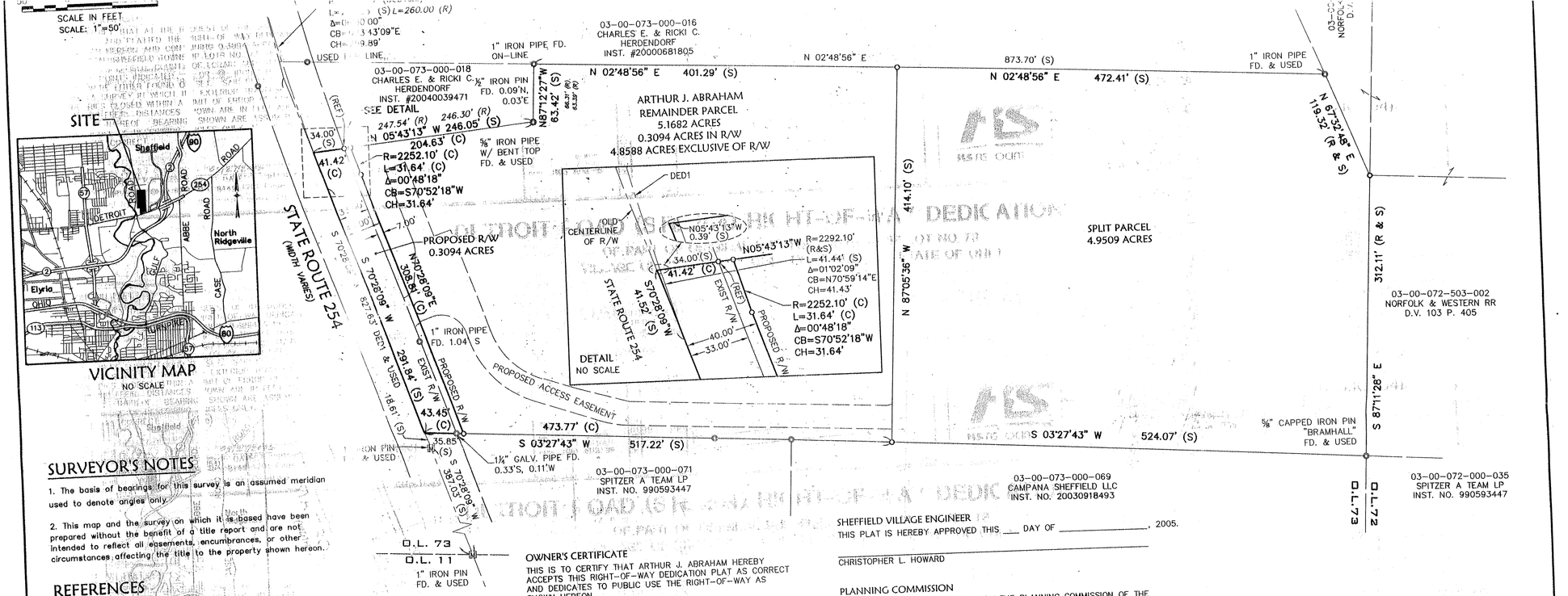

SURVEYOR'S NOTES

1. The basis of bearings for this survey is an assumed meridian used to denote angles only.

2. This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances, or other circumstances affecting the title to the property shown hereon.

REFERENCES

Deeds as cited hereon
Lorain county tax maps
Boundary survey by Kleinoeder-Schmidt & Associates dated August, 1978
S1 boundary survey by KS Associates, Inc. dated December 1996, revised August 4, 1997
Boundary survey by KS Associates, Inc. dated September 25, 2004, revised October 21, 2004
D1 deed to Andrew & Susan Szalay – Volume 1201 Page 478 of Lorain county deed records
DED1 Centerline of R/W Dedication Plat Lorain County S.H. 555 Sec. 8 1933

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE RIGHT-OF-WAY DEDICATION PLAT AS SHOWN HEREON AND CONTAINING 0.3094 ACRES OF LAND IN ORIGINAL SHEFFIELD TOWNSHIP LOTS NO. 73, NOW IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN AND STATE OF OHIO. AT ALL POINTS INDICATED —O— OR —●— IRON PIN MONUMENTS WERE EITHER FOUND OR SET. SAID PLAT REPRESENTS A SURVEY IN WHICH THE EXTERIOR TRAVERSE OF THE BOUNDARIES CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.

STATE OF OHIO
ROBERT G. HOY
8142
REGISTERED
PROFESSIONAL SURVEYOR

04/27/2005
ROBERT G. HOY, P.S.
PROFESSIONAL SURVEYOR OHIO REG. NO. 8142
DATE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT ARTHUR J. ABRAHAM HEREBY ACCEPTS THIS RIGHT-OF-WAY DEDICATION PLAT AS CORRECT AND DEDICATES TO PUBLIC USE THE RIGHT-OF-WAY AS SHOWN HEREON.

ARTHUR J. ABRAHAM

NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF NORFOLK AND WESTERN RAILWAY, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2005.

MY COMMISSION EXPIRES _____

SHEFFIELD VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED THIS ___ DAY OF _____, 2005.

CHRISTOPHER L. HOWARD

PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SHEFFIELD, OHIO, THIS ___ DAY OF _____, 2005.

CHAIRMAN

VILLAGE SOLICITOR

THE PLAT OF RIGHT-OF-WAY IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

LUKE McCONVILLE

VILLAGE COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF RIGHT-OF-WAY IS HEREBY DEDICATED FOR STREET PURPOSES AS SHOWN HEREON IS ACCEPTED BY RESOLUTION NUMBER _____ AND ORDINANCE NUMBER _____. DATED _____, 2005.

MAYOR DARLENE ONDERCIN

TIM PELCIC CLERK OF COUNCIL

COUNTY AUDITOR

TRANSFERRED THIS ___ DAY OF _____, 2005.

MARK R. STEWART

COUNTY RECORDER

RECEIVED FOR RECORDING ON _____, 2005 AT ____ RECORDED ON THIS ____ DAY OF _____, 2005 IN VOLUME _____ PAGE _____ OF LORAIN COUNTY PLAT RECORDS.

JUDY NEDWICK

DATE: 04-18-05	DATE	DESCRIPTION	BY
DRAWN BY: MAM			
CH'D BY:			
DWG. NAME: O-DED01			
PATH: I:\DOT\CONTROL\DWG			
F.B.	04/27/05	REVISIONS PER VILLAGE ENGINEER COMMENTS	RGH

REVISIONS

KS ASSOCIATES
KS Associates, Inc.
260 Burns Rd., Suite 100
Elyria, Ohio 44035
Phone (440) 365-4730
Fax (440) 365-4790
mailroom@ksassoc.com
www.ksassoc.com

DETROIT ROAD (S.R. 254)

RIGHT OF WAY DEDICATION PLAT
OF PART OF
SHEFFIELD TOWNSHIP ORIGINAL LOT NO. 73
VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 1
JOB NO. 04342-AA

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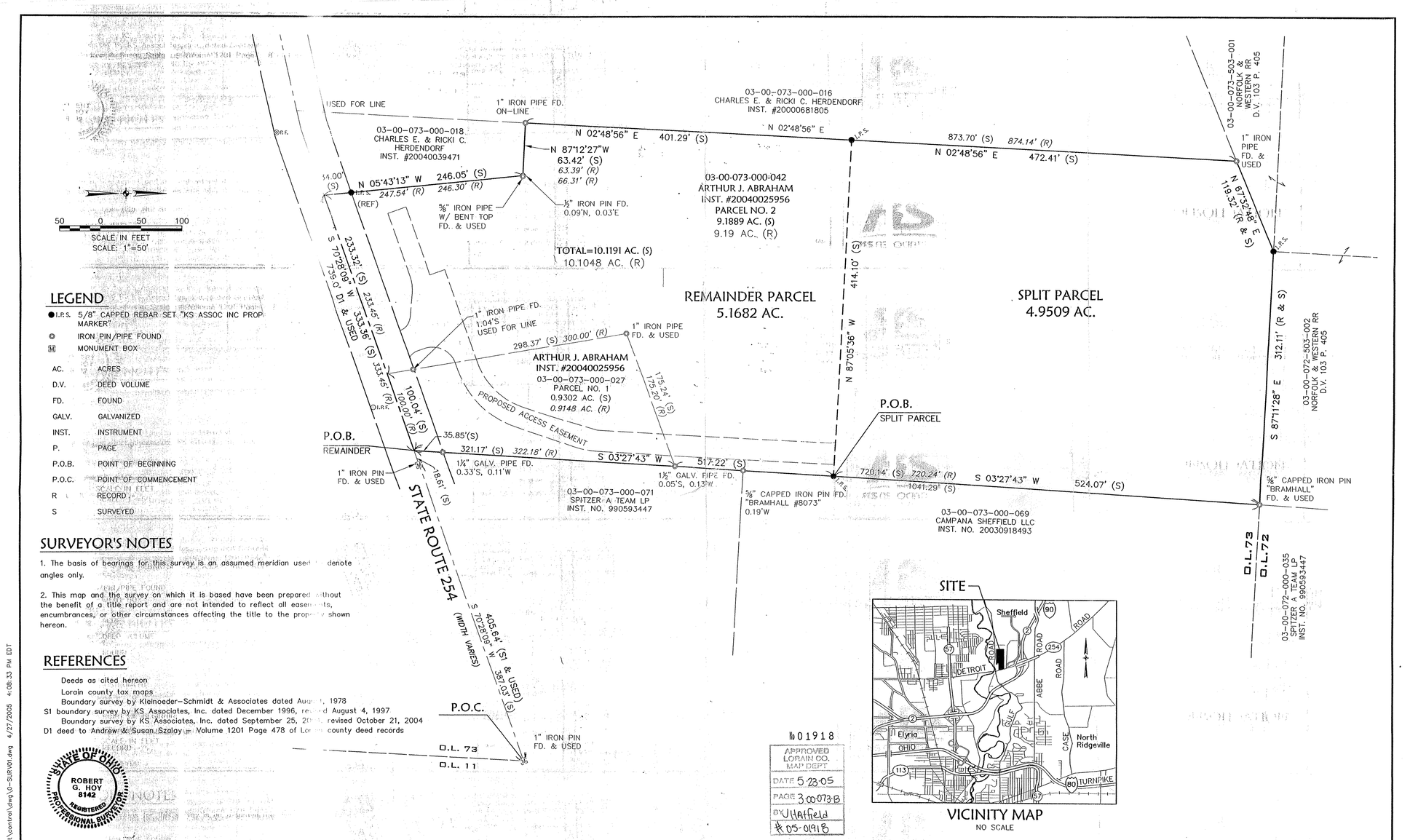

LEGEND

●I.P.S.	5/8" CAPPED REBAR SET "KS ASSOC INC PROP MARKER"
⊙	IRON PIN/PIPE FOUND
MB	MONUMENT BOX
AC.	ACRES
D.V.	DEED VOLUME
FD.	FOUND
GALV.	GALVANIZED
INST.	INSTRUMENT
P.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RECORD
S	SURVEYED

SURVEYOR'S NOTES

1. The basis of bearings for this survey is an assumed meridian used to denote angles only.

2. This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances, or other circumstances affecting the title to the property shown hereon.

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D1 deed to Andrew & Susan Szalay – Volume 1201 Page 478 of Lorain county deed records

STATE OF OHIO
ROBERT G. HOY
8142
REGISTERED
PROFESSIONAL SURVEYOR

04/27/2005
Robert G. Hoy, P.S.
Professional Surveyor Ohio Reg. No. 8142
Date

Date of Survey: March 2005

№ 01918
APPROVED
LORAIN CO.
MAP DEPT
DATE 5-23-05
PAGE 3-00-073-B
BY VHatfield
#05-01918

VICINITY MAP
NO SCALE

DATE: 04-01-05	DATE	DESCRIPTION	BY
DRAWN BY: BAP			
CH'D BY:			
DWG. NAME: O-SURV01			
PATH: I:\DOT\CONTROL\DWG	04/27/05	Revised per Village Engineer Comments	MAM
F.B.	04/08/05	Proposed Access Easement Added	RGH
	04/07/05	Revised Lot Configurations	RGH

REVISIONS

KS ASSOCIATES
KS Associates, Inc.
260 Burns Rd., Suite 100
Elyria, Ohio 44035
Phone (440) 365-4730
Fax (440) 365-4790
mailroom@ksassoc.com
www.ksassoc.com

LOT SPLIT AND CONSOLIDATION

FOR ARTHUR ABRAHAM
OF PART OF
SHEFFIELD TOWNSHIP ORIGINAL LOT NO. 73
VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 1
JOB NO. 04342-AA

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