

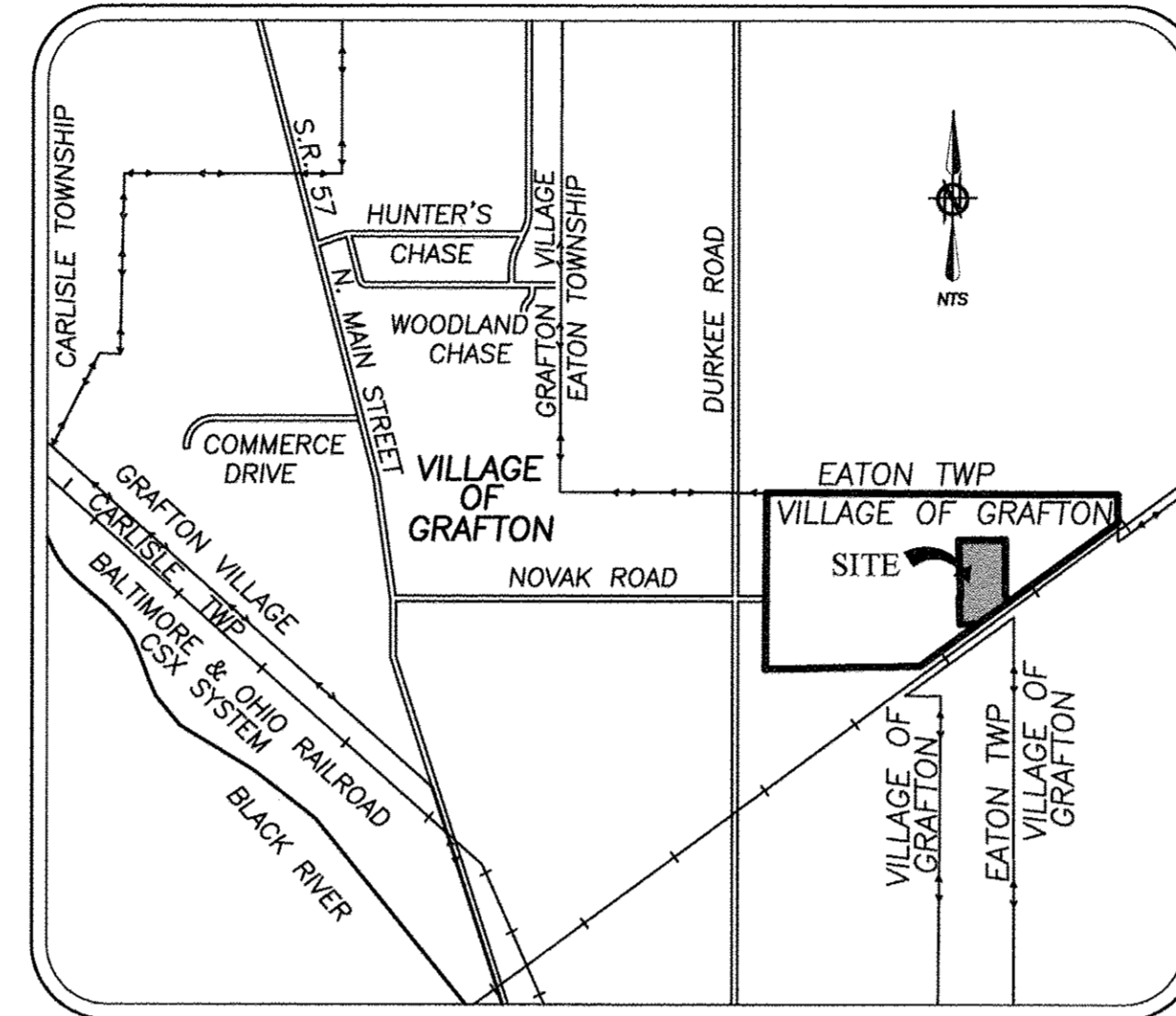
FIDDLER'S GREEN SUBDIVISION NO. 2

SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBERS 79 AND 80 CONTAINING 7.4400 ACRES, OF WHICH 3.3613 ACRES LIE WITHIN ORIGINAL EATON TOWNSHIP LOT NUMBER 79 AND 4.0787 ACRES LIE WITHIN ORIGINAL EATON TOWNSHIP LOT NUMBER 80
FEBRUARY 2017

ACREAGE SUMMARY
0.8737 AC. IN RIGHT-OF-WAY
5.9694 AC. IN SUBLOTS 31-40
0.5969 AC. IN BLOCK "D"
7.4400 AC. TOTAL

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE PREPARED THIS SUBDIVISION PLAT AS SHOWN HEREON SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO, AND DESCRIBED IN A DEED TO KNG LTD. RECORDED IN INSTRUMENT NUMBER 2016-0582469 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 7.4400 ACRES OF LAND OF WHICH 3.3613 ACRES LIE IN ORIGINAL EATON TOWNSHIP LOT NO. 79 AND 4.0787 ACRES LIE WITHIN ORIGINAL EATON TOWNSHIP LOT NO. 80 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.



LOCATION MAP NTS

VILLAGE ENGINEER

APPROVED THIS 6th DAY OF APRIL, 2017.

[Signature]
JACK A. JONES, PE
POGEMEYER DESIGN GROUP, INC.

VILLAGE COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "FIDDLER'S GREEN SUBDIVISION NO. 2" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. 17-006

DATE MARCH 21, 2017
COUNCIL OF THE VILLAGE OF GRAFTON
LORAIN COUNTY, OHIO

BY *[Signature]*
AMY BARNHART
CLERK-TREASURER,
VILLAGE OF GRAFTON COUNCIL

BY *[Signature]*
JOHN LESCHER
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 7 DAY OF MARCH, 2017.

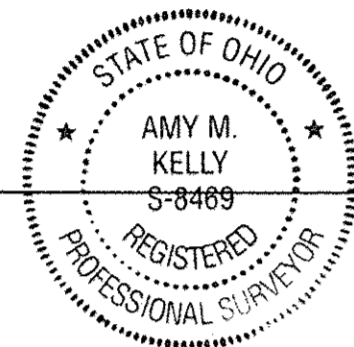
[Signature]
DAVID DIVENCENZO
PRESIDENT, VILLAGE OF GRAFTON PLANNING COMMISSION

LAW DIRECTOR

APPROVED THIS 4th DAY OF April, 2017.

[Signature]
GRETCHEN HOLDERMAN
VILLAGE OF GRAFTON LAW DIRECTOR

[Signature]
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469



3/7/2017
DATE

OWNER'S CERTIFICATE

SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING A PART OF ORIGINAL EATON TOWNSHIP LOT NUMBERS 79 AND 80 CONTAINING 7.4400 ACRES OF LAND AND BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN A DEED TO KNG LTD. AS RECORDED IN INSTRUMENT NUMBER 2016-0582469 OF THE LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED KNG LTD, AN OHIO LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS "FIDDLER'S GREEN SUBDIVISION NO. 2". A SUBDIVISION OF LOTS 31 THROUGH 40, 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, AND EASEMENTS AS 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 THEMSELVES 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 21st DAY OF March, 2017.

WITNESS

[Signature]

BY: *[Signature]*
KNG LTD, AN OHIO LIMITED LIABILITY COMPANY
KEVIN FLANIGAN (OWNER)

NOTARIAL SEAL

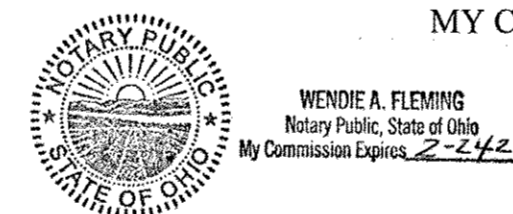
STATE OF OHIO
S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR KEVIN FLANIGAN, OWNER OF KNG LTD., AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION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

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

THIS 21st DAY OF March, 2017.

BY: *[Signature]*, NOTARY PUBLIC

MY COMMISSION EXPIRES



TRANSFERRED
IN COMPLIANCE WITH SSC 319.202
OHIO REV. CODE
MAY 11 2017
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Doc ID: 019993720001 Type: OFF
Kind: PLAT
Recorded: 05/11/2017 at 12:45:53 PM
Fee Amt: \$259.20 Page 1 of 1
Lorain County, Ohio
Judith M Newdick County Recorder
File # 2017-0629136
LORAIN COUNTY RECORDER

KNG CO
PO BOX 26
GRAFTON, OH 44044
Vol 103
Pgs 37, 38, 39

J:\02-1397-2\DRAWINGS\02-1397-2 Phase 2 Plat.dwg [TITLE]

DATE	BY	DESCRIPTION
03/23/12	CLH	ISSUED FOR REVIEW
04/24/12	CLH	UPDATED PER ENGINEER'S COMMENTS
05/20/13	CLH	UPDATED PER ENGINEER'S COMMENTS
02/06/17	CLH	SUBMITTED TO VILLAGE FOR FINAL APPROVAL
02/20/17	CLH	REVISED PER VILLAGE COMMENTS

DRAWN BY:
AMK

CHECKED BY:
BDA, CLH

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

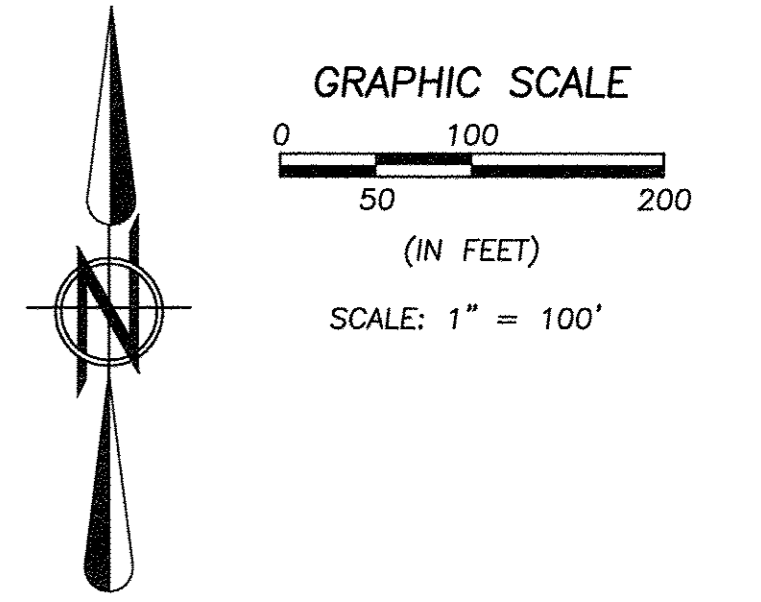
PREPARED FOR:
KNG LTD, AN OHIO LIMITED LIABILITY COMPANY
P.O. BOX 26
GRAFTON, OHIO 44044
(440) 926-3950

FIDDLER'S GREEN SUBDIVISION NO. 2
TITLE SHEET
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 3
JOB NO.
02-1397-2

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	112.87'	300.00'	21°33'27"	57.11'	112.21'	N 78°53'54" E
C2	125.43'	300.00'	23°57'19"	63.64'	124.52'	S 77°38'01" W
C3	321.12'	200.00'	91°59'34"	207.08'	287.72'	S 46°23'07" E
C4	210.00'	200.00'	60°09'38"	115.84'	200.49'	N 57°32'17" E
C5	104.16'	200.00'	29°50'22"	53.29'	102.99'	N 12°32'17" E
C6	29.31'	230.00'	07°18'02"	14.67'	29.29'	N 31°06'29" E
C7	79.19'	230.00'	19°43'35"	39.99'	78.80'	N 17°35'40" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.20'	N 27°27'28" E



11-00-079-000-070
SANDRA KINTER
INST. #2013-0465385

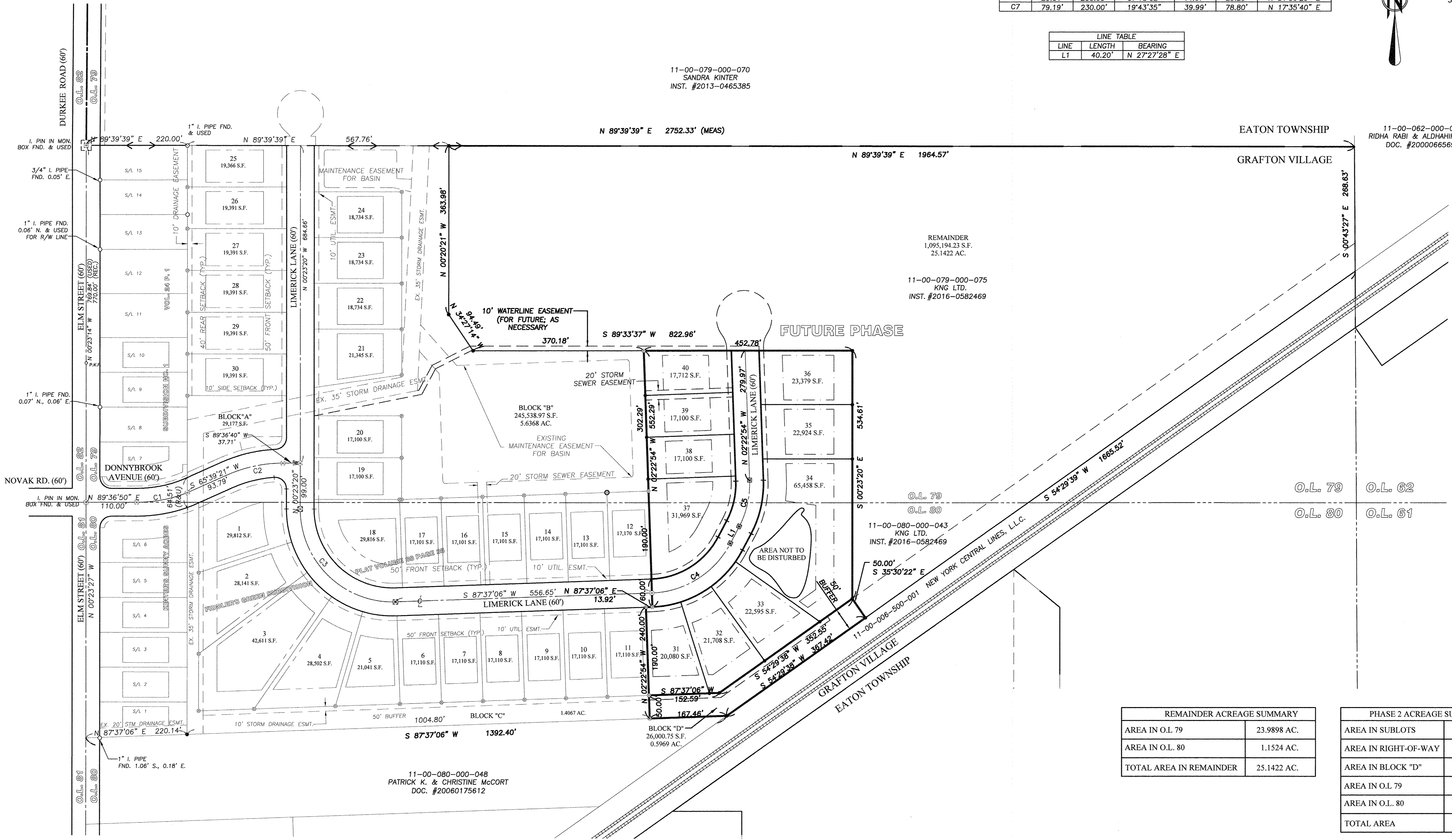
11-00-062-000-011
RIDHA RABI & ALDHAHIR WAFA
DOC. #20000665695

REMAINDER
1,095,194.23 S.F.
25.1422 AC.
11-00-079-000-075
KNG LTD.
INST. #2016-0582469

11-00-080-000-043
KNG LTD.
INST. #2016-0582469

11-00-006-500-001
NEW YORK CENTRAL LINES, L.L.C.

11-00-080-000-048
PATRICK K. & CHRISTINE McCORT
DOC. #20060175612



REMAINDER ACREAGE SUMMARY	
AREA IN O.L. 79	23.9898 AC.
AREA IN O.L. 80	1.1524 AC.
TOTAL AREA IN REMAINDER	25.1422 AC.

PHASE 2 ACREAGE SUMMARY	
AREA IN SUBLOTS	5.9694 AC.
AREA IN RIGHT-OF-WAY	0.8737 AC.
AREA IN BLOCK "D"	0.5969 AC.
AREA IN O.L. 79	3.3613 AC.
AREA IN O.L. 80	4.0787 AC.
TOTAL AREA	7.4400 AC.

REVISION	DATE	BY	DESCRIPTION
	03/23/12	CLH	ISSUED FOR REVIEW
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DRAWN BY:
AMK

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BDA, CLH

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PREPARED FOR:
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(440) 926-3950

FIDDLER'S GREEN SUBDIVISION NO. 2
OVERALL PLAT
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
2 OF 3
JOB NO.
02-1397-2

