THE PRESERVE AT FRENCH CREEK
SUBDIVISION No. 3

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, BEING A PORTION OF LAND AS DESCRIBED IN A DEED TO FRENCH CREEK DEVELOPMENT LLC AS RECORDED IN INSTRUMENT NUMBER 2020-0774431 OF THE LORAIN COUNTY DEED RECORDS. 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 PORTION OF LAND AS DESCRIBED IN A DEED TO FRENCH CREEK DEVELOPMENT LLC AS RECORDED IN INSTRUMENT NUMBER 2020-0774431 OF THE LORAIN COUNTY DEED RECORDS. BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 5. CONTAINING WITHIN SAID BOUNDS 8.4940 ACRES OF LAND.

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 3", SUBLOT Nos. 30-61 AND BLOCK "B", 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.
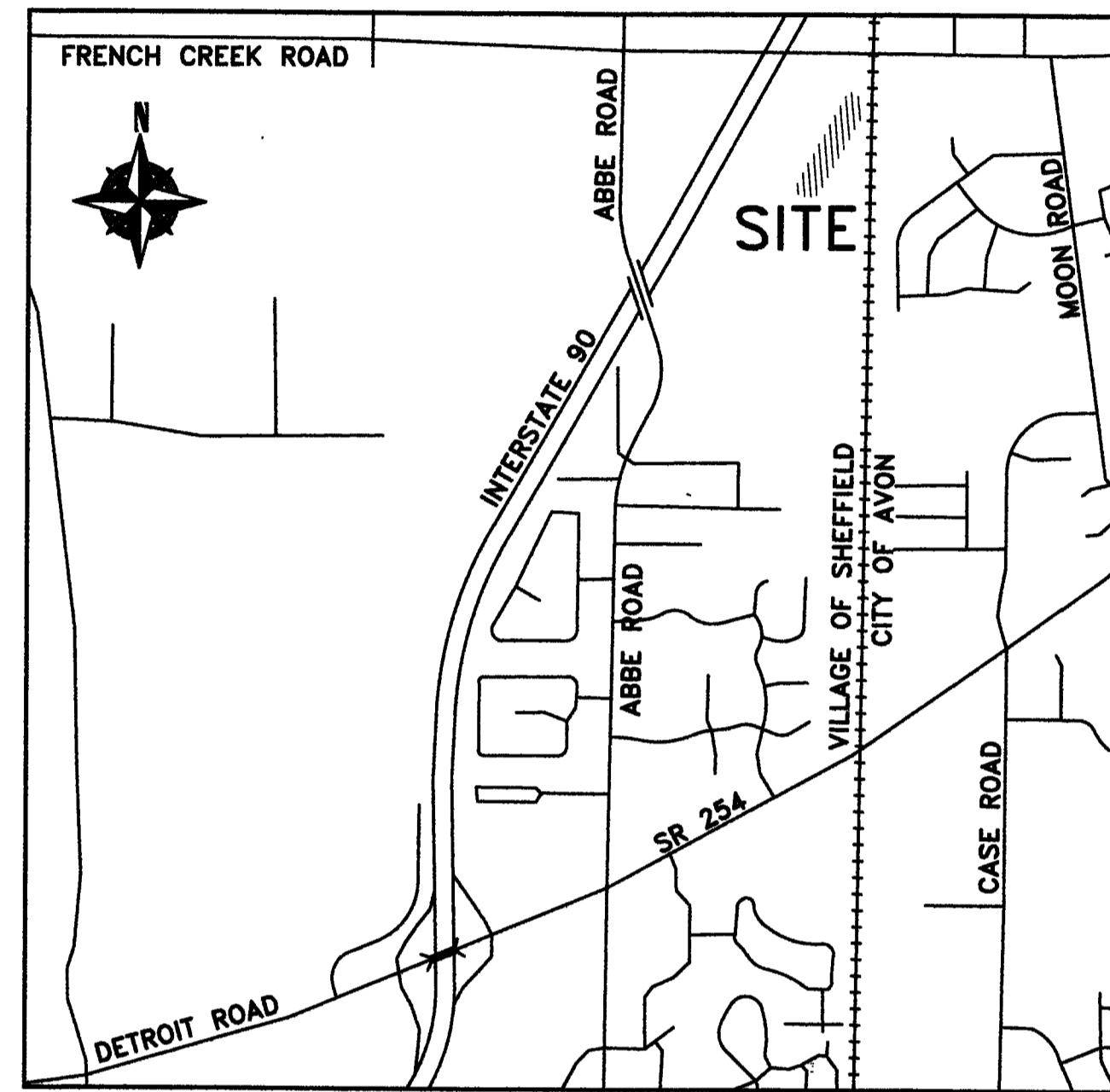
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN THE CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF THEMSELVES 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 HEREOF THE UNDERSIGNED HAVE HEREUNTO SET THERE HANDS

THIS: 6 DAY OR October, 2021.

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: 6 DAY OR October, 2021.

Deborah L. Haines
NOTARY PUBLIC

7-5-24
MY COMMISSION EXPIRES

DEBORAH L HAINES
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 07-05-24
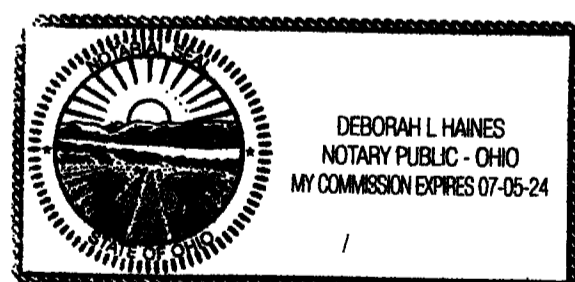
REFERENCES USED

- 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. KRYSTOWSKI 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
- THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 2 RE-FILE, PLAT VOLUME 108, PAGES 79-85

VICINITY MAP
-NOT TO SCALE-

FRENCH CREEK ROAD

N

SITE

ABBE ROAD

MOON ROAD

INTERSTATE 80

ABBE ROAD

VILLAGE OF SHEFFIELD CITY OF AVON

CASE ROAD

SR 254

DETROIT ROAD

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. 3", SUBLOT Nos. 30-61 AND BLOCK "B", SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, BEING A PORTION OF LAND AS DESCRIBED IN A DEED TO FRENCH CREEK DEVELOPMENT LLC AS RECORDED IN INSTRUMENT NUMBER 2020-0774431 OF THE LORAIN COUNTY DEED RECORDS. BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 5. CONTAINING WITHIN SAID BOUNDS 8.4940 ACRES OF LAND. ALL POINTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

BRENT D. ANDERSON, P.S. - 8538

BRENT D. ANDERSON S-8538
STATE OF OHIO
PROFESSIONAL SURVEYOR

10/1/2021 / DATE

VILLAGE OF SHEFFIELD APPROVALS:

VILLAGE ADMINISTRATOR:
THIS PLAT IS HEREBY APPROVED, THIS 7th DAY OF October, 2021.

10-7-21

SHEFFIELD VILLAGE ADMINISTRATOR KEN KACZAY / DATE

LEGEND:

- O 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 2020 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

SUBLOT NUMBERS 30-61	6.3380 ACRES
BLOCK "B"	2.1560 ACRES
TOTAL THE PRESERVE AT FRENCH CREEK SUB NO. 3	8.4940 ACRES
REMAINDER AREA	5.4487 ACRES
OVERALL ACREAGE	13.9427 ACRES

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE

OCT 29 2021

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Doc ID: 023183290003 Type: OFF
Kind: PLAT
Recorded: 10/29/2021 at 10:32:37 AM
Fee Amt: $172.80 Page 1 of 3
Lorain County, Ohio
Mike Doran County Recorder
File 2021-0846803

OLD REPUBLIC NATIONAL TITLE INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035
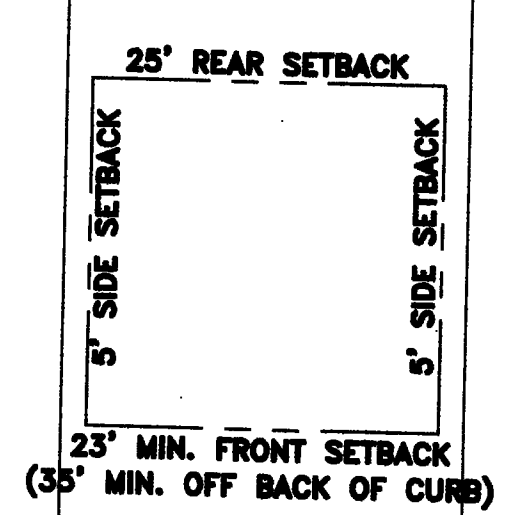
PLAT VOL 110
PGS 89,90

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 3
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 · TESTING
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
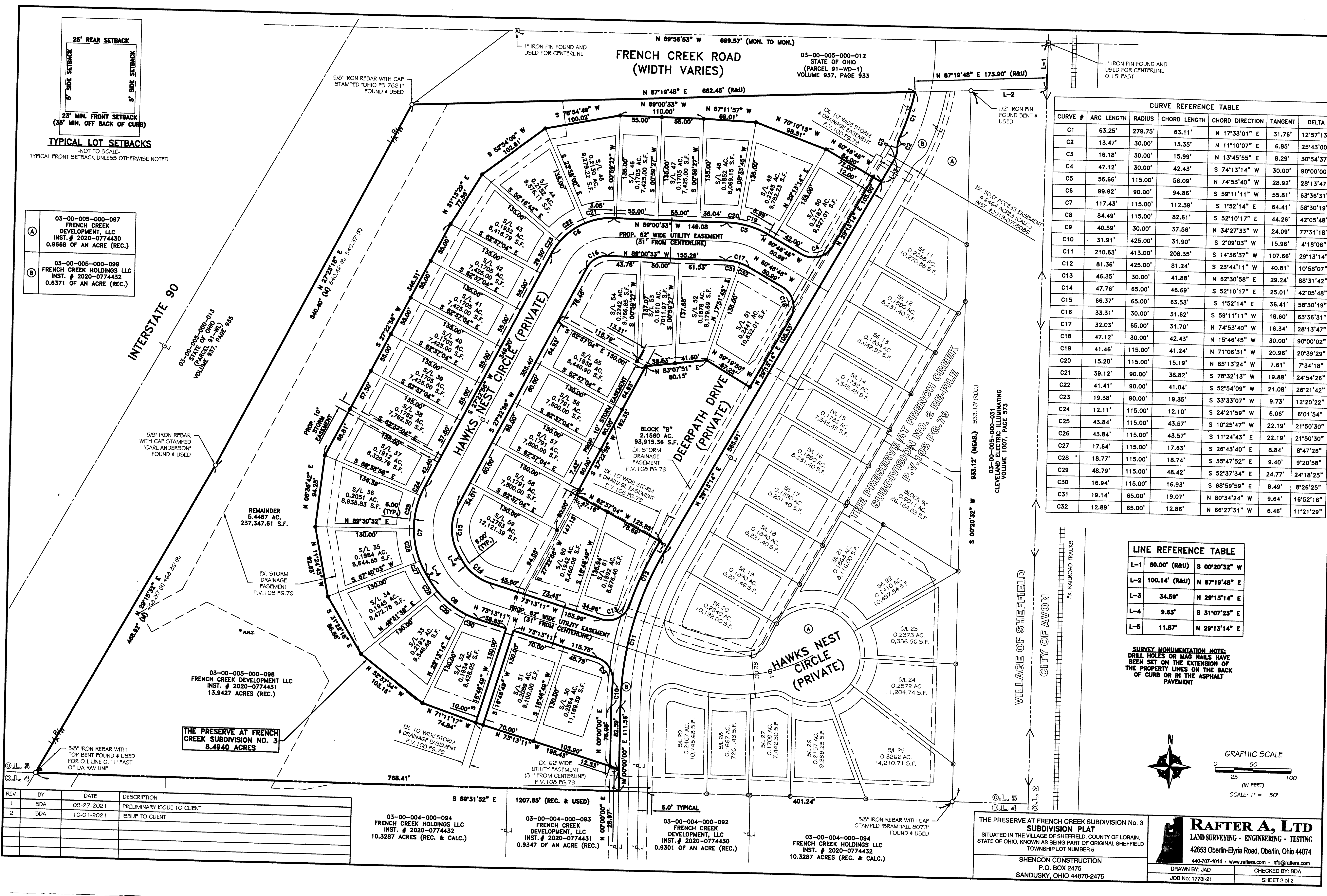440-707-4014 · www.raftera.com · info@raftera.com

DRAWN BY: JAD	CHECKED BY: BDA
JOB No: 17731-21	SHEET 1 of 2

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

25' REAR SETBACK
5' SIDE SETBACK
5' SIDE SETBACK
23' MIN. FRONT SETBACK
(35' MIN. OFF BACK OF CURB)

CURVE REFERENCE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	63.25'	279.75'	63.11'	N 17°33'01" E	31.76'	12°57'13"
C2	13.47'	30.00'	13.35'	N 11°10'07" E	6.85'	25°43'00"
C3	16.18'	30.00'	15.99'	N 13°45'55" E	8.29'	30°54'37"
C4	47.12'	30.00'	42.43'	S 74°13'14" E	30.00'	90°00'00"
C5	56.66'	115.00'	56.09'	N 74°53'40" E	28.92'	28°13'47"
C6	99.92'	90.00'	94.86'	S 59°11'11" W	55.81'	63°36'31"
C7	117.43'	115.00'	112.39'	S 1°52'14" E	64.41'	58°30'19"
C8	84.49'	115.00'	82.61'	S 52°10'17" E	44.26'	42°05'48"
C9	40.59'	30.00'	37.56'	N 34°27'33" W	24.09'	77°31'18"
C10	31.91'	425.00'	31.90'	S 2°09'03" W	15.96'	4°18'06"
C11	210.63'	413.00'	208.35'	S 14°36'37" W	107.66'	29°13'14"
C12	81.36'	425.00'	81.24'	S 23°44'11" W	40.81'	10°58'07"
C13	46.35'	30.00'	41.88'	N 62°30'58" E	29.24'	88°31'42"
C14	47.76'	65.00'	46.69'	S 52°10'17" E	25.01'	42°05'48"
C15	66.37'	65.00'	63.53'	S 1°52'14" E	36.41'	58°30'19"
C16	33.31'	30.00'	31.62'	S 59°11'11" W	18.60'	63°36'31"
C17	32.03'	65.00'	31.70'	N 74°53'40" E	16.34'	28°13'47"
C18	47.12'	30.00'	42.43'	N 15°46'45" W	30.00'	90°00'02"
C19	41.46'	115.00'	41.24'	N 71°06'31" W	20.96'	20°39'29"
C20	15.20'	115.00'	15.19'	N 85°13'24" W	7.61'	7°34'18"
C21	39.12'	90.00'	38.82'	S 78°32'13" W	19.88'	24°54'26"
C22	41.41'	90.00'	41.04'	S 52°54'09" W	21.08'	26°21'42"
C23	19.38'	90.00'	19.35'	S 33°33'07" W	9.73'	12°20'22"
C24	12.11'	115.00'	12.10'	S 24°21'59" W	6.06'	6°01'54"
C25	43.84'	115.00'	43.57'	S 10°25'47" W	22.19'	21°50'30"
C26	43.84'	115.00'	43.57'	S 11°24'43" E	22.19'	21°50'30"
C27	17.64'	115.00'	17.63'	S 26°43'40" E	8.84'	8°47'26"
C28	18.77'	115.00'	18.74'	S 35°47'52" E	9.40'	9°20'58"
C29	48.79'	115.00'	48.42'	S 52°37'34" E	24.77'	24°18'25"
C30	16.94'	115.00'	16.93'	S 68°59'59" E	8.49'	8°26'25"
C31	19.14'	65.00'	19.07'	N 80°34'24" W	9.64'	16°52'18"
C32	12.89'	65.00'	12.86'	N 66°27'31" W	6.46'	11°21'29"

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	34.59'	N 29°13'14" E
L-4	9.63'	S 31°07'23" E
L-5	11.87'	N 29°13'14" E

SURVEY MONUMENTATION NOTE:
DRILL HOLES OR MAG NAILS HAVE BEEN SET ON THE EXTENSION OF THE PROPERTY LINES ON THE BACK OF CURB OR IN THE ASPHALT PAVEMENT

GRAPHIC SCALE
0   25   50   100
(IN FEET)
SCALE: 1" = 50'
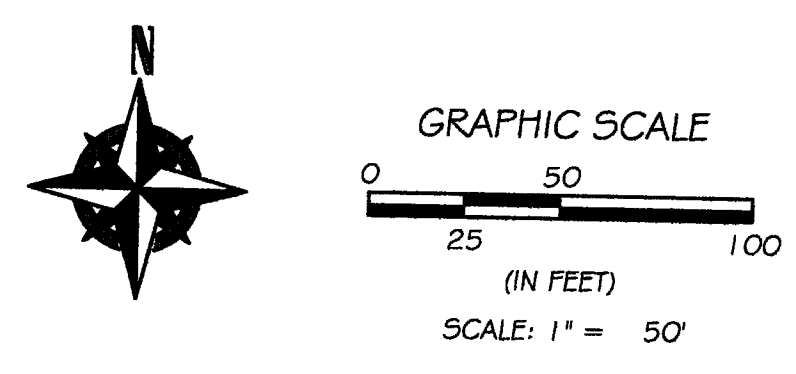
REV.	BY	DATE	DESCRIPTION
1	BDA	09-27-2021	PRELIMINARY ISSUE TO CLIENT
2	BDA	10-01-2021	ISSUE TO CLIENT

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

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 3
SUBDIVISION PLAT
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
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DRAWN BY: JAD   CHECKED BY: BDA
JOB No: 1773I-21   SHEET 2 of 2