LOT SPLIT & ASSEMBLY PLAT

FOR

PARCEL # 03-00-043-101-008 & 03-00-043-101-007

SITUATED IN THE VILLAGE OF SHEFFIELD LAKE, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 43, NOW KNOWN AS SHEFFIELD LAKE VILLAGE.

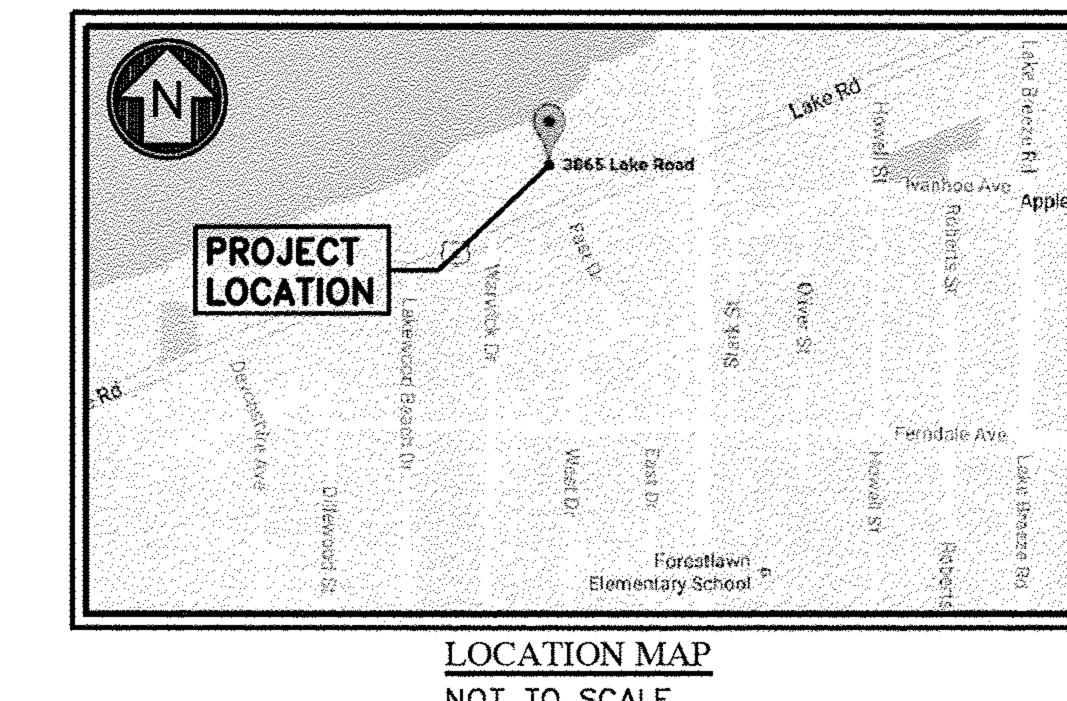
SPLIT PARCEL "A"

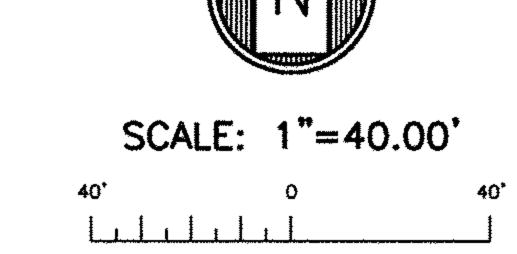
AREA=2,080 S.F.

(0.048 AC.)

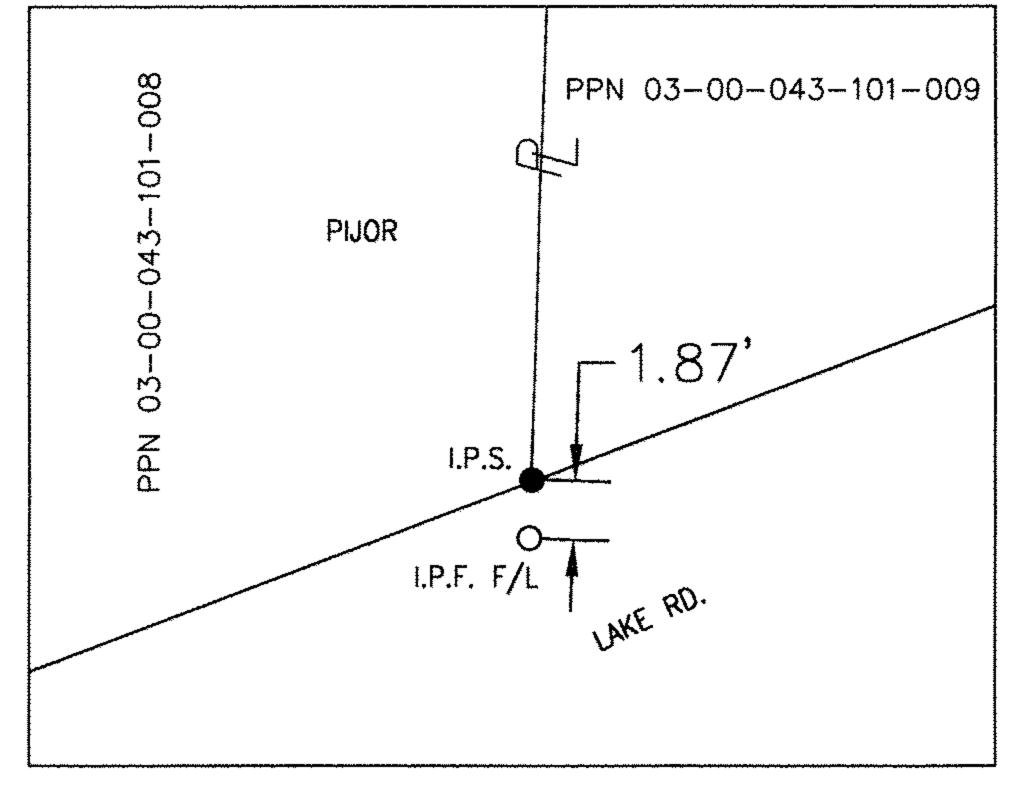
N70" 41" 44"E 36.86" M/U

N75" 12" 56"E_ 24.16" M/U





NOT TO SCALE



ENLARGED DETAIL B NOT TO SCALE

APPROVAL

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN

THIS_______, 2015.

PLANNING DIRECTOR_

ACCEPTANCE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, DOES HEREBY ACCEPT AND ASSENT TO THIS SUBDIVISION OF THE SAME.

COUNTY OF LORAIN STATE OF OHIO

NO DATE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SAID OFFICIAL OF THE CITY OF LORAIN, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED BOTH INDIVIDUALLY

, OHIO THIS_____DAY OF___

DESCRIPTION

REVISIONS

NOTARY PUBLIC MY COMMISSION EXPIRES

AND AS SAID OFFICER, DID WITNESS THEREOF I HAVE SET MY HAND AND OFFICIAL SEAL

LA OFFICE PLAZA II · SUIT 25777 DETROIT ROAD WESTLAKE, OHIO 44145 TELEPHONE (440) 835-9400

JOB NUMBER 02416

[0:\41612\survey\41612_AP.dwg] PRP 1/10/2014 9:52am

I.P.F. F/L PS 569 20

SL 99

REFERENCE DRAWINGS

LA OFFICE PLAZA II · SUITE 200

P.O.B.

N2° 12' 27"E 63.45' M/U

EX. CONC. BARRIER

S17° 57° 33°E | 8.43° 4/U

N70" 30" 55"E

N78" 03" 58"E

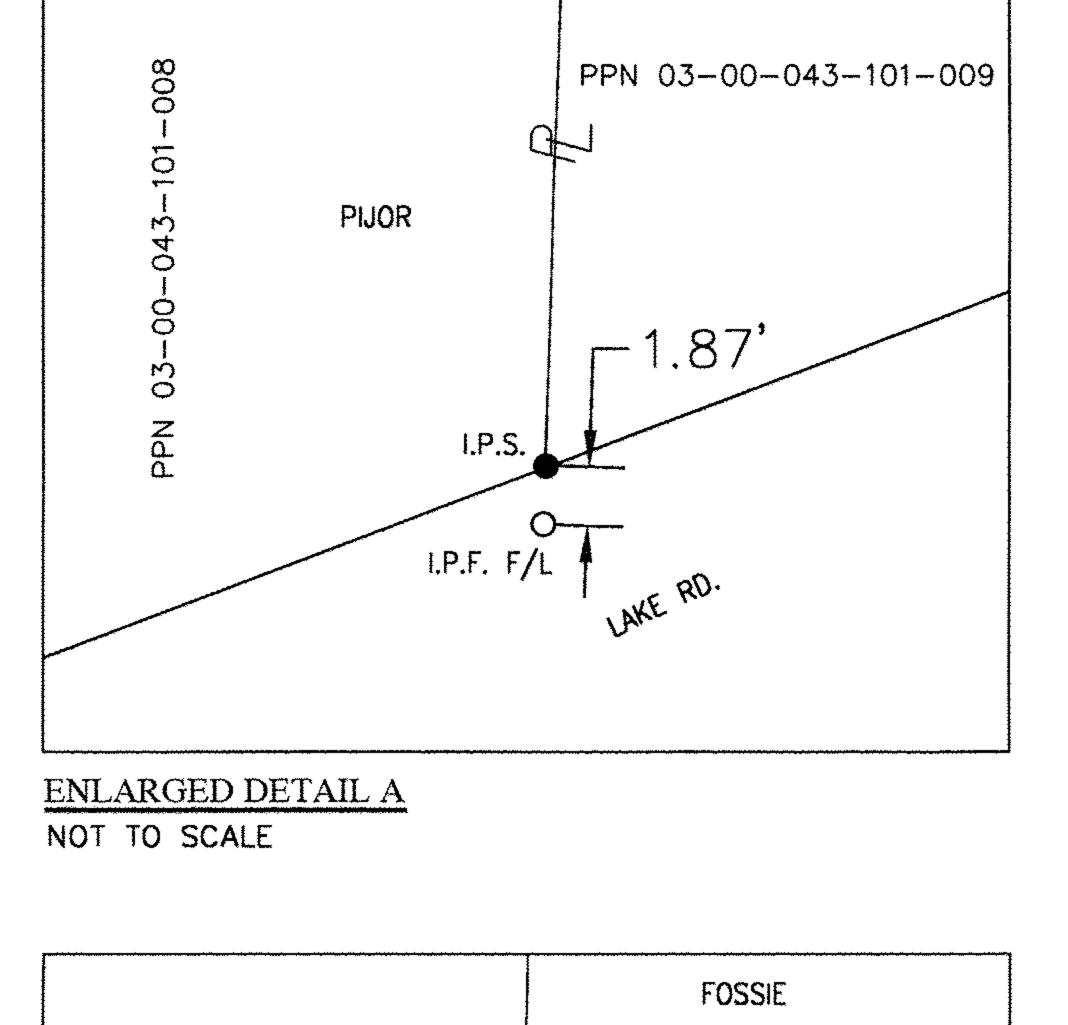
28.01' M/U

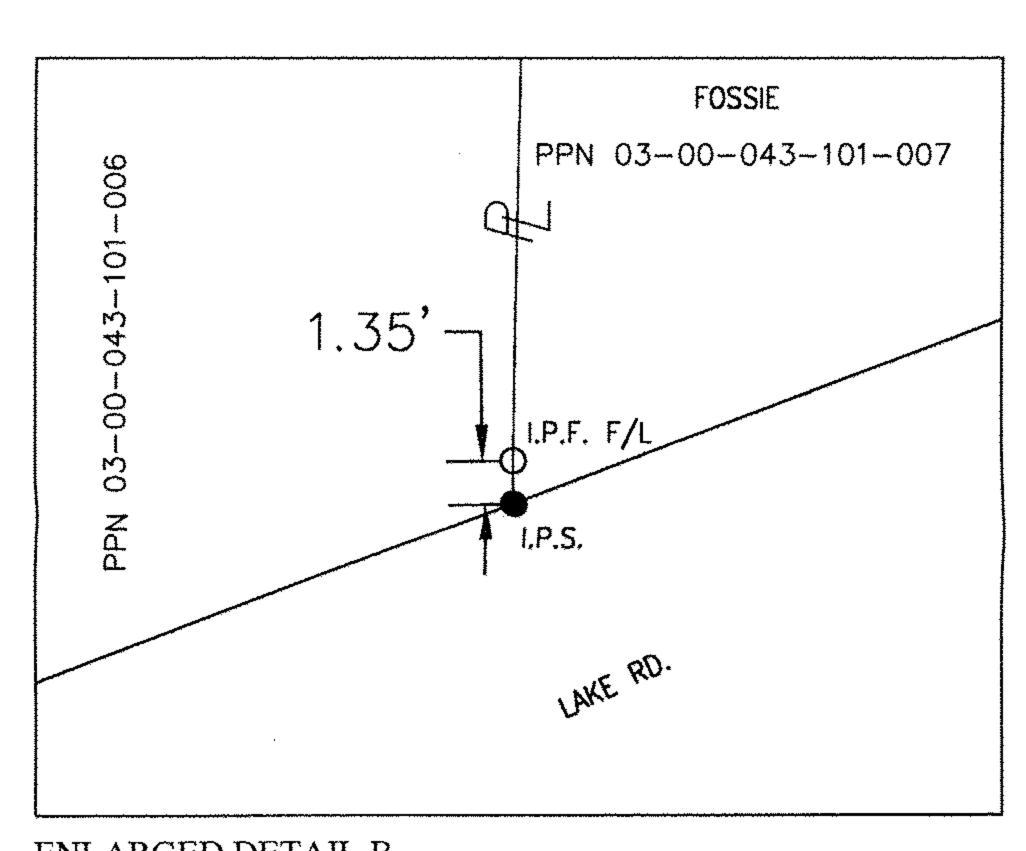
CHK BY RAC DATE 8/29/16 LOT SPLIT & ASSEMBLY PLAT

SITUATED IN THE VILLAGE OF SHEFFIELD LAKE, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 43, NOW KNOWN AS SHEFFIELD LAKE VILLAGE.

PREPARED FOR WANDA C. PIJOR & DENNIS D. PIJOR

DRAWING NUMBER





EX. EDGE OF WATER <u>ASSEMBLED</u> N12' 29' 45'E 2 9 PARCEL AREA=36,721 S.F. N65" 14" 27"E ____31.69" W/U EX. TREE (0.891 AC.)N66' 46' 07"E 37.09' M/U \ N29° 52° 48"E_ REMAINDER PARCEL 4.53" M/U AREA = 27,270 S.F.(0.626 AC.)N56" 38" 29"W_ 36.35" W/U EX. CONC. DRIVE -EX. DECK S 2° 53' 00" W 403' (REC) S 1° 40' 40" E 387.50 (REC) - EX. CONC. DRIVE Fossie ----SEE ENLARGED DETAIL B SEE ENLARGED

<u>SUMMARY</u>

******	0.674	AC.
	0.048	AC.
	0.626	AC.
entern en	0.843	AC.
	0.048	AC.
	0.891	AC.
•		= 0.674 $= 0.048$ $= 0.626$ $= 0.843$ $= 0.048$ $= 0.891$

REFERENCES

- D1 Deed to Wanda C. Pijor & Dennis D. Pijor Instrument # 2010-0326807
- Deed to Deborah Fossie Instrument # 2015-0539351
- D4 Deed to Mark I. Stephenson Instrument # 2009—0293186 R1 Colonial Gardens Allotment Plat Vol. 14, Page 17

BASIS OF BEARINGS

The Basis of Bearings is the Northerly sideline of Lake Road as referenced to Instrument # 2010-0326807 and defined by monumentation shown hereon.

**= 5/8" REBAR WITH ORANGE "ACCURATE TECH" CAP SET

OP.F. IRON PIPE FOUND

OURF IRON PIN FOUND ORL DRILL HOLE

U = USED F = FOUND

L = USED FOR LINE

M = MEASUREDC = CALCULATED

C.I.P. = CAPPED IRON PIN

I.P. = IRON PIN

h03619

APPROVED

MORAM CO.

3-00-043 T-CPILMAN #6-03619

5car # 48990

City of Sheffield Lake
This instrument has been approved by

By: Scott JANGURA, Chilman

Date: 13/21/2016

DSN BY DRA

SCALE 1"=40'

SURVEYOR'S CERTIFICATE

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION. ALL DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE TO INDICATE ANGLES ONLY, ALL PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I BELIEVE TO BE CORRECT.

PROFESSIONAL SURVEYOR NO. 7138 DATE OF SURVEY: AUGUST 2016

