TREADWAY PONDS TOWNHOMES

FOR

TREADWAY PONDS LLC

SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 37, BEING* ALL OF SUBLOT NUMBERS 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285 AND 286, THE SOUTHERLY 30 FEET OF SUBLOT 287, AND PORTIONS OF VACATED TREADWAY BOULEVARD AND VACATED IVANHOE AVENUE PER CITY OF SHEFFIELD LAKE ORDINANCE NUMBER 15-22, ALL ORIGINALLY RECORDED IN THE CORAL BEACH SUBDIVISION NO. 2 PLAT VOLUME 12 PAGE 21 OF THE LORAIN COUNTY PLAT RECORDS.

* A RESUBDIVISION OF
* BDA 12/28/2022

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 37, BEING A PARCEL OF LAND AS DESCRIBED IN A DEED TO TREADWAY PONDS LLC AS RECORDED IN INSTRUMENT NUMBER 2022-0881551 OF THE LORAIN COUNTY DEED RECORDS. CONTAINING WITHIN SAID BOUNDS 4.0682 ACRES OF LAND.

THE UNDERSIGNED, AGREES TO RESERVE EASEMENTS AS INDICATED HEREON;

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.

IN WITNESS HEREOF THE UNDERSIGNED HAVE HEREUNTO SET THERE HANDS

THIS: 8th DAY OR December ,2022

GEORGE A. DOUZOS, MEMBER TREADWAY PONDS LLC

THIS: 8TH DAY OR DECEMBER ,2022

MICHAEL J. DeANNA, MEMBER TREADWAY PONDS 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 GEORGE A. DOUZOS MEMBER OF TREADWAY PONDS 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: 8th DAY OR December ,2022

NOTARY PUBLIC

3/15/27
MY COMMISSION EXPIRES

NOTARIAL SEAL STATE OF OHIO

TAYLOR O'DELL
Notary Public, State of Ohio
My Commission Expires:
03/15/27

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 MICHAEL J. DeANNA MEMBER OF TREADWAY PONDS 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: 8th DAY OR December ,2022

NOTARY PUBLIC

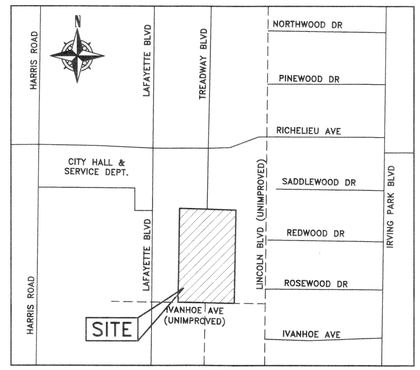
3/15/27
MY COMMISSION EXPIRES

NOTARIAL SEAL STATE OF OHIO

TAYLOR O'DELL
Notary Public, State of Ohio
My Commission Expires:
03/15/27

REFERENCES

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- SUBDIVISION PLATS AS LISTED HEREON



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 "TREADWAY PONDS TOWNHOMES", SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 37, BEING A PARCEL OF LAND AS DESCRIBED IN A DEED TO TREADWAY PONDS LLC AS RECORDED IN INSTRUMENT NUMBER 2022-0881551 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING WITHIN SAID BOUNDS 4.0682 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. — 12/02/2022 DATE

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

LEGEND:

○	IRON PIN/PIPE FOUND AS NOTED
●	5/8" 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
○ M.N.F.	MAGNETIC NAIL/SPIKE FOUND
● M.N.S.	MAGNETIC NAIL/SPIKE SET
⬡	RAILROAD SPIKE FOUND
P/L	PROPERTY LINE
C/L	CENTERLINE
R/W	RIGHT-OF-WAY

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
DEC 29 2022
J. CRAIG SIROGRASS, CPA, CCFM
LORAIN COUNTY AUDITOR

Doc ID: 023788030003 Type: OFF
Kind: PLAT
Recorded: 12/29/2022 at 12:38:00 PM
Fee Amt: $176.80 Page 1 of 3
Lorain County, Ohio
Mike Doran County Recorder
File 2022-0902535

CENTURY 21 DEANNA REALTY
126 HILLIARD ROAD
ELYRIA, OH 44035

Plat Vol 112
Pgs 102, 103

ENGINEER'S CERTIFICIATION

THIS PLAT IS HEREBY APPROVED FOR RECORDING PURPOSES ONLY THIS 8TH DAY OF December 2022.

CITY OF SHEFFIELD LAKE MUNICIPAL ENGINEER — 12/8/2022 DATE

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT, FOR RECORDING PURPOSES ONLY, THIS PLAT ACCORDING TO THE REGULATIONS FOR THE CITY OF SHEFFIELD LAKE, OHIO THIS 5TH DAY OF December, 2022.

PLANNING COMMISSION-CHAIRPERSON-CATHY PUGH — 12/5/2022 DATE

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "TREADWAY PONDS TOWNHOMES" IS HEREBY APPROVED FOR RECORDING PURPOSE ONLY AND IS ACCEPTED BY:

ORDINANCE NO. 14-22, THIS 22 DAY OF March, 2022

COUNCIL CLERK-BRANDY RANDOLPH — 12/6/22 DATE

COUNCIL PRESIDENT-RICK ROSSO — 12-6-22 DATE

LAW DIRECTOR'S CERTIFICATION

THIS PLAT IS HEREBY APPROVED FOR RECORDING PURPOSED ONLY, THIS 6TH DAY OF December 2022.

CITY OF SHEFFIELD LAKE LAW DIRECTOR-DAVID GRAVES — 12-6-22 DATE

STATEMENT OF DEDICATION OF IMPROVEMENTS TO PUBLIC USE

THE CITY OF SHEFFIELD LAKE WILL ACCEPT THE FOLLOWING IMPROVEMENTS AS PUBLIC UPON COMPLETION OF SAID IMPROVEMENTS:

- THE SANITARY SEWER MAIN SYSTEM WITHIN THE EASEMENT AS SHOWN TO INCLUDE THE MAINLINE AND MANHOLES. THE CITY WILL MAINTAIN THE SANITARY SEWER SYSTEM INCLUDING REPAIR, REPLACEMENT AND MAINTENANCE. AREAS IN PAVEMENT WILL BE REPAIRED WITH PREMIUM AGGREGATE BACKFILL TO THE SURFACE HOWEVER THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR PAVEMENT RESTORATION. ALL SANITARY LATERALS ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATE AS PER CITY OF SHEFFIELD LAKE CODIFIED ORDINANCE CHAPTER 931.21.
- THE DRINKING WATER MAIN SYSTEM WITHIN THE EASEMENT AS SHOWN TO INCLUDE THE MAINLINE, HYDRANTS AND WATER LATERALS UP TO EACH 2 INCH CURB STOP. THE CITY WILL MAINTAIN THE DRINKING WATER SYSTEM INCLUDING REPAIR, REPLACEMENT AND MAINTENANCE. AREAS IN PAVEMENT WILL BE REPAIRED WITH PREMIUM AGGREGATE BACKFILL TO THE SURFACE HOWEVER, THE HOMEOWNER'S ASSOCIATE IS RESPONSIBLE FOR PAVEMENT RESTORATION. ALL WATER LATERALS BEYOND THE CURB STOP ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- THE ALL-PURPOSE WALKING TRAIL AS SHOWN WITHIN THE EASEMENT TO INCLUDE MAINTENANCE AND RESURFACING AS REQUIRED. AREAS BEYOND THE EASEMENT ARE THE RESPONSIBILITY THE HOMEOWNER'S ASSOCIATION.

ACREAGE BREAKDOWN

TOWNHOMES AREA (LOTS 1-36)	1.1376 ACRES
~~COMMON AREA~~ BLOCK A AREA	2.9306 ACRES
OVERALL DEVELOPMENT AREA	4.0682 ACRES

BDA 12/28/22

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF TREADWAY BOULEVARD AND IS ASSUMED TO BE NORTH 00°33'44" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JUNE 2021.

REV.	BY	DATE	DESCRIPTION
1	BDA	10-28-2022	ISSUE FOR CITY APPROVAL
2	BDA	12-02-2022	REVISED PER CITY COMMENTS
3	BDA	12-28-2022	REVISED PER COUNTY TAX MAP COMMENTS

RAFTER A, LTD
LAND SURVEYING · ENGINEERING · TESTING
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440-707-4014 · www.rafterra.com · info@rafterra.com

TREADWAY PONDS, LLC
125 HILLIARD ROAD
ELYRIA, OHIO 44035

TREADWAY PONDS TOWNHOMES
RECORD PLAT
TITLE SHEET
CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 2532-21

SHEET: 1 OF 2

C1	L=23.47'(C) R=15.00'(R&U) CH=21.15'(C) S 44°15'21" E Δ=89°38'09"(C) T=14.90'(C) 14.91'(R)
C2	L=23.66'(C) R=15.00'(R&U) CH=21.28'(C) N 45°44'39" E Δ=90°21'51"(C) T=15.10'(C) 15.09'(R)

ACREAGE BREAKDOWN

TOWNHOMES AREA (LOTS 1-36)	1.1376 ACRES
BLOCK A AREA	2.9306 ACRES
OVERALL DEVELOPMENT AREA	4.0682 ACRES

GRAPHIC SCALE
0 15 30 60
(IN FEET)
SCALE: 1" = 30'

LINCOLN BOULEVARD (55' R/W)

TREADWAY BOULEVARD (PRIVATE)

TREADWAY BOULEVARD (50' R/W)

TREADWAY BOULEVARD (50' R/W)

RICHELIEU AVENUE (50' R/W)

IVANHOE AVENUE (R/W VARIES)

LAFAYETTE BOULEVARD (70' R/W)

PROPOSED "BLOCK A" AREA 2.9306 ACRES

VACATED TREADWAY BOULEVARD (PER ORD# 16-42)

PROP. 12.0' WIDE INGRESS/EGRESS WALKING PATH EASEMENT TO CITY OF SHEFFIELD LAKE

PROP. 20.00' WIDE WATERLINE EASEMENT TO CITY OF SHEFFIELD LAKE

PROP. 20.00' WIDE SANITARY EASEMENT TO CITY OF SHEFFIELD LAKE

03-00-037-111-074
TREADWAY PONDS LLC
VACANT, TREADWAY BLVD
INST. #2022-0881551
4.0682 ACRES (REC.)

03-00-037-115-001
PATRICIA F. ECHKO
VACANT, TREADWAY BLVD
O.R. VOL. 969 PG. 130

03-00-037-114-029
HEATHER RAYMOND
VACANT, TREADWAY BLVD
INST.# 1999-0609413

03-00-037-114-067
DONALD P. STASH
711 LAFAYETTE BLVD
INST.# 2006-0140799

03-00-037-112-042
SCOTT M. SHAFFER
623 TREADWAY BLVD
INST.#1999-0612208

03-00-037-112-004
GEORGE G. WENNER
& JANET L. WENNER
631 TREADWAY BLVD
O.R. VOL. 1145 PG. 98

03-00-037-111-066
DEBORAH S. TRZASKOWSKI
622 TREADWAY BLVD
INST.# 2013-0476065

03-00-037-111-072
DAVID C. & VALORIE J. HEDRICK
630 TREADWAY BLVD
INST.# 2015-0568253

03-00-037-111-069
WALTER DOUGHTY JR. &
VICKI L. VERLATO
627 LAFAYETTE BLVD
O.R. VOL. 1464 PG. 276

03-00-037-111-057
JASON & SELINA MESSER
635 LAFAYETTE BLVD
INST.# 2016-0587506

03-00-037-111-055
ANTHONY J. & HEATHER L. COLLINS
645 LAFAYETTE BLVD
INST.# 2005-0076899

03-00-037-111-051
JOHN GARLOCK
659 LAFAYETTE BLVD
INST.# 2006-0144665

03-00-037-111-053
DIANE K. SOLOMON
665 LAFAYETTE BLVD
INST.# 2015-0556021

03-00-037-111-054
CHERYL D. BOONE
VACANT LAFAYETTE BLVD
O.R. VOL. 1073 PG.297

03-00-037-111-061
DOUGLAS W. & GLADYS M. BELL
685 LAFAYETTE BLVD
INST.# 2005-0078754

03-00-037-111-070
JESSE T. WATSON
689 LAFAYETTE BLVD
INST.# 2015-0551445

CORAL BEACH SUBDIVISION No. 2
PLAT VOLUME 12, PAGE 21

CORAL BEACH SUBDIVISION
PLAT VOLUME 11, PAGE 17

BLOCK "D"

BLOCK "E"

PROP. BUILDING 1 — 5-UNIT TOWNHOUSE
PROP. BUILDING 2 — 4-UNIT TOWNHOUSE
PROP. BUILDING 3 — 4-UNIT TOWNHOUSE
PROP. BUILDING 4 — 5-UNIT TOWNHOUSE
PROP. BUILDING 5 — 5-UNIT TOWNHOUSE
PROP. BUILDING 6 — 4-UNIT TOWNHOUSE
PROP. BUILDING 7 — 4-UNIT TOWNHOUSE
PROP. BUILDING 8 — 5-UNIT TOWNHOUSE

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TREADWAY PONDS, LLC
125 HILLIARD ROAD
ELYRIA, OHIO 44035

TREADWAY PONDS TOWNHOMES RECORD PLAT
SURVEY PLAT
CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: JAD
CHECKED BY: BDA
RAF JOB No: 2532-20

SHEET: 2of2

Plat Sheet

Instrument # 2022-0902535 Film # -

Name of Plat: Treadway Ponds Townhomes

Owner: Treadway Ponds LLC.

Description: Situated in the City of Sheffield Lake, County of Lorain, State of Ohio: Being a part of Original Sheffield Township Lot No. 37 Being all of Sublot #s 144 thru 159 and sublot #s 272 thru 287 and portions of Vacated Treadway Blvd and Vacated Ivanhoe Ave. per Ordinance No 15-22, Recorded in the Coral Beach Subdivision No 2 Plat in Vol 12 Page 21 Total Acreage = 4.0682 Acres / Easements Also Creating Subcots 1 thru 36 and Block "A"

Floor Plans: /

Related/Margin: Plat Vol. 12 Pg 21

Comments: /

Vol. 112

Pg. 102, 103

Receiving Stamp

CENTURY 21 DEANNA REALTY
126 HILLIARD ROAD
ELYRIA, OH 44035

Amount: $176.80
Initials: SC-PT