

OWNERS CERTIFICATE

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 8, AND BEING PART OF A PARCEL OF LAND CONVEYED TO SCHUELLER LAND DEVELOPMENT, LLC. BY INSTRUMENT NUMBER 2019-0700654 OF LORAIN COUNTY RECORDS (PARCEL NUMBER 03-00-008-000-064), AND INSTRUMENT NUMBER 2019-0700654 OF LORAIN COUNTY RECORDS (PARCEL NUMBER 03-00-008-000-065), AND KNOWN AS BEING PART OF BLOCKS A AND B OF THE ESTATES OF SHEFFIELD EAST SUBDIVISION AS SHOWN BY PLAT RECORDED IN VOLUME 86, PAGES 59 THROUGH 72

THE UNDERSIGNED, SCHUELLER LAND DEVELOPMENT, LLC. THROUGH SAMI ZOABI, MANAGER HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS THE "ESTATES OF SHEFFIELD EAST SUBDIVISION NO. 2", A SUBDIVISION OF LOTS 37 THROUGH 42 INCLUSIVE, AND BLOCKS E, F, AND G, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL ROADS, BOULEVARDS, AND CUL-DE-SACS, SHOWN HEREON - BOULDER LANE - SIXTY (60) FEET IN WIDTH, AND HERETOFORE NOT DEDICATED. AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND 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.

THE UNDERSIGNED DOES HEREBY GRANT UNTO THE ESTATES OF SHEFFIELD HOME OWNERS ASSOCIATION ALL "DRAINAGE EASEMENTS" AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE EASEMENTS.

THE UNDERSIGNED DOES HEREBY GRANT UNTO THE VILLAGE OF SHEFFIELD AN INGRESS / EGRESS AND UTILITY EASEMENT OVER ALL OF BLOCK "E" TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE EASEMENTS.

IN WITNESS WHEREOF, SAMI ZOABI, MANAGER, SCHUELLER LAND DEVELOPMENT, LLC. HAS HERETO SET HIS HAND

AT BECKSVILLE, OHIO, THIS 04th DAY OF January, 2019

BY: Sami Zoabi, Manager, Schueller Land Development, LLC.

NOTARY PUBLIC

STATE OF OHIO) COUNTY OF LORAIN) BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, SAMI ZOABI, MANAGER, SCHUELLER LAND DEVELOPMENT, LLC. 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 BECKSVILLE, OHIO,

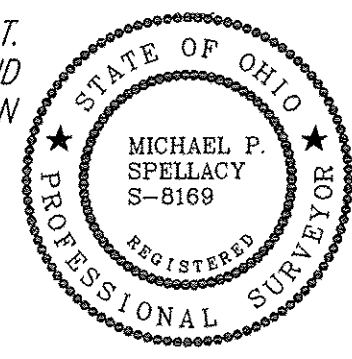
THIS 4th DAY OF January, 2019

Janice Bogdanski, Notary Public, My Commission Expires March 30, 2019

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON, 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 NOVEMBER OF 2011, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Spelacy, P.S. No. 8169, 1/2/2019 DATE



ESTATES OF SHEFFIELD EAST SUBDIVISION NO. 2

BEING A SUBDIVISION OF A 11.3999 ACRES IN ORIGINAL SHEFFIELD TOWNSHIP LOTS 7 AND 8 AND BEING A RE-SUBDIVISION OF ALL OF BLOCKS A AND B IN THE ESTATES OF SHEFFIELD EAST SUBDIVISION RECORDED IN PLAT VOLUME 86, PAGES 59-62 OF LORAIN COUNTY RECORDS NOW IN THE VILLAGE OF SHEFFIELD - LORAIN COUNTY - STATE OF OHIO

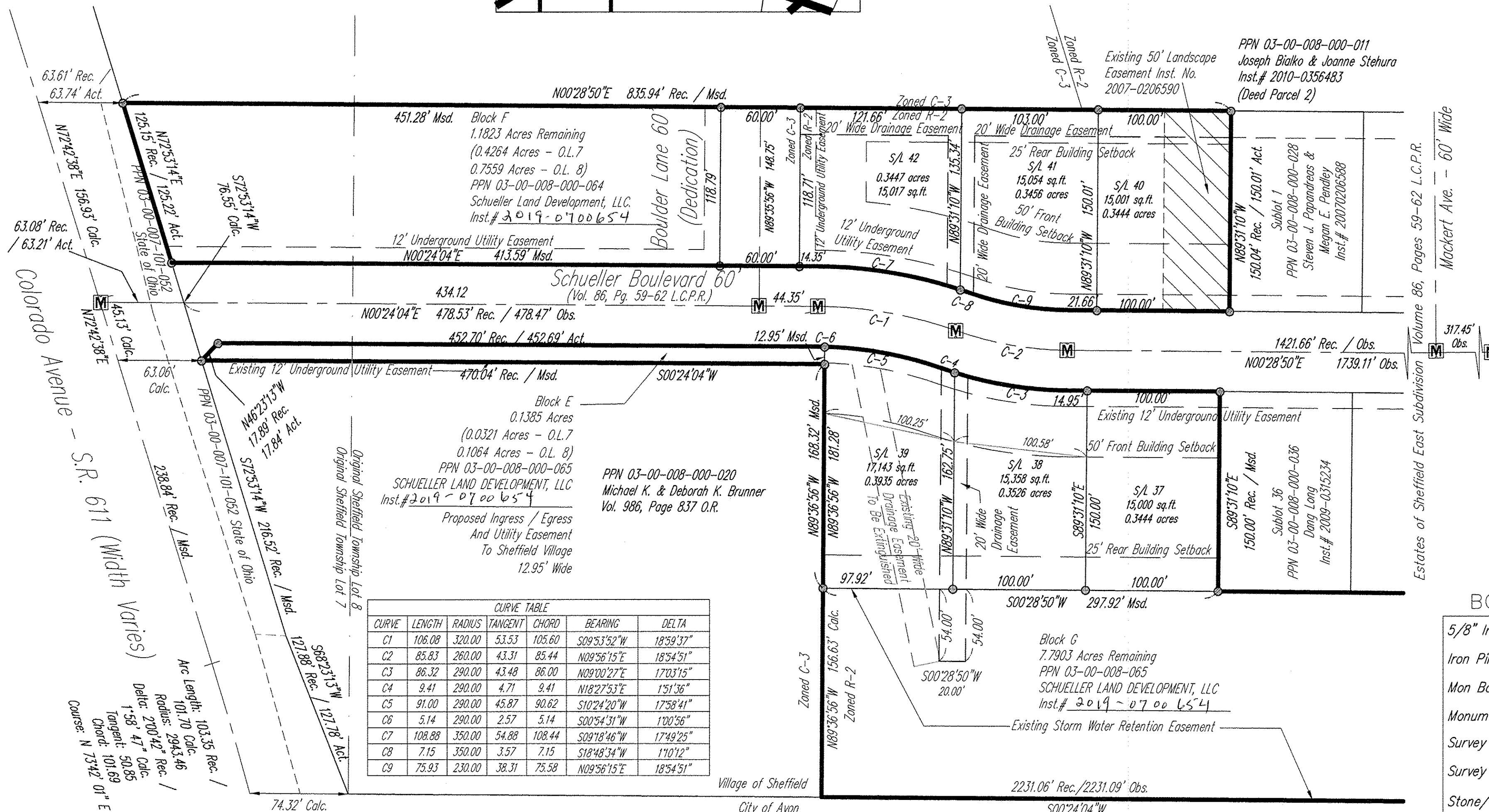
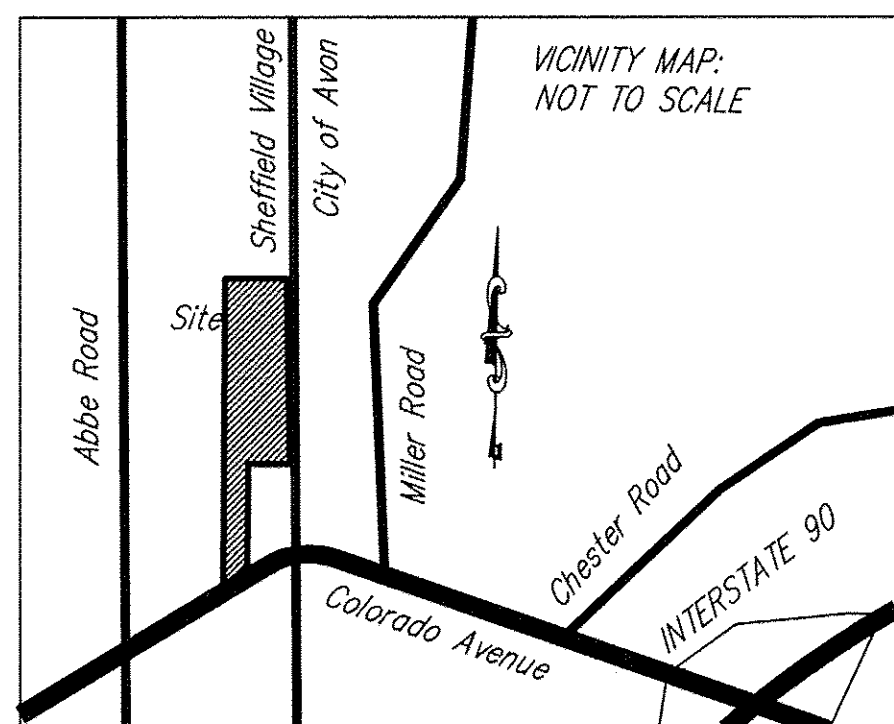
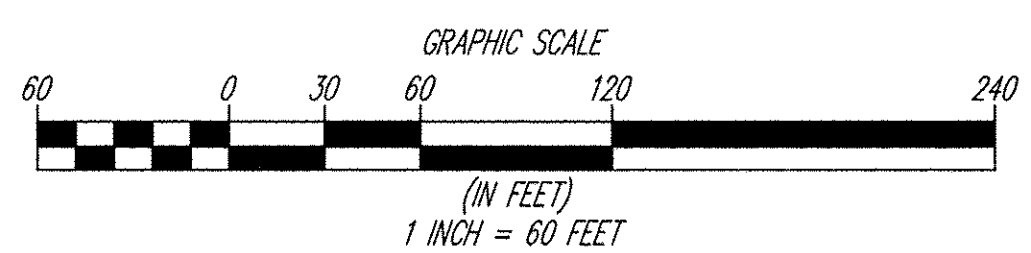


Table with 5 columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, BEARING, DELTA. It lists curve data for C1 through C9.

DRAINAGE EASEMENT RESTRICTIONS

THE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE RESTRICTED AGAINST THE PLANTING WITHIN SAID EASEMENT OF TREES, SHRUBBERY OR PLANTINGS WITH WOODY GROWTH CHARACTERISTICS, AND AGAINST THE CONSTRUCTION THEREIN OF BUILDINGS, ACCESSORY BUILDINGS, FENCES, WALLS OR ANY OTHER OBSTRUCTIONS TO THE FREE FLOW OF STORM WATER AND THE MOVEMENT OF INSPECTORS AND MAINTENANCE EQUIPMENT AND ALSO RESTRICTED AGAINST THE CHANGING OF FINAL GRADE FROM THAT DESCRIBED BY THE GRADING PLAN.



BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT.

SCHUELLER LAND DEVELOPMENT, Plat vol. 106, Pgs. 12, 13

Doc ID: 020784920001 Type: OFF, Kind: PLAT, Recorded: 01/11/2019 at 12:32:43 PM, Fee Amt: \$176.80 Page 1 of 1, LORAIN County, Ohio, Judith M. Nedwick, County Recorder, File # 2019-0700905

TRANSFERRED IN COMPLIANCE WITH SEC. 319.28, OHIO REV. CODE, JAN 11 2019, J. CRAIG SNOODGRASS, CPA, CGFM, LORAIN COUNTY AUDITOR

APPROVALS

VILLAGE ADMINISTRATOR THIS PLAT IS HEREBY APPROVED, THIS 11th DAY OF January, 2019, SHEFFIELD VILLAGE ADMINISTRATOR - KEN KACZAY

ACREAGE BREAKDOWN

Table with 2 columns: AREA IN SUBLOTS (6)... BLOCK E, F, & G... RIGHT OF WAY... TOTAL... 11.3999 ACRES

ORIGINAL LOT ACREAGE

Table with 2 columns: BLOCK E - O.L. 7... BLOCK E - O.L. 8... BLOCK F - O.L. 7... BLOCK F - O.L. 8... 0.7559 ACRES

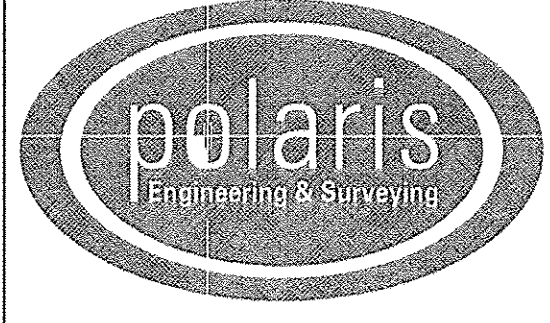
BOUNDARY SURVEY LEGEND

Legend table mapping symbols to survey methods: 5/8" Iron Pin Set, Iron Pin/Pipe Found, Mon Box Found With Pin/Pipe, Monument Box Found (Empty), Survey Nail Set, Survey Nail Found, Stone/Concrete Monument Found, Drill Hole Set, Railroad Spike Set, Railroad Spike Found, A., Act. Actual Measurement or Calculation, U., Used Measurement or Monument, M., Msd. Measured, D., R., Rec. Deed or Record, Calc. Calculated, C/L Centerline, O., Obs. Observed, P.P.N. Permanent Parcel Number

Table with columns: REV. No., DATE, BY, CH'K'D

DATE: 12/12/2018, SCALE: HOR. 1"=60', VERT. 1"=0', FOLDER: Dwg/Surveys, FILENAME: Record Plat Sub 2, TAB: Plat 02-01, DRAWN: MPS/KTH

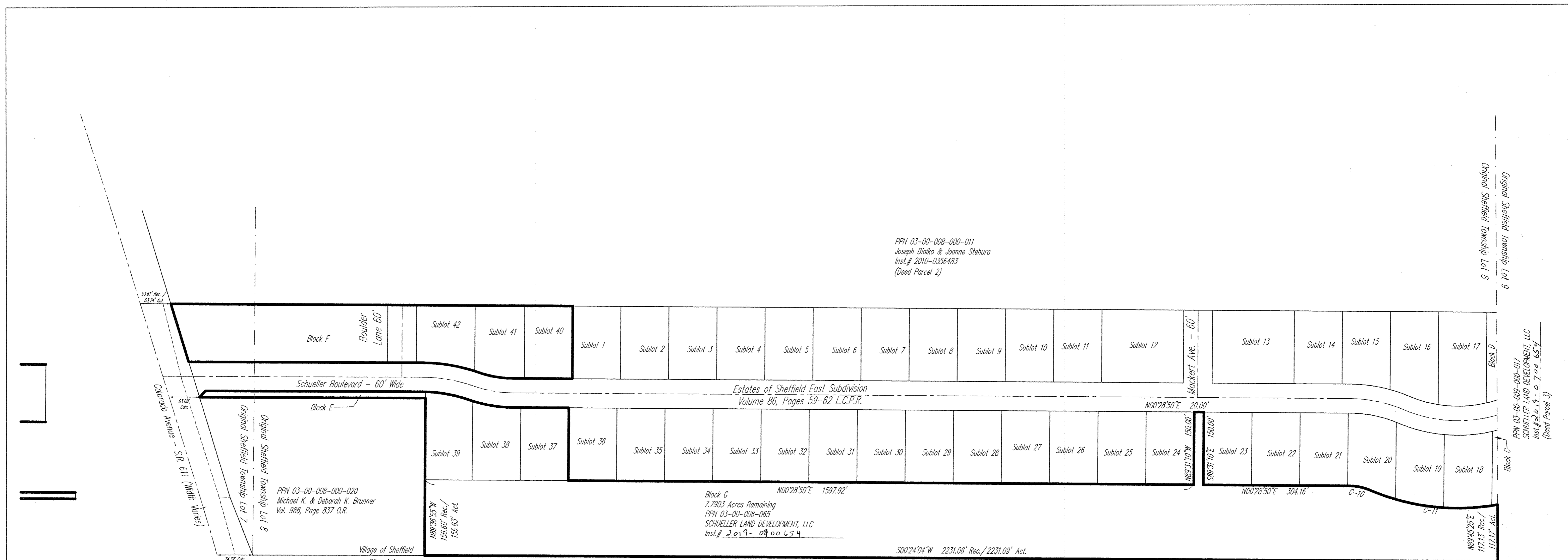
ESTATES OF SHEFFIELD EAST SUBDIVISION NO. 2, VILLAGE OF SHEFFIELD - LORAIN COUNTY - OHIO



POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARDON ROAD - SUITE D, WILLOUGHBY HILLS, OHIO 44094, (440) 944-4433 (440) 944-3722 (Fax), www.polaris-es.com

RECORD PLAT

Table with columns: CONTRACT No. (16198), SHEET (1), OF (2)



PPN 03-00-008-000-011
Joseph Blisko & Joanne Stehura
Inst. # 2010-0356483
(Deed Parcel 2)

PPN 03-00-008-000-020
Michael K. & Deborah K. Brunner
Vol. 986, Page 837 O.R.

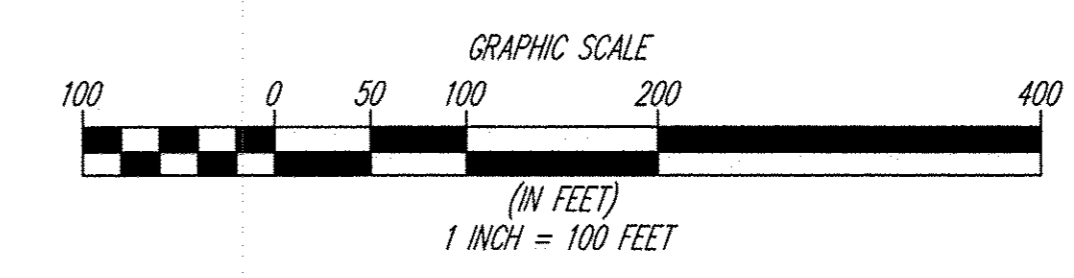
Block G
7.7903 Acres Remaining
PPN 03-00-008-065
SCHUELLER LAND DEVELOPMENT, LLC
Inst. # 2019-0900654

PPN 03-00-008-000-017
SCHUELLER LAND DEVELOPMENT, LLC
Inst. # 2017-0706654
(Deed Parcel 3)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C10	43.24	110.00	21.90	42.96	S11°44'31"W	22°31'23"
C11	270.86	470.00	139.31	267.13	N06°29'37"E	33°01'11"



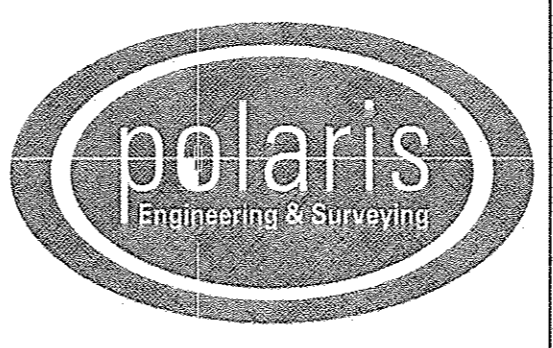
BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT.



REV. No.	DATE	BY	CH'K'D

DATE: 09/27/2018
SCALE: HOR. 1"=100'
VERT. 1"=0'
FOLDER: Dwg/Surveys
FILENAME: Record Plat Sub 2
TAB: Plot 02-02
DRAWN: MPS/KTH

ESTATES OF SHEFFIELD EAST
SUBDIVISION NO. 2
VILLAGE OF SHEFFIELD - LORAIN COUNTY - OHIO



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

RECORD PLAT

CONTRACT No.	
16198	
SHEET	OF
2	2