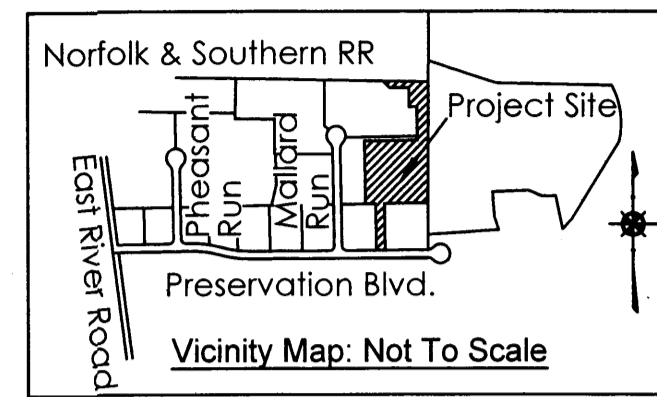


FRENCH CREEK BUSINESS PARK SUBDIVISION NO.3

Being a Re-Subdivision of Sublots 15 and 16
Of French Creek Business Park

As Shown by Auditor's Re-Plat Recorded in Volume 74, Pages 68-69
And Sublot 36 Of French Creek Business Park Subdivision No. 2
As Shown By Plat Recorded in Volume 105, Page 25

Lorain County Plat Records
Part of Original Sheffield Township Lots 68 and 69
Village of Sheffield - Lorain County - Ohio
October, 2023 Scale 1"= 100'



Sublot 35
FRENCH CREEK
BUSINESS PARK
SUBDIVISION NO.2
VOL. 105, PG. 25 L.C.P.R.
PPN 03-00-068-000-026

Sublot 37
503,326 sq. ft.
11.5548 ac.

Sublot 36
FRENCH CREEK
BUSINESS PARK
SUBDIVISION NO.2
VOL. 105, PG. 25 L.C.P.R.
PPN 03-00-068-000-027
Cedar Tree Properties LLC
Doc. No. 2019-0709001

Sublot 34
FRENCH CREEK
BUSINESS PARK
SUBDIVISION NO.2
VOL. 105, PG. 25 L.C.P.R.
PPN 03-00-069-000-032

Sublot 38
195,971 sq. ft.
4.4989 ac.
(1.5974 Ac.
- O.L. 68
2.9015 Ac.
- O.L. 69)

Sublot 40
584,139 sq. ft.
13.4100 ac.
4.8619 Ac. - O.L. 68
8.5481 Ac. - O.L. 69

Sublot 39
172,075 sq. ft.
3.9503 ac.

Sublot 16
FRENCH CREEK
BUSINESS PARK
SUBDIVISION
AUDITOR'S RE-PLAT
VOL. 74,
PG. 68 L.C.P.R.
PPN 03-00-069-000-021
Cedar Tree Properties LLC
Doc. No. 2015-0554948

Sublot 30
FRENCH CREEK
BUSINESS PARK
SUBDIVISION
AUDITOR'S RE-PLAT
VOL. 74,
PG. 68 L.C.P.R.
PPN 03-00-069-000-030
Board of Park Commissioners
Lorain County Metropolitan
Park District
Doc. No. 2020-0796177

Sublot 31
FRENCH CREEK
BUSINESS PARK
SUBDIVISION
AUDITOR'S RE-PLAT
VOL. 74, PG. 68 L.C.P.R.
PPN 03-00-014-000-082
Board of Park Commissioners
Lorain County Metropolitan
Park District
Doc. No. 2003-0890624

Sublot 32
FRENCH CREEK
BUSINESS PARK
SUBDIVISION
AUDITOR'S RE-PLAT
VOL. 74, PG. 68 L.C.P.R.
PPN 03-00-013-101-005
Board of Park Commissioners
Lorain County Metropolitan
Park District
Doc. No. 2020-0796177

OWNERS CERTIFICATE

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBERS 68 AND 69, BEING A RE-SUBDIVISION OF SUBLOTS 15, 16, & 30 OF FRENCH CREEK BUSINESS PARKS SHOWN BY AUDITOR'S RE-PLAT RECORDED IN VOLUME 74, PAGES 68-69 AND SUBLOT 36 OF FRENCH CREEK BUSINESS PARK SUBDIVISION NO. 2 AS SHOWN BY PLAT RECORDED IN VOLUME 105, PAGE 25 LORAIN COUNTY PLAT RECORDS THE UNDERSIGNED, CEDAR TREE PROPERTIES LLC, THROUGH HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS FRENCH CREEK BUSINESS PARK SUBDIVISION NO. 3, A SUBDIVISION OF SUBLOTS 37 THROUGH 40, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

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, Brad Maloof
HAS HERETO SET HIS HAND

AT Westlake, OHIO,
THIS 22nd DAY OF February, 2024

BY: [Signature]

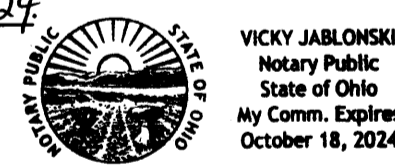
NOTARY PUBLIC

STATE OF OHIO)
COUNTY OF Lorain
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, CEDAR TREE PROPERTIES, LLC, THROUGH Brad Maloof 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 Westlake, OHIO,

THIS 22nd DAY OF February, 2024

Vicky Jablonski
NOTARY PUBLIC



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

APPROVALS

VILLAGE ADMINISTRATOR
THIS PLAT IS HEREBY APPROVED, THIS 20 DAY OF OCTOBER, 2023

[Signature]
SHEFFIELD VILLAGE ADMINISTRATOR - DENNIS SHAWVER

2024-0005453

PLAT Fee: \$94.40 Page 1 of 2
Recorded: 2/29/2024 at 02:02 PM
Receipt: T20240005922

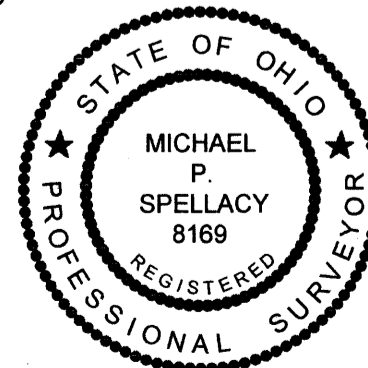


Plat Vol. 115
Pg. 47

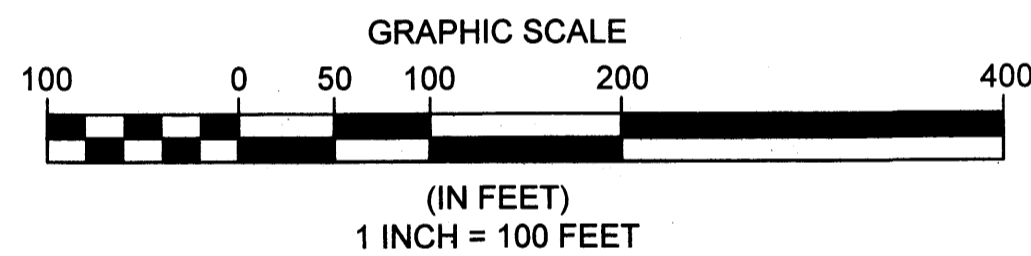
SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 56.5911 ACRE PARCEL OF LAND LOCATED ON MALLARD RUN AND PHEASANT RUN 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 MAY OF 2018. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Spellacy 1/10/23
MICHAEL P. SPELLACY, P.S. NO. 8169 DATE



PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	78.11'	50.00'	89°30'38"	70.41'	S45°39'41"E	49.57'
C2	64.03'	75.00'	48°55'04"	62.11'	S23°33'09"W	34.11'
C3	65.11'	100.00'	37°18'11"	63.96'	N29°21'36"E	33.75'
C4	262.07'	100.00'	150°09'20"	193.26'	N64°22'10"W	375.24'
C5	0.49'	75.00'	0°22'15"	0.49'	N89°23'52"E	0.24'



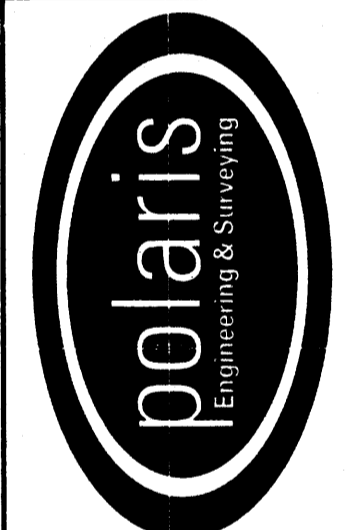
Boundary Survey Legend

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

DATE: 10/18/23 DRAWN: XXX
SCALE: HOR. 1"= 100' VERT. 1"= 50'
FOLDER: DWG/Proj_Surveying
FILENAME: Survey Base/Sub 3
TAB: 01-Record Plat Sub 3
BNDY. CHK: XXX-xx/xx/20xx
BASE. CHK: XXX-xx/xx/20xx

Record Plat
French Creek Business
Park Subdivision No. 3
CITY OF SHEFFIELD LAKE - 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.

17101

SHEET	OF
1	1

Plat Sheet

Instrument # 2024-0005453 Film # _____

Name of Plat: French Creek Business Park Subdivision No. 3

Owner: Cedar Tree Properties LLC

Description: Situated in the Village of Sheffield, County of Lorain, State of Ohio; being a Re-Subdivision of Sublots 15 and 16 of French Creek Business Park recorded in Plat Vol. 74 Pgs 68-69, and Sublot 36 of French Creek Business Park Subdivision No. 2 recorded in Plat Vol. 105 Pg 25.

Being a part of Original Sheffield Township lots 68 and 69 see image for acreage and easements-

Creating Sublots 37-38-39-40.

Floor Plans: /

Related/Margin: Plat Vol. 74 Pgs 68-69 / Plat Vol. 105 Pg 25

Comments: _____

Vol. 115

Receiving Stamp

Pg. Pg. 47

Amount: \$ 94.40

Initials: SC