

# THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 4

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 NUMBERS 2020-0774428, 2020-0774429, 2020-0774430 & 2020-0774431 AND A PORTION OF LAND DESCRIBED IN A DEED TO FRENCH CREEK HOLDINGS 1-2-3, LLC AS RECORDED IN INSTRUMENT NUMBERS 2022-0888851 OF THE LORAIN COUNTY DEED RECORDS. BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 4 & 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 NUMBERS 2020-0774428, 2020-0774429, 2020-0774430 & 2020-0774431 AND A PORTION OF LAND DESCRIBED IN A DEED TO FRENCH CREEK HOLDINGS 1-2-3, LLC AS RECORDED IN INSTRUMENT NUMBER 2022-0888851 OF THE LORAIN COUNTY DEED RECORDS. BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 4 & LOT NUMBER 5.

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 4", SUBLOT Nos. 62-75 AND BLOCK "C" BLOCK "D", BLOCK "E" & BLOCK "F", CONTAINING WITHIN SAID BOUNDS 2.8576 ACRES, SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 4.

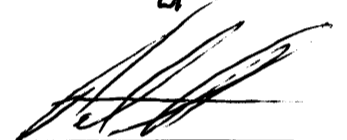
THE UNDERSIGNED AGREES THAT THE ROADWAYS SHOWN HEREON SHALL REMAIN PRIVATE AND ARE NOT DEDICATED AS PUBLIC ROADWAYS. ALL ACCESS AND MAINTENANCE OF ROADWAYS SHOWN HEREON SHALL BE HANDLED UNDER WRITTEN AND RECORDED EASEMENT DOCUMENTS.

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 OF October, 2024.

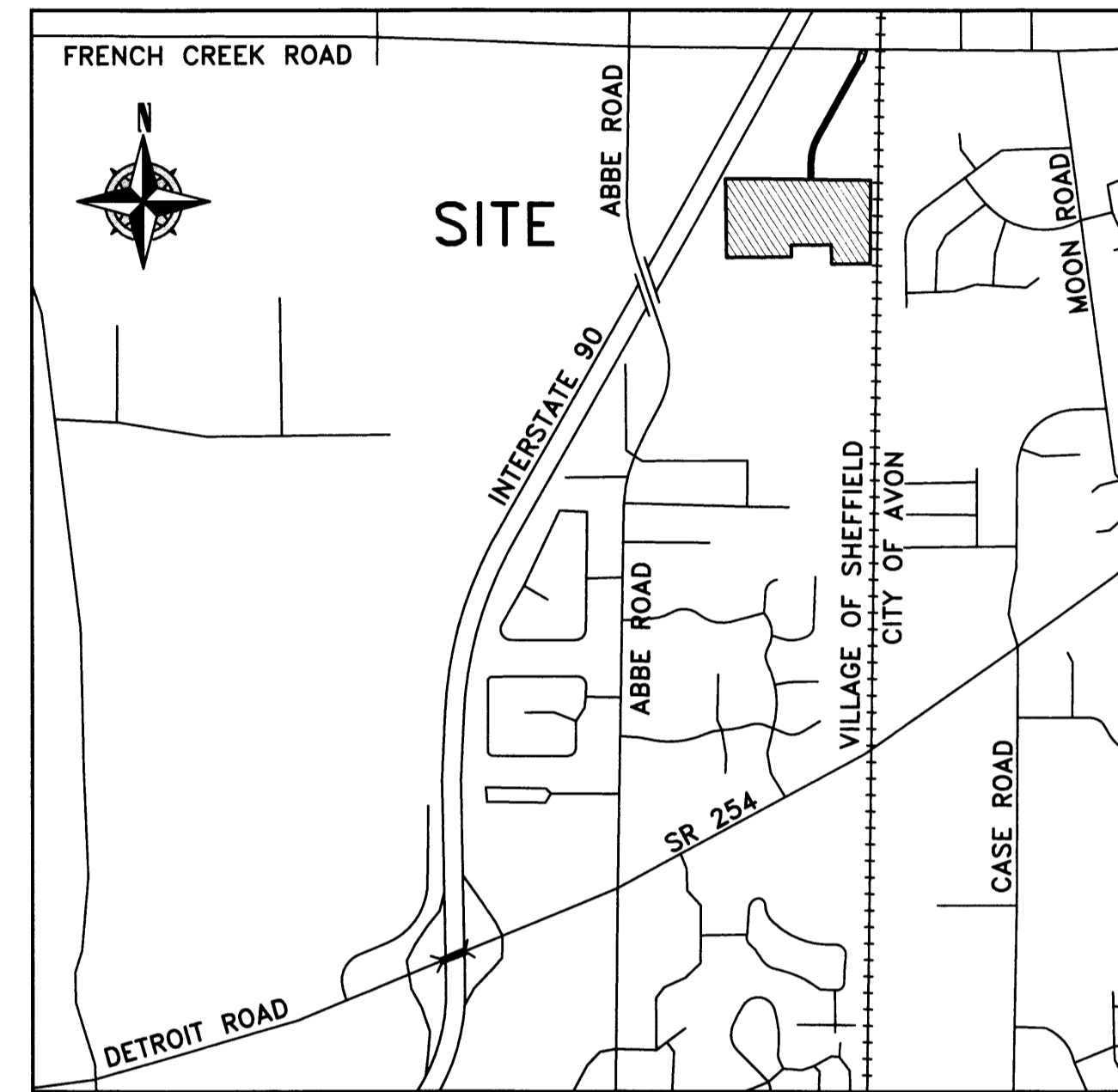
  
PATRICK J. SHENIGO-FRENCH CREEK DEVELOPMENT, LLC

  
PATRICK J. SHENIGO-FRENCH CREEK HOLDINGS 1-2-3, LLC

2024-0030663  
PLAT Fee: \$259.20 Page 1 of 4  
Recorded: 10/22/2024 at 01:38 PM  
Receipt: T20240022019  
Lorain County Recorder Mike Doran

Plat Vol. 116  
Pgs. 69-70-71

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 315-207  
OHIO REV. CODE  
OCT 22 2024  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR



VICINITY MAP  
-NOT TO SCALE-

### VILLAGE OF SHEFFIELD APPROVALS:

VILLAGE ADMINISTRATOR:  
THIS PLAT IS HEREBY APPROVED, THIS \_\_\_ DAY OF \_\_\_, 2024

SHEFFIELD VILLAGE ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

### 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
- MNS. MAGNETIC NAIL/SPIKE SET
- ✕ D.H.S. DRILL HOLE SET
- REBAR SET IN PREVIOUS SURVEY 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 MAY OF 2024.



### 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: 21st DAY OF October, 2024.

  
NOTARY PUBLIC  
  
November 16, 2025  
MY COMMISSION EXPIRES

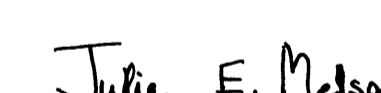

### NOTARY SEAL:

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 1-2-3, 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: 21st DAY OF October, 2024.

  
NOTARY PUBLIC  
  
November 16, 2025  
MY COMMISSION EXPIRES

### SURVEYOR'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 NUMBERS 2020-0774428, 2020-0774429, 2020-0774430 & 2020-0774431 AND A PORTION OF LAND DESCRIBED IN A DEED TO FRENCH CREEK HOLDINGS 1-2-3, LLC AS RECORDED IN INSTRUMENT NUMBER 2022-0888851 OF THE LORAIN COUNTY DEED RECORDS. BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 4 & LOT NUMBER 5.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 4", SUBLOT Nos. 62-75 AND BLOCK "C" BLOCK "D", BLOCK "E" & BLOCK "F", CONTAINING WITHIN SAID BOUNDS 2.8576 ACRES, SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 4.

  
BRENT D. ANDERSON, P.S. 8638  
DATE: 10/19/2024  


### ACREAGE BREAKDOWN


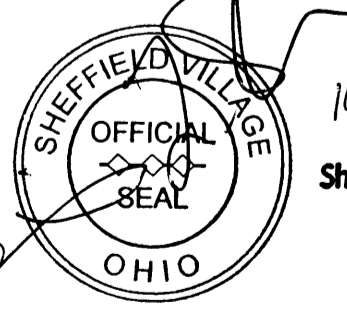
03-00-004-000-090	0.2552 ACRES
03-00-004-000-091	0.3863 ACRES
03-00-004-000-092	0.9301 ACRES
03-00-004-000-093	0.9347 ACRES
03-00-004-000-094	10.3287 ACRES
03-00-004-000-099	0.6371 ACRES
OVERALL	13.4721 ACRES

SUBLOT NUMBERS 62-75	2.6530 ACRES
BLOCK "C"	0.0761 ACRES
BLOCK "D"	0.0761 ACRES
BLOCK "E"	0.0207 ACRES
BLOCK "F"	0.0317 ACRES
THE PRESERVE AT FRENCH CREEK SUB NO. 4	2.8576 ACRES

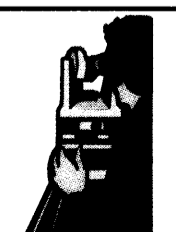
THE PRESERVE AT FRENCH CREEK SUB NO. 4	2.8576 ACRES
REMAINDER PARCEL A:	4.2153 ACRES IN O.L. 4
REMAINDER PARCEL A:	0.6371 ACRES IN O.L. 5
REMAINDER PARCEL B:	5.7621 ACRES
OVERALL:	13.4721 ACRES

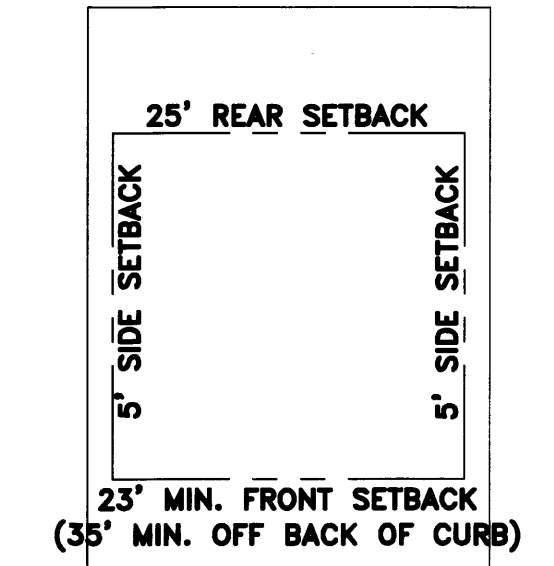
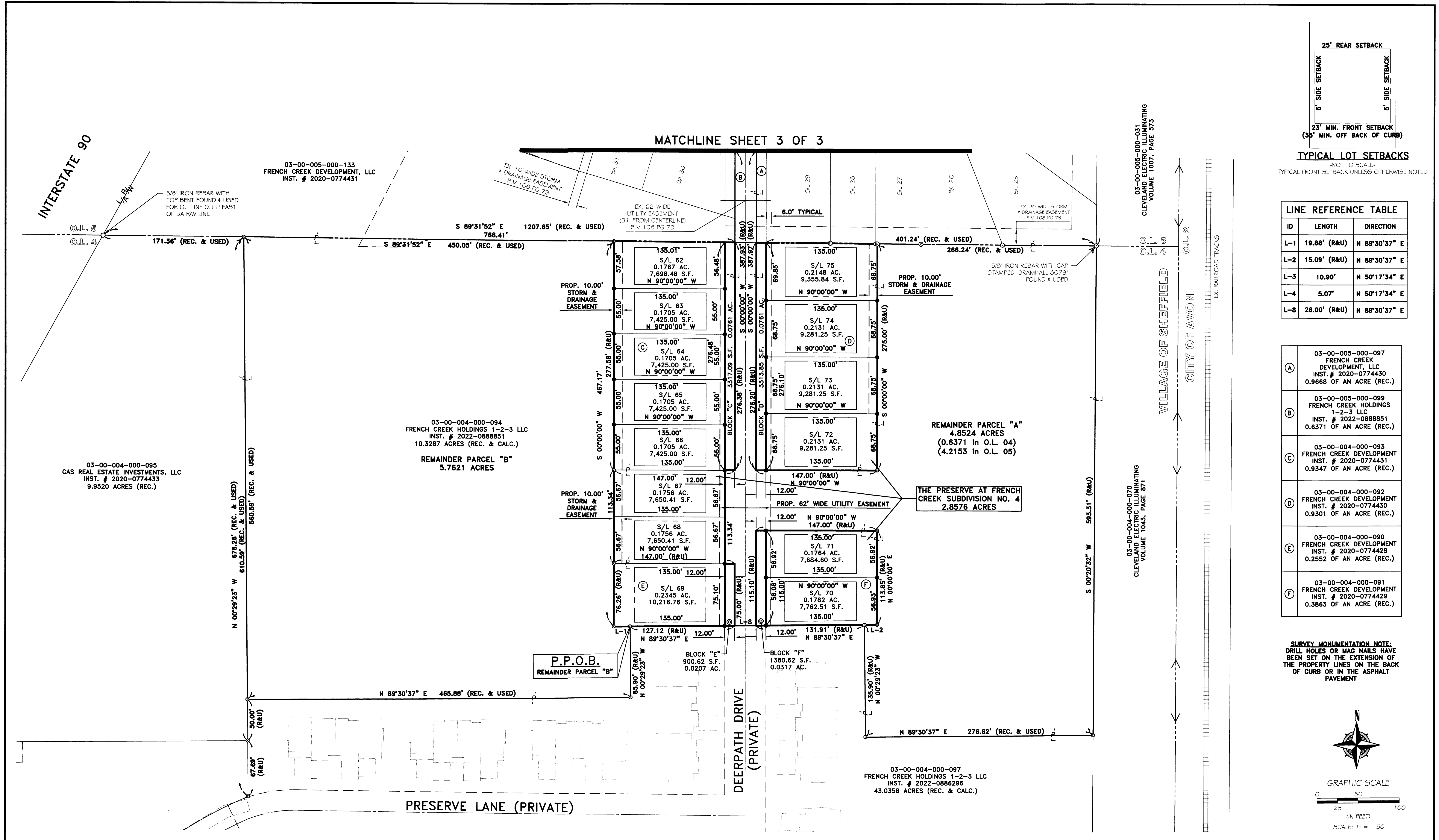
### REFERENCES USED

- 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 JUNGLUTH 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-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
- THE PRESERVE AT FRENCH CREEK SUBDIVISION NO. 3, PLAT VOLUME 110, PAGES 89-90

  
DENNIS L. SHAWVER  
Sheffield Village Administrator  
DATE: 10-22-24  


REV.	BY	DATE	DESCRIPTION
1	BDA	09-10-2024	ISSUE TO CLIENT

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 4 <b>TITLE SHEET</b> SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 4		 <b>RAFTER A, LTD</b> LAND SURVEYING • ENGINEERING • TESTING 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074 440-707-4014 • www.raftera.com • info@raftera.com
SHENCON CONSTRUCTION P.O. BOX 2475 SANDUSKY, OHIO 44870-2475		
DRAWN BY: BDA JOB No: 1773N-24	CHECKED BY: JAD SHEET 1 of 3	

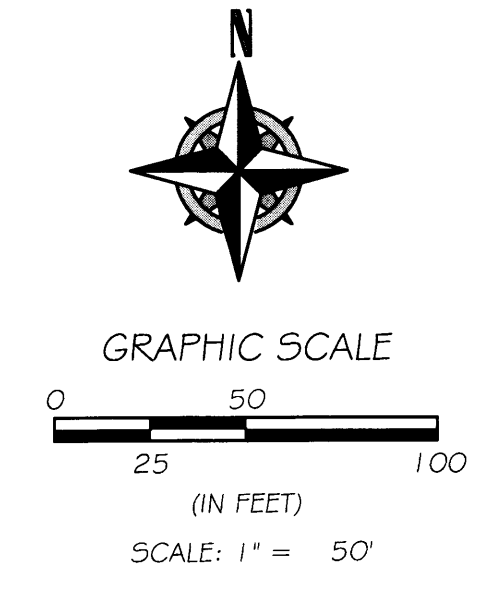


**LINE REFERENCE TABLE**

ID	LENGTH	DIRECTION
L-1	19.88' (R&U)	N 89°30'37" E
L-2	15.09' (R&U)	N 89°30'37" E
L-3	10.90'	N 50°17'34" E
L-4	5.07'	N 50°17'34" E
L-8	26.00' (R&U)	N 89°30'37" E

(A)	03-00-005-000-097 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774430 0.9668 OF AN ACRE (REC.)
(B)	03-00-005-000-099 FRENCH CREEK HOLDINGS 1-2-3 LLC INST. # 2022-0888851 0.6371 OF AN ACRE (REC.)
(C)	03-00-004-000-093 FRENCH CREEK DEVELOPMENT INST. # 2020-0774431 0.9347 OF AN ACRE (REC.)
(D)	03-00-004-000-092 FRENCH CREEK DEVELOPMENT INST. # 2020-0774430 0.9301 OF AN ACRE (REC.)
(E)	03-00-004-000-090 FRENCH CREEK DEVELOPMENT INST. # 2020-0774428 0.2552 OF AN ACRE (REC.)
(F)	03-00-004-000-091 FRENCH CREEK DEVELOPMENT INST. # 2020-0774429 0.3863 OF AN ACRE (REC.)

**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



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1	BDA	09-10-2024	ISSUE TO CLIENT

THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 4  
**SUBDIVISION PLAT**  
 SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 4

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

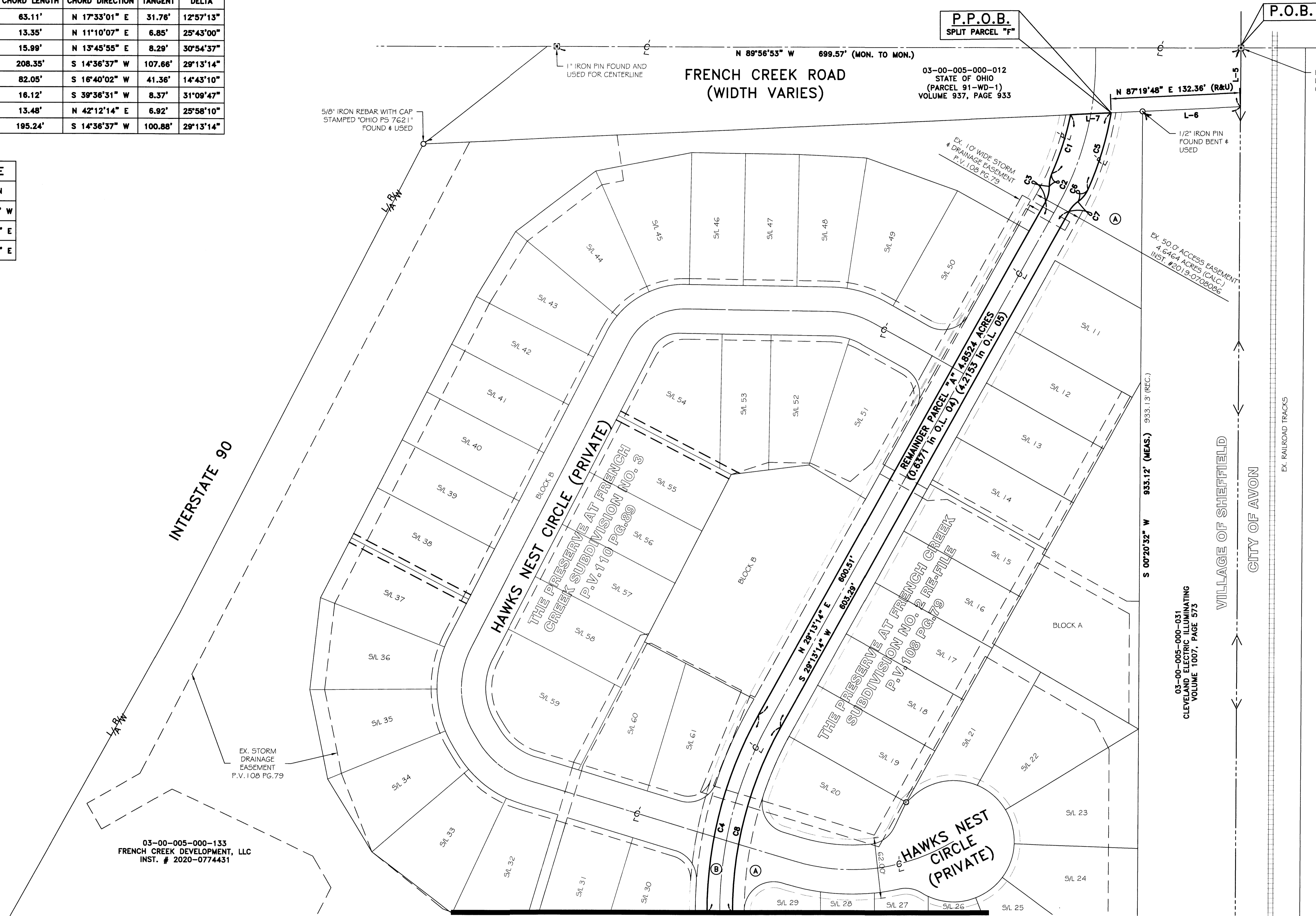
**RAFTER A, LTD**  
 LAND SURVEYING • ENGINEERING • TESTING

42653 Oberlin-Elyria Road, Oberlin, Ohio 44074  
 440-707-4014 • www.raftera.com • info@raftera.com

DRAWN BY: BDA CHECKED BY: JAD  
 JOB No: 1773N-21 SHEET 2 of 3

CURVE REFERENCE TABLE					
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	DELTA
C1	63.25'	279.75'	63.11'	N 17°33'01" E	31.76'
C2	13.47'	30.00'	13.35'	N 11°10'07" E	6.85'
C3	16.18'	30.00'	15.99'	N 13°45'55" E	8.29'
C4	210.63'	413.00'	208.35'	S 14°36'37" W	107.66'
C5	82.27'	320.25'	82.05'	S 16°40'02" W	41.36'
C6	16.32'	30.00'	16.12'	S 39°36'31" W	8.37'
C7	13.60'	30.00'	13.48'	N 42°12'14" E	6.92'
C8	197.37'	387.00'	195.24'	S 14°36'37" W	100.88'

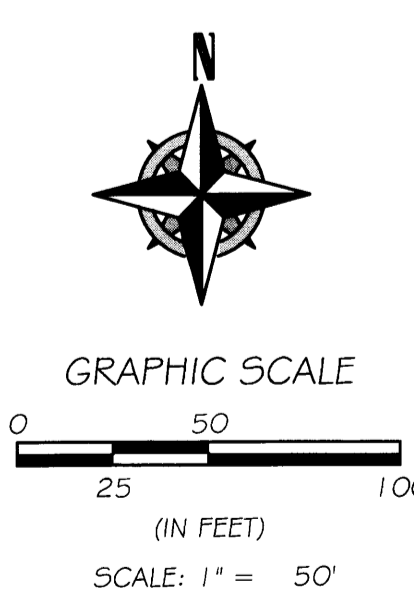
LINE REFERENCE TABLE		
ID	LENGTH	DIRECTION
L-5	60.00' (R&U)	S 00°20'32" W
L-6	100.14' (R&U)	N 87°19'48" E
L-7	41.54' (R&U)	N 87°19'48" E



(A)	03-00-005-000-097 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774430 0.9668 OF AN ACRE (REC.)
(B)	03-00-005-000-099 FRENCH CREEK HOLDINGS 1-2-3 LLC INST. # 2022-0888851 0.6371 OF AN ACRE (REC.)

03-00-005-000-133  
FRENCH CREEK DEVELOPMENT, LLC  
INST. # 2020-0774431

MATCHLINE SHEET 2 OF 3



REV.	BY	DATE	DESCRIPTION
1	BDA	09-10-2024	ISSUE TO CLIENT

<p>THE PRESERVE AT FRENCH CREEK SUBDIVISION No. 4 <b>SUBDIVISION PLAT</b> SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 4</p>	<p><b>RAFTER A, LTD</b> LAND SURVEYING • ENGINEERING • TESTING 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074 440-707-4014 • www.raftera.com • info@raftera.com</p>
<p>SHENCON CONSTRUCTION P.O. BOX 2475 SANDUSKY, OHIO 44870-2475</p>	<p>DRAWN BY: BDA JOB No: 1773N-21</p>
<p>SCALE: 1" = 50'</p>	<p>CHECKED BY: JAD SHEET 3 of 3</p>