

SETTLER'S VILLAGE SUBDIVISION No. 2

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING ALL OF LANDS REMAINING IN TITLE TO SUBDIVIDER IN SETTLER'S VILLAGE SUBDIVISION No. 1 BEING A PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 16 AS SHOWN BY THE PLAT RECORDED IN VOLUME 66, PAGE 25 OF LORAIN COUNTY MAP RECORDS.

CITY OF NORTH RIDGEVILLE
Vol. 1326, P. 682

PARCEL 1
P.P. No. 3-00-016-000-012

N89°30'15"E 1494.36'



DEMPEY & NEFF, INC.
PLANNERS - ENGINEERS - SURVEYORS

5432 EAST 90TH STREET, SUITE #120
CLEVELAND, OHIO 44125-5312

(216) 683-1000
FAX: (216) 683-1976

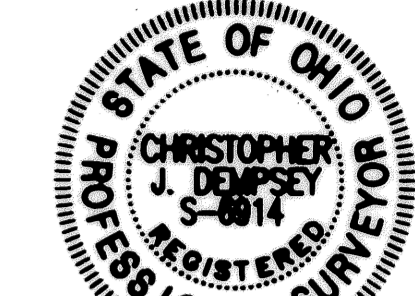
STEVEN M. GUILMETTE & LORI DEANN GUILMETTE
O.R. Vol. 1129, P. 876

PARCEL 2
P.P. No. 3-00-016-000-018

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE "SETTLER'S VILLAGE SUBDIVISION No. 2" AS SHOWN HEREON AND CONTAINING 37.0756 ACRES OF LAND IN ORIGINAL LOT 16 OF SHEFFIELD TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED "•" 5/8" IRON PINS WITH "D&N 6914 7315" CAP WERE SET AND AT ALL POINTS THUSLY INDICATED "•" 5/8" IRON PIN MONUMENT BOX ASSEMBLIES ARE TO BE SET UPON COMPLETION OF IMPROVEMENTS IN STREETS, DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DENOTE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR A LAND SURVEY IN SECTION 4733-37 OF THE OHIO ADMINISTRATION CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher J. Dempsey
CHRISTOPHER J. DEMPEY
PROFESSIONAL SURVEYOR NO. 6914
APRIL 16, 2001



OWNERS ACCEPTANCE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER OF LANDS SHOWN WITHIN THIS PLAT OF SETTLER'S VILLAGE No. 2 DO HEREBY ACCEPT THIS PLAT AS BEING CORRECT AND DEDICATE TO PUBLIC USE THE STREETS, DRAINAGE RIGHT-OF-WAYS, STORM SEWER EASEMENTS AND SANITARY SEWER EASEMENT AS SHOWN HEREON OR INDICATED BELOW.

Matthew C. Neff
OWNER
Matthew C. Neff
WITNESS
Summer Scudlark
WITNESS

FOR THE BENEFIT OF THE SUBDIVIDER, THE VILLAGE OF SHEFFIELD AND ALL PERSONS TAKING TITLE TO THE AFFECTED LOTS OF THIS SUBDIVISION, THE SUBDIVIDER GRANTS TO THE VILLAGE OF SHEFFIELD, OHIO, PERMANENT EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS REQUIRED. THESE EASEMENTS SHALL BE AS FOLLOWS:

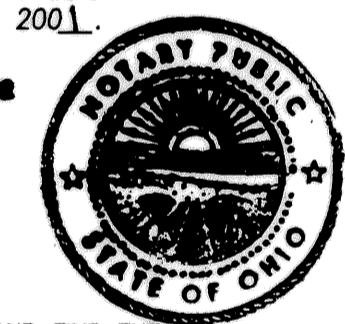
- AN EASEMENT FIFTEEN (15) FEET IN WIDTH ADJACENT AND CONTIGUOUS TO ALL STREET RIGHT-OF-WAYS.
- AN EASEMENT SEVEN AND ONE-HALF (7-1/2) FEET IN WIDTH CONTIGUOUS TO EACH SIDE LINE OF EACH SUBLOT.
- AN EASEMENT TEN (10) FEET IN WIDTH CONTIGUOUS TO EACH REAR LINE OF EACH SUBLOT.
- AN EASEMENT FIFTEEN (15) FEET IN WIDTH ADJACENT TO THE WEST LINE OF SUBLOT NUMBER 72.

STATE OF OHIO
COUNTY OF CUYAHOGA } SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OWNER OF THE FOREGOING SUBDIVISION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT
WESLACK, OHIO THIS 11th DAY OF DECEMBER, 2001.

Matthew C. Neff
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-30-2002



ENGINEERING APPROVAL

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT AND FIND THE MONUMENTS INDICATED TO BE SUFFICIENT TO DEFINE THE STREETS AS SHOWN.
SHEFFIELD VILLAGE ENGINEER *Thomas M. Kroll*

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF SETTLER'S VILLAGE SUBDIVISION No. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SHEFFIELD, OHIO, ON THIS 12th DAY OF April, 2001.

CHAIRMAN *Thomas M. Kroll* SECRETARY *Lois Shultz*

COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF SETTLER'S VILLAGE SUBDIVISION No. 2 HAS BEEN APPROVED BY THE COUNCIL OF THE VILLAGE OF SHEFFIELD, OHIO, ON THIS 12th DAY OF September, 2001.

PRESIDENT *William J. Anderson*

SOLICITOR APPROVAL

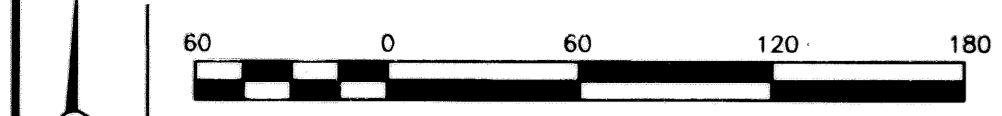
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF SETTLER'S VILLAGE SUBDIVISION No. 2 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND IS HEREBY APPROVED AS TO FORM.
SHEFFIELD VILLAGE SOLICITOR *William M. Schafner*

DEC 3 1 2001

RECEIVED FOR RECORD
at 10:51 o'clock A.M. in PLAT RECORD
VOLUME 70 MARY ANN JAMISON
PAGE 68 Lorain County Recorder

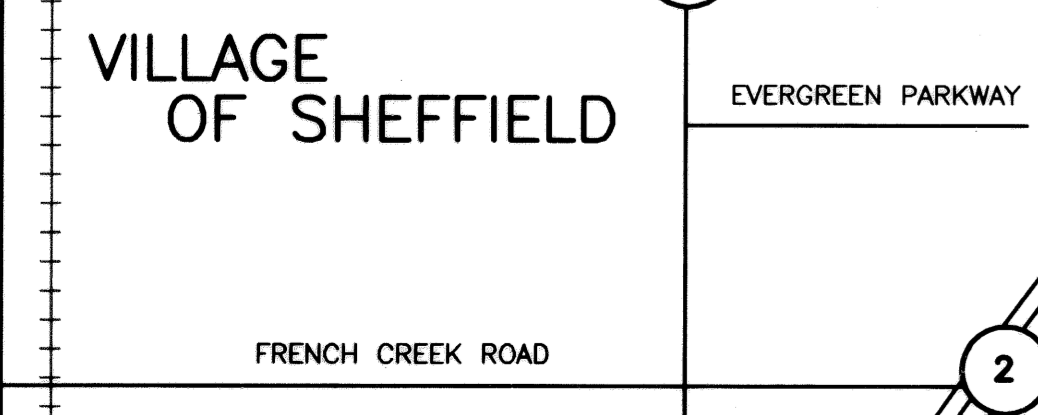
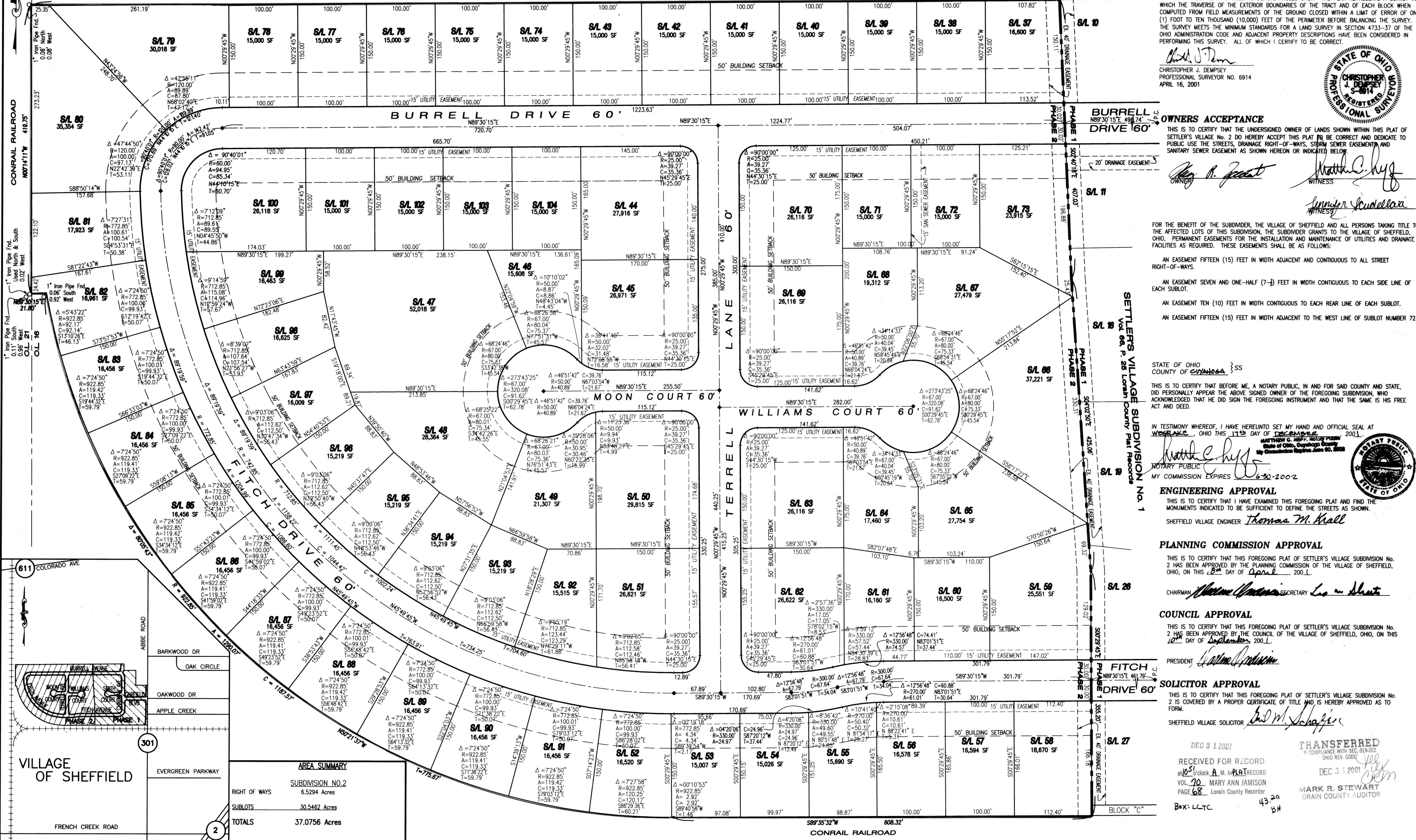
TRANSFERRED
IN COMPLIANCE WITH SEC. 614-020
OHIO REV. CODE
DEC 3 1 2001
MARK R. STEWART
LORAIN COUNTY AUDITOR

Box: LCTC 4320 BT



SCALE: 1" = 60'

• DENOTES 5/8" IRON PIN SET WITH "D & N 6914 7315" CAP (UNLESS OTHERWISE NOTED)
♦ DENOTES 5/8" IRON PIN MONUMENT BOX ASSEMBLY TO BE SET UPON COMPLETION OF IMPROVEMENTS IN STREETS (UNLESS OTHERWISE NOTED)



AREA SUMMARY	
SUBDIVISION No. 2	6.5294 Acres
SUBLOTS	30.5462 Acres
TOTALS	37.0756 Acres