - SUNSET COUNTRY CLUB ALLOTMENT PLAT, P.V. 11, P. 6 OF THE LORAIN COUNTY PLAT RECORDS.

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

SHEET 1 OF 1
 JOB NO. 12-3300-66

J:\12300-Sheffield Lake\12-3300-66 Loretton\Connectivity Phase 5 PID 119624\Drawings\Bramhall\119624_Dedication plat base.dwg, Plotted: Jan 10, 2025, 8:39am

Plat Sheet

Instrument # 20250039528

Film # _____

Name of Plat: Sunset Country Club Allotment No 3

Owner: City of Sheffield Lake

Description: Situated in the City of Sheffield Lake
County of Lorain State of Ohio being a
re subdivision of Sublots 21 and 22 in block A
of Sunset Country Club Allotment of part of
Original Sheffield Township Lot No 34 as
recorded in Plat volume 11 page 6 of the
Lorain County Records Creating Lots 23 and 24
acreage 0.3253

Floor Plans: _____

Related/Margin: Plat vol 11 page 6

Comments: _____

Vol. 117

Receiving Stamp

Pg. 21

Amount: 90.40
Initials: PT