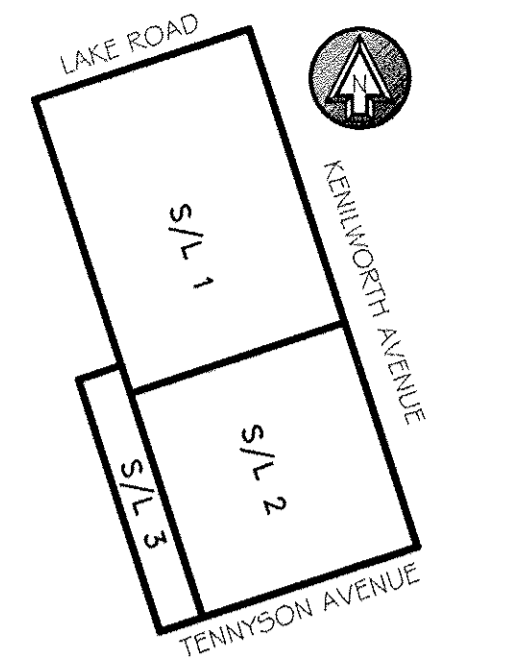


PRE-PLAT LOT SUMMARY
-NOT TO SCALE-



POST-PLAT LOT SUMMARY
-NOT TO SCALE-

CITY OF SHEFFIELD LAKE APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT OF "ZOEY'S CORNERS SUBDIVISION" IS HEREBY APPROVED BY THE CITY OF SHEFFIELD LAKE, OHIO

APPROVED
SHEFFIELD LAKE BUILDING DEPT.
[Signature] DATE

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER(S), I HAVE SURVEYED AND PLATTED "ZOEY'S CORNERS SUBDIVISION", A RE-SUBDIVISION OF ALL OF SUBLOT Nos. 133-134 & 197-199 AND PART OF SUBLOT No. 132 IN SUB-BLOCK A OF THE CLEVELAND BEACH SUBDIVISION AS ORIGINAL RECORDED IN PLAT VOLUME 9, PAGE 30 OF THE LORAIN COUNTY RECORDS, SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 39. CONTAINING 0.4365 ACRES OF LAND, AND BEING THE SAME TRACT OF LAND CONVEYED TO NICHOLAS R. RAMIREZ AS DESCRIBED IN INSTRUMENT NUMBER 20110392803 OF THE LORAIN COUNTY DEED RECORDS. ALL POINTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



[Signature] 2-25-2014
RICHARD A. FREDRICKSON, P.S. - 8285 DATE

ZOEY'S CORNERS SUBDIVISION

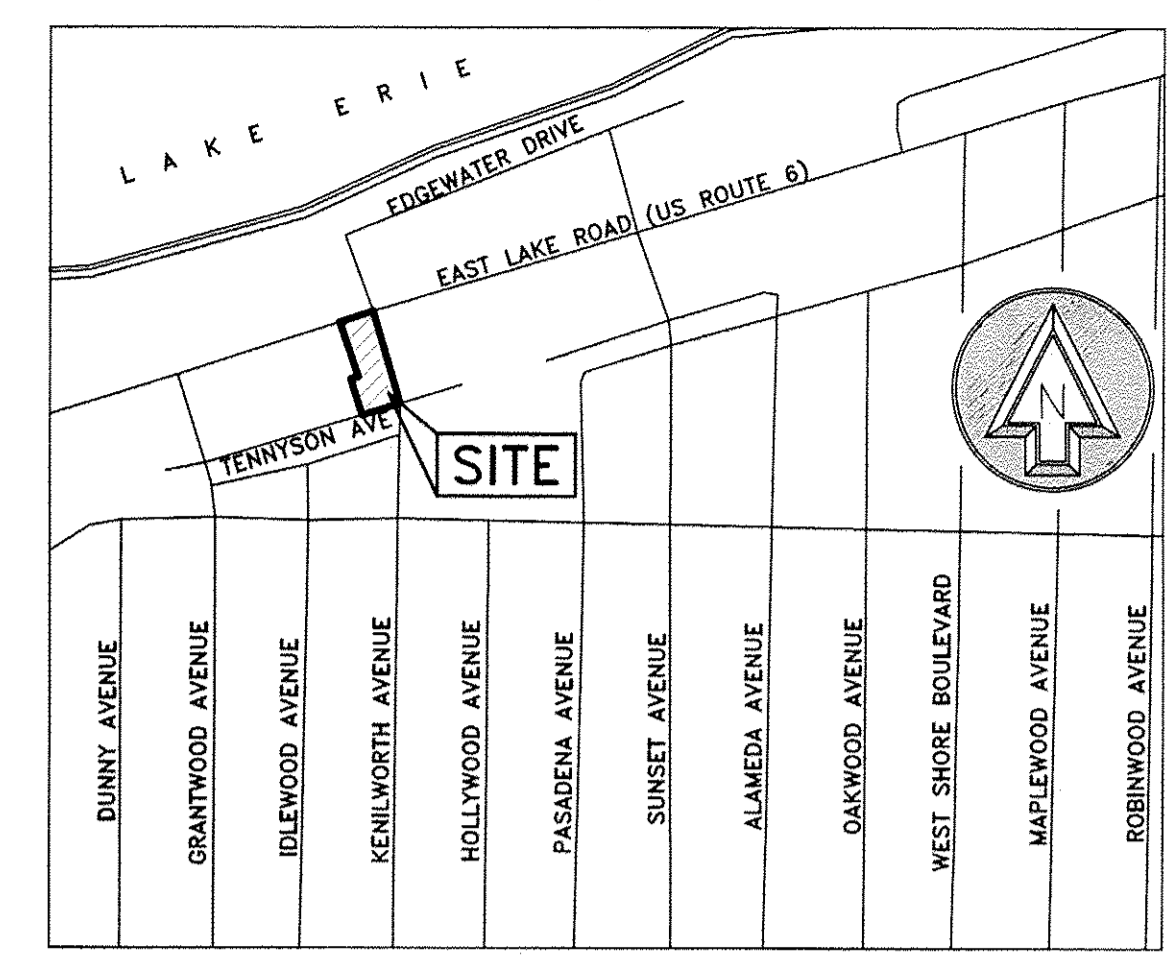
A RE-SUBDIVISION OF A PORTION OF CLEVELAND BEACH SUBDIVISION

KNOWN AS BEING A RE-SUBDIVISION OF ALL OF SUBLOT Nos. 133-134 & 197-199, AND PART OF SUBLOT No. 132 IN SUB-BLOCK A, OF THE CLEVELAND BEACH SUBDIVISION AS ORIGINAL RECORDED IN PLAT VOLUME 9, PAGE 30 OF THE LORAIN COUNTY RECORDS, SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 39.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
MAR 06 2014
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Doc ID: 01792344001 Type: OFF
Kind: PLAT
Recorded: 03/06/2014 at 12:09:42 PM
Fee Amt: \$90.40 Page 1 of 1
Lorain County, Ohio
Judith M. Neudok County Recorder
File # 2014-0497215

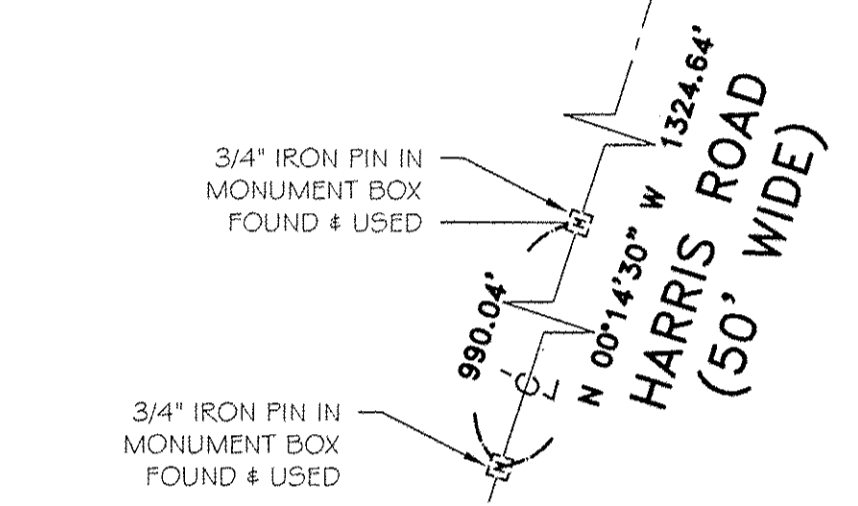
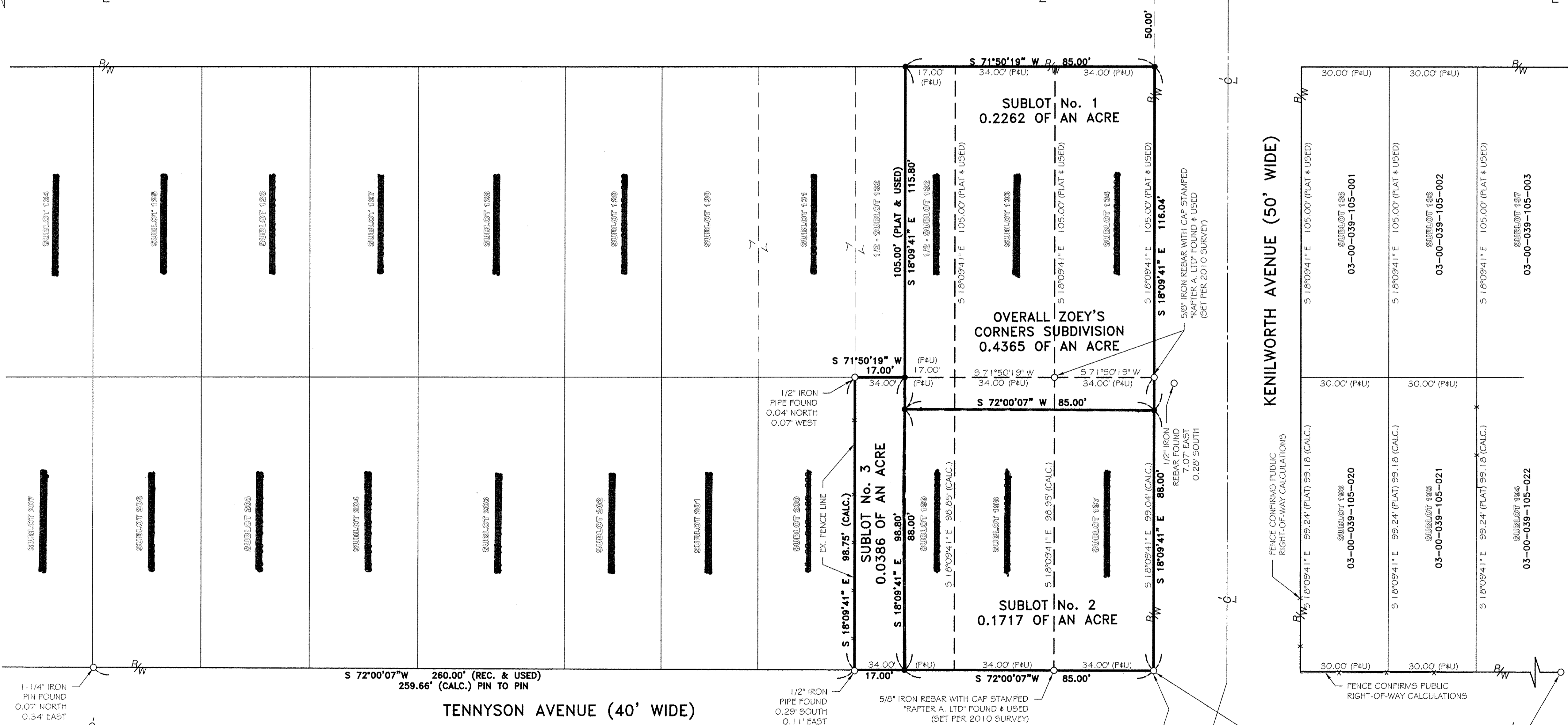
CARDINAL HOPE / LIZ
Plat Vol. 99
Page 72



VICINITY MAP
-NOT TO SCALE-

LAKE ROAD (a.k.a. U.S. ROUTE 6) (WIDTH VARIES)

S 71°50'19" W 1231.02 TO MAGNETIC NAIL FOUND AT ANGLE POINT
N 71°50'19" E 444.79 TO P.I. (SEE 1930 ROAD PLAN SEC. M-2)



OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 39, CONTAINING 0.4365 ACRES OF LAND, AND BEING THE SAME TRACT OF LAND CONVEYED TO NICHOLAS R. RAMIREZ AS DESCRIBED IN INSTRUMENT NUMBER 20110392803 OF THE LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "ZOEY'S CORNERS SUBDIVISION", SUBLOT Nos. 1, 2, & 3, A RE-SUBDIVISION OF ALL OF SUBLOT Nos. 133-134 & 197-199 AND PART OF SUBLOT No. 132 IN SUB-BLOCK A OF CLEVELAND BEACH SUBDIVISION AS ORIGINAL RECORDED IN PLAT VOLUME 9, PAGE 30 OF THE LORAIN COUNTY RECORDS, SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 39.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN THE CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

EASEMENTS ARE RESERVED WHERE INDICATED ON THIS PLAT FOR PRIVATE AND PUBLIC UTILITY PURPOSES ABOVE AND BELOW THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS: 26 DAY OF February, 2014.

[Signature]
NICHOLAS R. RAMIREZ

NOTARY SEAL:

STATE OF OHIO
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR NICHOLAS R. RAMIREZ WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS: 26 DAY OF February, 2014.

NOTARY PUBLIC
[Signature]
MY COMMISSION EXPIRES

REFERENCES USED

- RECORDINGS LISTED HEREON
- LORAIN COUNTY PLAT VOLUME 9, PAGE 30
- LORAIN COUNTY PLAT VOLUME 10, PAGE 3
- STATE HIGHWAY 3 PLANS (1936)
- STATE HIGHWAY 3 PLANS SECTION M-2 (1930)

BASIS OF BEARINGS

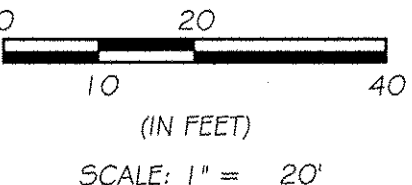
BASIS OF BEARING IS A PORTION OF THE CENTERLINE OF HARRIS ROAD WHICH IS ASSUMED TO BE N 00°14'30" W FROM RICHELIEU DRIVE GOING NORTH TO THE INTERSECTION OF LAKE ROAD

THIS PLAN IS BASED UPON A SURVEY PREPARED BY RAFTER A, LTD UNDER THE DIRECT SUPERVISION OF RICHARD A. FREDRICKSON, P.E., P.S. IN FEBRUARY & MARCH OF 2010 & FEBRUARY OF 2014.

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH CAP STAMPED "Rafter A LTD"
- MAGNETIC NAIL FOUND
- MONUMENT BOX FOUND AS NOTED

GRAPHIC SCALE



REV.	BY	DATE	DESCRIPTION
1	RAF	02-25-2014	ISSUE TO CLIENT

ZOEY'S CORNERS SUBDIVISION A RE-SUBDIVISION OF A PORTION OF CLEVELAND BEACH SUBDIVISION SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 39.		Rafter A, LTD Land Surveying & Engineering 10980 LaGrange Road Elyria, OH 44035 Telephone: (440) 458-6294 Fax: (440) 458-4483
NICHOLAS R. RAMIREZ 230 CORNELL AVENUE ELYRIA, OHIO 44035		
DRAWN BY: BDA		CHECKED BY: RAF
JOB NUMBER: 1136-14		SHEET 1 of 1