

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, BEING A RE-SUBDIVISION OF SUBLOT NUMBERS 1 THRU 10 OF THE PRESERVE AT FRENCH CREEK SUBDIVISION NO. 1 AS RECORDED IN VOLUME 106, PAGES 90-92 OF THE LORAIN COUNTY PLAT RECORDS AND 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. ALL BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 5.

Doc ID: 0222783004 Type: OFF
Kind: PLAT
Recorded: 06/12/2020 at 10:52:38 AM
Fee Amt: \$267.20 Page 1 of 4
Lorain County, Ohio
Judith H Newlick County Recorder
File: 2020-0759964

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

Plat Vol. 108
Pgs 2,3,4

TRANSFERRED
IN COMPLIANCE WITH SEC. 1702
OHIO REV. CODE
MAY 12 2020
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

OWNER'S CERTIFICATE:

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, BEING A RE-SUBDIVISION OF SUBLOT NUMBERS 1 THRU 10 OF THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 1 AS RECORDED IN VOLUME 106, PAGE 90-92 OF THE LORAIN COUNTY PLAT RECORDS AND 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. ALL BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 5. CONTAINING WITHIN SAID BOUNDS 4.6086 ACRES OF LAND.

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2", SUBLOT Nos. 11-19 AND BLOCK A, 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 THEIR HANDS

THIS: 21st DAY OR April, 2020.

Patrick J. Shenigo
PATRICK J. SHENIGO-FRENCH CREEK DEVELOPMENT LLC

NOTARY SEAL:

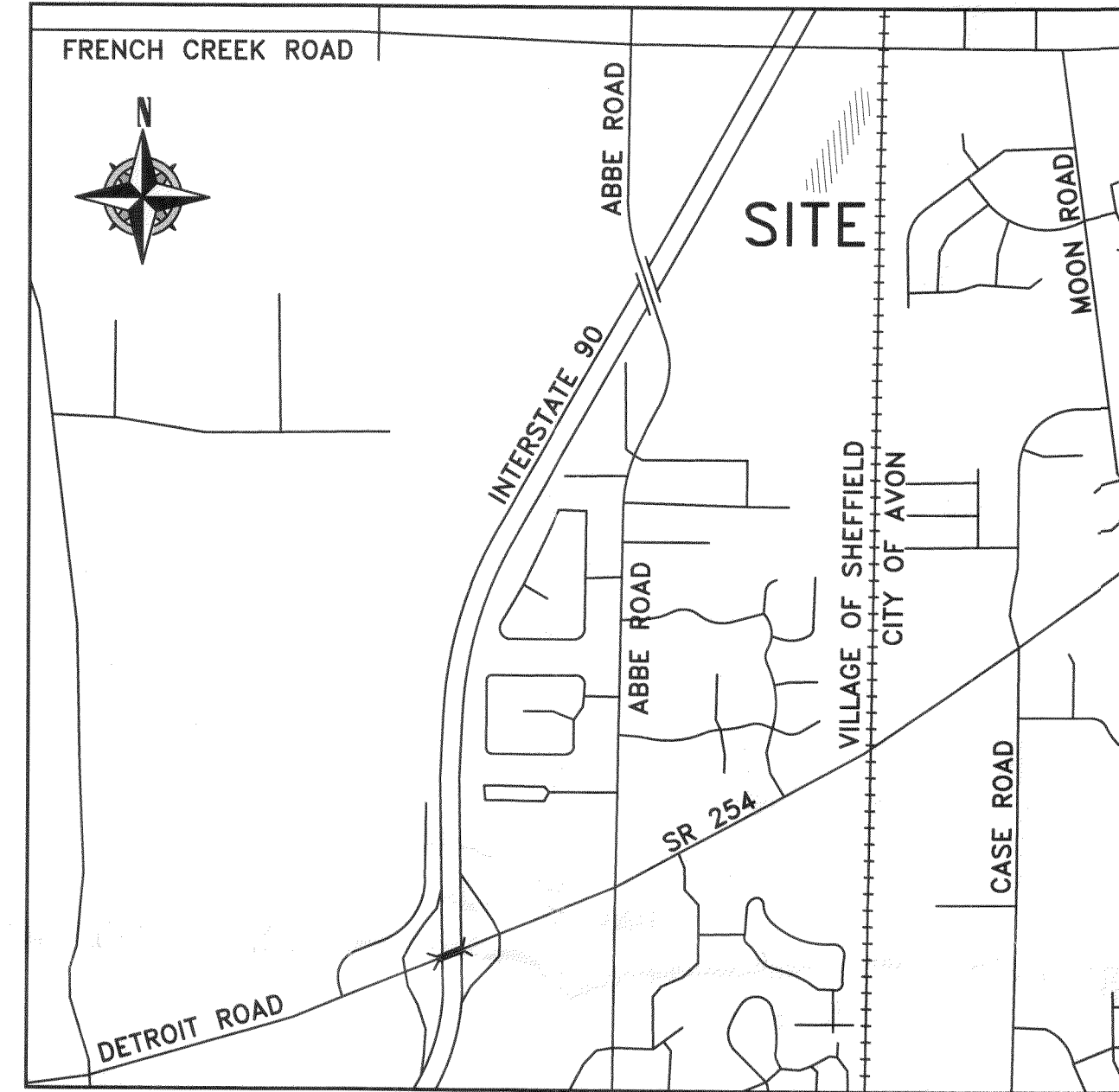
STATE OF OHIO
COUNTY OF LORAIN 5.5.

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 WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS: 21st DAY OR April, 2020.

Julie E. Nelson
NOTARY PUBLIC
November 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. 2", SUBLOT Nos. 11-19 AND BLOCK A, SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, BEING A RE-SUBDIVISION OF SUBLOT NUMBERS 1 THRU 10 OF THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 1 AS RECORDED IN VOLUME 106, PAGE 90-92 OF THE LORAIN COUNTY PLAT RECORDS AND 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. ALL BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 5. CONTAINING WITHIN SAID BOUNDS 4.6086 ACRES OF LAND. ALL POINTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Brent D. Anderson
BRENT D. ANDERSON, P.S.
STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
5-8538
4/9/2020 DATE

VILLAGE OF SHEFFIELD APPROVALS:

VILLAGE ADMINISTRATOR:
THIS PLAT IS HEREBY APPROVED, THIS 17th DAY OF April, 2020

Ken Kaczay
SHEFFIELD VILLAGE ADMINISTRATOR-KEN KACZAY
DATE: 04-17-2020

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.N.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.

PRE-SUBDIVISION No. 2 ACREAGE BREAKDOWN

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 1	
SUBLOT NUMBERS 1-10:	
PPNS: 03-00-005-000-065, -066, -067, -068, -069, -070, -071, -072, -073, -074	1.9591 ACRES
PPN: 03-00-005-000-075 (REMAINDER AREA):	18.1961 ACRES
OVERALL ACREAGE:	20.1552 ACRES

POST-SUBDIVISION No. 2 ACREAGE BREAKDOWN

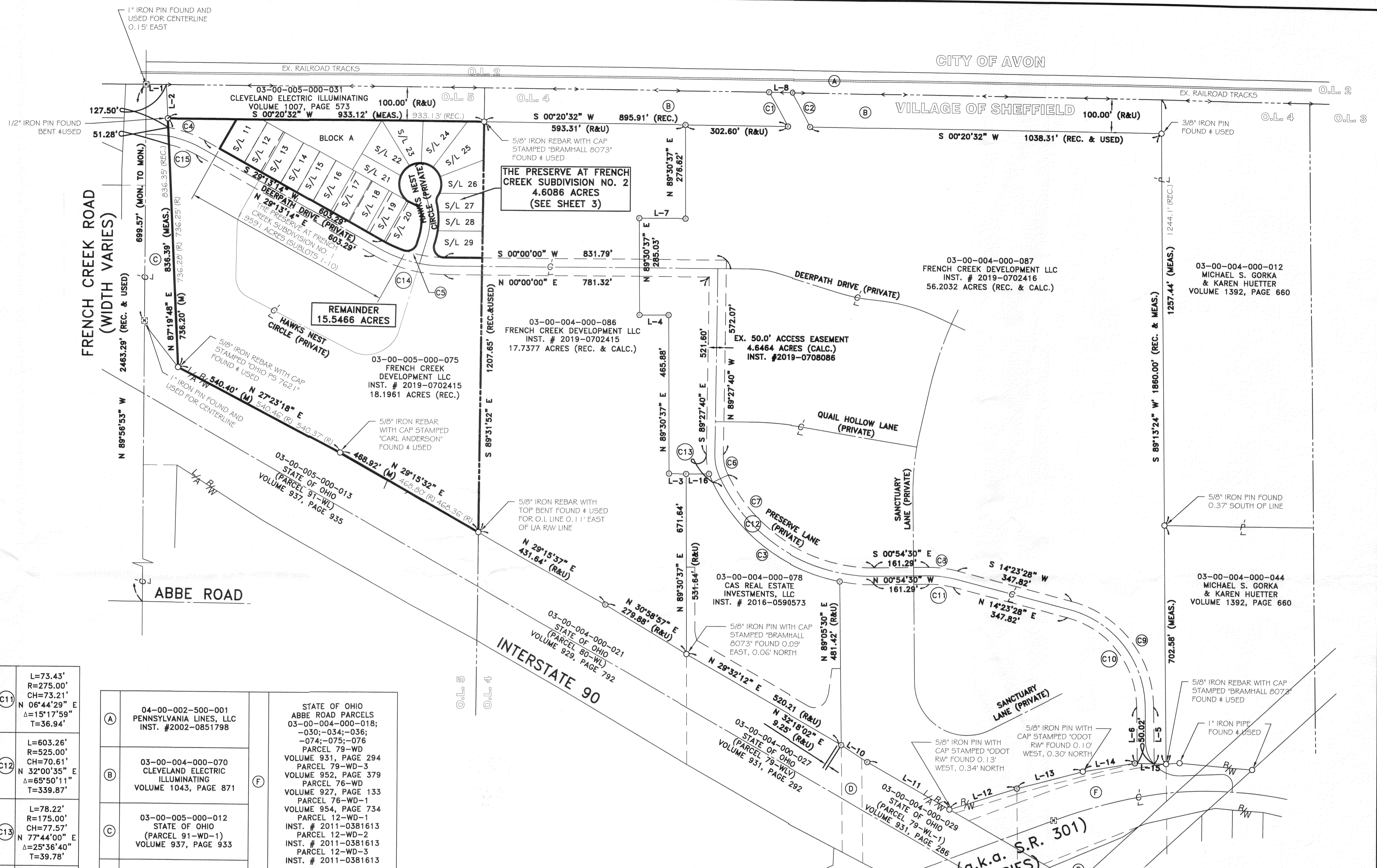
THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2	
SUBLOT NUMBERS 11-29:	4.0075 ACRES
THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2 BLOCK "A"	0.6011 ACRES
TOTAL THE PRESERVE AT FRENCH CREEK SUB No. 2	4.6086 ACRES
REMAINDER AREA:	15.5466 ACRES
OVERALL ACREAGE:	20.1552 ACRES

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-301-23.45 PREPARED BY MICHAEL JAMES WARE PS 8054 ON FEBRUARY 9, 2010.
- 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)
- THE PRESERVE AT FRENCH CREEK SUBDIVISION NO. 1, PLAT VOLUME 106, PAGES 90-92

REV.	BY	DATE	DESCRIPTION
1	BDA	04-08-2020	ISSUE TO VILLAGE FOR SIGNATURE

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2 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		 RAFTER A, LTD LAND SURVEYING & ENGINEERING Office: 440-458-6294 Fax: 440-458-4483 www.RafterA.com 700 Oberlin-Elyria Road Elyria, Ohio 44035
SHENCON CONSTRUCTION P.O. BOX 2475 SANDUSKY, OHIO 44870-2475		
DRAWN BY: JAD JOB No: 1773L-19	CHECKED BY: BDA SHEET 1 of 3	

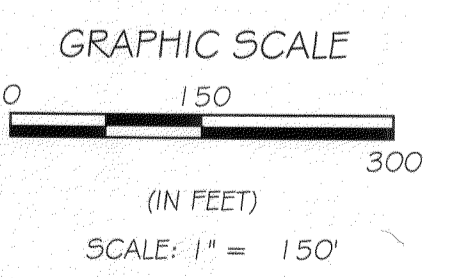
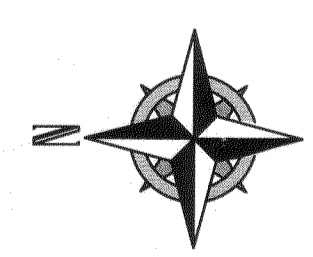


LINE REFERENCE TABLE

LINE	DESCRIPTION	BEARING	DISTANCE
L-1	60.00' (R&U)	S 00°20'32" W	
L-2	100.14' (R&U)	N 87°19'48" E	
L-3	50.00'	N 00°29'23" W	
L-4	85.90'	N 00°29'23" W	
L-5	165.69'	N 89°13'06" E	
L-6	164.20'	N 89°13'06" E	
L-7	135.90'	N 00°29'23" W	
L-8	70.24' (R&U)	N 00°20'32" E	
L-10	91.14' (R&U)	N 32°18'02" E	
L-11	280.32' (R&U)	N 29°29'43" E	
L-12	208.29' (R&U)	S 17°45'11" E	
L-13	202.02' (R&U)	S 14°45'11" E	
L-14	154.60' (R&U)	S 09°30'26" E	
L-15	92.31' (USED)	S 00°55'58" W	
L-16	67.69' (R&U)	N 00°29'23" W	

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



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

[Signature]
SHEFFIELD VILLAGE

TRANSFERRED
IN COMPLIANCE WITH SEC. 3119.02 OHIO REV. CODE
MAY 12 2020
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

SHEFFIELD VILLAGE
OFFICIAL SEAL
OHIO

REV.	BY	DATE	DESCRIPTION
1	BDA	04-09-2020	ISSUE TO VILLAGE FOR SIGNATURE

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2
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

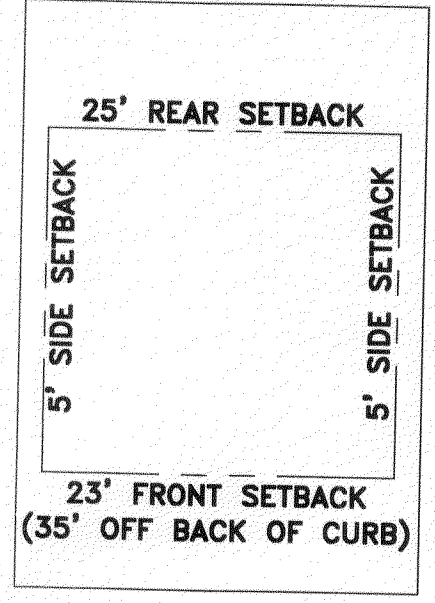
SHENCON CONSTRUCTION
P.O. BOX 2475
SANDUSKY, OHIO 44870-2475

RAFTER A, LTD
LAND SURVEYING & ENGINEERING
Office: 440-458-6294
Fax: 440-458-4483
www.RafterA.com

700 Oberlin-Elyria Road
Elyria, Ohio 44035

DRAWN BY: JAD
JOB NO: 1773L-19

CHECKED BY: BDA
SHEET 2 of 3



TYPICAL LOT SETBACKS
-NOT TO SCALE-
TYPICAL FRONT SETBACK, UNLESS OTHERWISE NOTED

CURVE REFERENCE TABLE			
C16	L=68.72' R=375.00' CH=68.62' N 23°58'16" E Δ=10°29'57" T=34.45'	C26	L=37.06' R=62.00' CH=36.51' N 19°17'58" E Δ=34°15'06" T=19.10'
C17	L=48.14' R=30.00' CH=43.14' N 27°14'57" W Δ=91°56'58" T=31.03'	C27	L=34.83' R=62.00' CH=34.37' N 52°31'03" E Δ=32°11'03" T=17.89'
C18	L=71.21' R=175.00' CH=70.72' N 84°52'38" W Δ=23°18'53" T=36.11'	C28	L=50.03' R=62.00' CH=48.68' S 88°16'26" E Δ=46°13'58" T=26.47'
C19	L=30.32' R=30.00' CH=29.05' N 54°30'43" E Δ=57°54'24" T=16.60'	C29	L=7.82' R=62.00' CH=7.82' S 61°32'32" E Δ=07°13'50" T=3.92'
C20	L=274.58' R=62.00' CH=99.20' N 04°48'01" W Δ=253°44'47" T=82.66'	C30	L=23.39' R=30.00' CH=22.81' S 80°15'57" E Δ=44°40'41" T=12.33'
C21	L=4.01' R=375.00' CH=4.01' N 28°54'51" E Δ=00°36'46" T=2.01'	C31	L=26.00' R=225.00' CH=25.99' N 80°42'22" E Δ=06°37'19" T=13.02'
C22	L=64.71' R=375.00' CH=64.63' N 23°39'53" E Δ=09°53'11" T=32.43'	C32	L=55.15' R=225.00' CH=55.01' S 88°57'41" E Δ=14°02'35" T=27.71'
C23	L=69.90' R=62.00' CH=66.26' S 80°37'37" W Δ=64°36'02" T=39.20'	C33	L=34.24' R=225.00' CH=34.21' S 77°34'47" E Δ=08°43'12" T=17.16'
C24	L=38.80' R=62.00' CH=38.17' N 49°08'39" E Δ=35°51'25" T=20.06'	C34	L=55.91' R=30.00' CH=48.16' N 53°23'24" E Δ=106°46'49" T=40.38'
C25	L=36.13' R=62.00' CH=35.62' N 14°31'15" W Δ=33°23'22" T=18.59'	C35	L=115.40' R=225.00' CH=114.13' S 87°54'44" E Δ=29°23'07" T=59.00'

LINE REFERENCE TABLE		
L-17	20.30'	N 73°13'11" W
L-18	28.70'	N 25°33'51" E
L-19	9.81'	N 48°19'36" E
L-20	6.19'	N 73°13'11" W

OWNERSHIP NOTE:
PPN'S 03-00-005-000-065, -066, -067, -068, -069, -070, -071, -072, -073, -074
(THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 1 SUBLOTS 1-10 PLAT VOLUME 106, PAGES 90-92) FRENCH CREEK DEVELOPMENT LLC

TRANSFERRED
IN COMPLIANCE WITH SEC. 215.202 OHIO REV. CODE
MAY 12 2020
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

REV.	BY	DATE	DESCRIPTION
1	BDA	04-08-2020	ISSUE TO VILLAGE FOR SIGNATURE
1	BDA	05-05-2020	REVISED PER COUNTY COMMENTS

THE PRESERVE AT FRENCH CREEK SUBDIVISION NO. 2
4.6086 ACRES

03-00-004-000-086
FRENCH CREEK DEVELOPMENT LLC
INST. # 2019-0702415
17.7377 ACRES (REC. & CALC.)

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2
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
SHENCON CONSTRUCTION
P.O. BOX 2475
SANDUSKY, OHIO 44870-2475

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DRAWN BY: JAD CHECKED BY: BDA
JOB No: 1773L-19 SHEET 3 of 3