

TREADWAY PONDS VACATION PLAT & CONSOLIDATION SURVEY

FOR

TREADWAY PONDS LLC

SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 37, BEING A CONSOLIDATION OF ALL OF SUBLOT NUMBERS 144 THRU 159 & 272 THRU 286, A PORTION OF SUBLOT 287, A PORTION OF VACATED TREADWAY BOULEVARD AND A PORTION OF VACATED IVANHOE AVENUE AS ORIGINALLY RECORDED IN THE CORAL BEACH SUBDIVISION NO. 2 PLAT VOLUME 12 PAGE 21 OF THE LORAIN COUNTY PLAT RECORDS.

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" 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
- MNF: MAGNETIC NAIL/SPIKE FOUND
- MNS: MAGNETIC NAIL/SPIKE SET
- RAILROAD SPIKE FOUND
- P/L PROPERTY LINE
- CL CENTERLINE
- RW RIGHT-OF-WAY

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 37, BEING A CONSOLIDATION OF ALL OF SUBLOT NUMBERS 144 THRU 159 & 272 THRU 286, A PORTION OF SUBLOT 287 AS DESCRIBED IN A DEED TO TREADWAY PONDS LLC AS RECORDED IN INSTRUMENT NUMBER 2021-0809980 OF THE LORAIN COUNTY DEED RECORDS, A PORTION OF VACATED TREADWAY BOULEVARD AND A PORTION OF VACATED IVANHOE AVENUE ALL OF WHICH IS ORIGINALLY RECORDED IN THE CORAL BEACH SUBDIVISION NO. 2 PLAT VOLUME 12 PAGE 21 OF THE LORAIN COUNTY PLAT RECORDS. CONTAINING WITHIN SAID BOUNDS 4.0682 ACRES OF LAND.

THE UNDERSIGNED, AGREES TO RESERVE UTILITY/ACCESS EASEMENTS TO THE CITY OF SHEFFIELD LAKE WHERE CURRENT UTILITIES LIE WITHIN THE VACATED AREAS OF TREADWAY BOULEVARD AND IVANHOE AVENUE.

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.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS: 8th DAY OR May, 2022.

George A. Douzos
GEORGE A. DOUZOS, MEMBER TREADWAY PONDS LLC

THIS: 4th DAY OR MAY, 2022.

Michael J. Deanna
MICHAEL J. DEANNA, MEMBER TREADWAY PONDS LLC

NOTARY SEAL:

STATE OF OHIO
COUNTY OF LORAIN S.S.

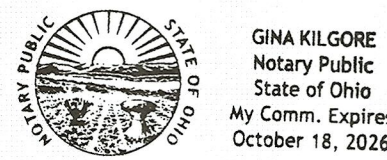
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR GEORGE A. DOUZOS MEMBER OF TREADWAY PONDS LLC WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS: 4th DAY OR May, 2022.

Deanna
NOTARY PUBLIC

10/18/22
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 MICHAEL J. DEANNA MEMBER OF TREADWAY PONDS 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

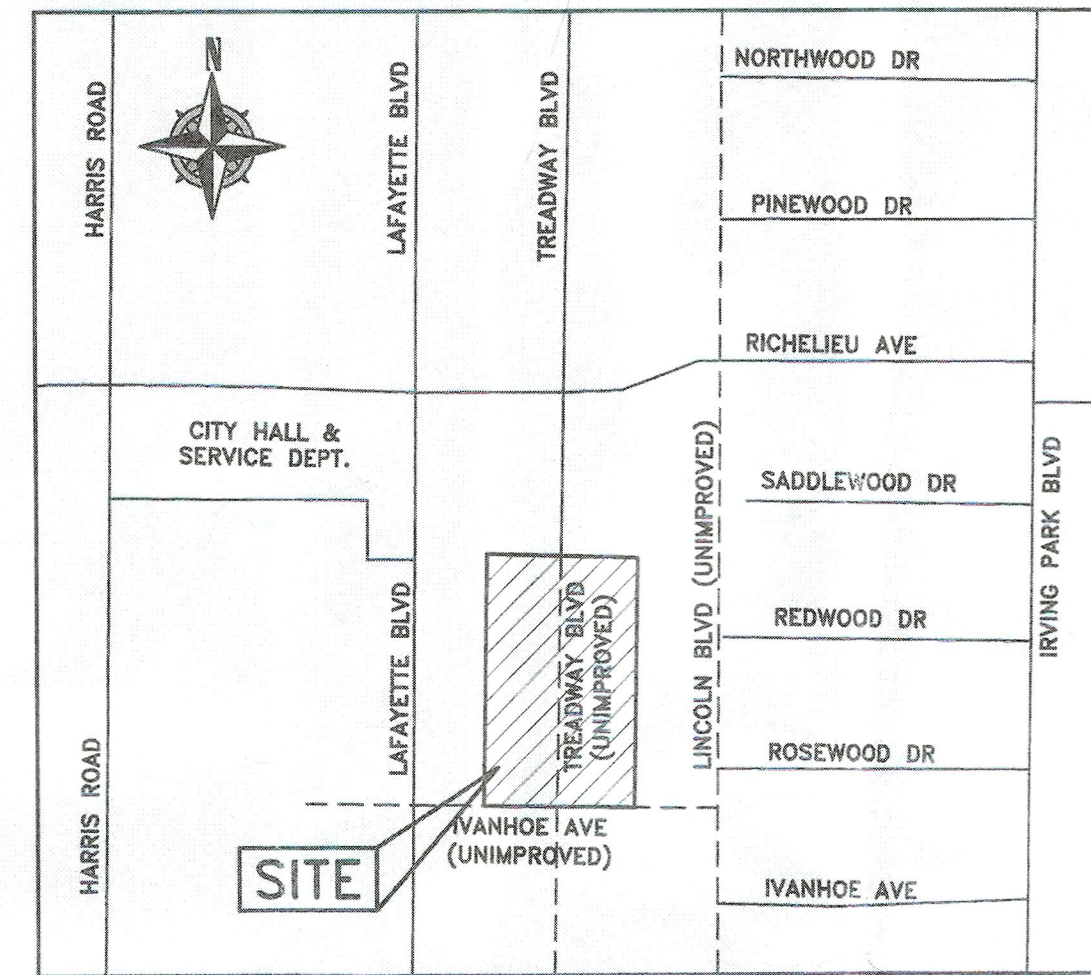
THIS: _____ DAY OR _____, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

REFERENCES

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
- SUBDIVISION PLATS AS LISTED HEREON



VICINITY MAP
-NOT TO SCALE-

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER(S), I HAVE SURVEYED AND PLATTED "TREADWAY PONDS VACATION PLAT & CONSOLIDATION SURVEY", SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 37, BEING A CONSOLIDATION OF ALL OF SUBLOT NUMBERS 144 THRU 159 & 272 THRU 286, A PORTION OF SUBLOT 287 AS DESCRIBED IN A DEED TO TREADWAY PONDS LLC AS RECORDED IN INSTRUMENT NUMBER 2021-0809980 OF THE LORAIN COUNTY DEED RECORDS, A PORTION OF VACATED TREADWAY BOULEVARD AND A PORTION OF VACATED IVANHOE AVENUE ALL OF WHICH IS ORIGINALLY RECORDED IN THE CORAL BEACH SUBDIVISION NO. 2 PLAT VOLUME 12 PAGE 21 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING WITHIN SAID BOUNDS 4.0682 ACRES OF LAND. ALL POINTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Brent D. Anderson
BRENT D. ANDERSON, REGISTERED PROFESSIONAL SURVEYOR
DATE: 2/2/22

ENGINEER'S CERTIFICATION

THIS PLAT IS HEREBY APPROVED, THIS 8th DAY OF April, 2022

Paul Spill
CITY OF SHEFFIELD LAKE MUNICIPAL ENGINEER
FOR RECORDING PURPOSES ONLY
DATE: 4/14/2022

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE REGULATIONS FOR THE CITY OF SHEFFIELD LAKE, OHIO, THIS 16 DAY OF February 2022

Cathy Pugh
PLANNING COMMISSION CHAIRPERSON-CATHY PUGH
DATE: 4/14/2022

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "TREADWAY PONDS VACATION PLAT & CONSOLIDATION SURVEY" IS HEREBY APPROVED AND THE VACATION OF THE STREETS AS SHOWN HEREON IS ACCEPTED BY ORDINANCE NO. 15-22, THIS 12 DAY OF April, 2022

Brandy Randolph
COUNCIL CLERK-BRANDY RANDOLPH
DATE: 4/14/22

Rick Rossio
COUNCIL PRESIDENT-RICK ROSSIO
DATE: 4-19-22

LAW DIRECTOR'S CERTIFICATION

THIS PLAT IS HEREBY APPROVED, THIS 13 DAY OF April, 2022

David Graves
CITY OF SHEFFIELD LAKE LAW DIRECTOR-DAVID GRAVES
DATE: 4-13-22

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF TREADWAY BOULEVARD AND IS ASSUMED TO BE NORTH 00°33'44" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JUNE 2021.

ACREAGE BREAKDOWN

VACATION PARCEL - TREADWAY BOULEVARD	0.6680 OF AN ACRE
VACATION PARCEL - IVANHOE AVENUE	0.1678 OF AN ACRE
TOTAL SUBLOT AREA	3.2324 ACRES
CONSOLIDATION PARCEL	4.0682 ACRES

REV.	BY	DATE	DESCRIPTION
1	BDA	02-02-2022	ISSUE FOR CITY APPROVAL

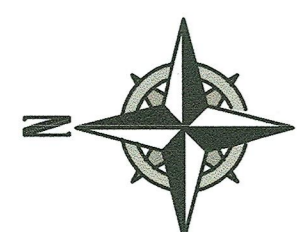
RAFTER A, LTD
LAND SURVEYING • ENGINEERING • TESTING
42853 Oberlin-Elyria Road, Oberlin, Ohio 44074
440-707-4014 • www.raftera.com • info@raftera.com

TREADWAY PONDS, LLC
125 HILLIARD ROAD
ELYRIA, OHIO 44035

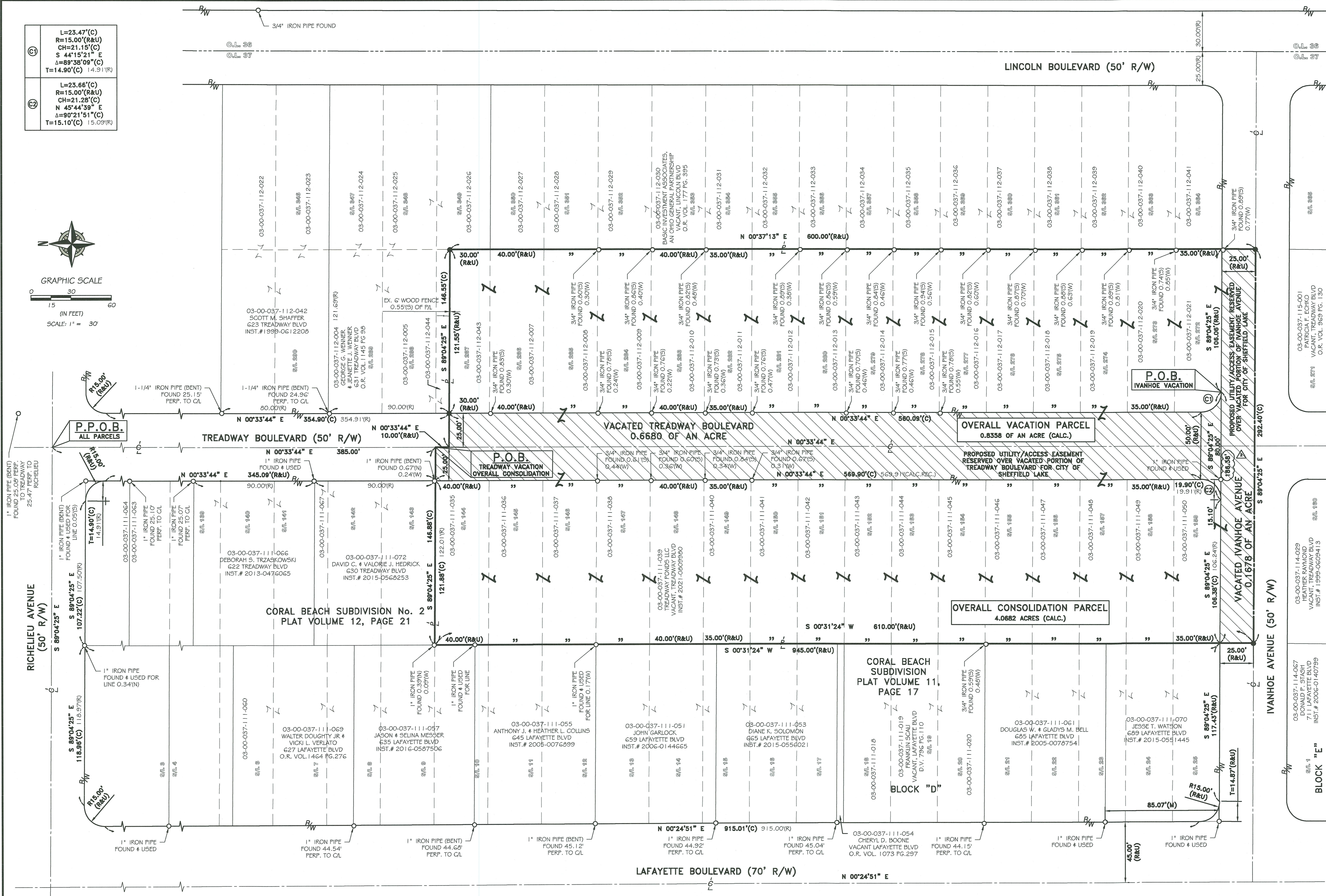
TREADWAY PONDS VACATION PLAT
& CONSOLIDATION SURVEY
TITLE SHEET
CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: JAD
CHECKED BY: BDA
RAF JOB No: 2532-20

①	<p>L=23.47'(C) R=15.00'(R&U) CH=21.15'(C) S 44°15'21" E Δ=89°38'09"(C) T=14.90'(C) 14.91'(R)</p>
②	<p>L=23.66'(C) R=15.00'(R&U) CH=21.28'(C) N 45°44'39" E Δ=90°21'51"(C) T=15.10'(C) 15.09'(R)</p>



GRAPHIC SCALE
0 15 30 60
(IN FEET)
SCALE: 1" = 30'



REV.	BY	DATE	DESCRIPTION
1	BDA	02-02-2022	ISSUE FOR CITY APPROVAL
2	BDA	06-13-2022	CORRECTED DIMENSION

03-00-037-115-001
VACANT, TREADWAY BLVD
O.R. VOL. 969 PG. 130

03-00-037-114-029
HEATHER RAYMOND
VACANT, TREADWAY BLVD
INST. # 1999-0609413

03-00-037-114-067
DONALD F. STASH
711 LAFAYETTE BLVD
INST. # 2006-0140799

03-00-037-111-070
JESSE T. WATSON
689 LAFAYETTE BLVD
INST. # 2015-051445

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LAND SURVEYING • ENGINEERING • TESTING
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440-707-4014 • www.raftera.com • info@raftera.com

TREADWAY PONDS VACATION SURVEY & CONSOLIDATION SURVEY
SURVEY PLAT
CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: JAD
CHECKED BY: BDA
RAF JOB NO: 2532-20

SHEET: 2 of 2