## FRENCH CREEK BUSINESS PARK SUBDIVISION NO. 2

Being a Re-Subsivision of Sublots 14, 27, 28, and 29
Of French Creek Business Park
As Shown by Auditor's Re-Plat Recorded in Volume 74, Pages 68-69
Lorain County Plat Records
Part of Original Sheffield Township Lots 68 and 69
Village of Sheffield - Lorain County - Ohio

June 07, 2018 Scale 1"= 100'

Vicinity Map: Not To Scale

French Creek Road

Norfolk & Southern RR

Preservation Blvd

#### OWNERS CERTIFICATE

IN WITNESS WHEREOF, Bradley H. Maloof HAS HERETO SET HIS HAND

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBERS 68 AND 69, AND BEING A RE-SUBDIVISION OF SUBLOTS 14, 27, 28, AND 29 OF THE AUDITOR'S REPLAT OF FRENCH CREEK BUSINESS PARK SUBDIVISION AS SHOWN BY PLAT RECORDED IN VOLUME 74, PAGES 68-69 OF LORAIN COUNTY PLAT RECORDS:

THE UNDERSIGNED, CEDAR TREE PROPERTIES LLC, THROUGH Bradley H. Maloof AND WILDCAT CREEK PROPERTIES, LLC, THROUGH Bradley H. Maloof HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS FRENCH CREEK BUSINESS PARK SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 33 THROUGH 36 INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAI SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE VILLAGE OF SHEFFIELD, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

AT <u>Westlake</u> , OHIO, THIS <u>[Qtb]</u> DAY OF <u>June</u> , 20 <i>18</i> .					
BY: bulley & Malue					
NOTARY PUBLIC					
STATE OF OHIO )  (Couyahoga COUNTY OF LORAIN)  BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, CEDAR TREE PROPERTIES, LLC, THROUGH Bradley H. Malcof WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED.					
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT					
THIS 19th DAY OF June, 2018					

### NOTARY PUBLIC

STATE OF OHIO)
) Cuychoga

COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, WILDCAT CREEK PROPERTIES, LLC, THROUGH <u>Bradley H. Naloof</u> WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED.

VICKY JABLONSKI

NOTARY PUBLIC

STATE OF OHIO

Recorded in

Cuyahoga County Viy Comm. Exp. 10/18/19

IN TESTIMONY WHERE Westake, OHIO	OF, I HAVE HEREUNTO SET M O,	Y HAND AND OF	FICIAL SEAL AT	
THIS 19th  Vieley fall  NOTARY PUBLIC	DAY OF June	, 20 <u>.18</u>	THE REAL PROPERTY OF THE PARTY	VICKY JABLOI NOTARY PUBI STATE OF OH Recorded in
NOTARY PUBLIC				Cuyahoga Cou My Comm. Exp. 10/

EV. No.	DATE	BY	DATE: 06/07/2018
	,		SCALE: HOR. N/A
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			FOLDER: DWG/Survey
			FILENAME: Record Plat
			TAB: 01-Record Plat
			DRAWN: MPS

### APPROVAL

THIS PLAT IS HEREBY APPROVED, THIS DAY OF UNIL
SHEFFIELD VILLAGE ADMINISTRATOR - KEN KACZAY

This Deed approved by Sheffii Village as not being in violation Chapter 711 of the Ohio Revis Code.

SHEFFIELD VILLAGE

OFFICIAL
SEAL

# SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 56.5911 ACRE PARCEL OF LAND LOCATED ON MALLARD RUN AND PHEASANT RUN IN THE VILLAGE OF SHEFFIELD, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED, BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN MAY OF 2018, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL P. SPELLACY, P.S. NO. 8169 DATE



Doc ID: 020527630001 Type: 0FF Kind: PLAT Recorded: 06/20/2018 at 01:13:26 PM Fee Amt: \$176.80 Page 1 of 1 Lorain County, Ohio Judith M Nedwick County Recorder File 2018-0676819

LCD CONSTRUCTION LLC 28045 RANNEY PKWY STE E WESTLAKE, OH 44145 Plat Vol.105 Pap. 25,26

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 2 0 21 68

J. CRAIG SNODGRASS, CPA, CGFM

LORAIN COUNTY AUDITOR

CON

PC SILVEYING WWWWW

over Sheet

contract no.

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