

NO TRANSFER NECESSARY
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR
 Apr 14/2026
 DEPUTY

2026-0092598
 PLAT Fee: \$172.80 Page 1 of 2
 Recorded: 4/21/2026 at 10:16 AM
 Receipt: T2026009030
 Lorain County Recorder Mike Doran

Plat Volume 119
 Pages 44-45

CENTERLINE PLAT

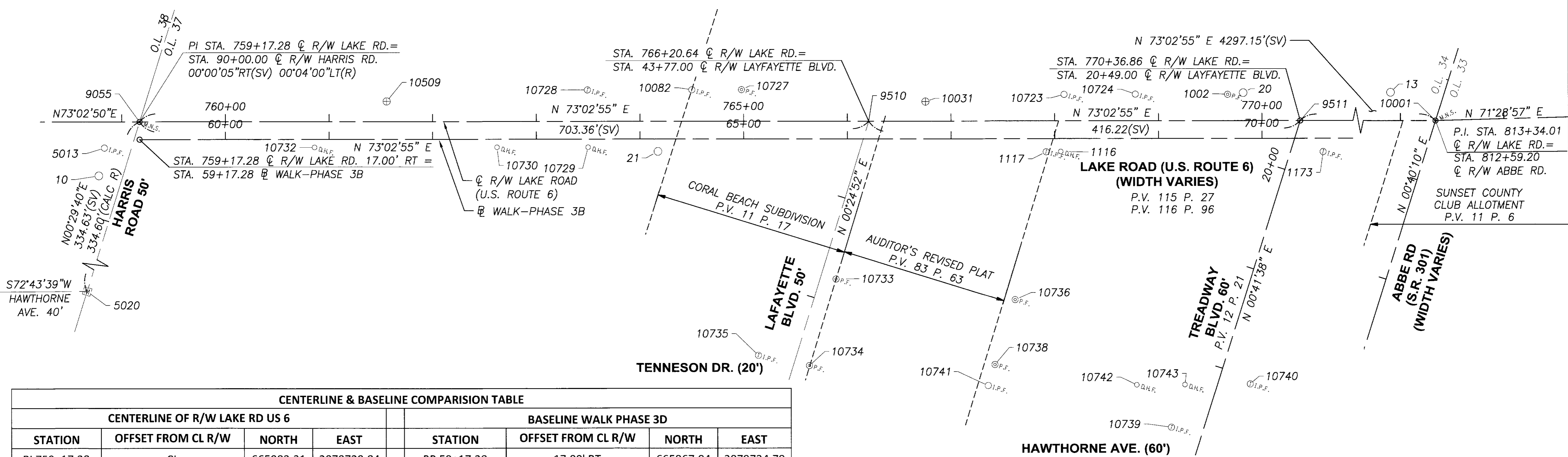
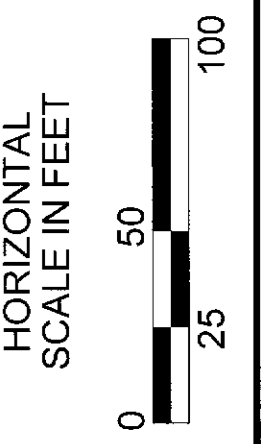
LOR-US 6-14.31

COUNTY OF LORAIN, CITY OF SHEFFIELD LAKE

ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 37

TOWNSHIP 7 N RANGE 17 W

CONNECTICUT WESTERN RESERVE



CENTERLINE & BASELINE COMPARISON TABLE							
CENTERLINE OF R/W LAKE RD US 6				BASELINE WALK PHASE 3B			
STATION	OFFSET FROM CL R/W	NORTH	EAST	STATION	OFFSET FROM CL R/W	NORTH	EAST
PI 759+17.28	CL	665983.31	2079729.84	BP 59+17.28	17.00' RT	665967.04	2079734.79
POT 795+00.00	CL	667057.04	2083252.55	EP 96+00.00	17.00' RT	667040.78	2083257.51

- NOTES:
- BASIS OF BEARINGS FOR THIS SURVEY IS THE OHIO STATE PLANE, NORTH ZONE NAD83(2011).
 THIS SURVEY IS ON GROUND COORDINATES.
 GRID (METERS) VALUES WERE CONVERTED TO GROUND (U.S. SURVEY FEET) VALUES USING A PROJECT ADJUSTMENT FACTOR (PAF) OF 3.28100958.
 - VERTICAL DATUM IS NAVD88.
 - CENTERLINE OF RIGHT OF WAY STATIONING IS BASED ON LAKEFRONT CONNECTIVITY PHASE 5 (LOR-US 6-15.09 PID: 119924). (PLAT VOLUME 116, PAGE 96). CENTERLINE OF RIGHT OF WAY AND RIGHT OF WAY LIMITS WERE ESTABLISHED FROM MONUMENTS FOUND AND LORAIN COUNTY RECORDS AS LISTED BELOW:
 - LORAIN COUNTY TAX MAPS AND SURVEY RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - CLEVELAND BEACH SUBDIVISION RECORDED IN PLAT VOLUME 9, PAGE 30.
 - WEST SHORE SUBDIVISION RECORDED IN PLAT VOLUME 10, PAGE 3.
 - WEST SHORE SUBDIVISION RECORDED IN PLAT VOLUME 10, PAGE 6.
 - ROWELYN BEACH ALLOTMENT RECORDED IN PLAT VOLUME 11, PAGE 9.
 - CORAL BEACH SUBDIVISION RECORDED IN PLAT VOLUME 11, PAGE 17.
 - AUDITOR'S REVISED PLAT RECORDED IN PLAT VOLUME 83, PAGE 63.
 - ROWELYN BEACH ALLOTMENT NO. 3 RECORDED IN PLAT VOLUME 107, PAGE 78.
 - LOR-US 6-14.19 CENTERLINE PLAT RECORDED IN PLAT VOLUME 115, PAGE 27.
 - LOR-US 6-15.09 CENTERLINE PLAT RECORDED IN PLAT VOLUME 116, PAGE 96.
 - LOR-6-232.38-21.23 PLANS.

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

I, AMY M. KELLY, P.S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF SHEFFIELD LAKE BETWEEN NOVEMBER 2025 AND JANUARY 2026. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. SEE THE AFFIXED SURVEY PARAMETERS NOTE FOR THE HORIZONTAL AND VERTICAL SURVEY PARAMETERS USED FOR THIS PROJECT. AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES, THE EXISTING CENTERLINE OF RIGHT OF WAY AND THE EXISTING RIGHT OF WAY LIMITS AS NECESSARY FOR THE PROPERTY TAKES CONTAINED HEREIN. AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE HEREIN. AS A PART OF THIS WORK, RIGHT OF WAY MONUMENTS WILL BE SET AT THE LOCATIONS SHOWN HEREIN PER THE MEMORANDUM OF UNDERSTANDING BETWEEN THE BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND THE OHIO DEPARTMENT OF TRANSPORTATION DATED 9-22-2010. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS UNLESS SO NOTED. THE WORDS "I" AND "MY" AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

4/14/2026
 AMY M. KELLY, P.S.
 REGISTERED OHIO SURVEYOR NO. 8469



SURVEYING PARAMETERS
 USE THE FOLLOWING VERTICAL AND HORIZONTAL POSITIONING PARAMETERS FOR ALL SURVEYING:

POSITIONING METHOD: ODOT REAL TIME NETWORK(2011)
 MONUMENT TYPE: IRON PIN SET

VERTICAL POSITIONING:
 ORTHOMETRIC HEIGHT DATUM: NAVD 88
 GEOID: 18

HORIZONTAL POSITIONING

REFERENCE FRAME: NAD83(2011)
 ELLIPSOID: GRS 80
 MAP PROJECTION: LAMBERT CONFORMAL CONIC
 COORDINATE SYSTEM: OHIO STATE PLANE NORTH ZONE (3401)
 COMBINED SCALE FACTOR: 0.99994363 (1.00005637)
 ORIGIN OF SCALE (X,Y) - EASTING(X): 0.00 NORTHING(Y): 0.00
 COMPUTATION POINT (X,Y,Z):
 EASTING(X): 2076304.43 NORTHING(Y): 664884.15 (OHIO STATE PLANE)
 ELEVATION (Z): 582.57 NAVD88

UNITS: U.S. SURVEY FEET

- MONUMENT LEGEND**
- I.P.F. IRON PIN FOUND
 - I.P.F. IRON PIN FOUND W/ ID CAP
 - I.P.S. IRON PIN SET W/ ID CAP
 - ⊙ P.F. IRON PIPE FOUND
 - M.N.S. MAG NAIL SET
 - D.H.S. DRILL HOLE FOUND
 - ⊕ RAILROAD SPIKE FOUND

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RECORDED _____	20____
BOOK _____	PAGE _____

DESIGN AGENCY

BRAMHALL
 ENGINEERING & SURVEYING COMPANY

DESIGNER
 MAM

REVIEWER
 AMK 25/01/09

PROJECT ID
 123479

SUBSET TOTAL
 RW.2 RW.12

SHEET 1 OF 2

LOR-US 6-14.31

J:\123300-Sheffield Lake\12-3300-71 NOKA TLOI 2023 - Phase 3b PID 123479 Drawings\Sheets\Right of Way\123479_R0001.dwg, Plotted: Apr 14, 2026 - 8:59am

LOR-US 6-14.31

J:\123300-Sheffield Lake\12-3500-71 NACA TCI 2023 - Phase 3b PID 123479 Drawings\Sheets\Right of Way\123479_RC001.dwg, Plotted: Apr 14, 2026 - 8:59am

CENTERLINE & MONUMENT COORDINATE TABLE										
STATION OFFSET (FROM C/L R/W)				PROJECT COORDINATES US SURVEY FEET - GROUND		STATE PLANE OHIO NORTH ZONE NAD83(2011) GRID		MONUMENT DESCRIPTION		MONUMENTS EXPECTED TO BE DISTURBED
NUMBER	STATION	OFFSET (US FT)	RT/LT	NORTH (US FT)	EAST (US FT)	NORTH (m)	EAST (m)	FEATURE	DESCRIPTION	R/W MON 623 TYPE B
CENTERLINE OF R/W LAKE ROAD U.S. 6										
9055	PI 759+17.29	C/L		665983.31	2079729.84	202980.677	633867.194	MAGS	MAG NAIL SET	
9510	766+20.64	C/L		666188.38	2080402.64	203043.179	634072.252	MAGS	MAG NAIL SET	
9511	770+36.86	C/L		666309.73	2080800.77	203080.164	634193.596	MAGS	MAG NAIL SET	
10001	PI 813+34.01	C/L		667562.60	2084911.23	203462.019	635446.396	MAGS	MAG NAIL SET	
HORIZONTAL CONTROL MONUMENTS										
10	758+77.85	51.51	RT	665922.54	2079707.14	202962.155	633860.274	CNPT	5/8" REBAR WITH RED BRAMHALL CONTROL CAP SET	
13	812+90.63	-27.19	LT	667575.96	2084861.80	203466.091	635431.330	CNPT	5/8" REBAR WITH RED BRAMHALL CONTROL CAP SET	
20	769+81.87	-26.81	LT	666319.34	2080740.36	203083.095	634175.184	CNPT	5/8" REBAR WITH RED BRAMHALL CONTROL CAP SET	
21	764+17.33	28.87	RT	666101.49	2080216.58	203016.696	634015.543	CNPT	5/8" REBAR WITH RED BRAMHALL CONTROL CAP SET	
EXISTING MONUMENTATION										
5020	758+16.93	319.23	RT	665648.69	2079726.93	202878.690	633866.307	MONBOX	3/4 INCH IRON PIN FOUND	
5013	758+83.22	25.00	RT	665949.46	2079704.55	202970.361	633859.484	IPIN	5/8" IRON PIN FD	
1002	769+66.81	-25.25	LT	666313.46	2080726.41	203081.303	634170.931	IPIPE	1" IRON PIPE FD	
1116	768+05.84	29.34	RT	666214.31	2080588.34	203051.081	634128.852	DRILLH	DRILL HOLE FD	
1117	767+91.73	29.55	RT	666210.00	2080574.91	203049.768	634124.758	IPID	5/8" "RAFTER" CAPPED IRON PIN FD	
1173	770+58.90	29.68	RT	666287.77	2080830.51	203073.471	634202.659	IPID	5/8" "WARNER" CAPPED IRON PIN FD	
10031	766+75.41	-18.85	LT	666222.38	2080449.53	203053.541	634086.544	BM	MAG NAIL SET	
10082	764+50.14	-30.36	LT	666167.71	2080230.70	203036.880	634019.847	IPID	5/8" "SIMON 7775" CAPPED IRON PIN FD	
10509	761+55.66	-19.50	LT	666071.46	2079952.18	203007.544	633934.958	BM	MAG NAIL SET	
10723	768+09.10	-25.34	LT	666267.56	2080575.52	203067.312	634124.944	IPIN	5/8" IRON PIN FD	
10724	768+77.83	-25.53	LT	666287.78	2080641.22	203073.475	634144.966	IPIN	5/8" IRON PIN FD	
10727	764+98.03	-30.44	LT	666181.74	2080276.48	203041.157	634033.800	IPIPE	3/4" IRON PIPE FD	
10728	763+49.37	-30.25	LT	666138.22	2080134.34	203027.892	633990.477	IPID	5/8" "SNEZEK 7051" CAPPED IRON PIN FD	
10729	763+49.95	24.72	RT	666085.81	2080150.92	203011.919	633995.531	DRILLH	DRILL HOLE FD	
10730	762+61.96	24.69	RT	666060.18	2080066.75	203004.106	633969.877	DRILLH	DRILL HOLE FD	
10732	760+86.00	24.62	RT	666008.95	2079898.40	202988.491	633918.569	DRILLH	DRILL HOLE FD	
10733	765+88.89	151.16	RT	666034.53	2080416.34	202996.288	634076.426	IPIPE	3/4" IRON PIPE FD	
	42+23.26	14.81	RT	CENTERLINE OF R/W LAFAYETTE BLVD						
10734	765+63.03	234.11	RT	665947.64	2080415.79	202969.806	634076.261	IPIPE	3/4" IRON PIPE FD	
	41+36.67	14.89	RT	CENTERLINE OF R/W LAFAYETTE BLVD						
10735	765+13.85	224.21	RT	665942.77	2080365.86	202968.323	634061.043	IPID	5/8" "CASEY 8219" CAPPED IRON PIN FD	
	41+31.14	35.00	LT	CENTERLINE OF R/W LAFAYETTE BLVD						
10736	767+61.39	171.09	RT	666065.76	2080587.16	203005.807	634128.490	IPIPE	3/4" IRON PIPE FD	
10738	767+41.77	233.45	RT	666000.38	2080586.57	202985.881	634128.312	IPIPE	BENT 3/4" IRON PIPE FD	
10739	769+11.95	293.58	RT	665992.49	2080766.88	202983.475	634183.268	IPID	5/8" "BRAMHALL" CAPPED IRON PIN FD	
	17+31.37	30.04	LT	CENTERLINE OF TREADWAY BLVD.						
10740	769+88.10	252.26	RT	666054.21	2080827.68	203002.287	634201.797	IPID	5/8" "WARNER" CAPPED IRON PIN FD	
	17+93.83	30.00		CENTERLINE OF TREADWAY BLVD.						
10741	767+35.38	253.50	RT	665979.35	2080586.30	202979.470	634128.229	IPIN	BENT 5/8" IRON PIN FD	
10742	768+78.65	252.94	RT	666021.65	2080723.18	202992.364	634169.948	DRILLH	DRILL HOLE FD	
10743	769+25.09	252.77	RT	666035.35	2080767.56	202996.539	634183.475	DRILLH	DRILL HOLE FD	
	17+74.24	29.88	LT	CENTERLINE OF TREADWAY BLVD.						
PROPOSED MONUMENTATION										
9501	759+32.49	35.00	RT	665954.26	2079754.59	202971.824	633874.737	CALPT	5/8" REBAR W/CAP STAMPED "BRAMHALL ENG. & SURV. SET"	1
9502	760+82.72	35.00	RT	665998.06	2079898.29	202985.174	633918.536	CALPT	5/8" REBAR W/CAP STAMPED "BRAMHALL ENG. & SURV. SET"	1
9503	760+83.03	34.00	RT	665999.11	2079898.30	202985.493	633918.539	CALPT	5/8" REBAR W/CAP STAMPED "BRAMHALL ENG. & SURV. SET"	1
9504	761+71.03	34.00	RT	666024.77	2079982.48	202993.313	633944.194	CALPT	5/8" REBAR W/CAP STAMPED "BRAMHALL ENG. & SURV. SET"	1
9505	762+59.03	34.00	RT	666050.42	2080066.66	203001.133	633969.850	CALPT	5/8" REBAR W/CAP STAMPED "BRAMHALL ENG. & SURV. SET"	1
9506	763+47.03	34.00	RT	666076.08	2080150.83	203008.953	633995.506	CALPT	5/8" REBAR W/CAP STAMPED "BRAMHALL ENG. & SURV. SET"	1
9507	766+29.00	33.00	RT	666159.25	2080420.26	203034.301	634077.622	CALPT	5/8" REBAR W/CAP STAMPED "BRAMHALL ENG. & SURV. SET"	1
9508	768+04.69	33.00	RT	666210.47	2080588.31	203049.912	634128.841	CALPT	5/8" REBAR W/CAP STAMPED "BRAMHALL ENG. & SURV. SET"	1
9509	769+94.56	34.00	RT	666264.87	2080770.23	203066.493	634184.286	CALPT	5/8" REBAR W/CAP STAMPED "BRAMHALL ENG. & SURV. SET"	1
TOTAL TO BE CARRIED TO GENERAL SUMMARY										9

**CENTERLINE PLAT
LOR-US 6-14.31
COUNTY OF LORAIN, CITY
OF SHEFFIELD LAKE
ORIGINAL SHEFFIELD
TOWNSHIP LOT NUMBER 37
TOWNSHIP 7 N RANGE 17 W
CONNECTICUT WESTERN
RESERVE**

CENTERLINE PLAT

PROJECT COORDINATES (US SURVEY FEET)
ARE RELATIVE TO OHIO STATE PLANE GRID
COORDINATES (METERS) BY A PROJECT
ADJUSTMENT FACTOR (PAF) OF 3.28100958.

DESIGN AGENCY
BRAMHALL
ENGINEERING &
SURVEYING COMPANY

DESIGNER
MAM

REVIEWER
AMK 25/01/09

PROJECT ID
123479

SUBSET TOTAL
RW.3 | RW.12

SHEET 2 OF 2

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COUNTY RECORDER