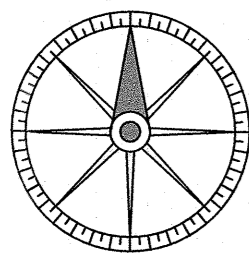


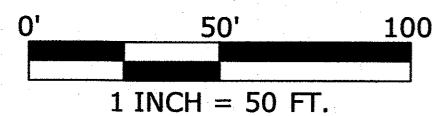
NORTH



# LOT CONSOLIDATION PLAT

Situated in the Village of Sheffield, County of Lorain and State of Ohio: Being part of Original Sheffield Township Lot 64.

GRAPHIC SCALE



**APPROVED**  
**LORAIN CO**  
**MAP DEPT**

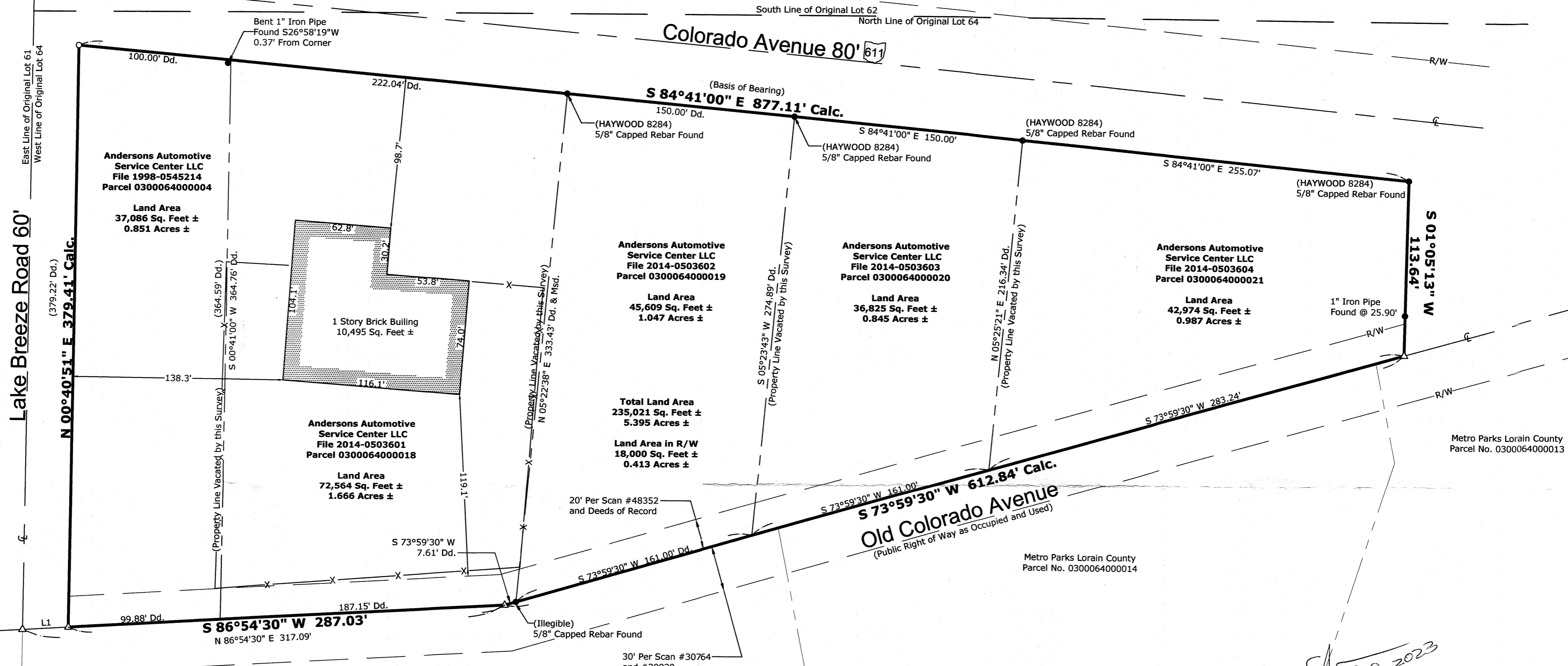
DATE *1/20/23*

PAGE *03-00-064*

BY *WRZ*

*23-04784*

*51064*



Lake Breeze Road 60'

Colorado Avenue 80'

Old Colorado Avenue  
(Public Right of Way as Occupied and Used)

LINE	BEARING	DISTANCE
L1	N 86°54'30" E	30.06' Dd.

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 84°41'00" EAST, AS THE NORTH LINE OF THE SURVEYED PROPERTY, AND IS THE SAME BEARING RECORDED IN FILE NO. 2014-0503602 OF LORAIN COUNTY RECORDS.

### LEGEND

- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- CL - Centerline
- Obs. - Observed
- Calc. - Calculated
- Msd. - Measured
- Dd. - Bearing/Distance from Deed Record
- Plat - Bearing/Distance from Plat Record
- N.R.D. - No Recorded Distance/Dimension
- - Monumentation Found as Noted
- - 5/8" x 30" Rebar with Cap Stamped "NORTHROP OH PS 8199"
- △ - MAG Nail Set

### REFERENCES

- DEEDS AS SHOWN HEREON
- LORAIN COUNTY GIS
- LORAIN COUNTY SURVEY SCAN #48352
- LORAIN COUNTY SURVEY SCAN #35221
- LORAIN COUNTY SURVEY SCAN #30764

### SHEFFIELD VILLAGE

THIS PLAT WAS DULY ACCEPTED BY THE VILLAGE OF SHEFFIELD THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE \_\_\_\_\_

PRINTED NAME AND TITLE \_\_\_\_\_

*Dennis L. Shawner*

*8-9-2023*

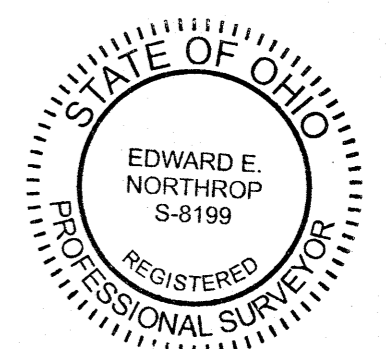
### CERTIFICATION

I hereby certify that this map or plat and the field survey on which it is based were made in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code. The field work was completed on January 18, 2023.

Signature Date: *8-8-2023*

*Edward E. Northrop*

Edward E. Northrop, PS  
Ohio Professional Surveyor No. 8199  
For and on behalf of Titan USA Commercial Real Estate Services, LLC



Survey Prepared For  
**Anderson's Automotive**  
**4120 Colorado Avenue**  
**Village of Sheffield**  
**County of Lorain**  
**State of Ohio**

Phone: 330-842-7671      www.titanres.com

**TITAN** USA  
**COMMERCIAL REAL ESTATE SERVICES**  
4821 Heights Drive, Stow, OH 44224

Surveying & Mapping  
ALTA/NSPS Land Title Survey Specialists Email: surveyors@titanres.com

Project No. 1705  
Drafted By: JJT Checked By: EEN

Sheet No. **1** of **1**