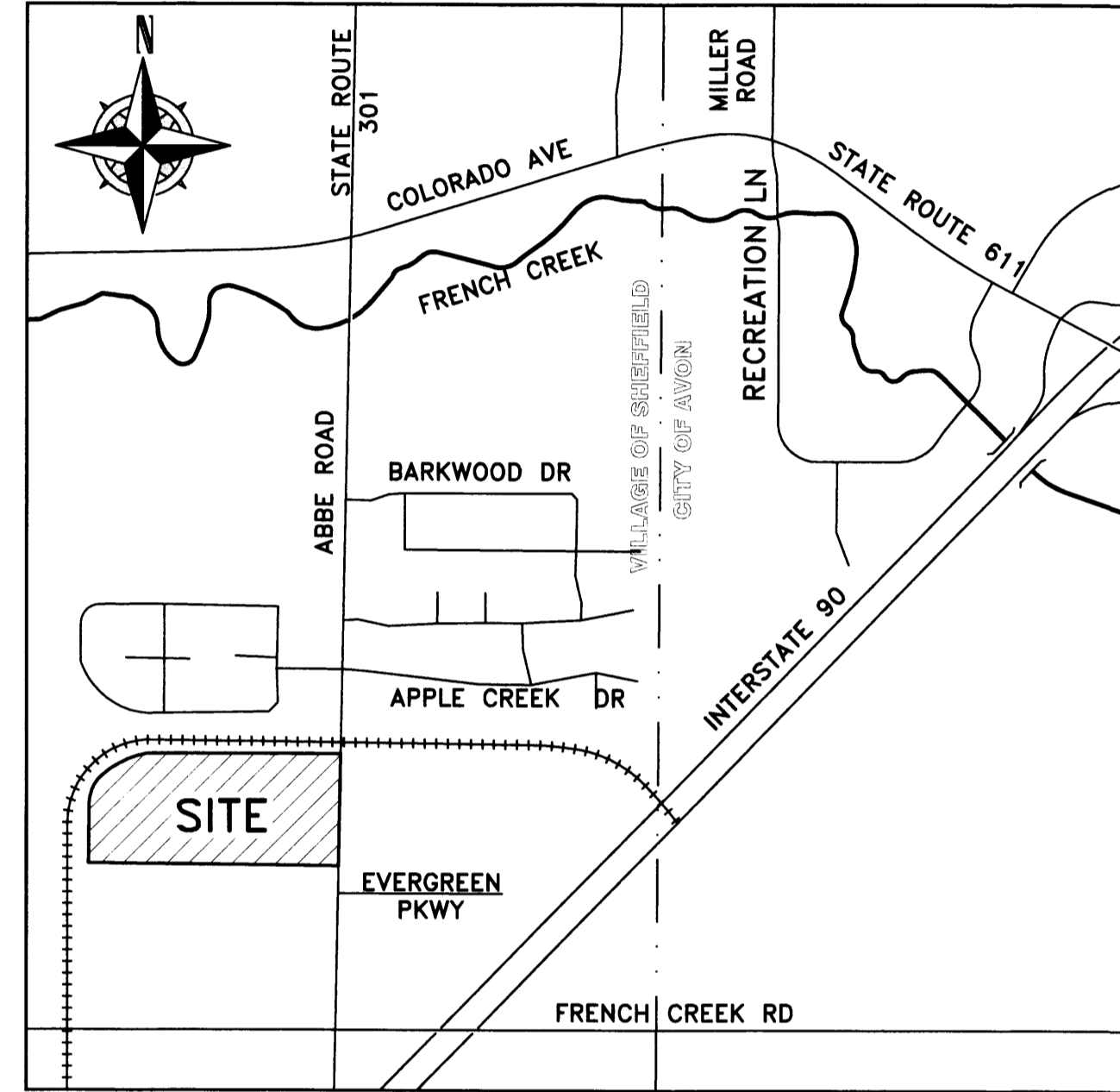


WALNUT RIDGE SUBDIVISION No. 2

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, BEING ALL OF LAND DESCRIBED IN A DEED TO WALNUT RIDGE DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2024-0005425 OF THE LORAIN COUNTY DEED RECORDS. BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 15.



VICINITY MAP
-NOT TO SCALE-

OWNER'S CERTIFICATE:

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 15. BEING LAND DESCRIBED IN A DEED TO WALNUT RIDGE DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2024-0005425 OF THE LORAIN COUNTY DEED RECORDS. CONTAINING WITHIN SAID BOUNDS 21.9701 ACRES OF LAND WITH IN THE SUBDIVISION.

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "WALNUT RIDGE SUBDIVISION No. 2", SUBLOT NUMBERS 36 THRU 66 AND BLOCKS "D", "E", "F" & "G", SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 15.

THE UNDERSIGNED AGREES THAT THE ROADWAYS SHOWN WITHIN THE SUBDIVISION AREA AS 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 SHEFFIELD VILLAGE, 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 THERE HANDS

THIS: 5TH DAY OF NOVEMBER, 2024

PATRICK J. SHENIGO
WALNUT RIDGE 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 WALNUT RIDGE 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: 5TH DAY OF NOVEMBER, 2024

Denise M. Alexander
NOTARY PUBLIC

07/20/2027
MY COMMISSION EXPIRES



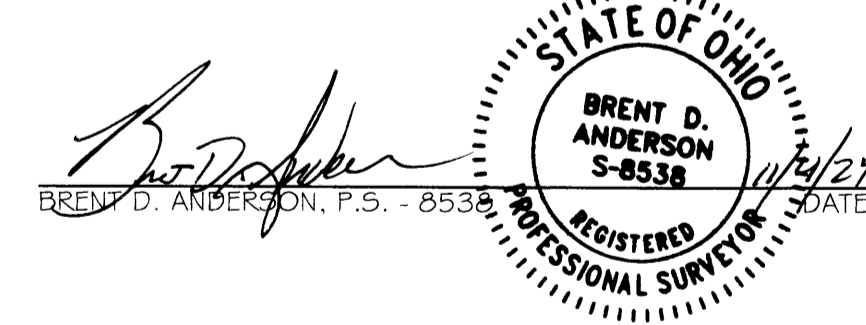
DENISE M. ALEXANDER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-20-2027

REFERENCES USED

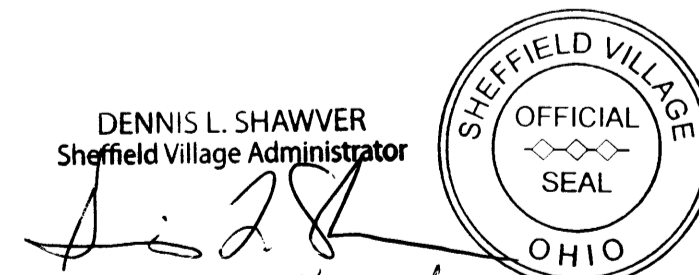
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- LOR-301-24.37 CENTERLINE PLAT DATED OCTOBER 11, 1994.
- LOR-301-24.37 P.I.D.4032 RIGHT-OF-WAY PLANS DATED SEPTEMBER 6, 1995.
- PLAT OF SURVEY & PARTITION FOR DURHAM HOLDINGS, LTD., NEFF & ASSOCIATES THOMAS J. NEFF, JR. P.S.7065, DATED SEPTEMBER 15, 2006.
- PLAT OF PROPOSED PROPERTY TO BE ACQUIRED FOR THE LAKE ERIE & PITTSBURG RAILWAY COMPANY, LOR-90-13.01, DATED APRIL 4, 1968.
- BOUNDARY SURVEY FOR CONSOLIDATED RAIL CORPORATION, MANNIK & SMITH INC. JAMES A. BROADWAY P.S.6909, DATED JANUARY 16, 1990.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER(S), I HAVE SURVEYED AND PLATTED "WALNUT RIDGE SUBDIVISION No. 2", SUBLOT NUMBERS 36 THRU 66 AND BLOCKS "D", "E", "F" & "G", SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 15. BEING ALL OF LAND DESCRIBED IN A DEED TO WALNUT RIDGE DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2024-0005425 OF THE LORAIN COUNTY DEED RECORDS. CONTAINING WITHIN SAID BOUNDS 21.9701 ACRES OF LAND WITH IN THE SUBDIVISION. ALL POINTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



Brent D. Anderson
BRENT D. ANDERSON, P.S. - 8538



DENNIS L. SHAWVER
Sheffield Village Administrator

2024-0035810
PLAT Fee: \$432.00 Page 1 of 6
Recorded: 12/6/2024 at 02:18 PM
Receipt: T20240025617
Lorain County Recorder Mike Doran



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

DEC 06 2024
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

VILLAGE OF SHEFFIELD APPROVALS:

VILLAGE ADMINISTRATOR:
THIS PLAT IS HEREBY APPROVED, THIS ____ DAY OF _____, 20__

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
- M.N.S. MAGNETIC NAIL/SPIKE SET
- ✕ D.H.S. DRILL HOLE SET
- ⊙ REBAR SET IN PREVIOUS SURVEY/PLAT WITH "RAFTER A, LTD" CAP
- P/L PROPERTY LINE
- CL CENTERLINE
- R/W RIGHT-OF-WAY

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CURRENT CENTERLINE OF ABBE ROAD AND IS ASSUMED TO BE NORTH 00° 38' 50" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN MARCH THRU APRIL OF 2021.

ACREAGE BREAKDOWN

PRE-SUBDIVISION	ACRES
PPN: 03-00-015-000-107:	21.9701 ACRES
POST-SUBDIVISION	ACRES
SUBLOT NUMBERS 36-66:	12.3109 ACRES
BLOCK "D":	2.3515 ACRES
BLOCK "E":	0.3700 ACRES
BLOCK "F":	0.0384 ACRES
BLOCK "G":	6.8993 ACRES
WALNUT RIDGE SUB NO. 2:	21.9701 ACRES

REV.	BY	DATE	DESCRIPTION
1	BDA	11-04-2024	ISSUE FOR REVIEW

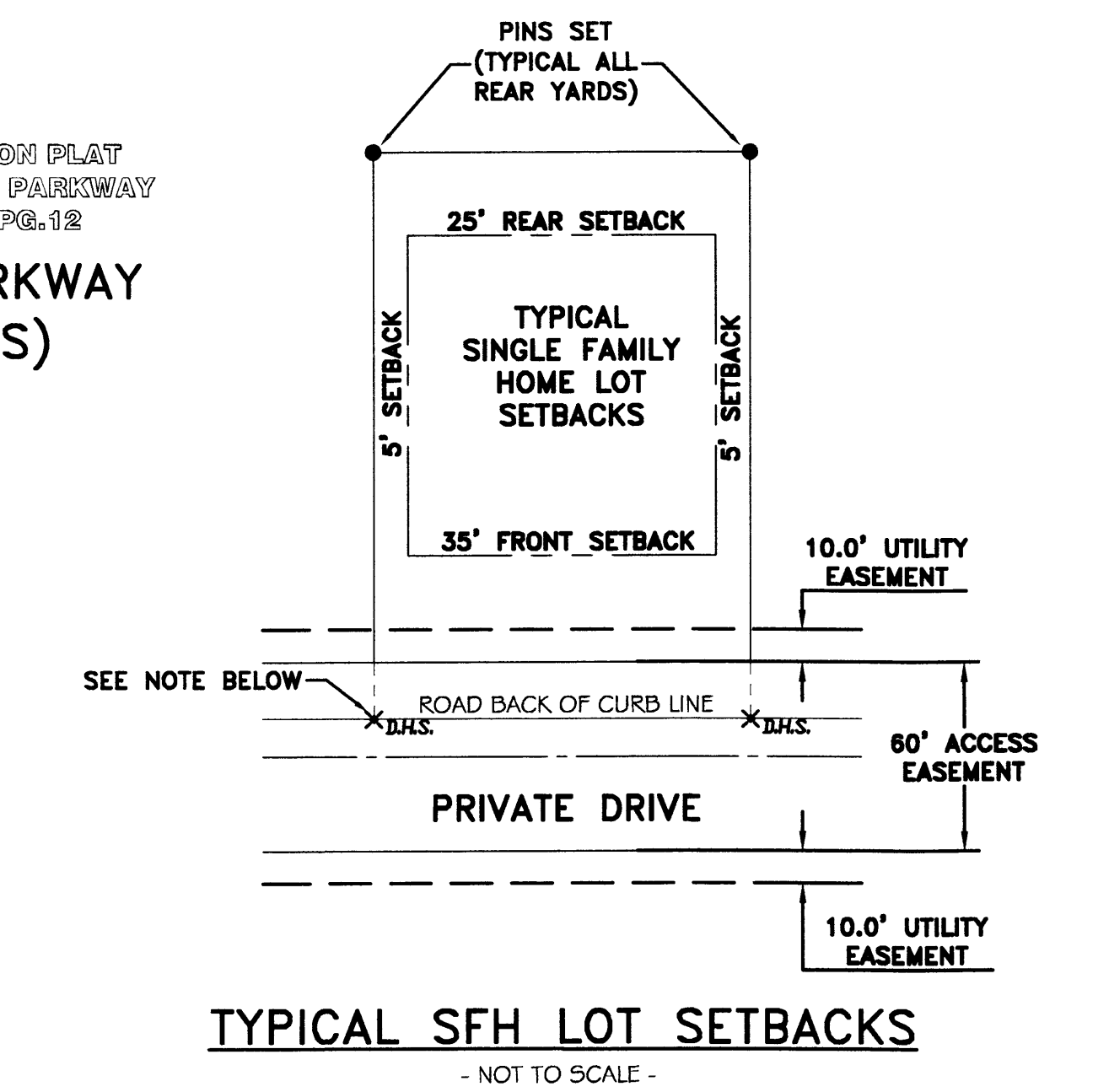
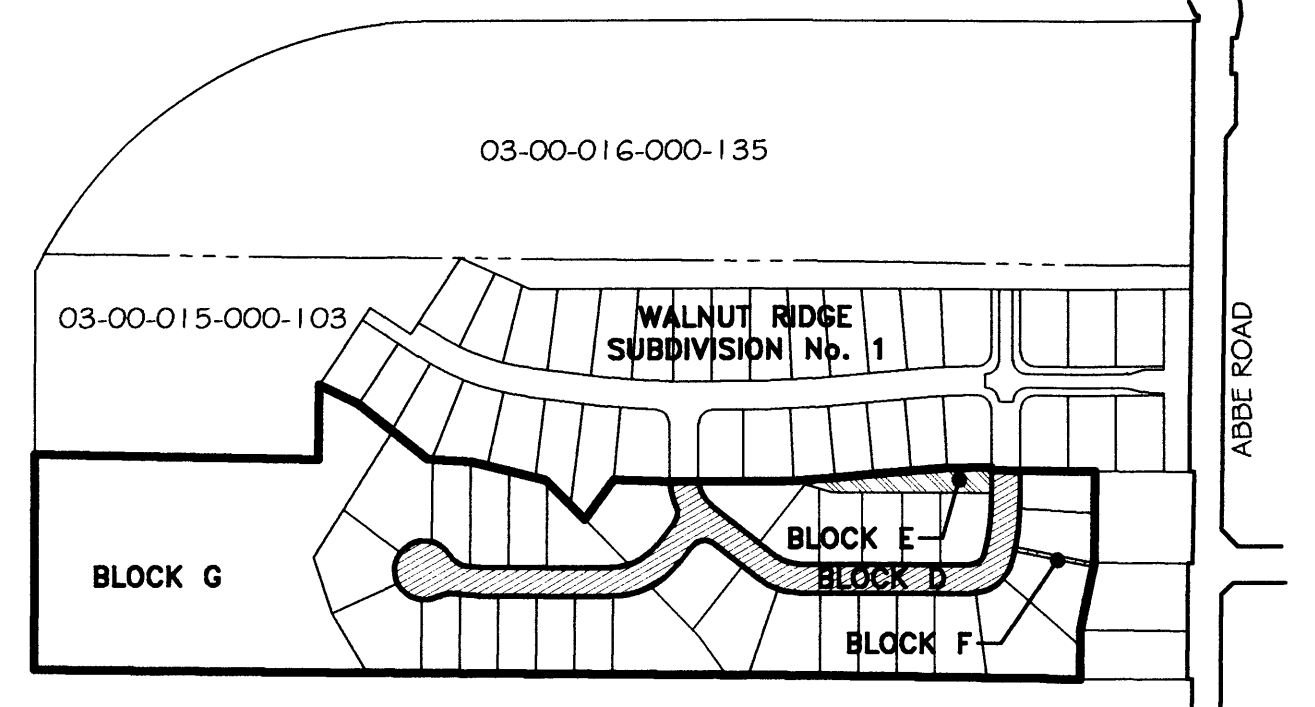
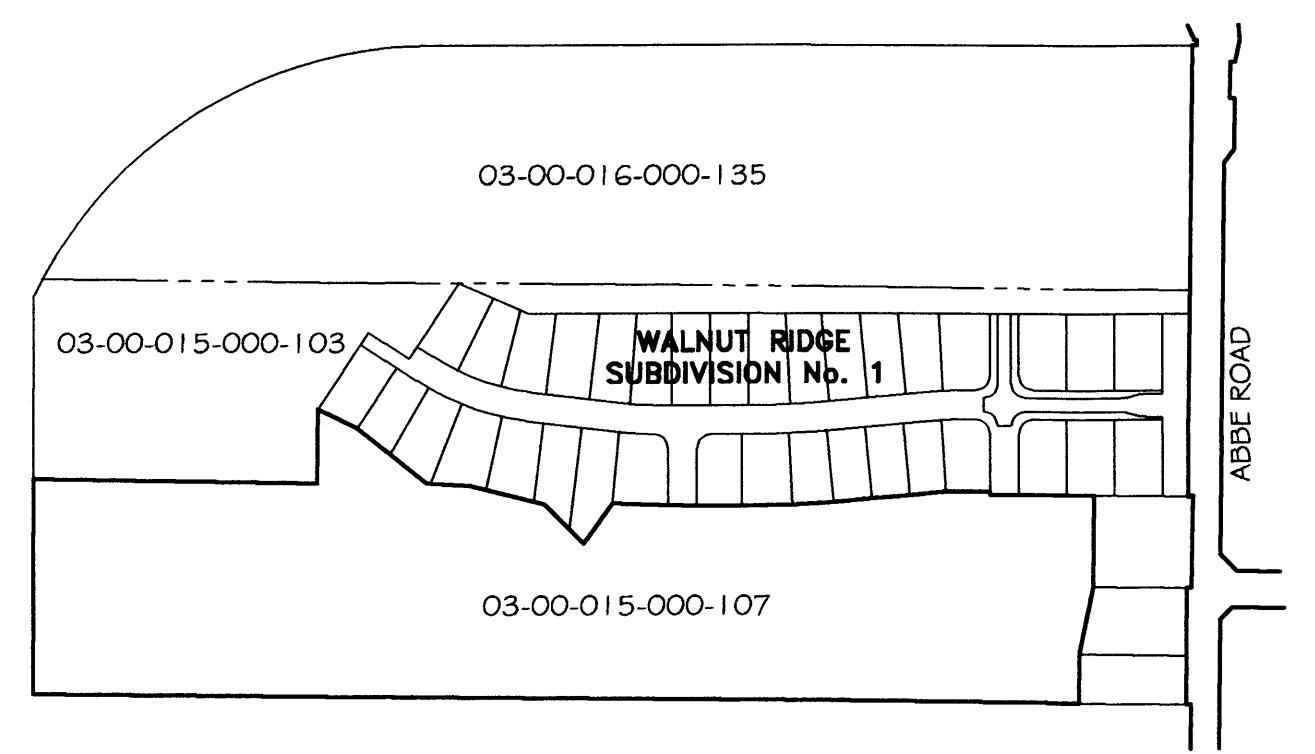
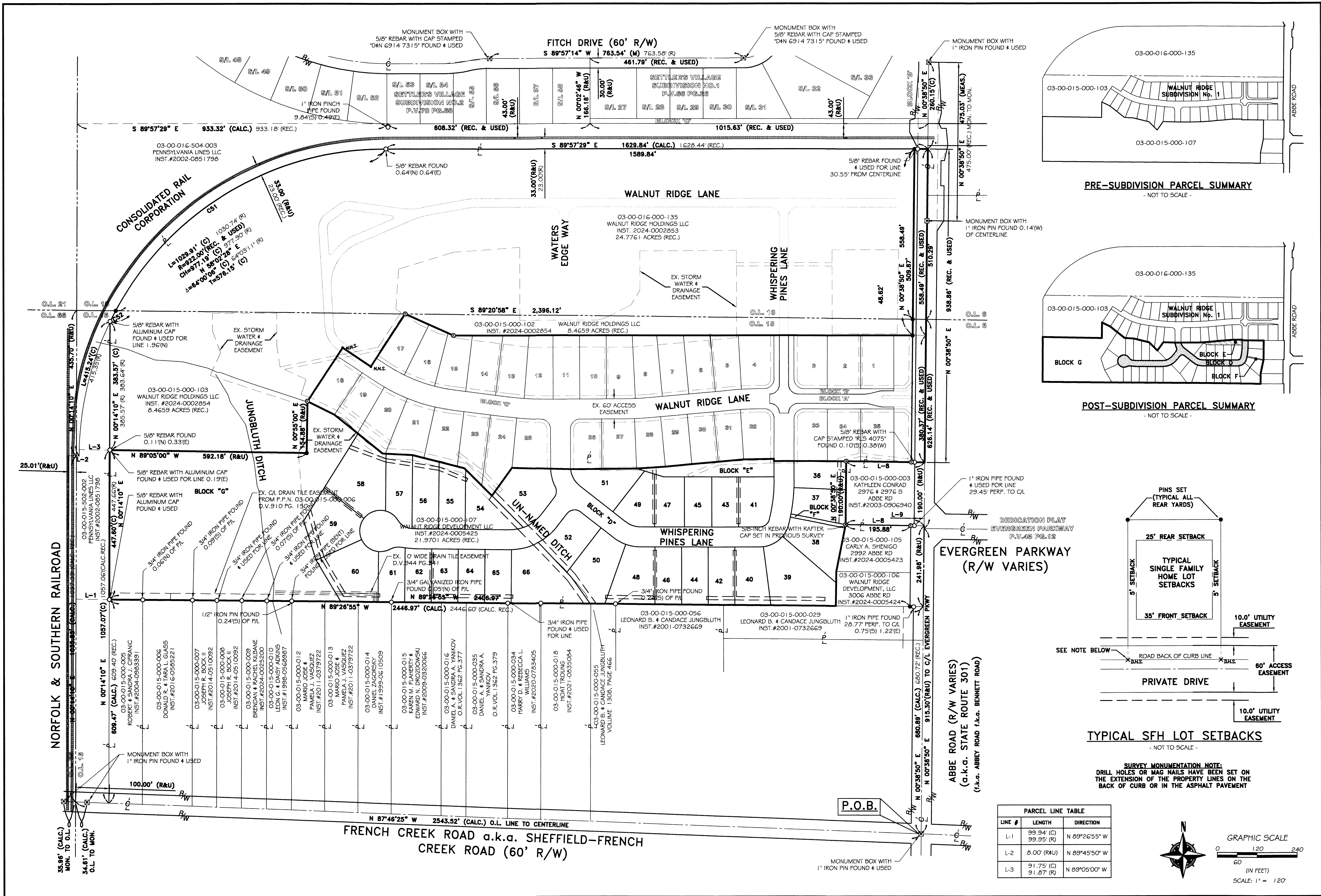
RAFTER A., LTD
LAND SURVEYING - ENGINEERING - TESTING
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
440-707-4014 - www.raftera.com - info@raftera.com

WALNUT RIDGE HOLDINGS, LLC
WALNUT RIDGE DEVELOPMENT, LLC
4400 TIMBER COMMONS DRIVE
SANDUSKY, OHIO 44870
PHONE: (419) 625-4677

WALNUT RIDGE
SUBDIVISION No. 2
TITLE SHEET
VILLAGE OF SHEFFIELD, COUNTY OF
LORAIN, STATE OF OHIO

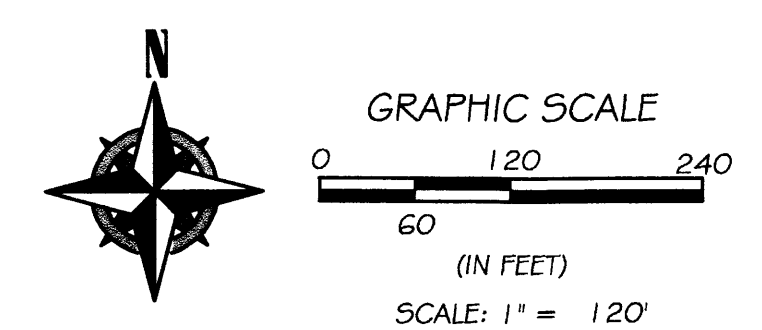
DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 2529-21

SHEET: 1 of 5



PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L-1	99.94' (C) 99.95' (R)	N 89°26'55" W
L-2	8.00' (R&U)	N 89°45'50" W
L-3	91.75' (C) 91.87' (R)	N 89°05'00" W



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

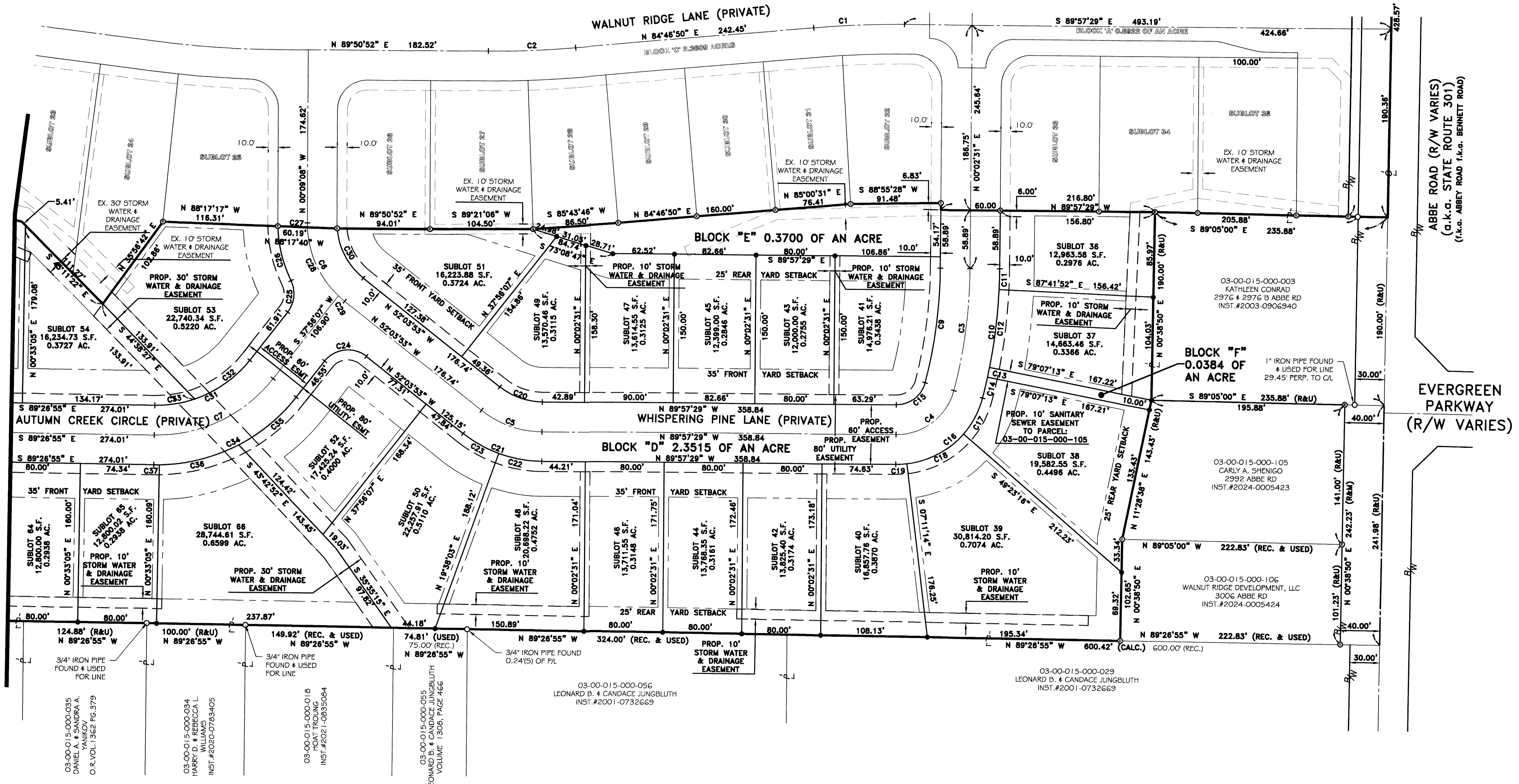
REV.	BY	DATE	DESCRIPTION
1	BDA	11-04-2024	ISSUE FOR REVIEW
2	BDA	11-12-2024	REVISED TO SHOW ADDITIONAL STORM EASEMENT
3	BDA	11-25-2024	REVISED PER COUNTY COMMENTS

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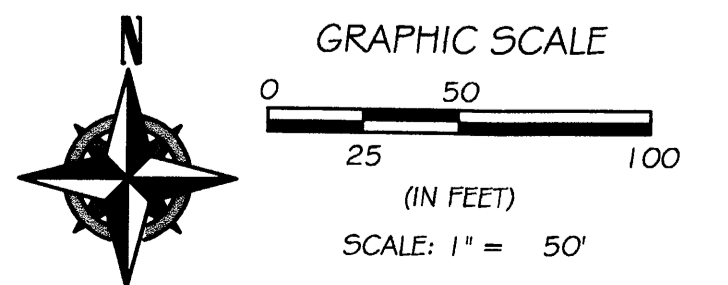
WALNUT RIDGE SUBDIVISION No. 2
OVERALL PLAT VIEW
VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 2529-21

SHEET: **2 of 5**



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



REV.	BY	DATE	DESCRIPTION
1	BDA	11-04-2024	ISSUE FOR REVIEW
2	BDA	11-12-2024	REVISED TO SHOW ADDITIONAL STORM EASEMENT
3	BDA	11-25-2024	REVISED PER COUNTY COMMENTS

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 440-707-4014 • www.raftera.com • info@raftera.com

WALNUT RIDGE HOLDINGS, LLC
 WALNUT RIDGE DEVELOPMENT, LLC
 SHENCON CONSTRUCTION, LLC
 4400 OBER COMMONS DRIVE
 CLEVELAND, OHIO 44130
 PHONE: (419) 655-4677

03-00-015-000-035
 DANIEL A. & SANDRA A. YANIKOV
 O.R. VOL. 1362 PG. 379

03-00-015-000-034
 HARRY D. & REBECCA L. WILKINS
 INST. #2020-0783405

03-00-015-000-055
 LEONARD B. & CANDACE JUNGBLUTH
 VOLUME 15061 PAGE 466

03-00-015-000-056
 LEONARD B. & CANDACE JUNGBLUTH
 INST. #2001-0732669

03-00-015-000-029
 LEONARD B. & CANDACE JUNGBLUTH
 INST. #2001-0732669

03-00-015-000-105
 CARLY A. SHENIGO
 2992 ABBE RD
 INST. #2024-0005423

03-00-015-000-106
 WALNUT RIDGE DEVELOPMENT, LLC
 3006 ABBE RD
 INST. #2024-0005424

03-00-015-000-003
 KATHLEEN CONRAD
 2976 & 2976 B ABBE RD
 INST. #2003-0906940

WALNUT RIDGE
 SUBDIVISION No. 2
 ENLARGED PLAT VIEW
 VILLAGE OF SHEFFIELD, COUNTY OF
 LORAIN, STATE OF OHIO

DRAWN BY: BDA
 CHECKED BY: RAF
 RAF JOB No: 2529-21

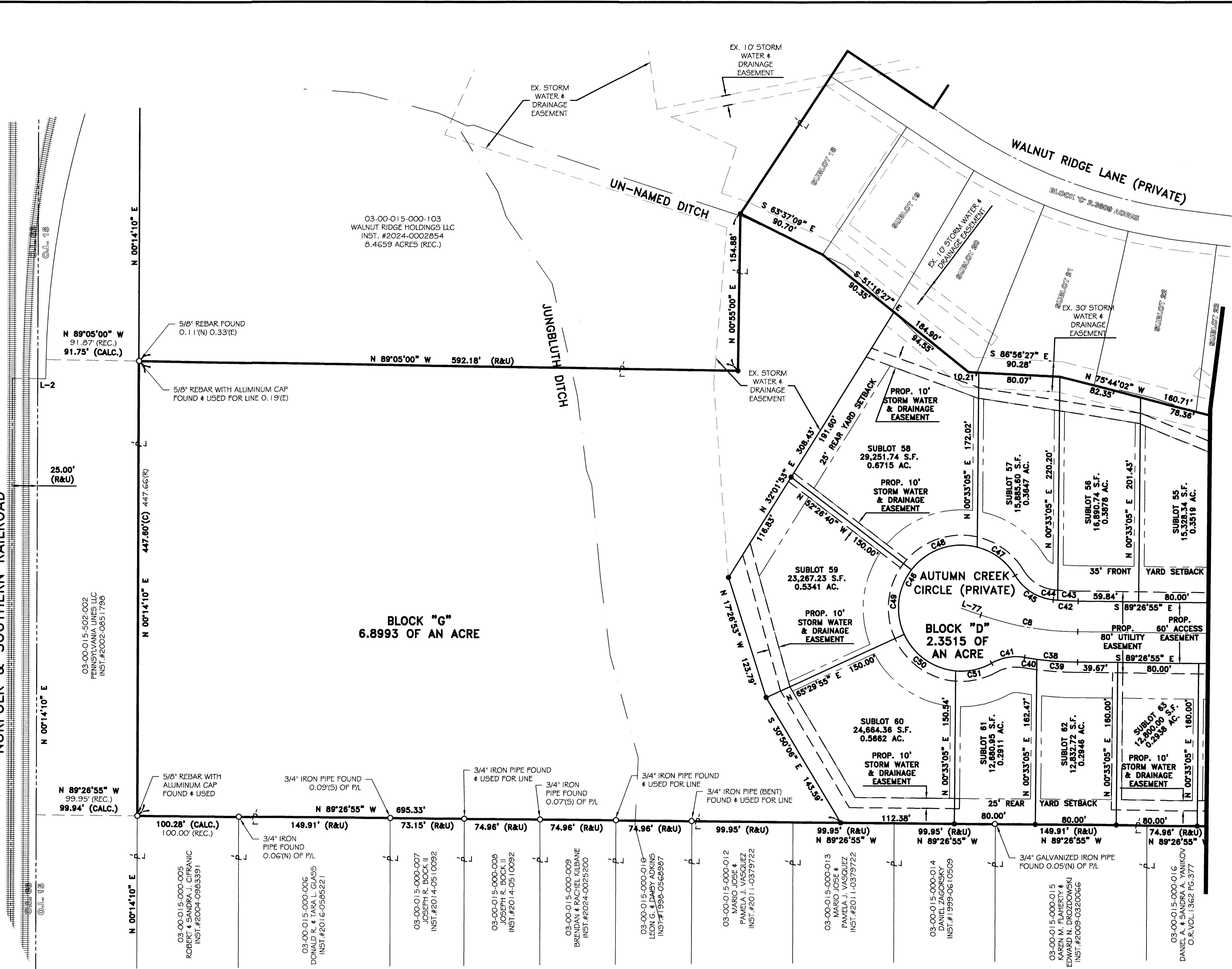
SHEET: 3 of 5

PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	91.83'	1000.00'	91.80'	N 87°24'41" E	45.95'	5°15'41"
C2	88.44'	1000.00'	88.41'	N 87°18'51" E	44.25'	5°04'01"
C3	124.52'	500.00'	124.20'	N 07°10'36" E	62.59'	14°16'10"
C4	79.30'	60.00'	73.66'	N 52°10'36" E	46.65'	75°43'50"
C5	66.14'	100.00'	64.94'	S 71°00'41" E	34.33'	37°53'55"
C6	90.60'	100.00'	87.54'	S 26°06'31" E	48.68'	51°54'45"
C7	137.75'	150.00'	132.96'	N 64°14'36" E	74.16'	52°36'59"
C8	97.80'	300.00'	97.36'	S 80°06'35" E	49.34'	18°40'39"
C9	117.05'	470.00'	116.75'	N 07°10'36" E	58.83'	14°16'10"
C10	132.00'	530.00'	131.66'	N 07°10'36" E	66.34'	14°16'10"
C11	20.91'	530.00'	20.91'	N 01°10'20" E	10.46'	02°15'37"
C12	79.34'	530.00'	79.27'	N 06°35'27" E	39.75'	08°34'39"
C13	10.00'	530.00'	10.00'	N 11°25'13" E	5.00'	01°04'52"
C14	21.74'	530.00'	21.74'	N 13°08'10" E	10.87'	02°21'02"
C15	39.65'	30.00'	36.83'	N 52°10'36" E	23.33'	75°43'50"
C16	118.96'	90.00'	110.49'	N 52°10'36" E	69.98'	75°43'50"
C17	41.31'	90.00'	40.95'	N 27°27'43" E	21.03'	26°18'03"
C18	66.29'	90.00'	64.80'	N 61°42'45" E	34.73'	42°12'01"
C19	11.36'	90.00'	11.35'	N 86°25'39" E	5.69'	07°13'45"
C20	46.30'	70.00'	45.46'	N 71°00'41" W	24.03'	37°53'35"
C21	85.98'	130.00'	84.42'	N 71°00'41" W	44.63'	37°53'35"
C22	44.45'	130.00'	44.24'	N 80°09'43" W	22.45'	19°35'32"
C23	41.52'	130.00'	41.35'	N 61°12'55" W	20.94'	18°18'04"
C24	47.12'	30.00'	42.43'	N 82°56'07" E	30.00'	90°00'00"
C25	33.87'	30.00'	32.10'	N 05°35'31" E	19.00'	64°41'11"
C26	56.92'	130.00'	56.47'	N 14°12'28" W	28.92'	25°05'11"
C27	4.41'	100.00'	4.41'	N 01°24'54" W	2.20'	02°31'30"
C28	77.78'	100.00'	75.83'	N 24°57'31" W	40.97'	44°33'44"
C29	8.42'	100.00'	8.42'	N 49°39'08" W	4.21'	04°49'31"
C30	58.04'	70.00'	56.39'	N 28°18'49" W	30.80'	47°30'09"
C31	110.20'	120.00'	106.37'	N 64°14'36" E	59.33'	52°36'59"
C32	68.86'	120.00'	67.92'	N 54°22'31" E	35.41'	32°52'50"
C33	41.33'	120.00'	41.13'	N 80°41'01" E	20.87'	19°44'09"
C34	165.30'	180.00'	159.55'	N 64°14'36" E	88.99'	52°36'59"
C35	75.96'	180.00'	75.40'	N 50°01'27" E	38.55'	24°10'41"
C36	83.68'	180.00'	82.93'	N 75°25'55" E	42.61'	26°38'13"
C37	5.66'	180.00'	5.66'	N 89°39'03" E	2.83'	01°48'04"
C38	52.64'	330.00'	52.59'	N 84°52'42" W	26.38'	09°08'25"
C39	40.43'	330.00'	40.41'	N 85°56'18" W	20.24'	07°01'13"
C40	12.21'	330.00'	12.21'	N 81°22'07" W	6.11'	02°07'14"
C41	33.68'	50.00'	33.05'	N 80°23'36" E	17.51'	38°35'49"
C42	24.54'	270.00'	24.53'	N 86°50'39" W	12.28'	05°12'28"
C43	20.18'	270.00'	20.18'	N 87°18'24" W	10.10'	04°16'57"
C44	4.36'	270.00'	4.36'	N 84°42'10" W	2.18'	00°55'31"
C45	46.48'	50.00'	44.83'	N 57°36'25" W	25.07'	53°16'00"
C46	289.93'	62.00'	89.25'	N 15°03'38" E	-	267°55'53"
C47	47.84'	62.00'	46.66'	N 53°04'44" W	25.18'	44°12'39"
C48	72.78'	62.00'	68.67'	N 71°11'08" E	41.24'	67°15'36"
C49	67.15'	62.00'	63.92'	N 06°31'38" E	37.30'	62°03'25"
C50	65.38'	62.00'	62.40'	N 54°42'45" W	36.10'	60°25'21"
C51	36.77'	62.00'	36.23'	N 78°05'08" E	18.94'	33°58'53"

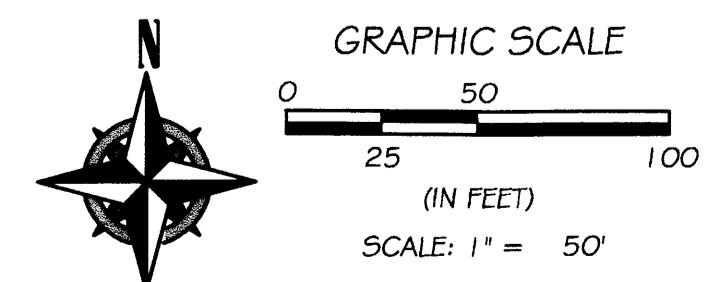
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	99.94' (C) 99.95' (R)	N 89°26'55" W
L-2	8.00' (R&U)	N 89°45'50" W
L-3	91.75' (C) 91.87' (R)	N 89°05'00" W
L-4	192.02' (R&U)	N 33°29'14" E
L-5	101.59' (R&U)	N 56°30'46" W
L-6	188.62' (R&U)	N 33°18'03" E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L-7	158.97' (R&U)	S 65°53'34" E
L-8	235.88' (R&U)	S 89°05'00" E
L-9	40.00'	N 89°05'00" W
L-10	40.00'	N 89°26'55" W
L-11	48.62'	N 00°38'50" E
L-77	20.45'	S 70°46'16" E

NORFOLK & SOUTHERN RAILROAD



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



REV.	BY	DATE	DESCRIPTION
1	BDA	11-04-2024	ISSUE FOR REVIEW
2	BDA	11-12-2024	REVISED TO SHOW ADDITIONAL STORM EASEMENT
3	BDA	11-25-2024	REVISED PER COUNTY COMMENTS

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WALNUT RIDGE DEVELOPMENT, LLC
SHENCON CONSTRUCTION, LLC
4400 TIMBER COMMONS DRIVE
SANDUSKY, OHIO 44870
PHONE: (419) 686-4677

WALNUT RIDGE
SUBDIVISION No. 2
ENLARGED PLAT VIEW
VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 2529-21

SHEET: 4 of 5

NORFOLK & SOUTHERN RAILROAD

FITCH DRIVE (60' R/W)

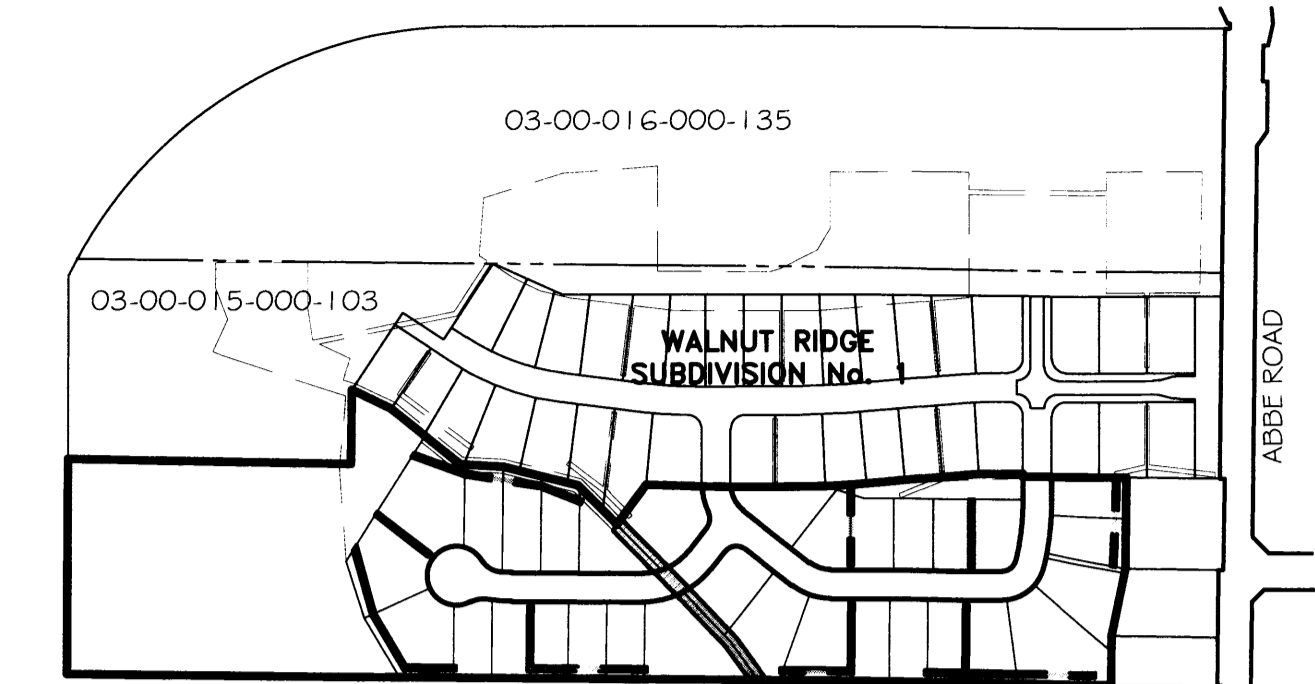
WALNUT RIDGE LANE

WALNUT RIDGE LANE

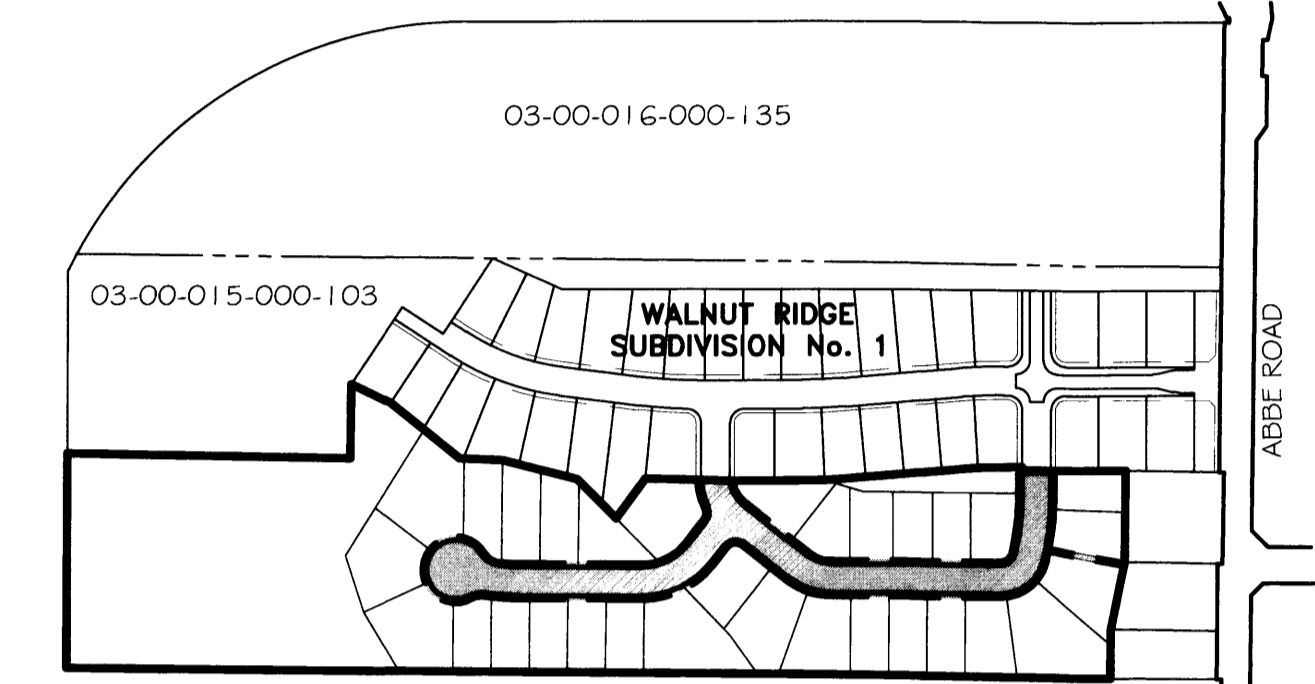
WHISPERING PINES LANE

EVERGREEN PARKWAY (R/W VARIES)

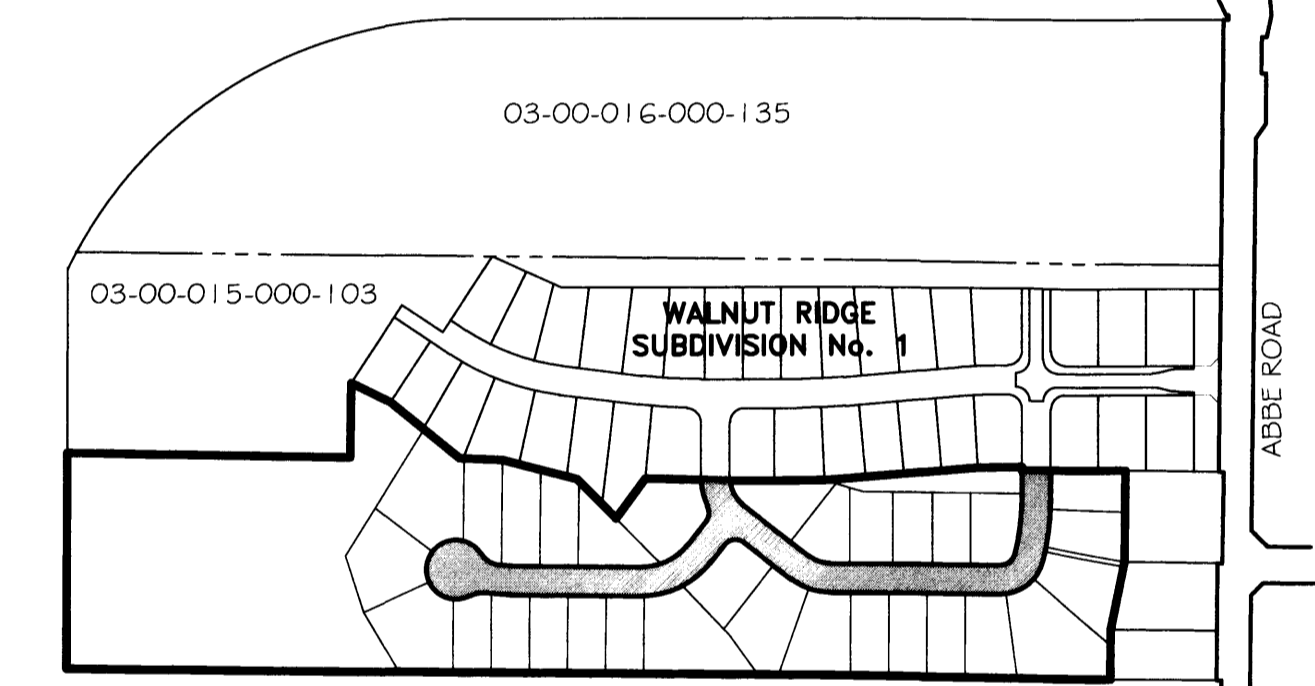
FRENCH CREEK ROAD a.k.a. SHEFFIELD-FRENCH CREEK ROAD (60' R/W)



PROP-STORM WATER & DRAINAGE EASEMENT - NOT TO SCALE -



PROP. 80' UTILITY EASEMENT & SANITARY EASEMENT - NOT TO SCALE -



PROP. 60' ACCESS EASEMENT - NOT TO SCALE -

EASEMENT CURVE TABLE

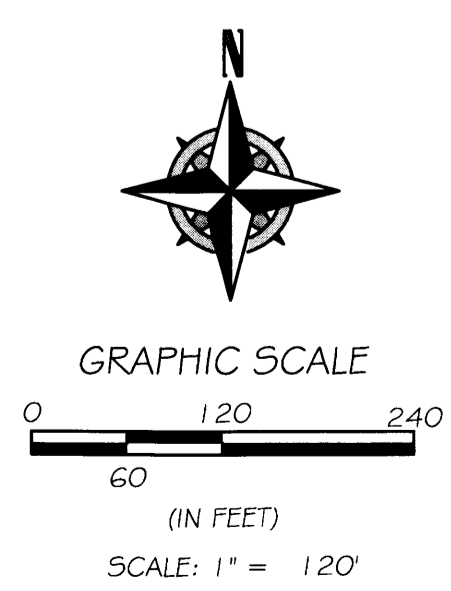
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C52	10.01'	72.00'	10.00'	N 37°33'20" E	5.01'	7°57'51"

EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L-12	266.00'	S 89°26'55" E
L-13	10.00'	S 00°33'05" W
L-14	355.96'	N 89°26'55" W
L-15	10.00'	N 00°33'05" E
L-16	138.13'	N 00°02'31" E
L-17	10.00'	S 89°57'29" E
L-18	138.22'	S 00°02'31" W
L-19	10.12'	S 79°07'13" E
L-20	184.36'	N 02°09'51" E
L-21	186.27'	S 02°09'51" W
L-22	140.00'	S 00°02'31" W
L-23	140.00'	N 00°02'31" E
L-24	10.00'	S 89°57'29" E
L-25	160.32'	S 00°02'31" W
L-26	160.20'	N 00°02'31" E
L-27	10.00'	S 89°57'29" E
L-28	10.00'	S 89°57'29" E
L-29	146.09'	S 00°01'39" W
L-30	136.00'	S 00°02'31" W
L-31	143.71'	N 89°26'55" W
L-32	10.00'	S 00°33'05" W
L-33	153.88'	S 89°26'55" E
L-34	109.83'	S 35°35'15" E
L-35	144.60'	N 43°42'52" W
L-36	64.13'	N 44°21'51" W
L-37	63.89'	N 44°21'51" W
L-38	147.36'	S 43°42'52" E
L-39	85.80'	S 35°35'15" E
L-40	10.00'	N 22°10'19" E
L-41	91.63'	N 67°49'41" W
L-42	90.47'	N 67°49'41" W
L-43	161.82'	N 81°03'58" W

EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L-44	161.64'	N 81°03'58" W
L-45	114.23'	N 69°49'57" W
L-46	117.31'	N 69°49'57" W
L-47	10.22'	N 32°01'53" E
L-48	10.05'	N 32°01'53" E
L-49	149.72'	S 52°26'40" E
L-50	150.69'	N 52°26'40" W
L-51	146.78'	S 15°34'25" E
L-52	138.96'	S 15°34'25" E
L-53	126.64'	S 30°33'14" E
L-54	133.60'	S 30°33'14" E
L-55	103.33'	S 89°26'55" E
L-56	108.98'	S 89°26'55" E
L-57	10.00'	N 00°33'05" E
L-58	10.00'	N 89°18'48" E
L-59	10.00'	S 89°57'29" E
L-60	10.01'	S 89°57'29" E
L-61	37.15'	S 89°26'55" E
L-62	30.39'	S 35°56'58" W
L-63	13.54'	N 32°01'53" E
L-64	79.96'	S 89°26'55" E
L-65	133.94'	N 44°38'27" W
L-66	131.39'	N 44°38'27" W
L-67	2.49'	N 45°10'22" W
L-68	10.00'	S 89°26'55" E
L-69	125.00'	S 00°33'05" W
L-70	240.00'	S 89°26'55" E
L-71	10.00'	S 00°33'05" W
L-72	250.00'	S 89°26'55" E
L-73	135.00'	N 00°33'05" W
L-74	167.21'	S 79°07'13" E
L-75	10.00'	N 11°28'38" E
L-76	167.22'	S 79°07'13" E



REV.	BY	DATE	DESCRIPTION
1	BDA	11-04-2024	ISSUE FOR REVIEW
2	BDA	11-12-2024	REVISED TO SHOW ADDITIONAL STORM EASEMENT

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WALNUT RIDGE SUBDIVISION No. 2 EASEMENT PLAN
 VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: BDA
 CHECKED BY: RAF
 RAF JOB No: 2529-21

SHEET: 5 of 5

Plat Sheet

Instrument # 2024-0035810 Film # _____

Name of Plat: Walnut Ridge Subdivision No. 2

Owner: Walnut Ridge Development LLC

Description: Situated in the State of Ohio
County of Lorain Village of Sheffield
Being part of original Sheffield Township
lot 15 21.9701 Acres Creating Sublots
36 through 66 Blocks D, E, F and G

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 116

Receiving Stamp

Pg. 80, 81, 82, 83, 84

Amount: \$ 432.00
Initials: J.M.