

# ESTATES OF SHEFFIELD EAST SUBDIVISION NO.3

BEING A SUBDIVISION OF 22.0647 ACRES  
 IN ORIGINAL SHEFFIELD TOWNSHIP LOTS 8 AND 9  
 BEING PART OF PPN 03-00-009-000-017, AND 03-00-009-000-027  
 CONVEYED TO SCHUELLER LAND DEVELOPMENT, LLC  
 BY INST.# 2019-0700654 AND  
 A RE-SUBDIVISION OF BLOCKS "C", AND "D"  
 IN ESTATES OF SHEFFIELD EAST SUBDIVISION RECORDED IN  
 VOLUME 86 OF PLATS, PAGE 66-69 OF LORAIN COUNTY RECORDS  
 NOW IN THE VILLAGE OF SHEFFIELD - LORAIN COUNTY - STATE OF OHIO

**OWNERS CERTIFICATE**

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOTS NUMBER 8 AND NUMBER 9, AND BEING PART OF DEED PARCEL 2 OF LAND CONVEYED TO SCHUELLER LAND DEVELOPMENT, LLC, BY INSTRUMENT NUMBER 2019-0700654 OF LORAIN COUNTY RECORDS (PARCEL NUMBER 03-00-009-000-017), AND ALL OF BLOCKS C AND D AND PART OF BLOCK B OF THE ESTATES OF SHEFFIELD EAST SUBDIVISION AS SHOWN BY PLAT RECORDED IN VOLUME 86, PAGES 69 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. 3", A SUBDIVISION OF LOTS 43 THROUGH 69 INCLUSIVE, AND BLOCK F AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL ROADS, BOULEVARDS, AND CUL-DE-SACS, SHOWN HEREIN AND HERETOFORE NOT DEDICATED.

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.

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

AT Sheffield Village, OHIO,  
 THIS 13<sup>th</sup> DAY OF MARCH, 2019.

BY: [Signature]  
 SAMI ZOABI, MANAGER, SCHUELLER LAND DEVELOPMENT, LLC.

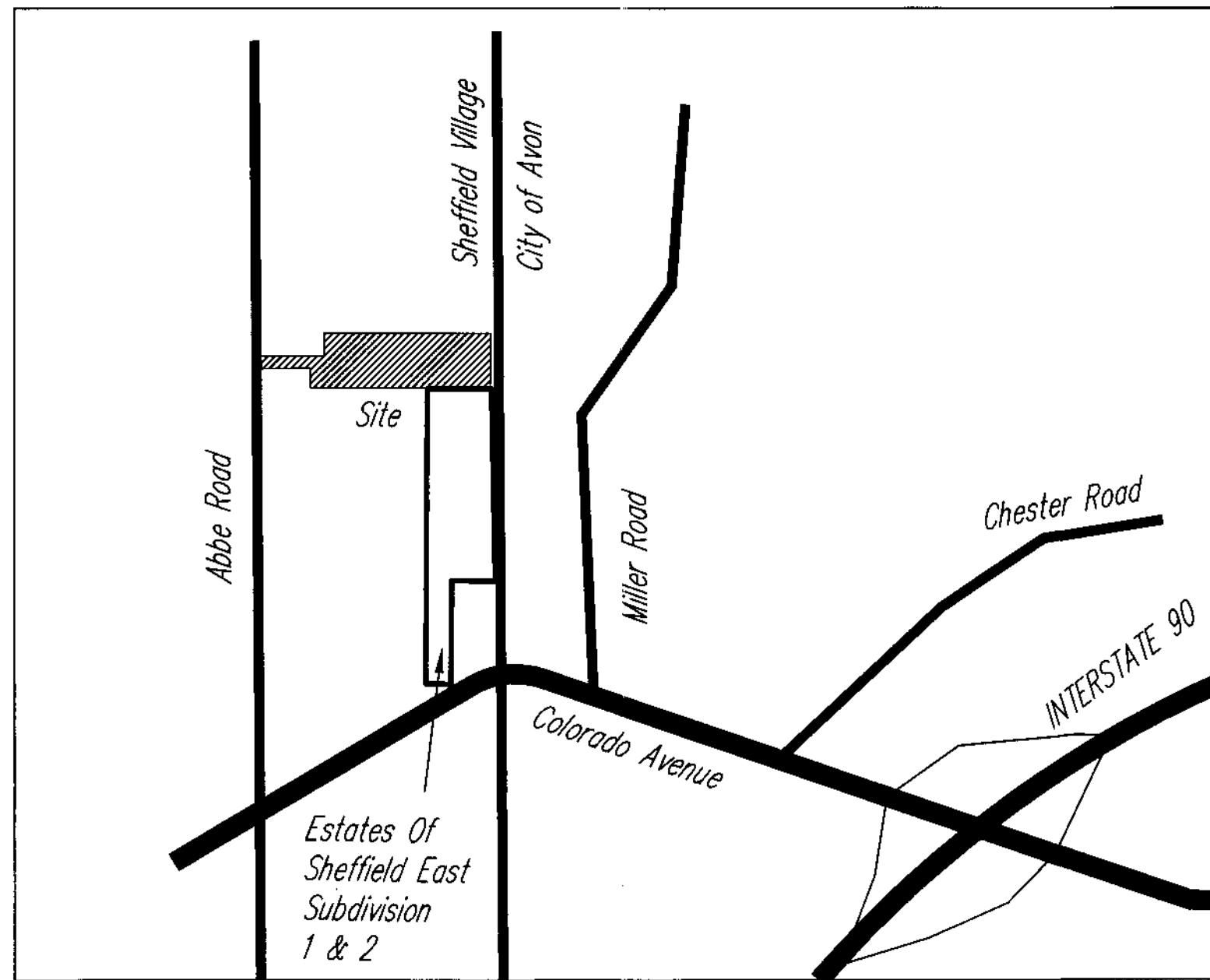
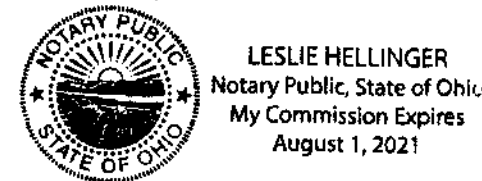
**NOTARY PUBLIC**

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 Sheffield Village, OHIO,

THIS 13<sup>th</sup> DAY OF March, 2019.

[Signature]  
 NOTARY PUBLIC

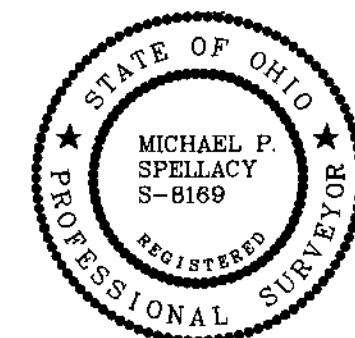


VICINITY MAP  
 NOT TO SCALE

**SURVEYOR'S CERTIFICATION**

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 23.5888 ACRE PARCEL OF LAND LOCATED 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 NOVEMBER OF 2011, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 3/11/2019  
 MICHAEL P. SPELLACY P.S. NO. 8169 DATE



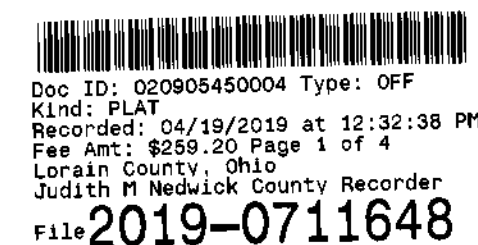
**APPROVALS**



VILLAGE ADMINISTRATOR  
 THIS PLAT IS HEREBY APPROVED, THIS 13<sup>th</sup> DAY OF March, 2019.  
[Signature]  
 SHEFFIELD VILLAGE ADMINISTRATOR - KEN KACZAY

**ACREAGE BREAKDOWN**

AREA IN SUBLOTS (27)	15.0284 ACRES
BLOCKS H AND I	3.8462 ACRES
RIGHT OF WAY	3.1901 ACRES
REMAINING LANDS	1.5241 ACRES
<b>TOTAL</b>	<b>23.5888 ACRES</b>



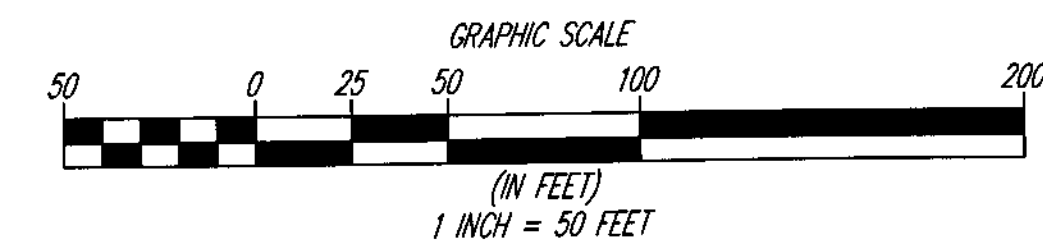
MVR TITLE AGENCY  
 6200 ROCKSIDE WOODS BLVD #115  
 INDEPENDENCE, OH 44131

Plat vol. 106  
 Pgs. 65, 66, 67.

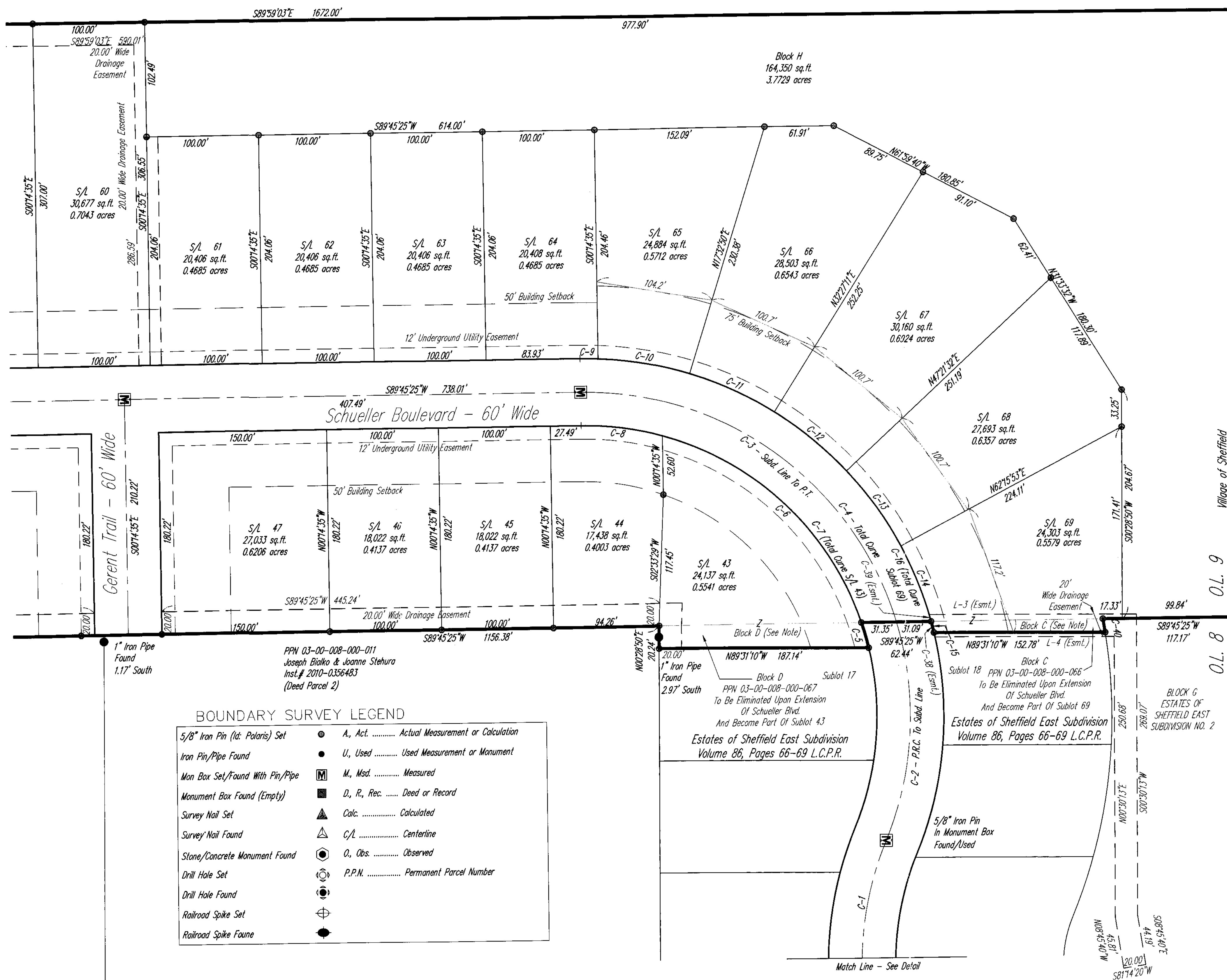
**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 319.202  
 OHIO REV. CODE  
 APR 19 2019  
 J. CRAIG SNODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHK'D	DATE: 2/26/2019	<b>ESTATES OF SHEFFIELD EAST SUBDIVISION NO. 3</b> 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.	
				SCALE: HOR. 1"=50'				16198	
				VERT. 1"=0'				SHEET	OF
				FOLDER: Dwg/Surveys				01	03

PPN 03-00-008-000-029  
Eleanor F. Rieth  
Vol. 1038, Page 69 O.R.



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



**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.

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CHORD
C1	114.00	290.00	57.75	113.27
C2	198.47	290.00	103.30	194.62
C3	374.72	290.00	218.67	349.19
C4	573.19	290.00	440.20	484.34
C5	23.44	260.00	11.73	23.43
C6	253.84	260.00	138.06	243.88
C7	277.28	260.00	153.47	264.32
C8	73.48	260.00	36.99	73.24
C9	16.08	320.00	8.04	16.07
C10	83.28	320.00	41.88	83.05
C11	83.25	320.00	41.86	83.02
C12	83.25	320.00	41.86	83.02
C13	83.25	320.00	41.86	83.02
C14	72.91	320.00	36.62	72.76
C15	10.34	320.00	5.17	10.34
C16	83.25	320.00	41.86	83.02
C-40	12.13	470.00	6.06	12.13

CURVE TABLE (Esmt)				
CURVE	LENGTH	RADIUS	TANGENT	CHORD
C-38	14.34	320.00	7.17	14.34
C-39	6.31	320.00	3.16	6.31

LINE TABLE (Esmt)		
LINE	LENGTH	BEARING
L-3	185.10	S89°31'10"E
L-4	159.95	N89°31'10"W

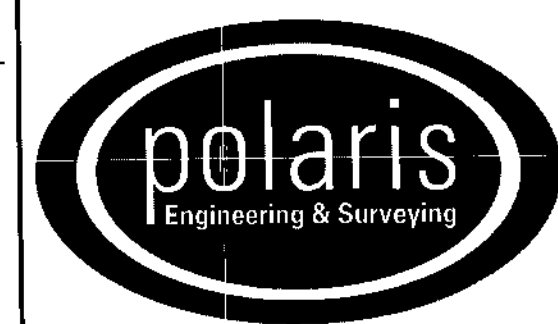
**BOUNDARY SURVEY LEGEND**

5/8" Iron Pin (lat. Polaris) Set	●	A, Act. .... Actual Measurement or Calculation
Iron Pin/Pipe Found	●	U, Used ..... Used Measurement or Monument
Mon Box Set/Found With Pin/Pipe	Ⓜ	M, Msd. .... Measured
Monument Box Found (Empty)	Ⓜ	D, R, Rec. .... Deed or Record
Survey Nail Set	▲	Calc. .... Calculated
Survey Nail Found	▲	C/L ..... Centerline
Stone/Concrete Monument Found	⊙	O, Obs. .... Observed
Drill Hole Set	⊙	P.P.N. .... Permanent Parcel Number
Drill Hole Found	⊙	
Railroad Spike Set	⊕	
Railroad Spike Found	⊕	

REV. No.	DATE	BY	CHK'D

DATE: 2/26/2019  
SCALE: HOR. 1"=50'  
VERT. 1"=0'  
FOLDER: Dwg/Surveys  
FILENAME: Record Plat Sub 3  
TAB: Plat 03-02  
DRAWN: MPS

**ESTATES OF SHEFFIELD EAST SUBDIVISION NO. 3**  
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

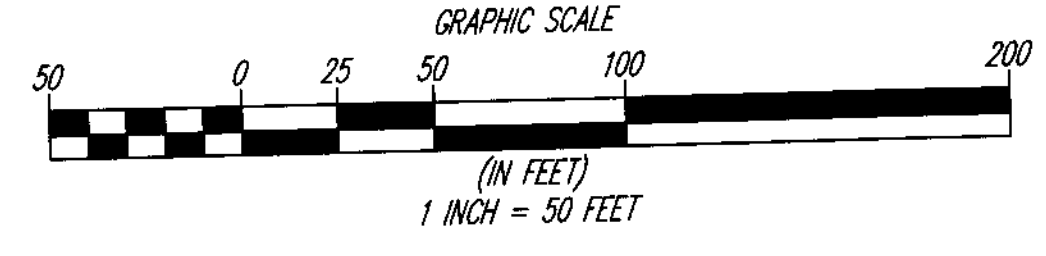
**RECORD PLAT**

CONTRACT No.	
16198	
SHEET	OF
02	03

Abbe Road  
(Centerline Plat - Vol. 46, Pg. 75-76 L.C.P.R.)

O.L. 18  
O.L. 19  
O.L. 8  
O.L. 9

PPN 03-00-008-000-029  
Eleanor F. Rieth  
Vol. 1038, Page 69 O.R.



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

PPN 03-00-009-000-030  
Gayle P. Patrick  
Vol. 383, Page 187 O.R.

Block 1  
3,192 sq.ft.  
0.0733 acres

Land Remaining in: PPN 03-00-009-000-027  
Schueller Land Development, LLC  
Inst.# 2019-0700654 (Deed Parcel 1)  
39,362 sq.ft. 0.9036 acres

Lands Remaining  
PPN 03-00-009-000-017  
Schueller Land Development, LLC  
Inst.# 2019-0700654  
(Deed Parcel 2)  
27,029 sq.ft.  
0.6205 acres

PPN 03-00-009-000-025  
Judith Bruder  
Vol. 785, Page 445 O.R.

PPN 03-00-008-000-014  
Rudy J. Ackerman  
Vol. 176, Page 956 O.R.

PPN 03-00-009-000-027  
Tarek Zaabi  
Inst.# 2016-005223  
(Deed Parcel 2)

PPN 03-00-009-000-025  
Judith Bruder  
Vol. 785, Page 445 O.R.

PPN 03-00-008-000-009  
Dennis E. & Maryann M. Rieth  
Inst.# 2009-0314945

PPN 03-00-008-000-023  
Emerson L. & Verlie M. Grey  
Inst.# 2010-0350894

PPN 03-00-008-000-004  
Joseph Bialko & Joanne Stenhura  
Inst.# 2010-0356483  
(Deed Parcel 1)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-17	148.77	290.00	76.06	147.14	S75°32'48"E	29°23'34"
C-18	147.49	290.00	75.38	145.91	N75°25'14"W	29°08'25"
C-19	49.68	320.00	24.89	49.63	S85°47'43"E	8°53'44"
C-20	105.85	320.00	53.41	105.37	S71°52'16"E	18°57'10"
C-21	8.62	320.00	4.31	8.62	S61°37'21"E	1°32'39"
C-22	98.10	260.00	49.64	97.51	N71°39'32"W	21°37'01"
C-23	34.14	260.00	17.09	34.11	N86°13'44"W	7°31'24"
C-24	37.43	320.00	18.73	37.40	N86°38'24"W	6°42'03"
C-25	104.67	320.00	52.80	104.20	N73°55'10"W	18°44'26"
C-26	20.66	320.00	10.33	20.65	N62°41'59"W	3°41'56"
C-27	87.22	260.00	44.02	86.81	S70°27'37"E	19°13'12"
C-28	46.16	260.00	23.14	46.10	S85°09'24"E	10°10'22"

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-31	393.04	10417.42	196.55	393.02	S01°35'01"W	2°09'42"
C-32	84.74	10417.42	42.37	84.74	S02°53'51"W	0°27'58"
C-33	63.98	10362.42	31.99	63.98	S02°20'08"W	0°21'14"
C-34	64.94	10362.42	32.47	64.94	S02°41'31"W	0°21'33"
C-35	30.03	10362.42	15.02	30.03	S02°35'44"W	0°09'58"
C-36	30.03	10362.42	15.02	30.03	S02°45'42"W	0°09'58"
C-37	4.88	10362.42	2.44	4.88	S02°51'29"W	0°01'37"

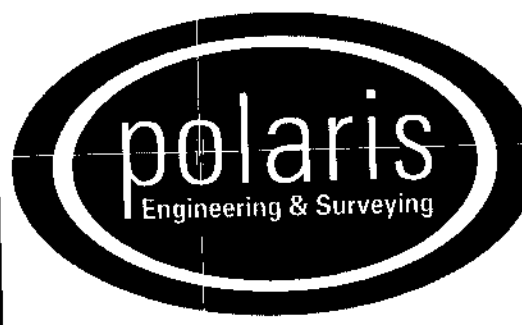
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- 5/8" Iron Pin (Id. Polaris) Set ● A, Act. .... Actual Measurement or Calculation
- Iron Pin/Pipe Found ● U, Used ..... Used Measurement or Monument
- Mon Box Set/Found With Pin/Pipe M, Msd. .... Measured
- Monument Box Found (Empty) D, R, Rec. .... Deed or Record
- Survey Nail Set ▲ Calc. .... Calculated
- Survey Nail Found △ C/L ..... Centerline
- Stone/Concrete Monument Found ○, Obs. .... Observed
- Drill Hole Set ⊕ P.P.N. .... Permanent Parcel Number
- Drill Hole Found ⊙
- Railroad Spike Set ⊕
- Railroad Spike Found ⊙

REV. No.	DATE	BY	CHK'D

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ESTATES OF SHEFFIELD EAST  
SUBDIVISION NO. 3  
VILLAGE OF SHEFFIELD - LORAIN COUNTY - OHIO



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www.polaris-es.com

RECORD PLAT

CONTRACT No.	
16198	
SHEET	OF
03	03

Plat Sheet

Instrument # 2019-0711648 Film # \_\_\_\_\_

Name of Plat: Estates of Sheffield East Subdivision NO.3

Owner: Schueler Land Development LLC.

Description: Situated in the State of Ohio  
County of Lorain Village of Sheffield being  
part of original Sheffield Township lots 8 and  
9 22.0147 Acres. a resub of Blocks C and D  
in Estates of Sheffield East Subdivision Plat  
vol. 86 pgs. 66-69  
Creating Sublots 43 thru 69 Block H and  
I

Floor Plans: \_\_\_\_\_

Related/Margin: \_\_\_\_\_

Comments: \_\_\_\_\_

Vol. 106

Pg. 65, 66, 67

Receiving Stamp

NVR TITLE AGENCY  
6200 ROCKSIDE WOODS BLVD #115  
INDEPENDENCE, OH 44131

Amount: \$ 259.26  
Initials: TM