

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2

Re-File Note:

THE PRESERVE AT FRENCH CREEK SUB. No. 2
ORIGINALLY RECORDED IN PLAT VOLUME 108, PAGES 2-4
IS BEING RE-FILED TO INCLUDE AND SHOW
UTILITY AND STORM SEWER EASEMENTS

SEE EXHIBIT "A" FOR CORRECT PLAT

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.

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: 2/17 DAY OR April, 2020.

PATRICK J. SHENIGO-FRENCH CREEK DEVELOPMENT LLC

NOTARY SEAL:

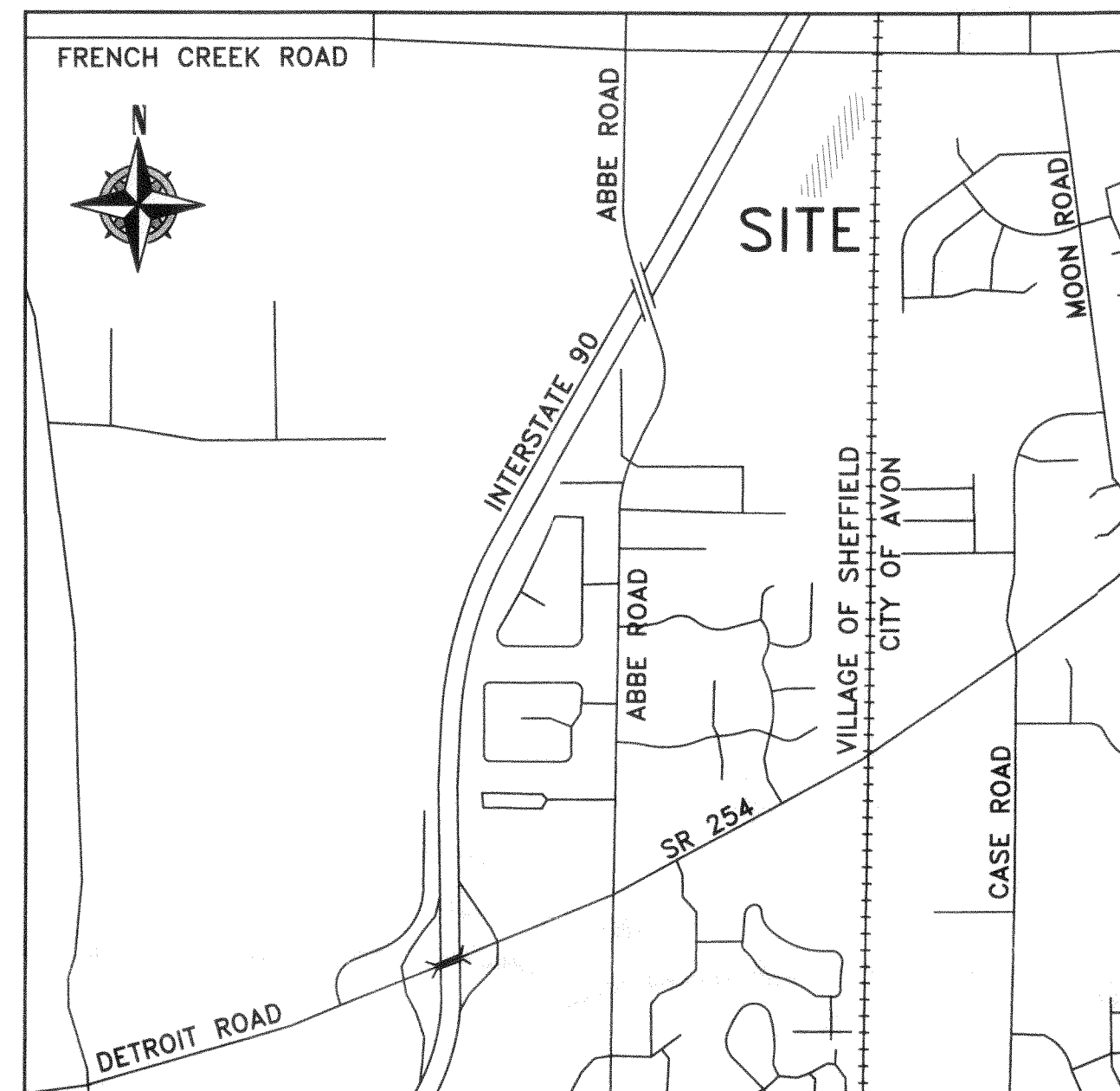
STATE OF OHIO
COUNTY OF LORAIN S.S.

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 WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS: 21st DAY OR April, 2020.

Justin L. Nelson
NOTARY PUBLIC
November 16, 2020
MY COMMISSION EXPIRES

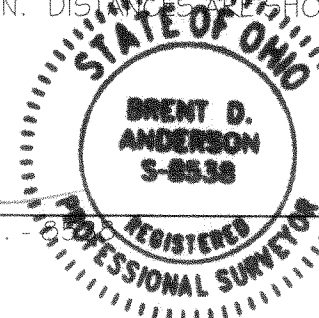


VICINITY MAP
-NOT TO SCALE-

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.
PROFESSIONAL SURVEYOR
4/10/2020 DATE



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 26, 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

Doc ID: 0225750008 Type: OFF
Kind: PLAT
Recorded: 11/04/2020 at 02:11:55 PM
Fee Amt: \$612.80 Page 1 of 8
Lorain County, Ohio
Judith M Medwick County Recorder
File# 2020-0787263

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

Plat Vol. 108
Pgs. 19, 80, 81, 82, 83,
84, 85

NO TRANSFER NECESSARY
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

11/4/20

Doc ID: 0227783004 Type: OFF
Kind: PLAT
Recorded: 05/12/2020 at 10:52:38 AM
Fee Amt: \$267.20 Page 1 of 4
Lorain County, Ohio
Judith M Medwick 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. 202
OHIO REV. CODE
MAY 12 2020
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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 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 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:
PPN'S: 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

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

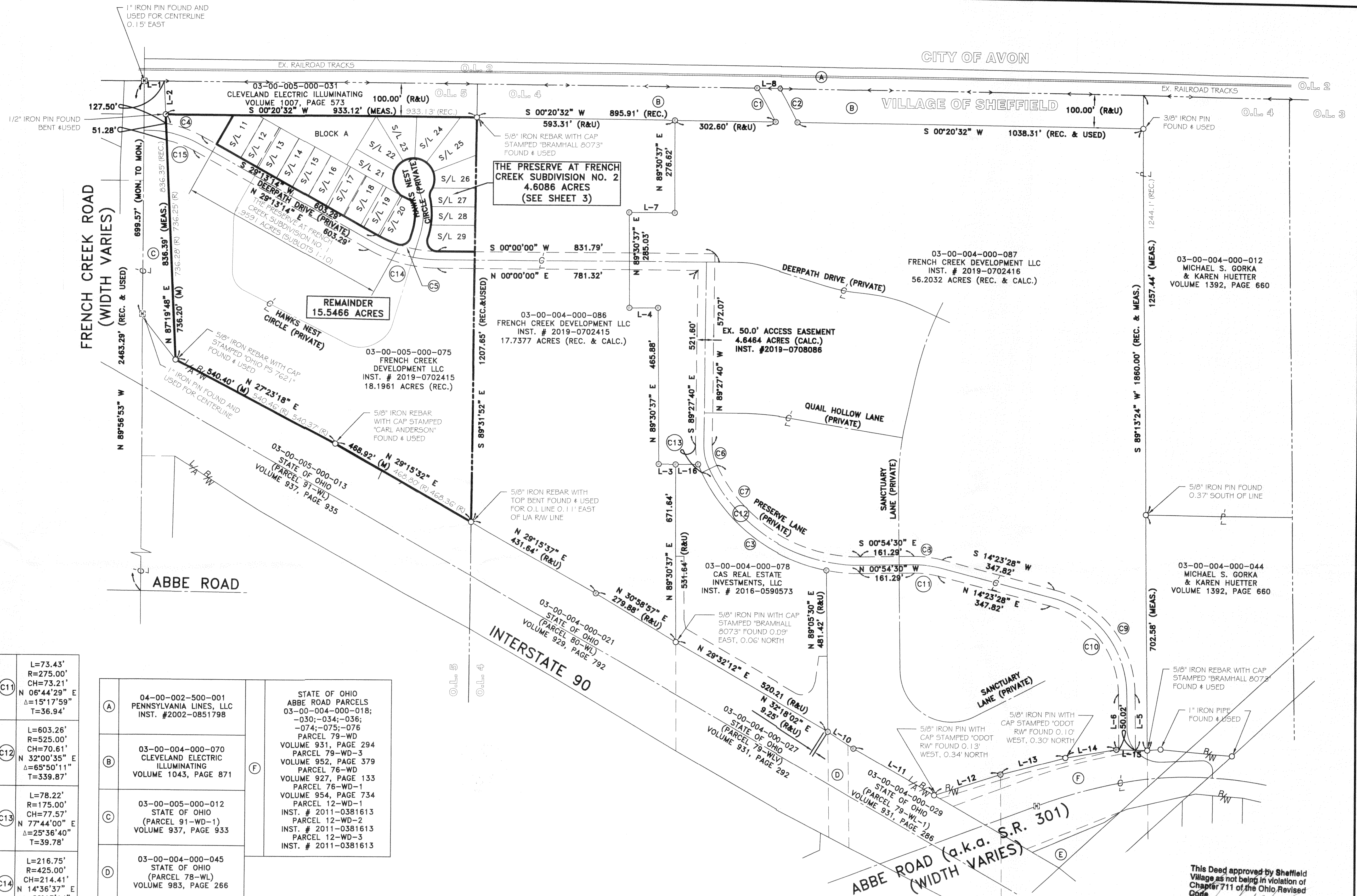
SHENCON CONSTRUCTION
P.O. BOX 2475
SANDUSKY, OHIO 44870-2475

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 CHECKED BY: BDA
JOB No: 1773L-19 SHEET 1 of 3

8 p. 2 of 2

CITY OF AVON



LINE REFERENCE TABLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L-1	00°20'32" W	80.00' (R&U)	S 00°20'32" W	100.14' (R&U)
L-2	87°19'48" E	51.28'	N 00°29'23" W	50.00'
L-3	00°29'23" W	85.90'	N 00°29'23" W	165.69'
L-4	00°29'23" W	164.20'	N 00°29'23" W	135.90'
L-5	00°20'32" E	70.24' (R&U)	N 00°20'32" E	91.14' (R&U)
L-6	32°18'02" E	280.32' (R&U)	N 29°29'43" E	208.29' (R&U)
L-7	17°45'11" E	202.02' (R&U)	S 17°45'11" E	154.60' (R&U)
L-8	09°30'26" E	92.31' (USED)	S 00°55'58" W	67.69' (R&U)
L-9	00°29'23" W			
L-10				
L-11				
L-12				
L-13				
L-14				
L-15				
L-16				

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'

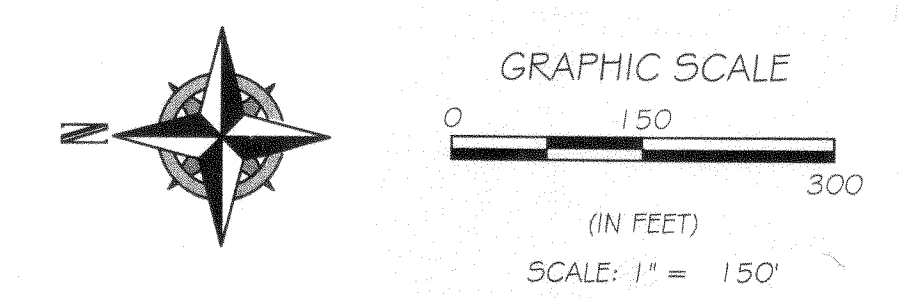
A	04-00-002-500-001 PENNSYLVANIA LINES, LLC INST. #2002-0851798	F	STATE OF OHIO ABBE ROAD PARCELS 03-00-004-000-018; -030;-034;-036; -074;-075;-076 PARCEL 79-WD VOLUME 931, PAGE 294 PARCEL 79-WD-3 VOLUME 952, PAGE 379 PARCEL 76-WD VOLUME 927, PAGE 133 PARCEL 76-WD-1 VOLUME 954, PAGE 734 PARCEL 12-WD-1 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.)		

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

TRANSFERRED IN COMPLIANCE WITH SEC. 31.02 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	04-08-2020	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

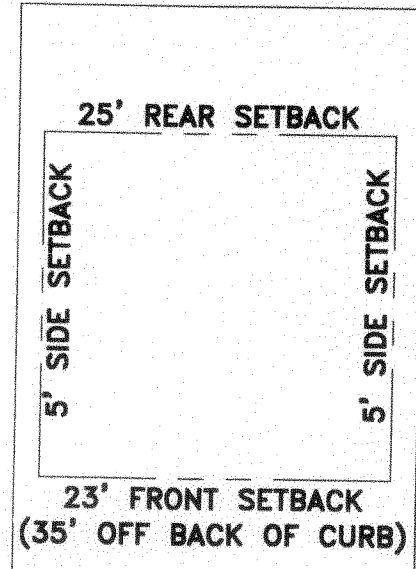
SHEENON CONSTRUCTION
P.O. BOX 2475
SANDUSKY, OHIO 44870-2475

RAFTER A, LTD
LAND SURVEYING & ENGINEERING

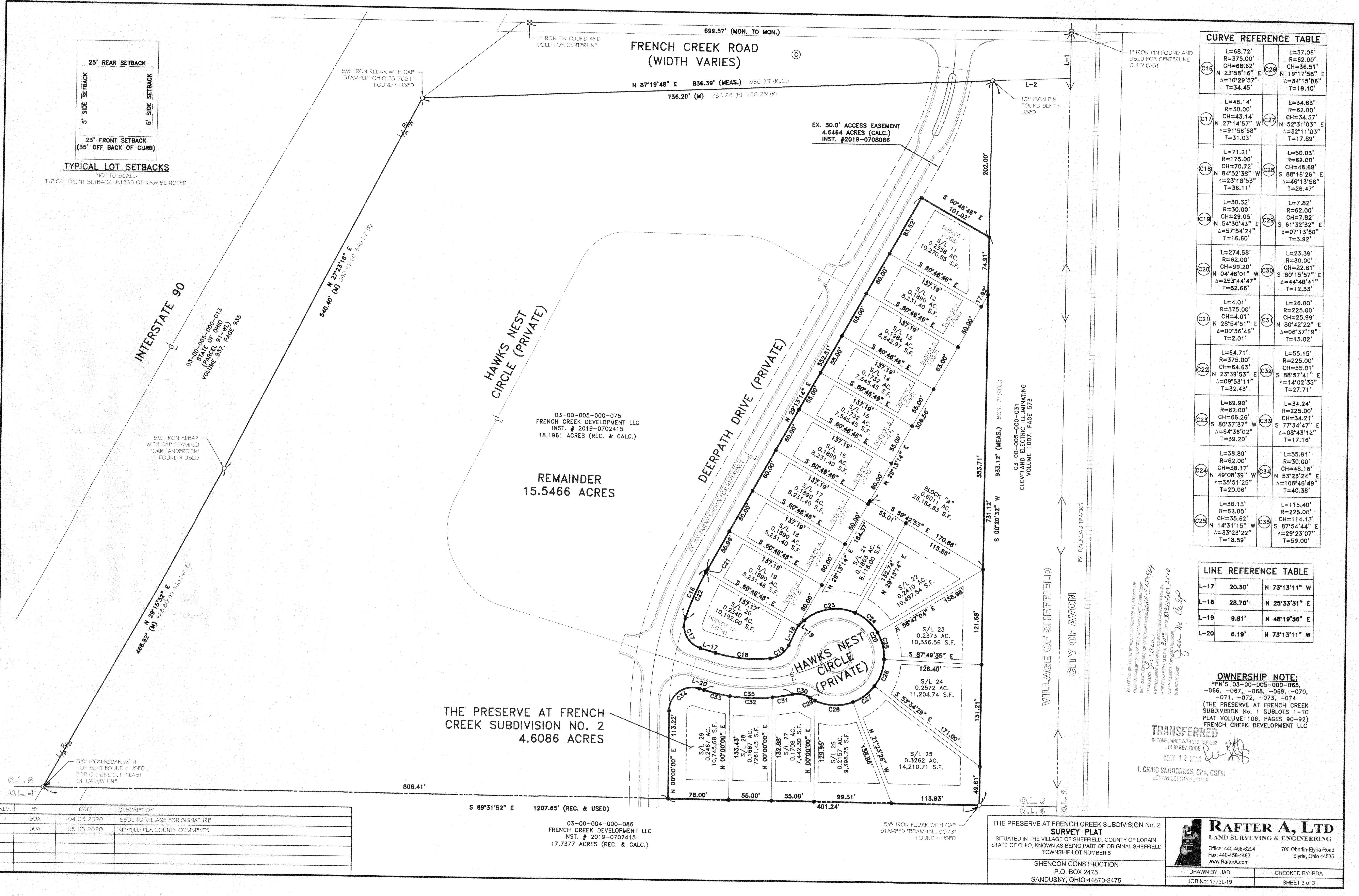
Office: 440-458-6294 700 Oberlin-Elyria Road
Fax: 440-458-4483 Elyria, Ohio 44035
www.RafterA.com

DRAWN BY: JAD CHECKED BY: BDA
JOB No: 1773L-19 SHEET 2 of 3

8 pgs. 06/20/20



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=49.20' 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" W 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°33'31" 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. 319-202 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

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

RAFTER A, LTD
LAND SURVEYING & ENGINEERING
Office: 440-458-8294
Fax: 440-458-4483
www.RafterA.com
700 Oberlin-Elyria Road
Elyria, Ohio 44035
DRAWN BY: JAD
CHECKED BY: BDA
JOB No: 1773L-19
SHEET 3 of 3

EXHIBIT "A"

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2 RE-FILE

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.

RE-FILE PLAT NOTE:

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2 ORIGINALLY RECORDED IN PLAT VOLUME 108, PAGES 2-4 IS BEING RE-FILED TO INCLUDE AND SHOW UTILITY AND STORM SEWER EASEMENTS.

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-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 WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS: 21st DAY OR April, 2020.

Julie L. Nelson
NOTARY PUBLIC

November 16, 2020
MY COMMISSION EXPIRES



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 2469 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 8530 OF RAFTER A, LTD. (2017 LOT SPLIT SURVEY)
- PLAT OF SURVEY PREPARED BY BRENT D. ANDERSON, PS 8530 OF RAFTER A, LTD. (2019 LOT SPLIT SURVEY)
- THE PRESERVE AT FRENCH CREEK SUBDIVISION NO. 1, PLAT VOLUME 106, PAGES 90-92

RE-FILE OWNER'S CERTIFICATE:

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, BEING A RE-FILE OF THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2 AS RECORDED IN VOLUME 108, PAGES 2-4 OF THE LORAIN COUNTY PLAT RECORDS.

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2", SUBLOT Nos. 11, 13-17 & 19-28.

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: 28th DAY OR October, 2020.

PATRICK J. SHENIGO-FRENCH CREEK DEVELOPMENT LLC

NOTARY SEAL:

STATE OF OHIO
COUNTY OF LORAIN S.S.

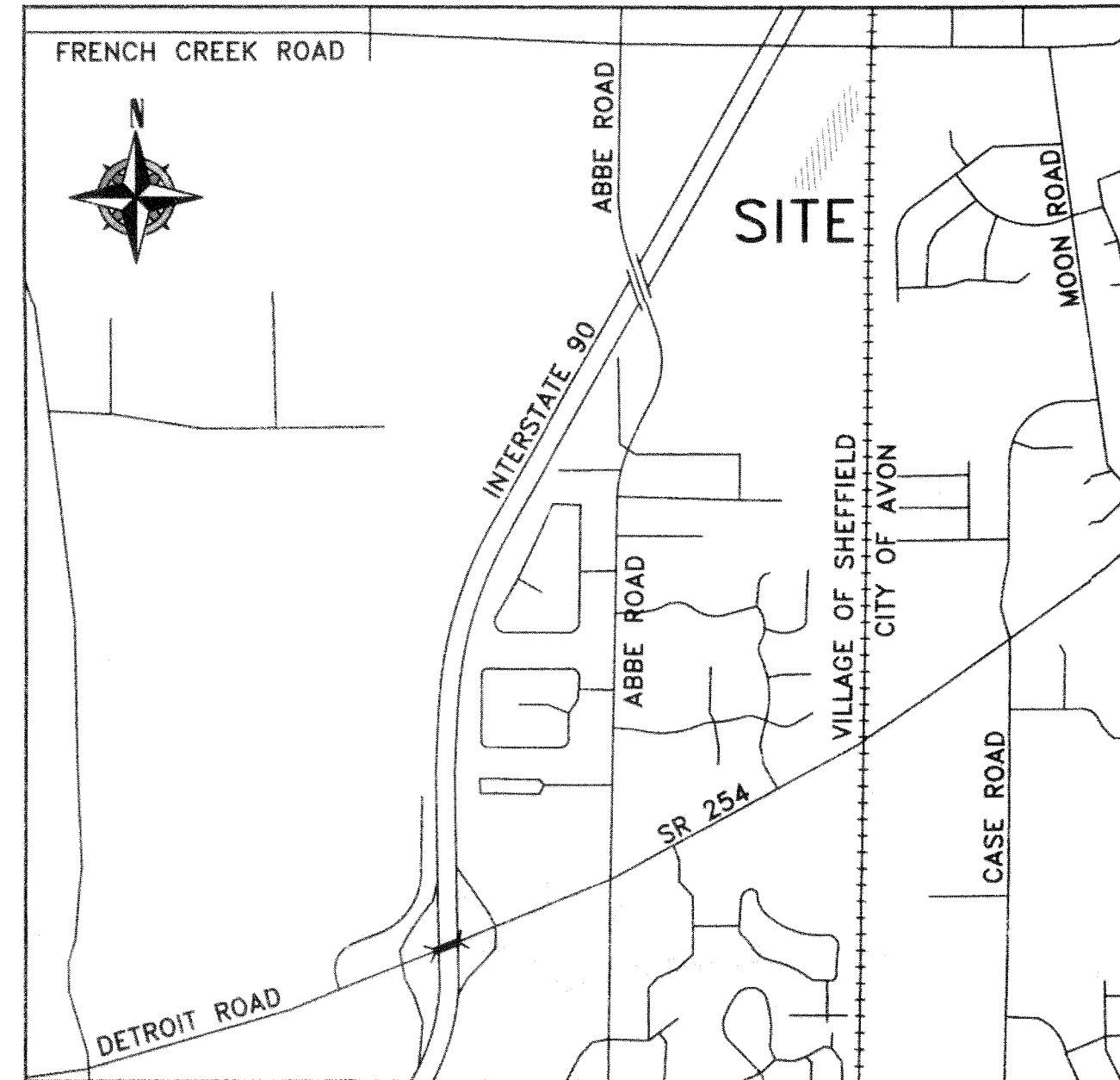
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR PATRICK J. SHENIGO MANAGER OF FRENCH CREEK DEVELOPMENT LLC WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

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

THIS: 28th DAY OR October, 2020.

Julie L. Nelson
NOTARY PUBLIC

November 16, 2020
MY COMMISSION EXPIRES

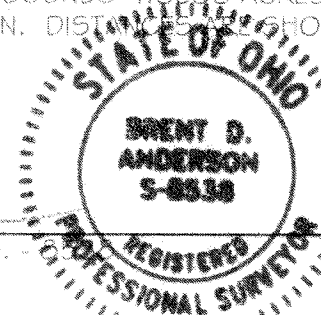


VICINITY MAP
NOT TO SCALE

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, P.S.
REGISTERED PROFESSIONAL SURVEYOR



RE-FILE OWNER'S CERTIFICATE:

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, BEING A RE-FILE OF THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2 AS RECORDED IN VOLUME 108, PAGES 2-4 OF THE LORAIN COUNTY PLAT RECORDS.

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2", SUBLOT Nos. 12, 18 & 29.

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: 28th DAY OR October, 2020.

THOMAS SUTCLIFFE-NATHAN WALKER
THE DREES COMPANY, A KENTUCKY CORPORATION

NOTARY SEAL:

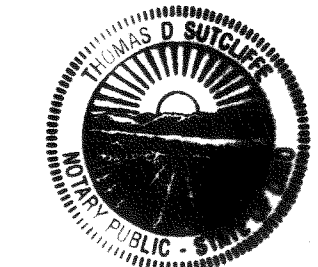
STATE OF OHIO
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS SUTCLIFFE AUTHORIZED SIGNER OF THE DREES COMPANY, A KENTUCKY CORPORATION 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: 28th DAY OR October, 2020.

Thomas D. Sutcliffe
Notary Public
In and For the State of Ohio
My Commission Expires
25 January 2023



RE-FILE OWNER'S CERTIFICATE:

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, BEING A RE-FILE OF THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2 AS RECORDED IN VOLUME 108, PAGES 2-4 OF THE LORAIN COUNTY PLAT RECORDS.

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: 28th DAY OR October, 2020.

PATRICK J. SHENIGO-FRENCH CREEK HOLDINGS LLC

NOTARY SEAL:

STATE OF OHIO
COUNTY OF LORAIN S.S.

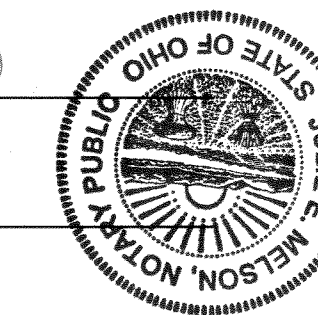
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR PATRICK J. SHENIGO MANAGER OF FRENCH CREEK HOLDINGS LLC WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

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

THIS: 28th DAY OR October, 2020.

Julie L. Nelson
NOTARY PUBLIC

November 16, 2020
MY COMMISSION EXPIRES



NO TRANSFER NECESSARY

J. CRAIG SHIDGRASS
COUNTY CLERK
DEPUTY
11/4/20

Doc ID: 022277830004 Type: OFF
Kind: PLAT
Recorded: 05/12/2020 at 10:52:38 AM
Fee Amt: \$287.20 Page 1 of 4
Lorain County, Ohio
Judith H. Nedwick County Recorder
File # 2020-0759964

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

Plat Vol. 108
Pgs 2, 3, 4

VILLAGE OF SHEFFIELD APPROVALS:

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

Sheffield Village Administrator: Kim 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 NAILSPIKE 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 PLAT 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:	
PPN'S: 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

REV.	BY	DATE	DESCRIPTION
1	BDA	04-08-2020	ISSUE TO VILLAGE FOR SIGNATURE
2	BDA	05-05-2020	REVISED PER COUNTY COMMENTS
3	BDA	10-13-2020	RE-FILE TO INCLUDE EASEMENTS

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

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

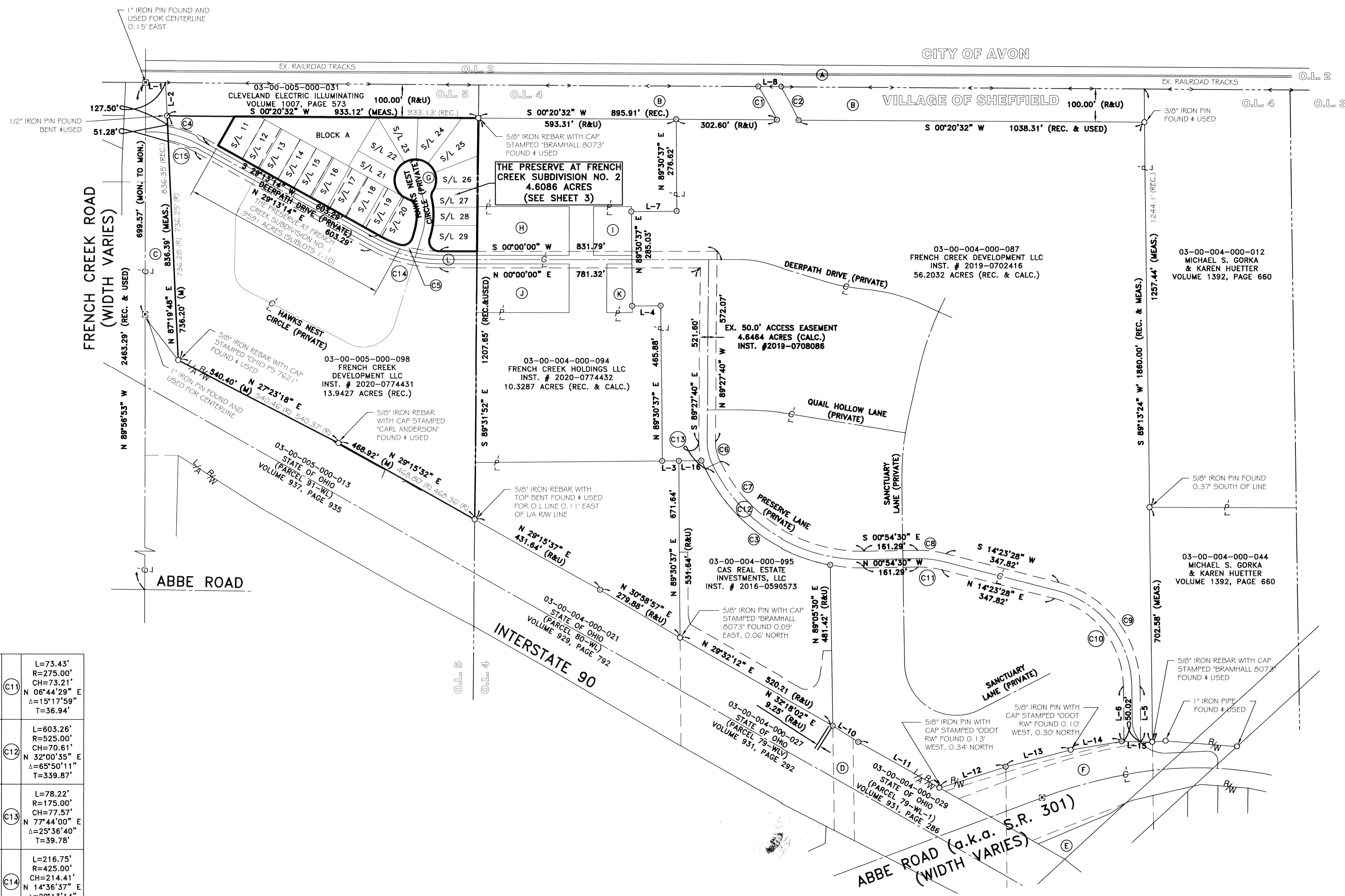
RAFTER A, LTD
LAND SURVEYING & ENGINEERING
Office: 440-458-6294 700 Oberlin-Elyria Road
Fax: 440-458-4483 Elyria, Ohio 44035
www.RafterA.com

DRAWN BY: JAD CHECKED BY: BDA
JOB No: 1773L-19 SHEET 1 of 4

8 pgs. 4/16/20

CITY OF AVON

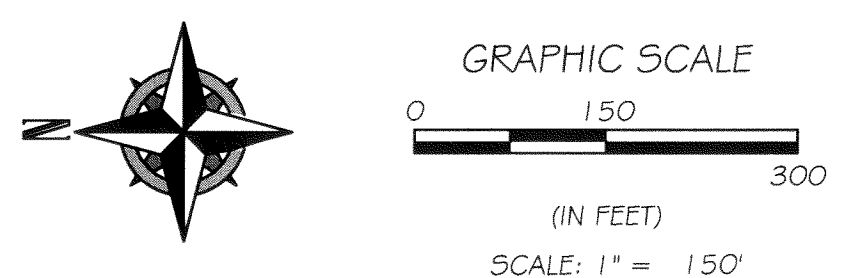
(A)	04-00-002-500-001 PENNSYLVANIA LINES, LLC INST. # 2002-0851798	(G)	03-00-005-000-097 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774430 0.9668 OF AN ACRE (REC.)
(B)	03-00-004-000-070 CLEVELAND ELECTRIC ILLUMINATING VOLUME 1043, PAGE 871	(H)	03-00-004-000-092 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774430 0.9301 OF AN ACRE (REC.)
(C)	03-00-005-000-012 STATE OF OHIO (PARCEL 91-WD-1) VOLUME 937, PAGE 933	(I)	03-00-004-000-091 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774429 0.3863 OF AN ACRE (REC.)
(D)	03-00-004-000-045 STATE OF OHIO (PARCEL 78-WL) VOLUME 983, PAGE 266	(J)	03-00-004-000-093 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774431 0.9347 OF AN ACRE (REC.)
(E)	03-00-004-000-081 FRENCH CREEK HOLDINGS, LLC INST. # 2016-0590574 0.2210 OF AN ACRE (REC.)	(K)	03-00-004-000-090 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774428 0.2552 OF AN ACRE (REC.)
(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	(L)	03-00-005-000-099 FRENCH CREEK HOLDINGS LLC INST. # 2020-0774432 0.6371 OF AN ACRE (REC.)



LINE REFERENCE TABLE

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) 70.21' (REC.)	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) 92.47' (REC.)	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' Δ=04°43'26" T=57.61'	(C6)	L=55.87' R=125.00' CH=55.41' Δ=25°36'40" T=28.41'	(C11)	L=73.43' R=275.00' CH=73.21' Δ=15°17'59" T=36.94'
(C2)	L=113.67' R=1456.70' CH=113.64' Δ=04°28'15" T=56.86'	(C7)	L=545.81' R=475.00' CH=516.27' Δ=65°50'12" T=307.51'	(C12)	L=603.26' R=525.00' CH=70.61' Δ=65°50'11" T=339.87'
(C3)	L=520.35' R=525.00' CH=499.32' Δ=58°47'20" T=283.80'	(C8)	L=86.78' R=325.00' CH=86.53' Δ=15°17'59" T=43.65'	(C13)	L=78.22' R=175.00' CH=77.57' Δ=25°36'40" T=39.78'
(C4)	L=113.96' R=325.00' CH=113.38' Δ=20°05'26" T=57.57'	(C9)	L=424.44' R=325.00' CH=394.92' Δ=74°49'37" T=248.60'	(C14)	L=216.75' R=425.00' CH=214.41' Δ=29°13'14" T=110.79'
(C5)	L=191.25' R=375.00' CH=189.18' Δ=29°13'14" T=97.75'	(C10)	L=394.14' R=275.00' CH=334.16' Δ=74°49'37" T=210.36'	(C15)	L=85.94' R=275.00' CH=85.59' Δ=17°54'18" T=43.32'



REV.	BY	DATE	DESCRIPTION
1	BDA	04-08-2020	ISSUE TO VILLAGE FOR SIGNATURE
2	BDA	05-05-2020	REVISED PER COUNTY COMMENTS
3	BDA	10-13-2020	RE-FILE TO INCLUDE EASEMENTS

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

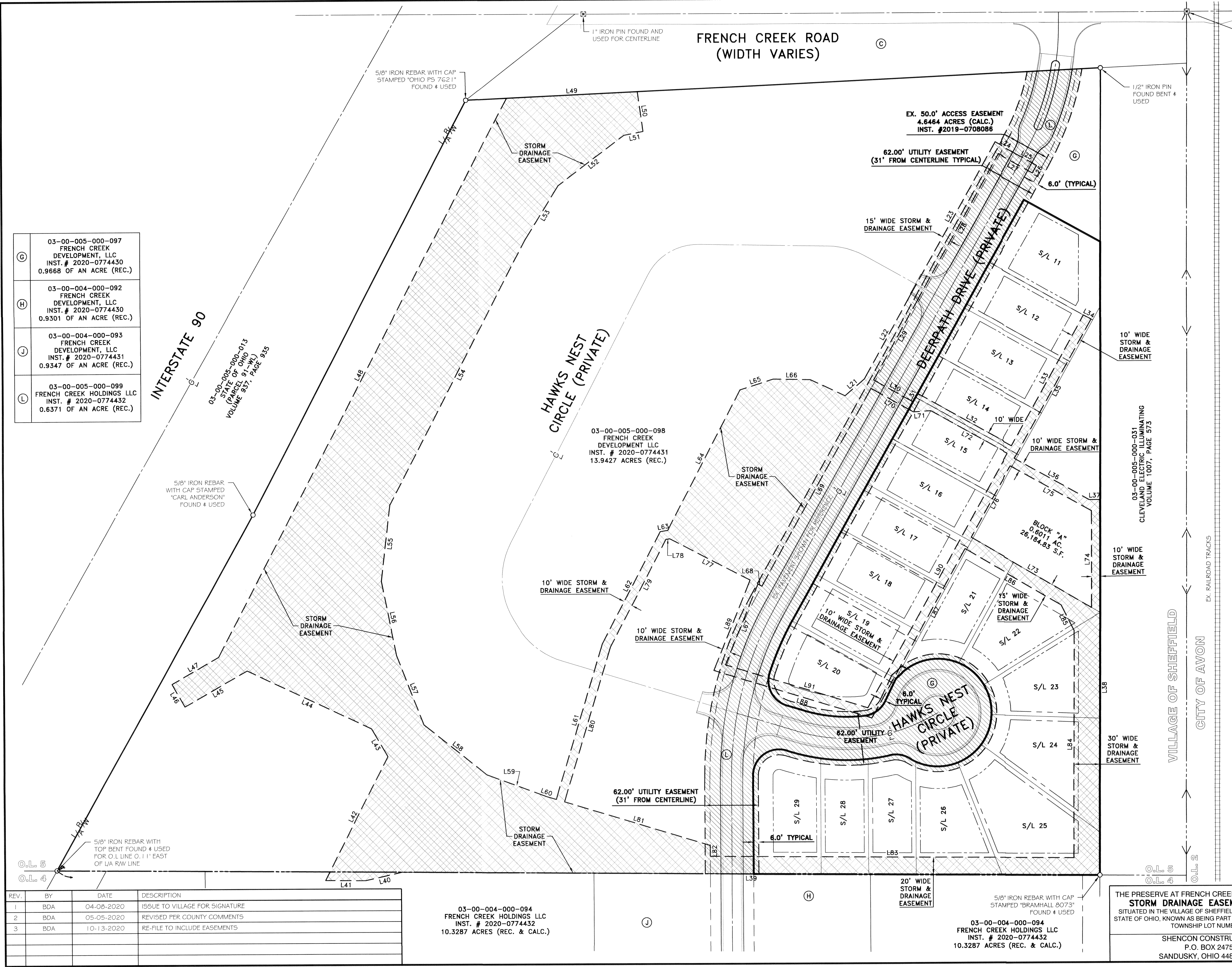
SHENCON CONSTRUCTION
 P.O. BOX 2475
 SANDUSKY, OHIO 44870-2475

RAFTER A, LTD
 LAND SURVEYING & ENGINEERING

Office: 440-458-6294 700 Oberlin-Elyria Road
 Fax: 440-458-4483 Elyria, Ohio 44035
 www.RafterA.com

DRAWN BY: JAD CHECKED BY: BDA
 JOB No: 1773L-19 SHEET 2 of 4

13/02/2020 10:00:00 AM



PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L21	29.65'	N 49°27'36" E	L57	85.82'	S 21°18'19" E
L22	112.07'	N 29°14'10" E	L58	92.83'	S 51°23'36" E
L23	201.49'	N 29°13'13" E	L59	74.05'	S 69°47'39" E
L24	24.80'	S 60°45'01" E	L60	74.05'	S 69°47'39" E
L25	30.91'	S 60°45'01" E	L61	187.22'	N 16°46'49" E
L26	10.00'	S 29°14'59" W	L62	145.40'	N 27°43'53" E
L27	45.70'	N 60°45'01" W	L63	8.90'	N 80°10'44" E
L28	191.49'	S 29°13'15" W	L64	182.85'	N 27°22'56" E
L29	107.95'	S 29°14'10" W	L65	40.31'	N 72°15'25" E
L30	52.03'	S 60°46'44" E	L66	42.85'	S 89°00'33" E
L31	10.99'	N 29°13'14" E	L67	100.12'	N 22°05'50" E
L32	125.00'	S 60°46'46" E	L68	5.29'	S 62°40'23" E
L33	173.00'	N 29°13'14" E	L69	261.12'	N 29°13'14" E
L34	10.00'	S 60°46'46" E	L70	56.00'	S 60°46'44" E
L35	183.99'	S 29°13'14" W	L71	20.24'	N 86°20'22" E
L36	98.97'	S 60°46'46" E	L72	102.00'	S 60°46'46" E
L37	12.77'	S 89°39'28" E	L73	161.51'	S 59°42'53" E
L38	432.67'	S 0°20'32" W	L74	111.47'	N 0°20'32" E
L39	808.08'	N 89°31'52" W	L75	107.65'	N 60°46'46" W
L40	43.25'	S 77°10'38" W	L76	94.60'	S 29°13'14" W
L41	46.58'	N 89°32'24" W	L77	104.08'	N 62°40'23" W
L42	160.13'	N 27°08'20" E	L78	4.56'	S 80°10'44" W
L43	37.32'	N 30°14'43" W	L79	139.52'	S 27°43'53" W
L44	158.83'	N 64°52'13" W	L80	186.26'	S 16°46'49" W
L45	83.02'	S 60°12'58" W	L81	175.90'	S 73°13'11" E
L46	30.00'	N 29°47'02" W	L82	12.48'	S 0°00'00" E
L47	62.47'	N 60°12'58" E	L83	421.37'	S 89°31'54" E
L48	728.06'	N 27°31'56" E	L84	261.54'	N 0°20'32" E
L49	151.02'	N 87°19'48" E	L85	33.52'	N 27°05'47" W
L50	47.10'	S 8°01'55" E	L86	128.96'	N 59°42'53" W
L51	22.54'	S 78°54'49" W	L87	222.64'	S 29°13'14" W
L52	95.59'	S 52°53'23" W	L88	190.78'	N 73°02'02" W
L53	74.28'	S 31°24'26" W	L89	111.97'	N 22°05'50" E
L54	344.66'	S 27°16'50" W	L90	335.17'	S 29°13'14" W
L55	88.38'	S 6°43'56" W	L91	171.78'	N 73°02'02" W
L56	87.08'	S 11°26'25" E			

(G)	03-00-005-000-097 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774430 0.9668 OF AN ACRE (REC.)
(H)	03-00-004-000-092 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774430 0.9301 OF AN ACRE (REC.)
(J)	03-00-004-000-093 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774431 0.9347 OF AN ACRE (REC.)
(L)	03-00-005-000-099 FRENCH CREEK HOLDINGS LLC INST. # 2020-0774432 0.6371 OF AN ACRE (REC.)

INTERSTATE 90

03-00-005-000-013
STATE OF OHIO
(PARCEL 91) P.W.L.
VOLUME 937, PAGE 935

5/8" IRON REBAR WITH CAP STAMPED "CARL ANDERSON" FOUND & USED

HAWKS NEST CIRCLE (PRIVATE)

03-00-005-000-098
FRENCH CREEK DEVELOPMENT LLC
INST. # 2020-0774431
13.9427 ACRES (REC.)

EX. 50.0' ACCESS EASEMENT
4.6464 ACRES (CALC.)
INST. #2019-0708086

62.00' UTILITY EASEMENT
(31' FROM CENTERLINE TYPICAL)

15' WIDE STORM & DRAINAGE EASEMENT

BEERPATH DRIVE (PRIVATE)

10' WIDE STORM & DRAINAGE EASEMENT

03-00-005-000-031
CLEVELAND ELECTRIC ILLUMINATING
VOLUME 1007, PAGE 573

VILLAGE OF SHEFFIELD
CITY OF AVON

EX. RAILROAD TRACKS

REV.	BY	DATE	DESCRIPTION
1	BDA	04-08-2020	ISSUE TO VILLAGE FOR SIGNATURE
2	BDA	05-05-2020	REVISED PER COUNTY COMMENTS
3	BDA	10-13-2020	RE-FILE TO INCLUDE EASEMENTS

03-00-004-000-094
FRENCH CREEK HOLDINGS LLC
INST. # 2020-0774432
10.3287 ACRES (REC. & CALC.)

03-00-004-000-094
FRENCH CREEK HOLDINGS LLC
INST. # 2020-0774432
10.3287 ACRES (REC. & CALC.)

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2
STORM DRAINAGE EASEMENT EXHIBIT
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 Elyria, Ohio 44035
Fax: 440-458-4483
www.RafterA.com

DRAWN BY: JAD CHECKED BY: BDA
JOB No: 1773L-19 SHEET 4 of 4

STORM SEWER & DRAINAGE EASEMENT NOTE
STORM SEWER & DRAINAGE EASEMENT ARE FOR THE MAINTENANCE AND REPAIR OF THE STORM SEWER SYSTEM, STORM WATER MANAGEMENT SYSTEM AND TO ENSURE DRAINAGE ACROSS LOTS IS MAINTAINED AS NEEDED FOR PROPER DRAINAGE.

Plat Sheet

Instrument # 2020-0787263

Film # -

Name of Plat: Preserve at French Creek Subdivision No. 2

Owner: French Creek Development LLC

Description: Situated in the State of Ohio,
County of Lorain Village of Sheffield being
part of Sheffield Township lot 5 20.1552
Acres being a ~~one~~ resubdivision of Sublots
1 thru 10 in Preserve at French Creek Subdivision
#1 in Plat vol. 106 pgs. 90-92 creating
Sublots 11 thru 29 and Block A.
being a rerecord of Plat vol. 108 pgs. 2,3,4
2020-0759964 -

Floor Plans: -

Related/Margin: Plat vol. 106 pg. 90-92 Plat vol. 108 pgs. 2,3,4

Comments: -

Vol. 108

Receiving Stamp

Pg. 79-85

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

Amount: \$ 612.80

Initials: Tm