



51598
APPROVED
LORAIN CO
MAP DEPT
DATE 11/19/25
PAGE 03-00-071
BY ACarden
#25-05092

REFERENCES

ALL DOCUMENTS LISTED ON THIS PLAT OF
LORAIN COUNTY RECORDER'S RECORDS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON OHIO NORTH
STATE PLANE GRID PER ODOT VRS
NETWORK SYSTEM NAD 83(2011) REFERENCE
FRAME (2010 EPOCH)
AS SURVEYED ON 07/24/2025

APPROVALS

THIS LOT SPLIT IS ACCEPTED AND APPROVED BY THE SHEFFIELD VILLAGE ENGINEER
THIS 4th DAY OF NOVEMBER, 2025.

SHEFFIELD VILLAGE ENGINEER

DENNIS L. SHAWVER
Sheffield Village Administrator

CERTIFICATIONS

I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PARCELS
AND CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION
OF THE SAME. MONUMENTS HAVE BEEN SET OR FOUND AS
SHOWN.

JAMES D. WELLERT, REGISTERED SURVEYOR
STATE OF OHIO NO. 7545

LEGEND

- | | | | |
|---|---|-----|-----------------------|
| ● | 5/8 X 30 INCH REBAR SET WITH A CAP MARKED "WELLERT CORP" UNLESS OTHERWISE NOTED | R/W | RIGHT OF WAY |
| ☼ | RAILROAD SPIKE FOUND AS NOTED | (M) | PER FIELD MEASUREMENT |
| ◎ | 5/8 INCH REBAR FOUND (NO CAP EXCEPT AS NOTED) | (R) | PER RECORD |
| ⊙ | IRON PIPE FOUND AS NOTED | FD | FOUND |
| △ | 5/8 X 30 INCH REBAR FOUND WITH A CAP MARKED "WELLERT CORP" | D | DEED |
| | | U | USED |
| | | OBS | OBSERVED |

CLIENT:

RICK
BILSKI

NO. DATE REVISION DESCRIPTION

CONSULTANT:

Wellert
ENGINEERS • SURVEYORS

5136 Beach Road • Medina, Ohio 44256
t: 330.239.2899
WWW.WELLERT.COM
CELEBRATING 45 YEARS (1980-2025)



0 50 100 200
SCALE (IN FEET)
1 inch = 100 ft.

SITE ADDRESS:

4425 E. RIVER ROAD
SHEFFIELD OHIO
44054

SITUATED IN THE VILLAGE OF SHEFFIELD,
COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS LOTS 24 & 25 OF THE
ACRE FARMS DIVISION BY PLAT VOLUME
10, PAGE 16 AND BEING PART OF
ORIGINAL LOT NO 71 OF SHEFFIELD
TOWNSHIP

SCALE: 1"=100'

DATE: 08-01-2025

DESIGNED BY: ---

DRAWN BY: JDW

CHECKED BY: JDW

FILE NAME: 250713-SP-.dwg

JOB NUMBER: 250713

DRAWING TITLE:

LOT SPLIT
&
CONSOLIDATION