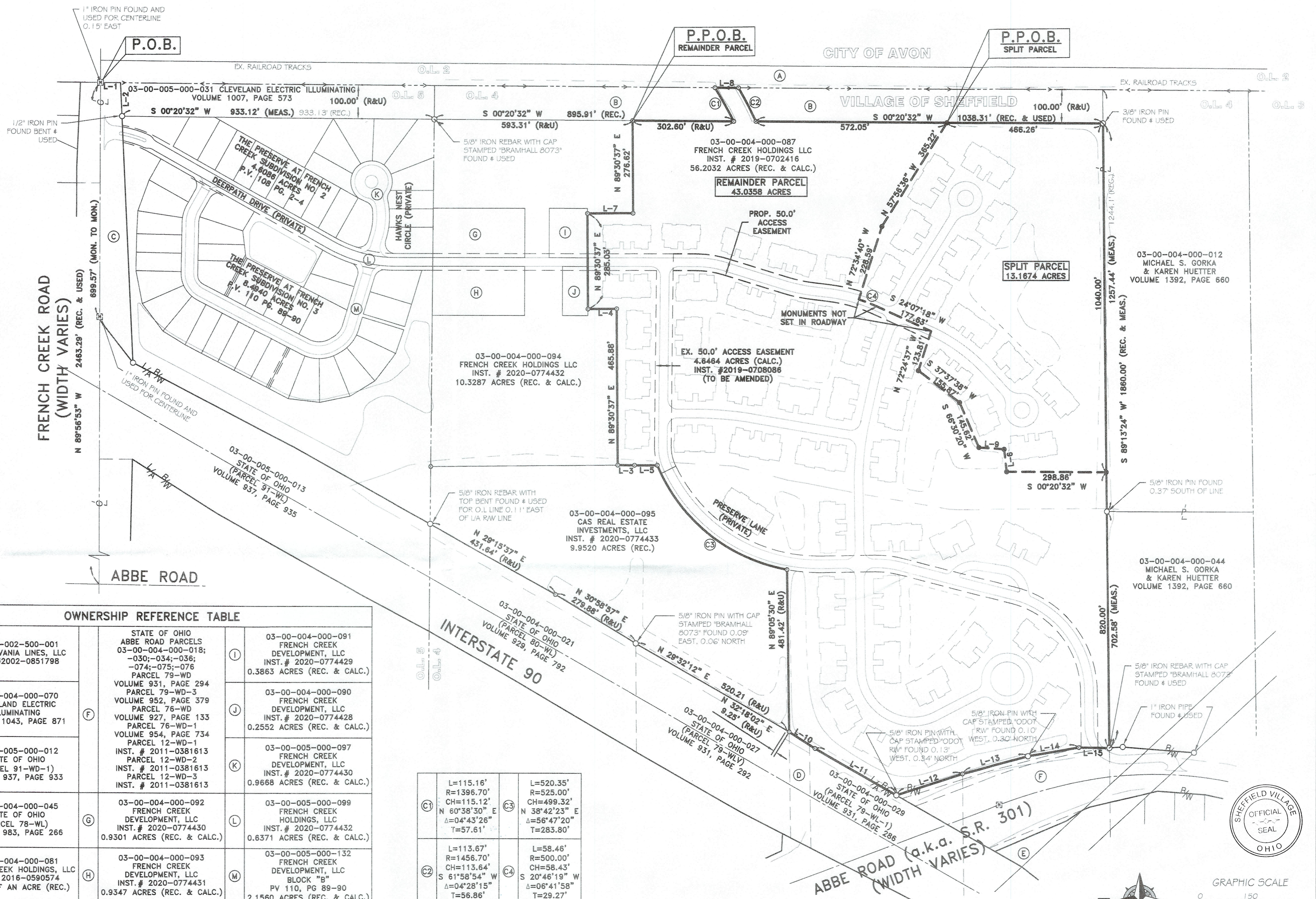
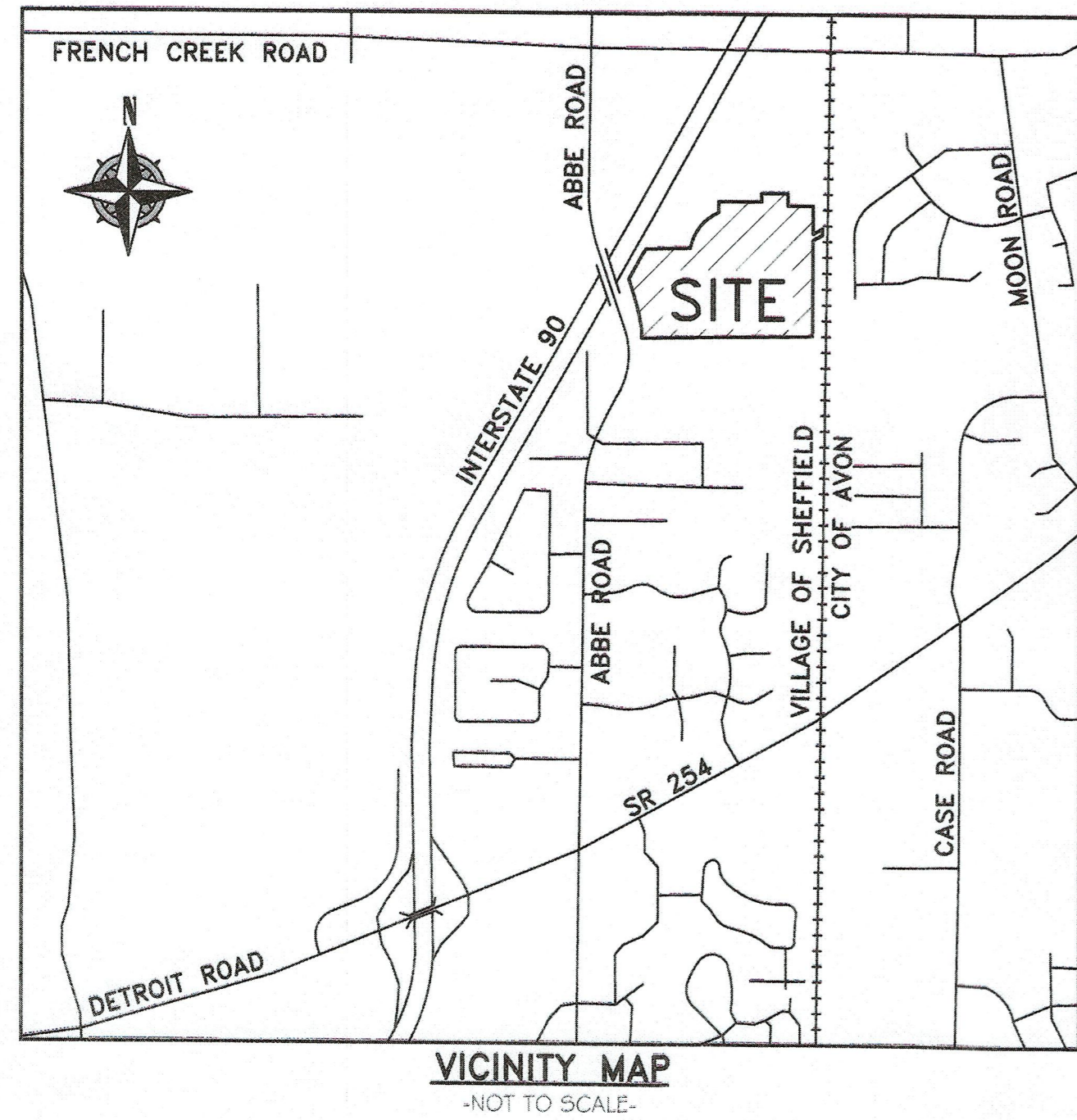


LOT-SPLIT SURVEY

FOR
SHENCON CONSTRUCTION
 SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN,
 STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL
 SHEFFIELD TOWNSHIP LOT NUMBER 04.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	60.00' (R&U)	S 00°20'32" W	L-9	75.37'	S 04°38'42" W
L-2	100.14' (R&U)	N 87°19'48" E	L-10	91.14' (R&U)	N 32°18'02" E
L-3	50.00'	N 00°29'23" W	L-11	280.32' (R&U)	N 29°29'43" E
L-4	85.90'	N 00°29'23" W	L-12	208.29' (R&U)	S 17°45'11" E
L-5	67.69' (R&U)	N 00°29'23" W	L-13	202.02' (R&U)	S 14°45'11" E
L-6	67.58'	S 83°21'38" W	L-14	154.60' (R&U)	S 09°30'26" E
L-7	135.90'	N 00°29'23" W	L-15	92.31' (USED)	S 00°55'58" W
L-8	70.24' (R&U)	N 00°20'32" E			

PARCEL	OWNER	ACRES	PARCEL	OWNER	ACRES
(A)	04-00-002-500-001 PENNSYLVANIA LINES, LLC INST. #2002-0851798		(I)	03-00-004-000-091 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774429	0.3863 ACRES (REC. & CALC.)
(B)	03-00-004-000-070 CLEVELAND ELECTRIC ILLUMINATING VOLUME 1043, PAGE 871		(J)	03-00-004-000-090 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774428	0.2552 ACRES (REC. & CALC.)
(C)	03-00-005-000-012 STATE OF OHIO (PARCEL 91-WD-1) VOLUME 937, PAGE 933		(K)	03-00-005-000-097 FRENCH CREEK DEVELOPMENT, LLC INST. # 2020-0774430	0.9668 ACRES (REC. & CALC.)
(D)	03-00-004-000-045 STATE OF OHIO (PARCEL 78-WL) VOLUME 983, PAGE 266		(L)	03-00-005-000-099 FRENCH CREEK HOLDINGS, LLC INST. # 2020-0774432	0.6371 ACRES (REC. & CALC.)
(E)	03-00-004-000-081 FRENCH CREEK HOLDINGS, LLC INST. # 2016-0590574	0.2210 OF AN ACRE (REC.)	(M)	03-00-005-000-132 FRENCH CREEK DEVELOPMENT, LLC BLOCK "B" PV 110, PG 89-90	2.1560 ACRES (REC. & CALC.)

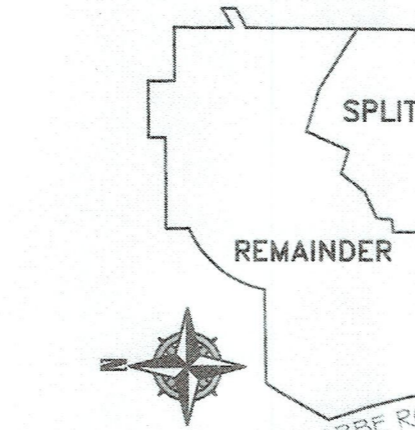
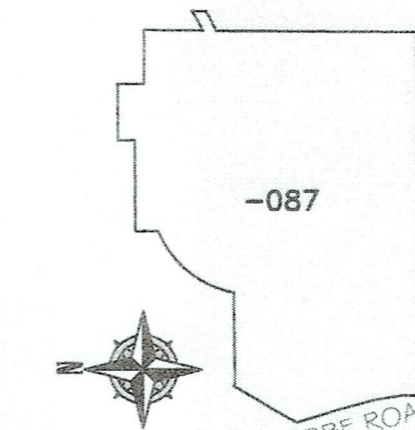
(C1)	L=115.16' R=1396.70' CH=115.12' N 60°38'30" E Δ=04°43'26" T=57.61'	(C3)	L=520.35' R=525.00' CH=499.32' N 38°42'23" E Δ=56°47'20" T=283.80'
(C2)	L=113.67' R=1456.70' CH=113.64' S 61°58'54" W Δ=04°28'15" T=56.86'	(C4)	L=58.46' R=500.00' CH=58.43' S 20°46'19" W Δ=06°41'58" T=29.27'

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 6469 OF BRAMHALL ENGINEERING & SURVEYING CO., INC. ON JANUARY 28, 2016.
- PLAT OF SURVEY PREPARED BY AMY M. KELLY, PS 6469 OF BRAMHALL ENGINEERING & SURVEYING CO., INC. ON JUNE 3, 2016.
- PLAT OF SURVEY PREPARED BY CARL R. ANDERSON, PS 6562 OF HAYWOOD CIVIL ENGINEERING & LAND SURVEYING FOR AGNES JUNGBLUTH ON MAY 9, 2003.
- PLAT OF SURVEY PREPARED BY JAMES A. RESAR, PS 6361 OF J.A.R. ENGINEERING & SURVEYING, INC. FOR JOHN C. KRYSZOWSKI ON MAY 19, 2003.
- RIGHT OF WAY PLAN LOR-301-23.45 PREPARED BY MICHAEL JAMES WARE PS 8054 ON FEBRUARY 9, 2010.
- RECORDED IN PLAT BOOK 24, PAGE 78 OF THE LORAIN COUNTY PLAT RECORDS
- PLAT OF SURVEY PREPARED BY BRENT D. ANDERSON, PS 6538 OF RAFTER A, LTD. (2017 LOT SPLIT SURVEY)
- PLAT OF SURVEY PREPARED BY BRENT D. ANDERSON, PS 6538 OF RAFTER A, LTD. (2019 LOT SPLIT SURVEY)
- PLAT OF SURVEY PREPARED BY BRENT D. ANDERSON, PS 6538 OF RAFTER A, LTD. (2020 LOT SPLIT SURVEY)
- THE PRESERVE AT FRENCH CREEK SUBDIVISION NO. 2 PLAT VOLUME 108, PAGES 2-4
- THE PRESERVE AT FRENCH CREEK SUBDIVISION NO. 3 PLAT VOLUME 110, PAGES 89-90

REV.	BY	DATE	DESCRIPTION
1	BDA	07-18-2022	ISSUE TO CLIENT

This Deed approved by Sheffield Village as not being in violation of Chapter 711 of the Ohio Revised Code.



50662
 APR 14 2022
 LORAIN CO. MAP DEPT.
 DATE 8/14/22
 PAGE 03-00-004
 BY A. Carden
 #22-04536

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH CAP STAMPED "RAFTER A, LTD."
- ⊕ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- ⊖ RAILROAD SPIKE FOUND AS NOTED
- M.N.S. MAGNETIC NAIL/SPIKE SET
- REBAR SET IN 2017/2020 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 JUNE OF 2017, UPDATED IN JANUARY OF 2019, JULY OF 2020 & JULY OF 2022.

LOT-SPLIT SURVEY
 SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN,
 STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL
 SHEFFIELD TOWNSHIP LOT NO. 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
 JOB No: 17730-19

CHECKED BY: RAF
 SHEET 1 of 1