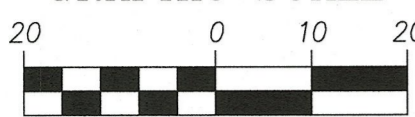


**BASIS OF BEARING**

BEARING ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

VERTICAL DATUM - NAVD 88, DERIVED FROM GNSS OBSERVATIONS THROUGH THE O.D.O.T. REAL TIME NETWORK.

**GRAPHIC SCALE**



1 INCH = 20 FEET

**LOT SPLIT AND CONSOLIDATION**  
FOR  
**COMMUNITY ROAD VACANT LOTS**

KNOWN AS BEING ALL OF SUBLT NOS. 79, 80, 81, 82, AND 83 IN COMMUNITY BEACH SUBDIVISION, OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 41, RECORDED IN PLAT VOLUME 11, PAGE 1 OF LORAIN COUNTY RECORDS, NOW SITUATED IN THE

**CITY OF SHEFFIELD LAKE**  
**CITY OF LORAIN - STATE OF OHIO**

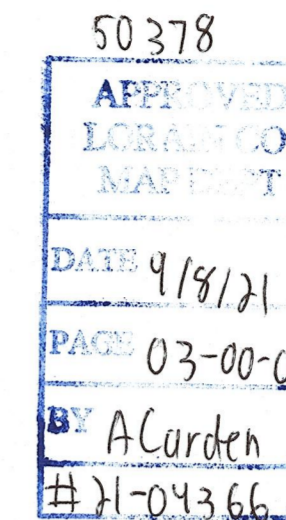
**McSteen**  
LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092  
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

RYAN A. SNEZEK REG. PROF. SURV. No. 8495

Job No: 21-082  
Field Date: APRIL 21, 2021  
Survey Date: MAY 19, 2021  
Drawn By: TEE



**ACCEPTANCE**

I, ROBLES FLORES, OWNER OF LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION AS SHOWN HEREON.

Signature: *Robles Flores*  
DATE: 9-4-21

NOTARY PUBLIC  
COUNTY OF LORAIN  
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED ROBLES FLORES, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF HIS FREE ACT AND DEED PERSONALLY, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT LORAIN, OHIO, THIS 4th DAY OF September, 2021.

Signature: *Michael M. Barkus*  
NOTARY PUBLIC

Michael M. Barkus  
Attorney at Law/Notary Public  
My Commission Expires on \_\_\_\_\_

Approved by the sheffield lake Planning Commission on July 21, 2021.

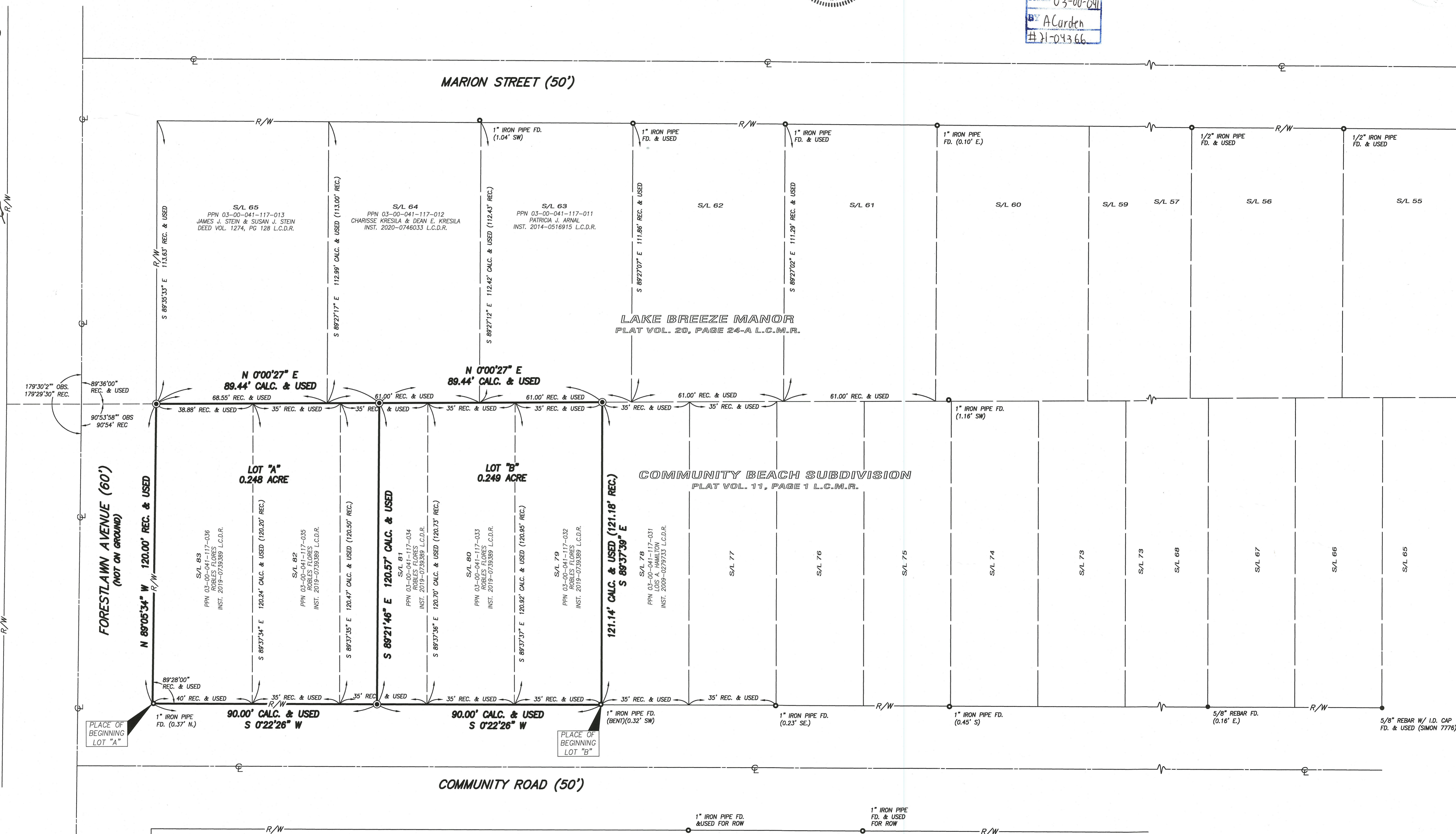
*Dr. Cathy Pugh*  
Planning Commission Chairperson  
*Dr. Cathy Pugh*

Notary Public  
County of Lorain  
State of Ohio  
Before me, a notary public in and for said county and state, personally appeared the above named *Dr. Cathy Pugh*, Planning Commission chair, who acknowledged the signing of the foregoing instrument, and that it was of her free act and deed personally. In witness whereof, I have hereunto set my hand and official seal at *Sheffield Lake*, Ohio, this 27th day of August, 2021.

*David M. Graves, III*  
Notary Public  
STATE OF OHIO  
My Commission Expires on \_\_\_\_\_

- LEGEND**
- REBAR FOUND AS NOTED
  - 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
  - ✕ MAG NAIL FOUND AS NOTED
  - ⊠ MONUMENT BOX FOUND AS NOTED
  - PIPE FOUND AS NOTED
  - CENTERLINE
  - R/W RIGHT-OF-WAY
  - CALC. CALCULATED DISTANCE OR ANGLE
  - REC. RECORD DISTANCE OR ANGLE
  - FD. FOUND
  - MON. MONUMENT
  - L.C.M.R. LORAIN COUNTY MAP RECORDS
  - L.C.D.R. LORAIN COUNTY DEED RECORDS

**KNICKERBOCKER SUBDIVISION**  
PLAT VOL. 12, PAGE 16 L.C.M.R.



- SURVEY REFERENCES**
- "COMMUNITY BEACH SUBDIVISION" RECORDED IN PLAT VOLUME 11, PAGE 1 L.C.M.R.
  - "KNICKERBOCKER SUBDIVISION" RECORDED IN PLAT VOLUME 12, PAGE 16 L.C.M.R.
  - "LAKE BREEZE MANOR SUBDIVISION NO. 3" RECORDED IN PLAT VOLUME 20, PAGE 24-A L.C.M.R.