

# FOX RUN SUBDIVISION NUMBER 3

SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 99

## OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING A PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 99 CONTAINING 6.5023 ACRES OF LAND AND BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN A DEED TO KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN DOCUMENT NUMBER 20020811890 OF THE LORAIN COUNTY RECORDS.

THE UNDERSIGNED KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS "FOX RUN SUBDIVISION NUMBER 3", A SUBDIVISION OF LOTS 41 THRU 53, INCLUSIVE; DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND HERETOFORE NOT DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE VILLAGE OF GRAFTON FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

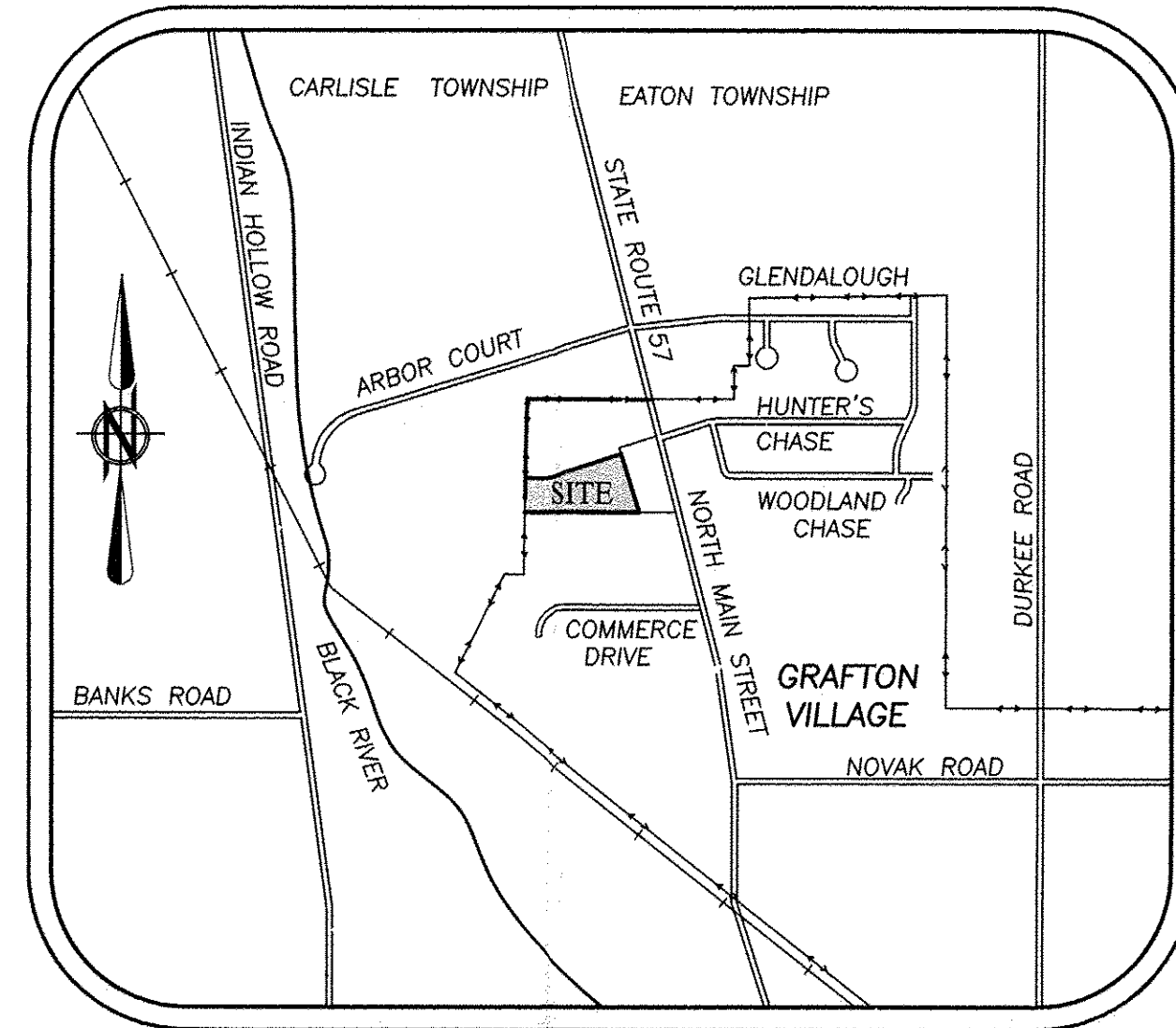
THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 26 DAY OF September, 2014.

WITNESS

KNG, LTD.  
AN OHIO LIMITED LIABILITY CO.

BY: Kevin Flanigan  
KEVIN FLANIGAN  
(OWNER)

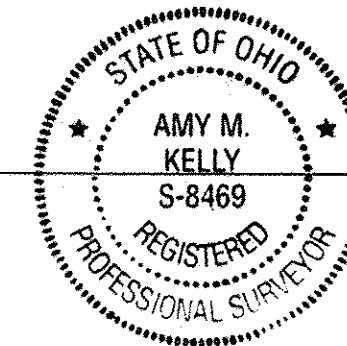


LOCATION MAP NOT TO SCALE

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE PREPARED THIS BOUNDARY SURVEY AS SHOWN HEREON SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO, AND DESCRIBED IN A DEED TO KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN DOCUMENT NUMBER 20020811890 OF THE LORAIN COUNTY DEEDS RECORDS, CONTAINING 6.5023 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOT NO. 99 BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY FOR WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

BY: Amy M. Kelly  
AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR NO. 8469



7/14/2014  
DATE

## ACREAGE SUMMARY

5.7492 AC. IN SUBLOTS 41-53
0.7531 AC. IN REMAINDER PARCEL
6.5023 AC. TOTAL IN PHASE 3

## VILLAGE ENGINEER

APPROVED THIS 23<sup>RD</sup> DAY OF SEPTEMBER, 2014.

BY: Jack Jones  
VILLAGE ENGINEER

## VILLAGE COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "FOX RUN SUBDIVISION NO. 3" IS HEREBY APPROVED. DATE SEPTEMBER 16, 2014

COUNCIL OF THE VILLAGE OF GRAFTON  
LORAIN COUNTY, OHIO

BY: David DiVencenzo  
DAVID DIVENCENZO  
PRESIDENT, VILLAGE OF GRAFTON COUNCIL

## PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE VILLAGE OF GRAFTON, OHIO THIS 16<sup>TH</sup> DAY OF SEPTEMBER, 2014.

BY: Matthew Dukles  
MATTHEW DUKLES  
VILLAGE OF GRAFTON PLANNING COMMISSION

## LAW DIRECTOR

APPROVED THIS 16<sup>TH</sup> DAY OF SEPTEMBER, 2014.

BY: Thomas J. Smith  
THOMAS J. SMITH  
VILLAGE OF GRAFTON LAW DIRECTOR

FIDELITY NATIONAL TITLE  
COMPANY, LLC  
5340 MEADOW LANE  
SHEFFIELD VILLAGE, OH 44054  
Plat vol. 100  
Pgs 33, 34

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV CODE  
OCT 23 2014

J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

LORAIN COUNTY AUDITOR

Doc ID: 018873190001 Type: OFF  
Kind: PLAT  
Recorded: 10/23/2014 at 10:02:58 AM  
Fee Amt: \$172.80 Page 1 of 1  
Lorain County, Ohio  
Judith H. Medwick County Recorder  
File # 2014-0523205

LORAIN COUNTY RECORDER

## NOTARIAL SEAL

STATE OF OHIO  
S.S.

LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY BY KEVIN FLANIGAN, THE OWNER, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

THIS 26<sup>TH</sup> DAY OF September, 2014.

BY: Mary H. Felton, NOTARY PUBLIC

MY COMMISSION EXPIRES



J:\02-1391-3\DRAWINGS\PHASE 3 PLAT 2-26-14.dwg [TITLE]

DATE	BY	DESCRIPTION
3/3/14	CLH	ISSUED FOR PLANNING COMMISSION REVIEW
03/18/2014	CLH	REVISED PER VILLAGE COMMENTS

DRAWN BY:  
AMK

CHECKED BY:  
CLH

**BRAMHALL**  
ENGINEERING AND SURVEYING CO., INC.  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:  
KNG, LTD.  
AN OHIO LIMITED LIABILITY COMPANY  
P.O. BOX 26  
GRAFTON, OHIO 44044  
(440) 926-3950

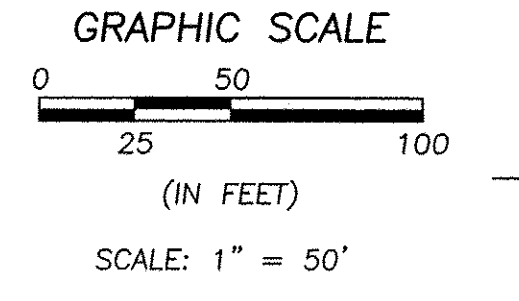
FOX RUN SUBDIVISION NO. 3  
TITLE SHEET  
VILLAGE OF GRAFTON, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
1 OF 2  
JOB NO.  
02-1391-3



# FOX RUN SUBDIVISION NO. 3

SITUATED IN THE VILLAGE OF GRAFTON,  
COUNTY OF LORAIN, STATE OF OHIO  
ORIGINAL EATON TOWNSHIP LOT No. 99



**BASIS OF BEARINGS:**  
A PORTION OF THE CENTERLINE OF FOX RUN WAS ASSUMED TO BE NORTH 71°33'19" EAST AS SHOWN ON FOX RUN SUBDIVISION NUMBER 2 PLAT AS RECORDED IN PLAT VOLUME 86, PAGE 57  
AS ORIGINALLY SURVEYED IN APRIL 2003 AND UPDATED IN JANUARY 2014.

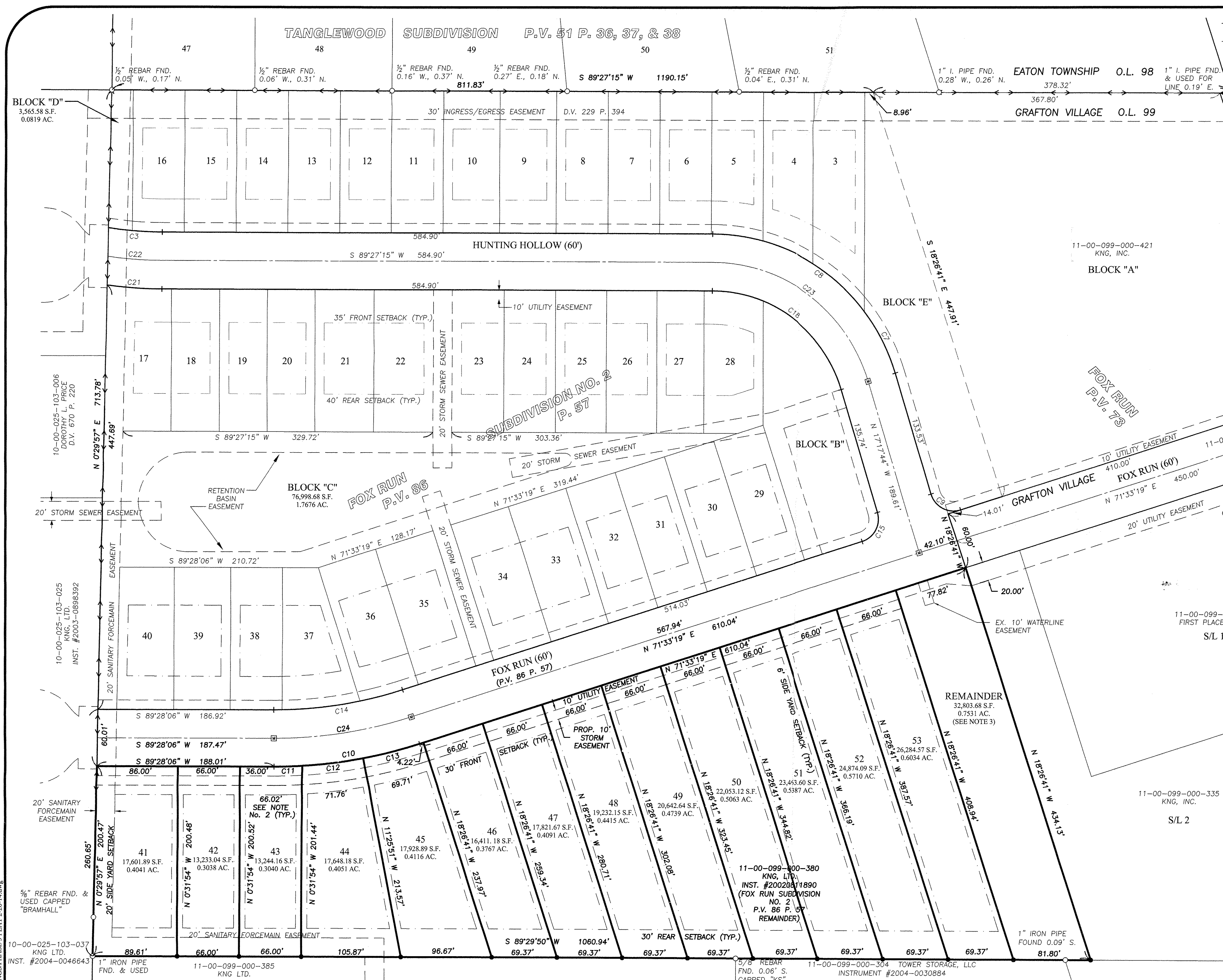
### LEGEND

- IRON PIN/PIPE FOUND AS INDICATED
- 3/4" REBAR SET WITH CAP STAMPED "BRAMHALL"
- ▣ MONUMENT BOX FOUND
- CORPORATION LINE
- P.K.F. P-K NAIL FOUND

### NOTE:

1. DRILL HOLES TO BE SET IN CONCRETE CURB AT THE EXTENSION OF ALL SUBLOT PROPERTY LINES.
2. DIMENSIONS GIVEN AT THE FRONT BUILDING SETBACK LINE FOR SUBLOTS 43-45 ARE MEASURED ALONG THE SETBACK LINE, PROPERTY LINE TO PROPERTY LINE.
3. REMAINDER PARCEL SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR CURRENT PROPERTY OWNER.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C3	57.30'	370.00'	8°52'24"	28.71'	57.24'	N 86°06'33" W
C8	262.08'	205.00'	73°15'01"	152.39'	244.60'	S 53°55'14" E
C9	39.77'	25.00'	91°08'57"	25.51'	35.71'	N 62°52'13" W
C10	157.88'	505.00'	17°54'47"	79.59'	157.24'	S 80°30'42" W
C11	30.02'	505.00'	3°24'20"	15.01'	30.01'	S 87°45'56" W
C12	66.05'	505.00'	7°29'37"	33.07'	66.00'	N 82°18'58" E
C13	61.82'	505.00'	7°00'51"	30.95'	61.78'	N 75°03'44" E
C14	139.12'	445.00'	17°54'45"	70.13'	138.56'	S 80°30'42" W
C15	38.77'	25.00'	88°51'03"	24.50'	35.00'	S 27°07'47" W
C18	185.38'	145.00'	73°15'01"	107.79'	173.01'	S 53°55'14" E
C21	58.35'	430.00'	7°46'32"	29.22'	58.31'	N 86°39'29" W
C22	57.83'	400.00'	8°16'58"	28.96'	57.77'	N 86°24'15" W
C24	148.50'	475.00'	17°54'47"	74.86'	147.90'	S 80°30'42" W



DATE	BY	DESCRIPTION
3/3/2014	CLH	ISSUED FOR PLANNING COMMISSION REVIEW
03/18/2014	CLH	REVISED PER VILLAGE COMMENTS

**BRAMHALL**  
ENGINEERING AND SURVEYING CO., INC.  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:  
**KNG, LTD.**  
AN OHIO LIMITED LIABILITY COMPANY  
P.O. BOX 26  
GRAFTON, OHIO 44044  
(440) 926-3950

**FOX RUN SUBDIVISION NO. 3**  
**PLAT**  
VILLAGE OF GRAFTON, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
2 OF 2  
JOB NO.  
02-1391-3

J:\02-1391-3\DRAWINGS\PHASE 3 PLAT 2-26-14.dwg