

**MAGNOLIA MEADOWS SUBDIVISION NO. 1  
SUBDIVISION PLAT**

PPN 03-00-002-102-034, and 03-00-002-102-039

Part of Original Sheffield Township Lot 2

Now in Sheffield Village - Lorain County - Ohio

December 5, 2023 Scale 1"= 50'

December

2024-0001608  
PLAT Fee: \$259.20 Page 1 of 4  
Recorded: 1/19/2024 at 01:29 PM  
Receipt: T20240001152  
Lorain County Recorder Mike Doran

PLAT V 01 114  
Pg 5 94, 95, 96

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-022  
OHIO REV. CODE  
JAN 19 2024  
J. CRANG SHODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

OWNERS CERTIFICATE

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 2, BEING A SUBDIVISION OF PPN: 03-00-002-102-034 BY DOCUMENT NUMBER 2013-0465057.

THE UNDERSIGNED, MAGNOLIA MEADOWS JV, LLC, THROUGH ~~YATIE WIND LANGUISE~~ HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS MAGNOLIA MEADOWS SUBDIVISION NO. 1 A SUBDIVISION OF SUBLOTS 1 THROUGH 33 INCLUSIVE, AND BLOCKS A, B, C, AND D AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME. AND DOES HEREBY DEDICATE TO PUBLIC USE, AS SUCH, DETROIT ROAD (THIRTY-THREE) 33 FEET IN WIDTH AS SHOWN HEREON.

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

IN WITNESS WHEREOF, YATIE WIND LANGUISE HAS HERETO SET HIS HAND

AT HERON, OHIO,  
THIS 5th DAY OF DECEMBER, 2023

BY: Yatie Wind Languisse

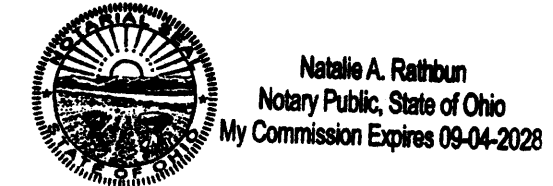
NOTARY PUBLIC

STATE OF OHIO )  
                  ) Summit  
COUNTY OF LORAIN )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, PERRINO BUILDERS THROUGH Yatie Wind Languisse WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Summit, OHIO,

THIS 5th DAY OF December, 2023

Natalie A. Rathbun  
NOTARY PUBLIC

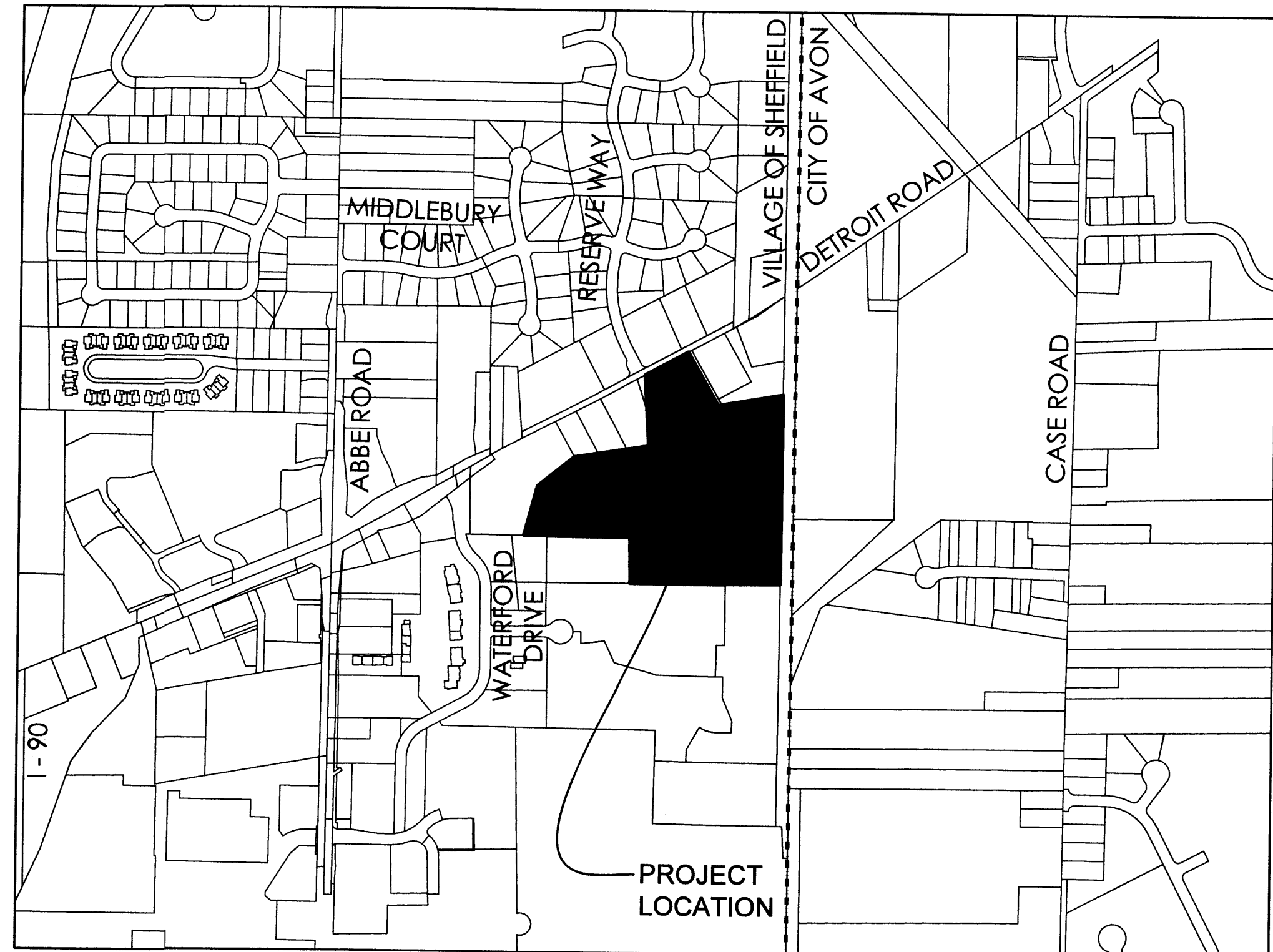


THIS IS AN ACKNOWLEDGEMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON IN THE VILLAGE OF SHEFFIELD, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED. BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN FEBRUARY OF 2023. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Spellacy 12/5/2023  
MICHAEL P. SPELLACY, P.S. NO. 8769 DATE



VICINITY MAP  
(N.T.S.)

Area Tabulation:

AREA IN EXISTING RIGHT OF WAY	TO BE DEDICATED .....	0.2097 Acres
AREA IN SUBLOTS (33) .....		5.6879 Acres
AREA IN BLOCKS A, B, C, AND D (PRIVATE ROAD) .....		3.4642 Acres
AREA IN REMAINING LAND .....		15.3726 Acres
TOTAL AREA .....		24.7344 Acres

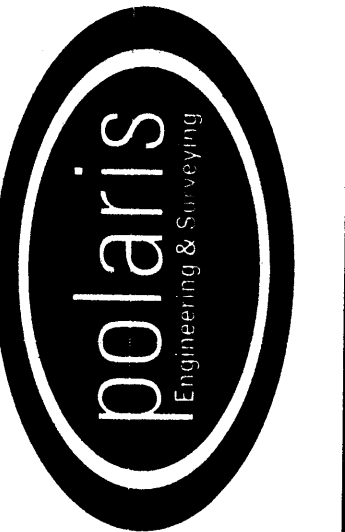
DATE:	12/5/23	DRAWN:	RMK
SCALE:	HOR. N/A	VERT.	N/A
FOLDER:	DWG/Proj. Surveying		
FILENAME:	22086 Record Plat		
TAB:	01-Title		
BNDY. CHK:	MPS-12/14/2022		
BASE. CHK:	N/A		

APPROVALS

VILLAGE ADMINISTRATOR  
THIS PLAT IS HEREBY APPROVED, THIS 14 DAY OF December, 2023  
Dennis Shawver  
SHEFFIELD VILLAGE ADMINISTRATOR - DENNIS SHAWVER

**MAGNOLIA MEADOWS  
SUBDIVISION NO. 1**  
SHEFFIELD VILLAGE - LORAIN COUNTY - OHIO

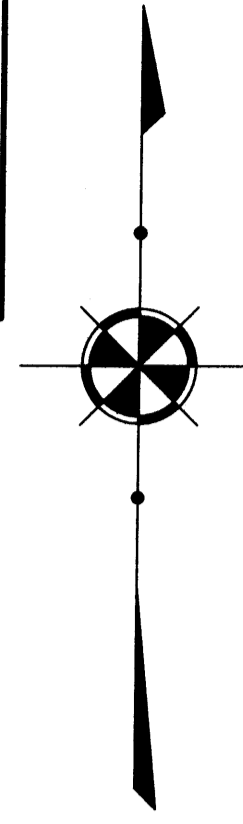
POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com



**RECORD PLAT**

CONTRACT No.	
22086	
SHEET	OF
01	03

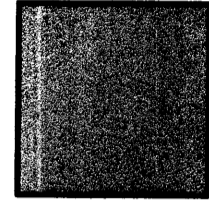
DATE: 12/09/23 DRAWN: RMK  
 SCALE: HOR. 1"=50', VERT. N/A  
 FOLDER: DWG/Proj\_Surveying  
 FILENAME: 22086 Record Plat  
 TAB: 02-Plat  
 BNDY. CHK: MPS-12/14/2022  
 BASE. CHK: N/A



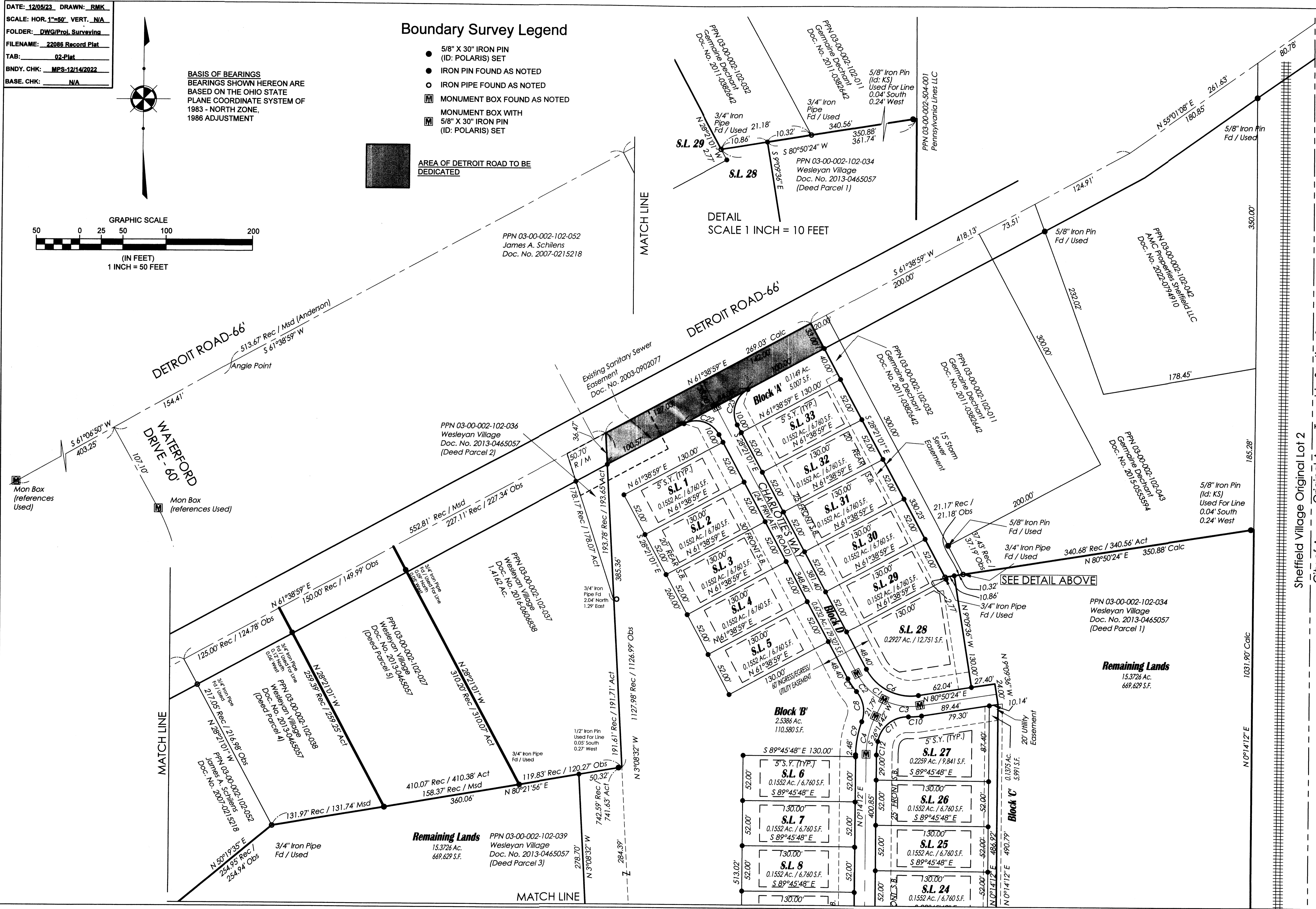
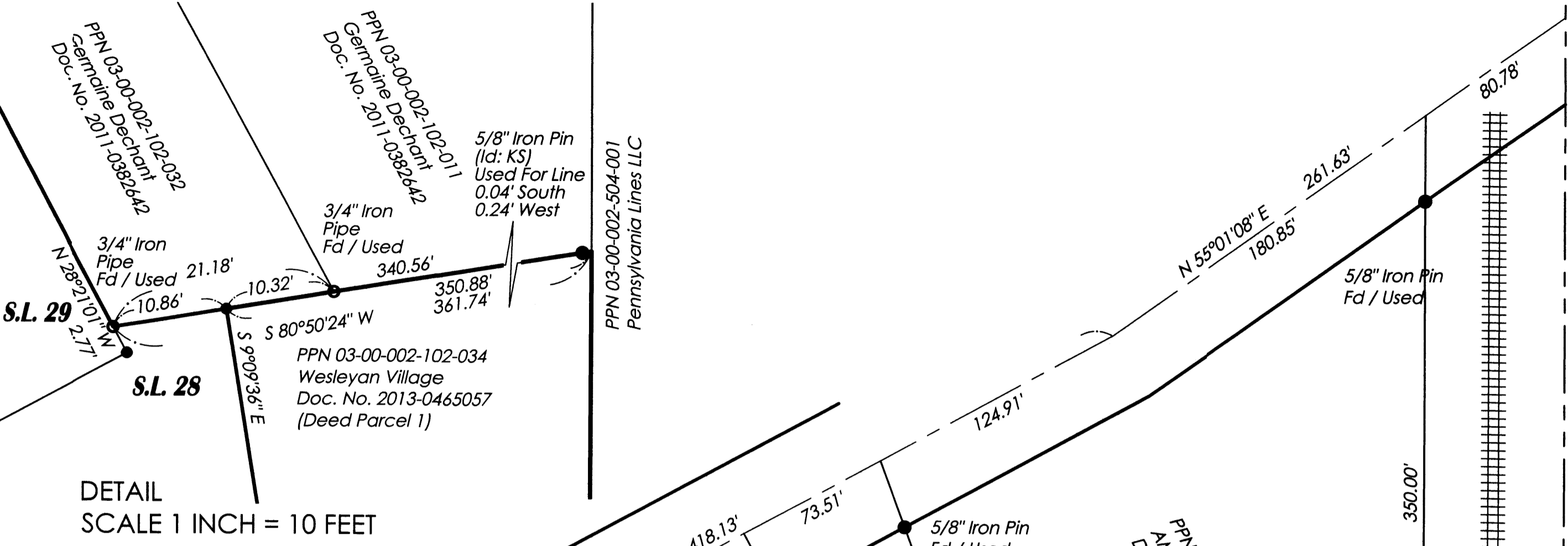
**BASIS OF BEARINGS**  
 BEARINGS SHOWN HEREON ARE  
 BASED ON THE OHIO STATE  
 PLANE COORDINATE SYSTEM OF  
 1983 - NORTH ZONE,  
 1986 ADJUSTMENT

**Boundary Survey Legend**

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ⊠ MONUMENT BOX FOUND AS NOTED
- ⊠ MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET

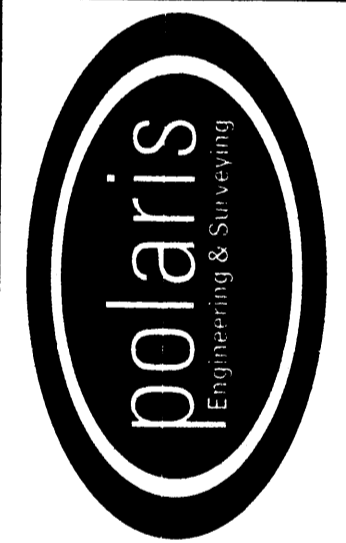


AREA OF DETROIT ROAD TO BE DEDICATED



**MAGNOLIA MEADOWS  
 SUBDIVISION NO. 1**  
 SHEFFIELD VILLAGE - LORAIN COUNTY - OHIO

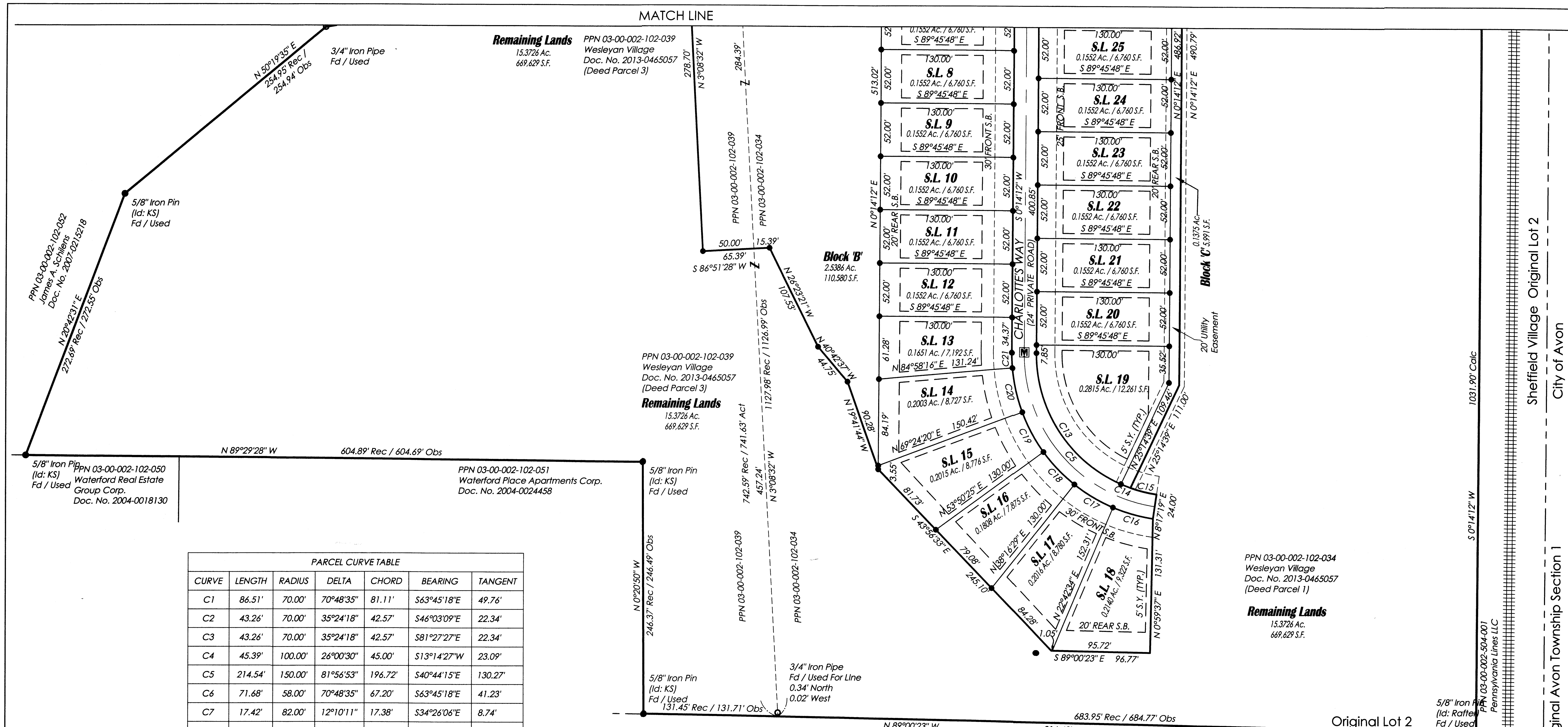
POLARIS ENGINEERING & SURVEYING, INC.  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com



**RECORD PLAT**

CONTRACT No.	
22086	
SHEET	OF
02	03

Sheffield Village Original Lot 2  
 City of Avon Original Avon Township Section 1



**Remaining Lands**  
 15.3726 Ac.  
 669,629 S.F.  
 PPN 03-00-002-102-039  
 Wesleyan Village  
 Doc. No. 2013-0465057  
 (Deed Parcel 3)

**Remaining Lands**  
 15.3726 Ac.  
 669,629 S.F.  
 PPN 03-00-002-102-039  
 Wesleyan Village  
 Doc. No. 2013-0465057  
 (Deed Parcel 3)

**Remaining Lands**  
 15.3726 Ac.  
 669,629 S.F.  
 PPN 03-00-002-102-051  
 Waterford Place Apartments Corp.  
 Doc. No. 2004-0024458

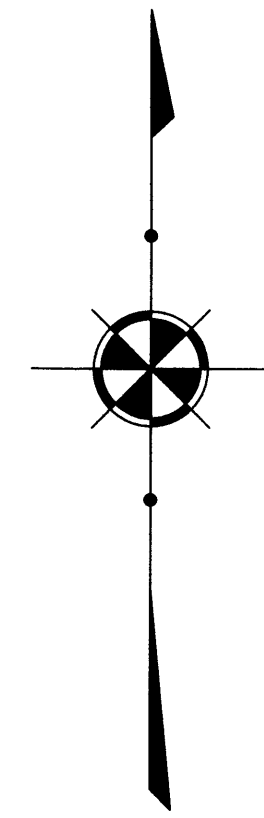
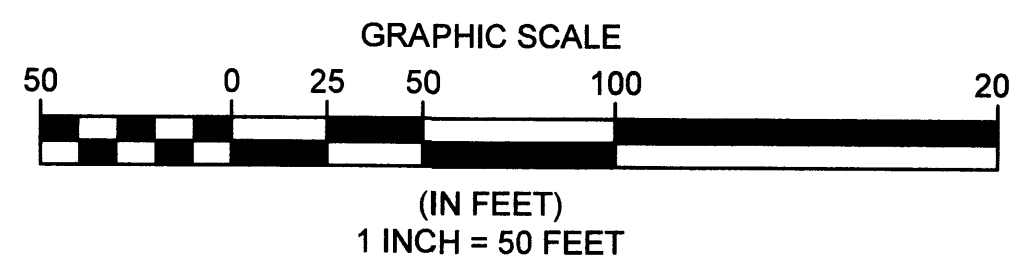
**Remaining Lands**  
 15.3726 Ac.  
 669,629 S.F.  
 PPN 03-00-002-102-034  
 Wesleyan Village  
 Doc. No. 2013-0465057  
 (Deed Parcel 1)

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	86.51'	70.00'	70°48'35"	81.11'	S63°45'18"E	49.76'
C2	43.26'	70.00'	35°24'18"	42.57'	S46°03'09"E	22.34'
C3	43.26'	70.00'	35°24'18"	42.57'	S81°27'27"E	22.34'
C4	45.39'	100.00'	26°00'30"	45.00'	S13°14'27"W	23.09'
C5	214.54'	150.00'	81°56'53"	196.72'	S40°44'15"E	130.27'
C6	71.68'	58.00'	70°48'35"	67.20'	S63°45'18"E	41.23'
C7	17.42'	82.00'	12°10'11"	17.38'	S34°26'06"E	8.74'
C8	37.03'	35.00'	60°37'35"	35.33'	N10°12'24"W	20.46'
C9	38.84'	112.00'	19°52'12"	38.65'	S10°10'18"W	19.62'
C10	15.23'	82.00'	10°38'30"	15.21'	N86°09'39"E	7.64'
C11	49.52'	35.00'	81°03'28"	45.49'	S50°57'10"W	29.92'
C12	15.65'	88.00'	10°11'15"	15.63'	S5°19'49"W	7.84'
C13	160.99'	138.00'	66°50'25"	152.01'	S33°11'01"E	91.06'
C14	10.03'	138.00'	4°09'45"	10.02'	S68°41'06"E	5.02'
C15	26.36'	138.00'	10°56'43"	26.32'	S76°14'20"E	13.22'
C16	40.77'	162.00'	14°25'15"	40.67'	S74°30'04"E	20.50'
C17	44.01'	162.00'	15°33'56"	43.88'	S59°30'29"E	22.14'
C18	44.01'	162.00'	15°33'56"	43.88'	S43°56'33"E	22.14'
C19	44.01'	162.00'	15°33'56"	43.87'	S28°22'38"E	22.14'
C20	44.01'	162.00'	15°33'56"	43.88'	S12°48'42"E	22.14'
C21	14.89'	162.00'	5°15'56"	14.88'	S2°23'46"E	7.45'
C22	47.12'	30.00'	90°00'00"	42.43'	N73°21'01"W	30.00'
C23	47.12'	30.00'	90°00'00"	42.43'	S16°38'59"W	30.00'

**Boundary Survey Legend**

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ☒ MONUMENT BOX FOUND AS NOTED
- ☒ MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET

**BASIS OF BEARINGS**  
 BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT

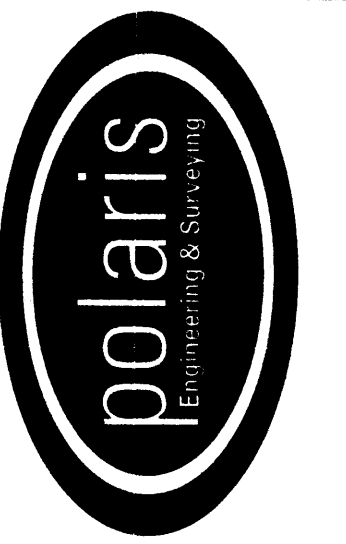


**BASIS OF BEARINGS**  
 BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT

DATE: 12/09/23 DRAWN: RMK  
 SCALE: HOR. 1"=50' VERT. N/A  
 FOLDER: DWG/Proj. Surveying  
 FILENAME: 22086 Record Plat  
 TAB: 03-Plat  
 BNDY. CHK: MPS-12/14/2022  
 BASE. CHK: N/A

**MAGNOLIA MEADOWS  
 SUBDIVISION NO. 1**  
 SHEFFIELD VILLAGE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com



**RECORD PLAT**

CONTRACT No.	
22086	
SHEET	OF
03	03

Original Avon Township Section 1  
 Sheffield Village Original Lot 2  
 City of Avon

Plat Sheet

Instrument # 2024-0001608

Film # \_\_\_\_\_

Name of Plat: MAGNOLIA MEADOWS SUBDIVISION NO 1  
SUBDIVISION PLAT

Owner: MAGNOLIA MEADOWS JV LLC

Description: SITUATED IN THE VILLAGE OF SHEFFIELD  
COUNTY OF LORAIN AND STATE OF OHIO KNOWN AS  
BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 2  
24.7344 ACRES EASEMENTS INCLUDED  
CREATING SUBLOTS 1 THRU 33 CONCURRENT  
AND BLOCKS "A", "B", "C", "D"

Floor Plans: /

Related/Margin: /

Comments: \_\_\_\_\_

Vol. 114

Receiving Stamp

Pg. 94, 95, 96

Amount: \$ 259.20

Initials: ST