

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 1

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN,
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL
SHEFFIELD TOWNSHIP LOT NUMBER 5.

OWNER'S CERTIFICATE:

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 5, CONTAINING 1.9591 ACRES OF LAND, AND BEING A PORTION OF LAND AS DESCRIBED IN A DEED TO FRENCH CREEK DEVELOPMENT LLC AS RECORDED IN INSTRUMENT NUMBER 2019-0702415 OF THE LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 1", SUBLT No. 1-10, SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 5.

THE UNDERSIGNED AGREES THAT THE ROADWAYS SHOWN HEREON SHALL REMAIN PRIVATE AND ARE NOT DEDICATED AS PUBLIC ROADWAYS. ALL ACCESS AND MAINTENANCE OF ROADWAYS SHOWN HEREON SHALL BE HANDLED UNDER WRITTEN AND RECORDED EASEMENT DOCUMENTS.

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

EASEMENTS ARE RESERVED WHERE INDICATED ON THIS PLAT FOR PRIVATE UTILITY PURPOSES ABOVE AND BELOW THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THERE HANDS

THIS: 20th DAY OF July, 2019.

[Signature]

PATRICK J. SHENIGO-FRENCH CREEK DEVELOPMENT LLC

NOTARY SEAL:

STATE OF OHIO
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR PATRICK J. SHENIGO MANAGER OF FRENCH CREEK DEVELOPMENT LLC WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

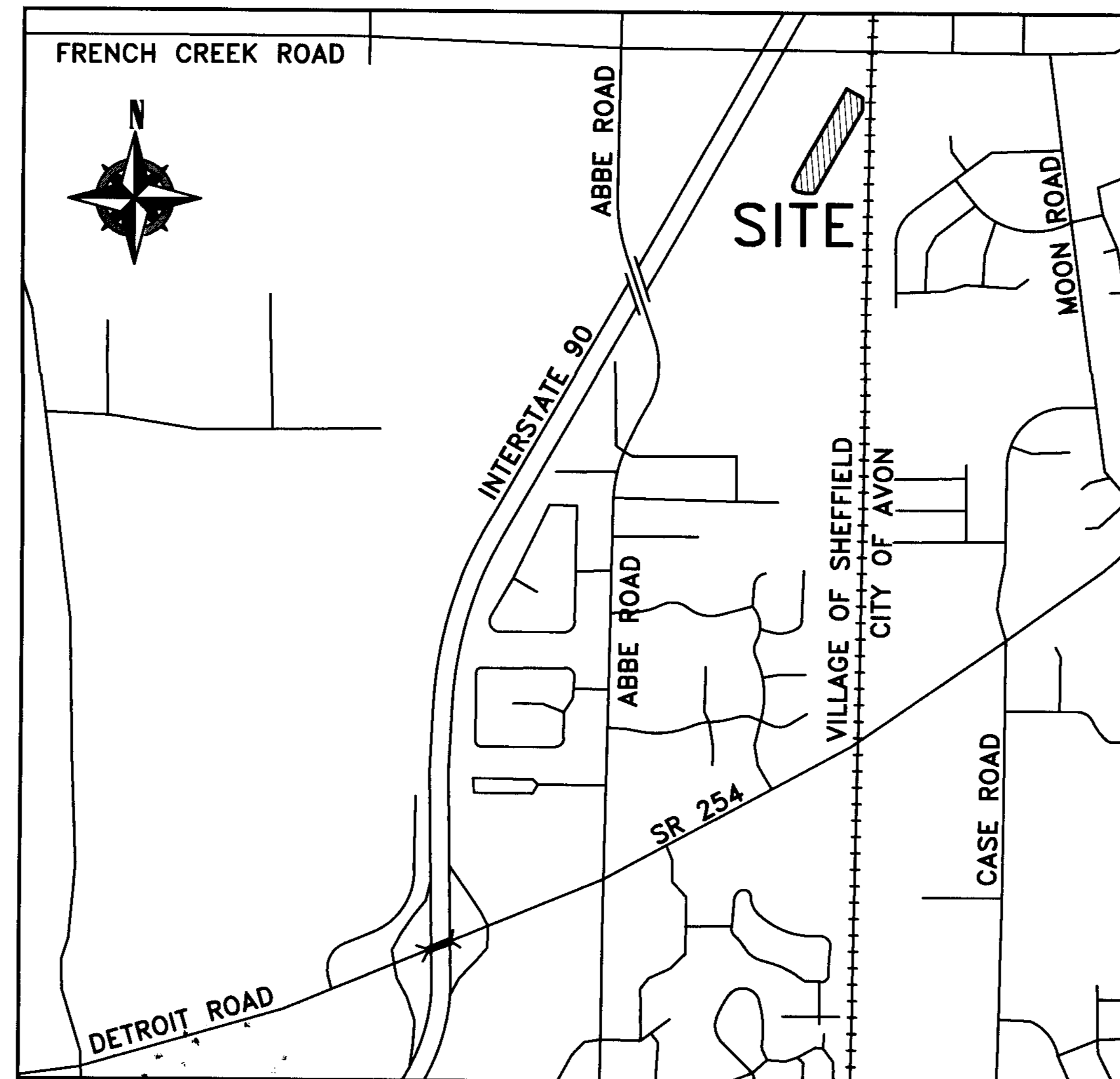
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS: 14th DAY OF July, 2019.

[Signature]

NOTARY PUBLIC

Nov. 16, 2020
MY COMMISSION EXPIRES

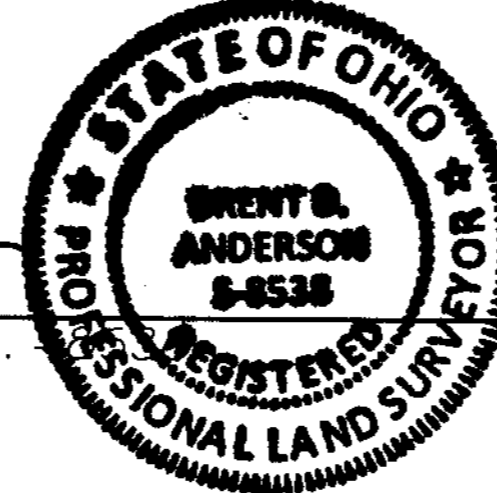


VICINITY MAP
-NOT TO SCALE-

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER(S), I HAVE SURVEYED AND PLATTED "THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 1", SUBLT No. 1-10, BEING A PORTION OF LAND AS DESCRIBED IN A DEED TO FRENCH CREEK DEVELOPMENT LLC AS RECORDED IN INSTRUMENT NUMBER 2019-0702415 OF THE LORAIN COUNTY DEED RECORDS, SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 5, CONTAINING 1.9591 ACRES OF LAND. ALL POINTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

[Signature]
BRENT D. ANDERSON, P.S.
6/24/19 DATE



VILLAGE OF SHEFFIELD APPROVALS:

VILLAGE ADMINISTRATOR:
THIS PLAT IS HEREBY APPROVED, THIS 1st DAY OF July, 2019

[Signature]
SHEFFIELD VILLAGE ADMINISTRATOR: KEN KACZAY
DATE: 7-1-19

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH YELLOW CAP STAMPED "RAFTER A, LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A, LTD LINE PIN"
- ☒ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- RAILROAD SPIKE FOUND AS NOTED
- M.M.S. MAGNETIC NAIL/SPIKE SET
- ◎ REBAR SET IN 2017 WITH CAP STAMPED "RAFTER A, LTD"

BASIS OF BEARINGS

BASIS OF BEARING IS A PORTION OF THE CENTERLINE OF FRENCH CREEK ROAD WHICH IS ASSUMED TO BE NORTH 89°56'53" WEST. BEARINGS ARE ASSUMED AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JUNE OF 2017.

ACREAGE BREAKDOWN

SUBLT NUMBERS 1-10: 1.9591 ACRES
REMAINDER AREA: 18.1961 ACRES
OVERALL ACREAGE: 20.1552 ACRES

Doc ID: 021915350004 Type: OFF
Kind: PLAT
Recorded: 08/06/2019 at 12:36:06 PM
Fee Amt: \$259.20 Page 1 of 4
Lorain County, Ohio
Judith H. Nedwick County Recorder
File: 2019-0725094

OLD REPUBLIC NATIONAL TITLE
INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035
Plat vol. 106
Pg 90, 91, 92

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
ELYRIA, OH 44035
AUG - 6 2019
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- PLAT OF SURVEY PREPARED BY AMY M. KELLY, PS 8469 OF BRAMHALL ENGINEERING & SURVEYING CO., INC. ON JANUARY 28, 2016.
- PLAT OF SURVEY PREPARED BY AMY M. KELLY, PS 8469 OF BRAMHALL ENGINEERING & SURVEYING CO., INC. ON JUNE 3, 2016.
- PLAT OF SURVEY PREPARED BY CARL R. ANDERSON, PS 6582 OF HAYWOOD CIVIL ENGINEERING & LAND SURVEYING FOR AGNES JUNGBLUTH ON MAY 9, 2003.
- PLAT OF SURVEY PREPARED BY JAMES A. RESAR, PS 6361 OF J.A.R. ENGINEERING & SURVEYING, INC. FOR JOHN C. KRYSZTOWSKI ON MAY 19, 2003.
- RIGHT OF WAY PLAN LOR-90-17.21 LOR-90-13.01(RW) SHEETS 6 & 16-17 PREPARED BY MEREDITH P. LICHTENWALTER PS 4162 IN 1964. CENTERLINE RECORDED
- IN PLAT BOOK 24, PAGE 78 OF THE LORAIN COUNTY PLAT RECORDS.
- PLAT OF SURVEY PREPARED BY BRENT D. ANDERSON, PS 8538 OF RAFTER A, LTD. (2017 LOT SPLIT SURVEY)
- PLAT OF SURVEY PREPARED BY BRENT D. ANDERSON, PS 8538 OF RAFTER A, LTD. (2019 LOT SPLIT SURVEY)

REV.	BY	DATE	DESCRIPTION
1	BDA	06-24-2019	ISSUE TO VILLAGE FOR REVIEW

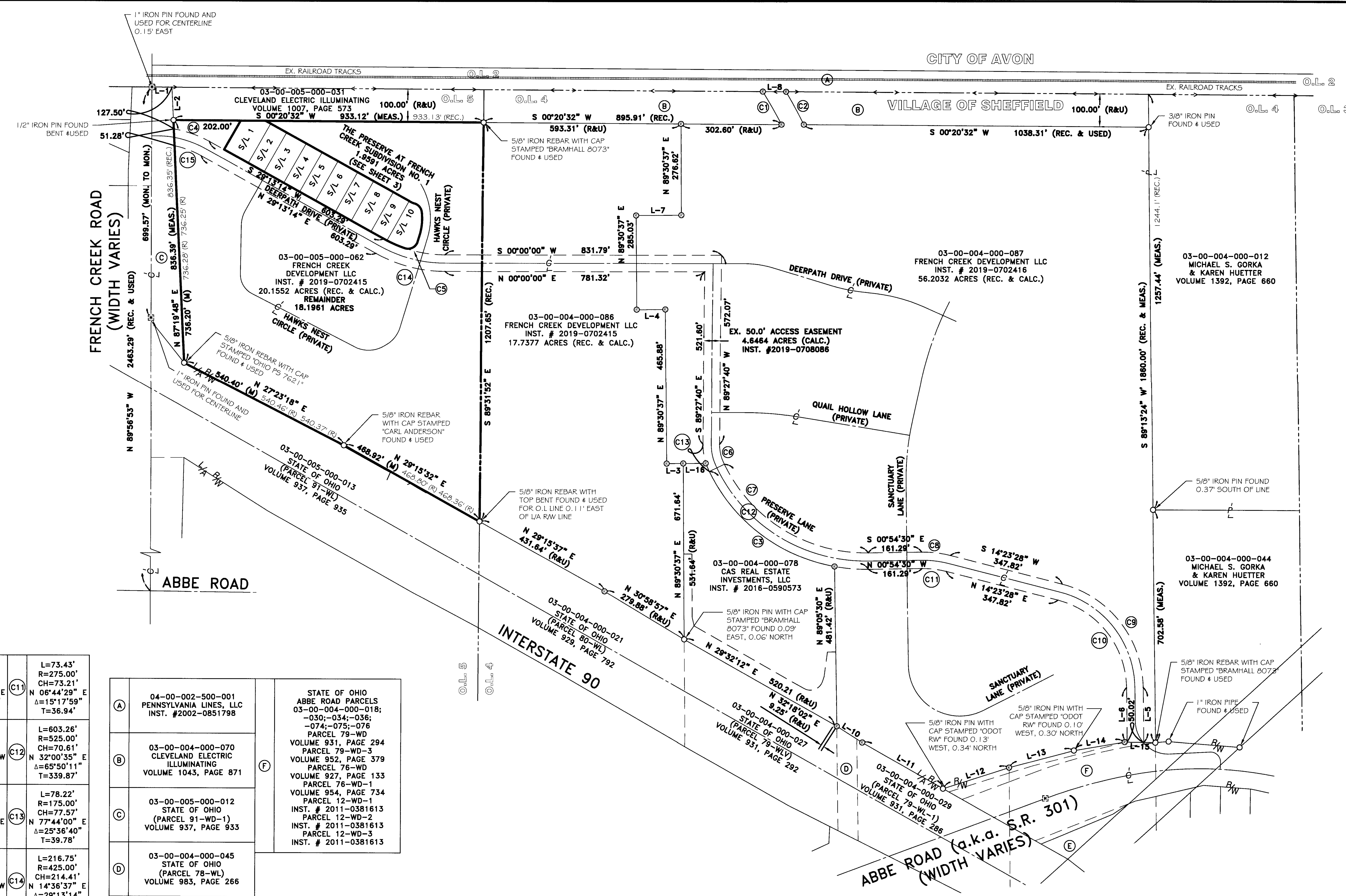
THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 1
TITLE SHEET
SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN,
STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD
TOWNSHIP LOT NUMBER 5

SHENCON CONSTRUCTION
P.O. BOX 2475
SANDUSKY, OHIO 44870-2475

RAFTER A, LTD
LAND SURVEYING & ENGINEERING
Office: 440-458-6294 700 Oberlin-Elyria Road
Fax: 440-458-4483 Elyria, Ohio 44035
www.RafterA.com

DRAWN BY: JAD
JOB No: 17731-19

CHECKED BY: BDA
SHEET 1 of 3

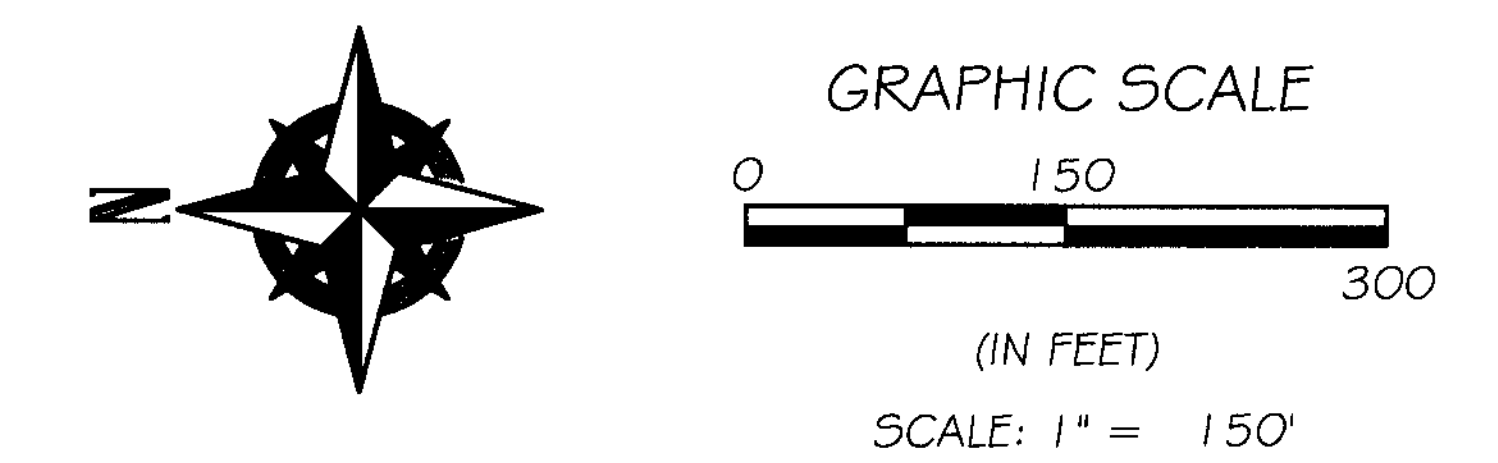


LINE REFERENCE TABLE

LINE	BEARING	DISTANCE	REMARKS
L-1	S 00°20'32" W	60.00' (R&U)	
L-2	N 87°19'48" E	100.14' (R&U)	
L-3	N 00°29'23" W	50.00'	
L-4	N 00°29'23" W	85.90'	
L-5	N 89°13'06" E	165.89'	
L-6	N 89°13'06" E	164.20'	
L-7	N 00°29'23" W	135.90'	
L-8	N 00°20'32" E	70.24' (R&U) 70.21' (REC.)	
L-10	N 32°18'02" E	91.14' (R&U)	
L-11	N 29°29'43" E	280.32' (R&U)	
L-12	N 17°45'11" E	208.29' (R&U)	
L-13	N 14°45'11" E	202.02' (R&U)	
L-14	N 09°30'26" E	154.60' (R&U)	
L-15	S 00°55'58" W	92.31' (USED) 92.47' (REC.)	
L-16	N 00°29'23" W	67.69' (R&U)	

C1	L=115.16' R=1396.70' CH=115.12' N 60°38'30" E Δ=04°43'26" T=57.61'	C6	L=55.87' R=125.00' CH=55.41' N 77°44'00" E Δ=25°36'40" T=28.41'	C11	L=73.43' R=275.00' CH=73.21' N 06°44'29" E Δ=15°17'59" T=36.94'
C2	L=113.67' R=1456.70' CH=113.64' S 61°58'54" W Δ=04°28'15" T=56.86'	C7	L=545.81' R=475.00' CH=516.27' S 32°00'37" W Δ=65°50'12" T=307.51'	C12	L=603.26' R=525.00' CH=70.61' N 32°00'35" E Δ=65°50'11" T=339.87'
C3	L=520.35' R=525.00' CH=499.32' N 38°42'23" E Δ=56°47'20" T=283.80'	C8	L=86.78' R=325.00' CH=86.53' N 06°44'29" E Δ=15°17'59" T=43.65'	C13	L=78.22' R=175.00' CH=77.57' N 77°44'00" E Δ=25°36'40" T=39.78'
C4	L=113.96' R=325.00' CH=113.38' N 19°10'31" E Δ=20°05'26" T=57.57'	C9	L=424.44' R=325.00' CH=394.92' S 51°48'17" W Δ=74°49'37" T=248.60'	C14	L=216.75' R=425.00' CH=214.41' N 14°36'37" E Δ=29°13'14" T=110.79'
C5	L=191.25' R=375.00' CH=189.18' S 14°36'37" W Δ=29°13'14" T=97.75'	C10	L=394.14' R=275.00' CH=334.16' S 51°48'17" W Δ=74°49'37" T=210.36'	C15	L=85.94' R=275.00' CH=85.59' N 20°16'05" E Δ=17°54'18" T=43.32'

A	04-00-002-500-001 PENNSYLVANIA LINES, LLC INST. #2002-0851798	F	STATE OF OHIO ABBE ROAD PARCELS 03-00-004-000-018; -030;-034;-036; -074;-075;-076 PARCEL 79-WD VOLUME 931, PAGE 294 PARCEL 79-WD-3 VOLUME 952, PAGE 379 PARCEL 76-WD VOLUME 927, PAGE 133 PARCEL 76-WD-1 VOLUME 954, PAGE 734 PARCEL 12-WD-1 INST. # 2011-0381613 PARCEL 12-WD-2 INST. # 2011-0381613 PARCEL 12-WD-3 INST. # 2011-0381613
B	03-00-004-000-070 CLEVELAND ELECTRIC ILLUMINATING VOLUME 1043, PAGE 871		
C	03-00-005-000-012 STATE OF OHIO (PARCEL 91-WD-1) VOLUME 937, PAGE 933		
D	03-00-004-000-045 STATE OF OHIO (PARCEL 78-WL) VOLUME 983, PAGE 266		
E	03-00-004-000-081 FRENCH CREEK HOLDINGS, LLC INST. # 2016-0590574 0.2210 OF AN ACRE (REC.)		



REV.	BY	DATE	DESCRIPTION
1	BDA	06-24-2019	ISSUE TO VILLAGE FOR REVIEW

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 1
SURVEY PLAT
SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN,
STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD
TOWNSHIP LOT NUMBER 5

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www.RafterA.com

Office: 440-458-4483
www.RafterA.com

DRAWN BY: JAD CHECKED BY: BDA
JOB No: 17731-19 SHEET 2 of 3

Plat Sheet

Instrument # 2019-0725094 Film # -

Name of Plat: Preserve at French Creek Subdivision No. 1

Owner: French Creek Development LLC

Description: Situated in the State of Ohio,
County of Lorain, Village of Sheffield being
part of original Sheffield Township lot 5
1.9591 acre. Creating Sublots 1 thru 10

Floor Plans: _____

Related/Margin: _____

Comments: Old Republic Title

Vol. 106

Receiving Stamp

Pg. 90, 91, 92

OLD REPUBLIC NATIONAL TITLE
INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035

Amount: \$ 259.20

Initials: Tm.