

APPROVALS

THIS PLAT IS APPROVED THIS 31<sup>st</sup> DAY OF JAN. 1997.

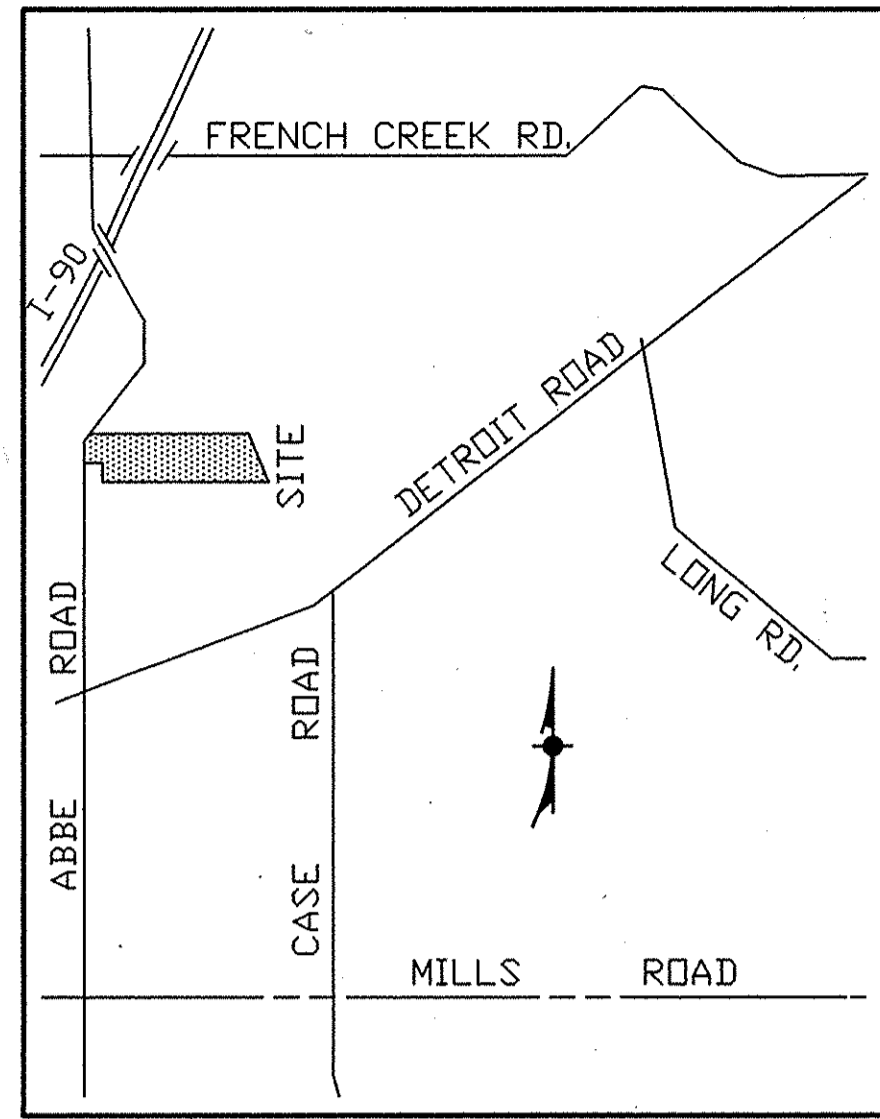
*William Anderson*  
MAYOR OF SHEFFIELD

THIS PLAT IS APPROVED THIS 31<sup>st</sup> DAY OF JAN. 1997.

*Ray E. Kudrin*  
PLANNING COMMISSION-SECRETARY

THIS PLAT IS APPROVED THIS 29 DAY OF JAN. 1997.

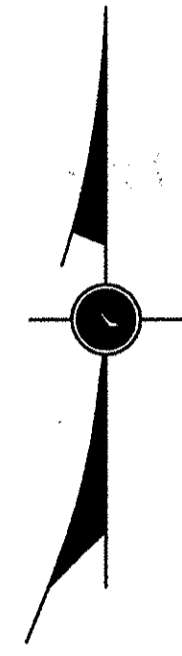
*Thomas M. Krell, P.E.*  
VILLAGE ENGINEER



VICINITY MAP - 1" = 2000'

LEGEND:

- ◆ MON SET OR TO BE SET
- ◇ MON FOUND
- I.P. SET OR TO BE SET
- I.P. FOUND
- ⊕ P.K. NAIL FOUND OR SET



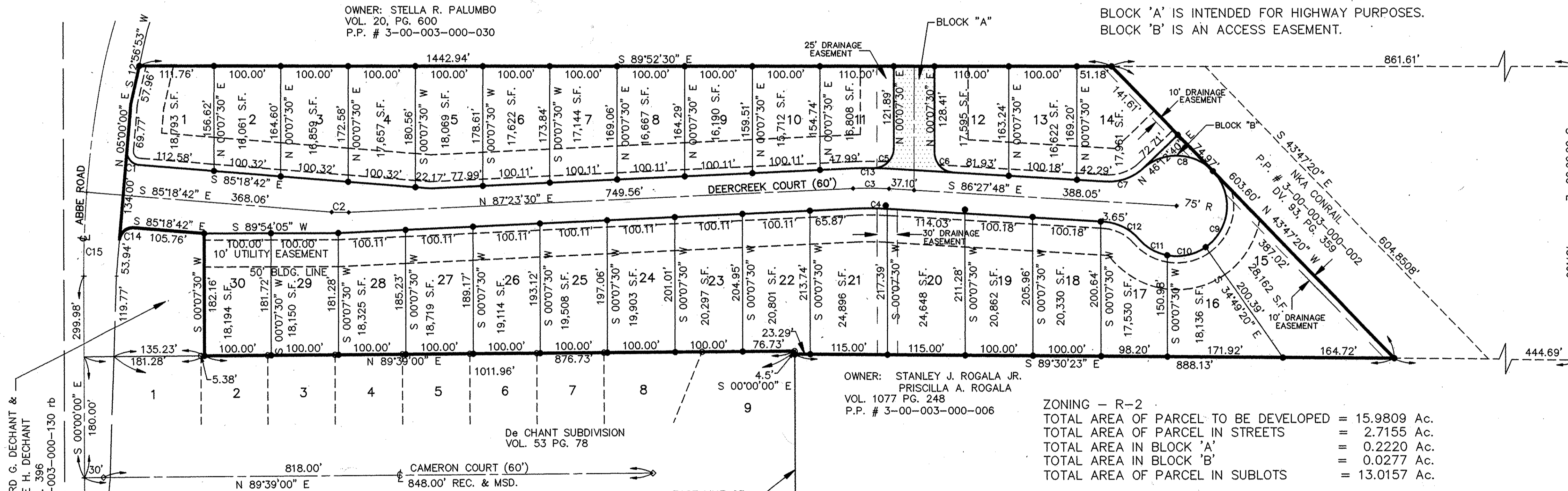
SCALE: 1" = 100'

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
MAR 17 1997  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

MAR 17 1997  
RECEIVED FOR RECORD  
at 3:40 clock P.M. in PLAT RECORD  
VOL. 58 MARY ANN JAMISON  
PAGE 67 Lorain County Recorder  
Box LCTC LM 43.20

NOTE

BLOCK 'A' IS INTENDED FOR HIGHWAY PURPOSES.  
BLOCK 'B' IS AN ACCESS EASEMENT.



ZONING - R-2  
TOTAL AREA OF PARCEL TO BE DEVELOPED = 15.9809 Ac.  
TOTAL AREA OF PARCEL IN STREETS = 2.7155 Ac.  
TOTAL AREA IN BLOCK 'A' = 0.2220 Ac.  
TOTAL AREA IN BLOCK 'B' = 0.0277 Ac.  
TOTAL AREA OF PARCEL IN SUBLOTS = 13.0157 Ac.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.52'	20.11'	28.36'	S 40°09'21" E	90°18'42"
C2	200.00'	25.47'	12.75'	25.45'	S 88°57'36" E	07°17'47"
C3	500.00'	53.62'	26.84'	53.60'	N 89°32'09" W	06°08'42"
C4	470.00'	49.23'	24.64'	49.21'	N 89°36'27" W	06°00'05"
C5	30.00'	47.49'	30.37'	42.68'	N 45°28'21" E	90°41'42"
C6	30.00'	45.34'	28.26'	41.14'	S 43°10'09" E	86°35'18"
C7	75.00'	59.65'	31.51'	58.09'	N 70°45'01" E	45°34'23"
C8	75.00'	115.52'	72.74'	104.43'	N 87°54'45" W	88°14'51"
C9	75.00'	129.55'	87.76'	114.03'	N 05°41'40" E	98°58'00"
C10	75.00'	60.00'	31.71'	58.41'	N 78°05'46" E	45°50'12"
C11	75.00'	49.87'	25.89'	48.95'	S 59°56'16" E	38°05'43"
C12	75.00'	59.65'	31.51'	58.09'	N 63°40'37" W	45°34'23"
C13	530.00'	31.71'	15.86'	31.71'	S 89°06'21" W	03°25'42"
C14	20.00'	31.31'	19.89'	28.21'	S 49°50'39" W	89°41'18"
C15	1528.43'	266.76'	133.72'	266.42'	S 05°00'00" W	10°00'00"

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT.

*Ehtesham M. Suhail*  
EHTESHAM M. SUHAIL, P.E., P.S.

UNDERGROUND EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE OHIO EDISON CO., CENTRAL TELEPHONE CO. AND CABLEVISION, ALL OHIO CORPORATIONS THEIR SUCCESSORS AND ASSIGNEES (HERE IN AFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARELLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURE, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

*Thomas L. Butts*  
THOMAS L. BUTTS

*Timothy A. Holowecy*  
TIMOTHY A. HOLOWECKY

OWNERS CERTIFICATE, ACCEPTANCE & DEDICATION

THE UNDERSIGNED OWNERS, BUTTS-HOLOWECKY DEVELOPMENT, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS DEERFIELD ESTATES, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE STREETS, EASEMENTS AND BLOCKS 'A' & 'B' SHOWN HEREON. WE FURTHER GRANT TO THE VILLAGE OF SHEFFIELD PERPETUAL UTILITY EASEMENTS OF WIDTHS AND LOCATIONS SHOWN HEREON OVER AND THROUGH THE SUBLOTS AND LAND SHOWN HEREON FOR PUBLIC USE.

BUTTS-HOLOWECKY DEVELOPMENT, BY

*Thomas L. Butts*  
THOMAS L. BUTTS - PARTNER

*Timothy A. Holowecy*  
TIMOTHY A. HOLOWECKY - PARTNER

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF LORAIN AND STATE OF OHIO, DID PERSONALLY APPEAR THE ABOVE BUTTS-HOLOWECKY DEVELOPMENT BY THOMAS L. BUTTS, ITS PARTNER & TIMOTHY A. HOLOWECKY, ITS PARTNER, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 28 DAY OF January 1997.

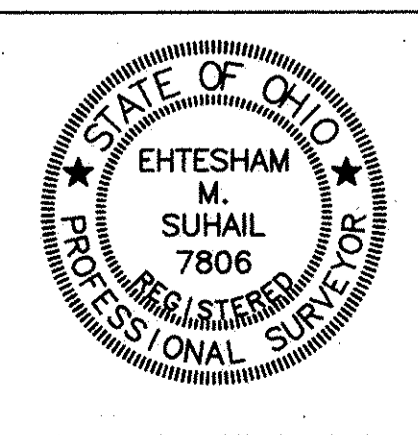


*James A. Cook*  
NOTARY PUBLIC  
MY COMM. EXPIRES 11-9-98

NO.	DATE	BY	REVISIONS	REFERENCE DRAWINGS
1.	3-5-97		REVISED AS PER TAX MAP DEPT. COMMENTS	H.S.

**SUHAIL & SUHAIL, INCORPORATED**  
CONSULTING ENGINEERS & SURVEYORS

25151 BROOKPARK ROAD, SUITE 1116  
NORTH OLMSTED, OHIO 44070-3418  
(216) 734-1986 FAX: (216) 734-2928



DR. BY HS  
CHK. BY EMS  
DATE JAN. 13, 1997  
SCALE 1" = 100'

**DEERFIELD ESTATES**  
SITUATED IN ORIGINAL SHEFFIELD TOWNSHIP, LOT NO. 3.  
NOW IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO

**FINAL PLAT**

PREPARED FOR  
**BUTTS-HOLOWECKY DEVELOPMENT**  
4480 STONEY RIDGE RD.  
AVON, OH 44011

S&S JOB NO. **96109**  
SHEET NO. **1 OF 1**