

WATER TOWER SUBDIVISION

KNOWN AS BEING A RE-SUBDIVISION AND CONSOLIDATION OF THE NORTHEAST PORTION OF LOT No. 1; THE NORTHWEST PORTION OF LOT No. 2; LANDS EAST OF LOT No. 1 AND NORTH OF LOT Nos. 2 & 3 AND KNOWN PREVIOUSLY AS LOT No. 138; A STRIP OF LAND WEST OF LOT Nos. 115 AND FORMERLY USED AS RAILROAD ACCESS; AND A TRIANGULAR PIECE OF LAND LOCATED IN THE SOUTHWEST PORTION OF LOT No. 4 ALL PART OF THE PLAT OF RAWSONVILLE AS ORIGINALLY RECORDED IN PLAT VOLUME 1, PAGE 3 AND IN PLAT VOLUME 1 PAGE 23 OF THE LORAIN COUNTY RECORDS, SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL GRAFTON TOWNSHIP LOT No. 1, ALTOGETHER FORMING A PARCEL OF LAND CONTAINING 0.8660 OF AN ACRE OF LAND HEREINAFTER KNOWN AS SUBLot No. 1

OWNER'S CERTIFICATE:

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "WATER TOWER SUBDIVISION" SUBLot No. 1, WHICH IS A RE-SUBDIVISION AND CONSOLIDATION OF THE NORTHEAST PORTION OF LOT No. 1; THE NORTHWEST PORTION OF LOT No. 2; LANDS EAST OF LOT No. 1 AND NORTH OF LOT Nos. 2 & 3 AND KNOWN PREVIOUSLY AS LOT No. 138; A STRIP OF LAND WEST OF LOT Nos. 115 AND FORMERLY USED AS RAILROAD ACCESS; AND A TRIANGULAR PIECE OF LAND LOCATED IN THE SOUTHWEST PORTION OF LOT No. 4 ALL PART OF THE PLAT OF RAWSONVILLE AS ORIGINALLY RECORDED IN PLAT VOLUME 1, PAGE 3 AND IN PLAT VOLUME 1 PAGE 23 OF THE LORAIN COUNTY RECORDS, SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL GRAFTON TOWNSHIP LOT No. 1, ALTOGETHER FORMING A PARCEL OF LAND CONTAINING 0.8660 OF AN ACRE OF LAND HEREINAFTER KNOWN AS SUBLot No. 1, WHICH IS SUBJECT TO ALL LEGAL EASEMENTS AND RESTRICTIONS OF RECORD AND BEING THE SAME TRACT OF LAND CONVEYED TO THE VILLAGE OF GRAFTON AS DESCRIBED IN INSTRUMENT NUMBER 2017-0626758 OF THE LORAIN COUNTY DEED RECORDS. ALL POINTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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 HEREOF THE UNDERSIGNED HAVE HEREUNTO SET THERE HANDS

THIS: 16TH DAY OR JANUARY, 2018.

[Signature]
VILLAGE OF GRAFTON, REPRESENTATIVE

NOTARY SEAL:

STATE OF OHIO
COUNTY OF LORAIN S.S.

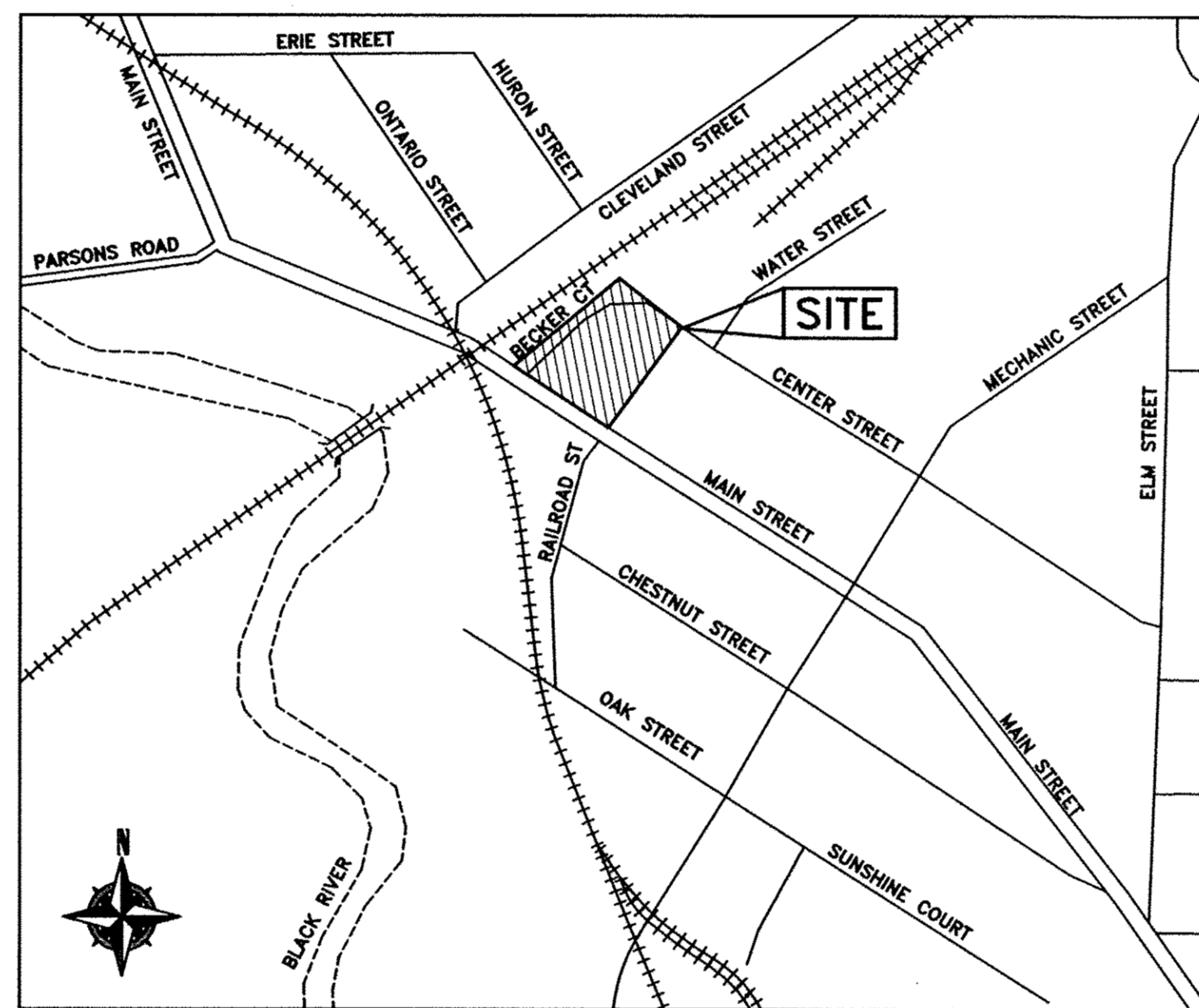
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR SAID VILLAGE OF GRAFTON REPRESENTATIVE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

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

THIS: 16TH DAY OR January, 2018.

[Signature]
NOTARY PUBLIC

Aug 3, 2020
MY COMMISSION EXPIRES



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 "WATER TOWER SUBDIVISION", SUBLot No. 1, WHICH IS A RE-SUBDIVISION AND CONSOLIDATION OF THE NORTHEAST PORTION OF LOT No. 1; THE NORTHWEST PORTION OF LOT No. 2; LANDS EAST OF LOT No. 1 AND NORTH OF LOT Nos. 2 & 3 AND KNOWN PREVIOUSLY AS LOT No. 138; A STRIP OF LAND WEST OF LOT Nos. 115 AND FORMERLY USED AS RAILROAD ACCESS; AND A TRIANGULAR PIECE OF LAND LOCATED IN THE SOUTHWEST PORTION OF LOT No. 4 ALL PART OF THE PLAT OF RAWSONVILLE AS ORIGINALLY RECORDED IN PLAT VOLUME 1, PAGE 3 AND IN PLAT VOLUME 1 PAGE 23 OF THE LORAIN COUNTY RECORDS, SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL GRAFTON TOWNSHIP LOT No. 1, ALTOGETHER FORMING A PARCEL OF LAND CONTAINING 0.8660 OF AN ACRE OF LAND HEREINAFTER KNOWN AS SUBLot No. 1, WHICH IS SUBJECT TO ALL LEGAL EASEMENTS AND RESTRICTIONS OF RECORD AND BEING THE SAME TRACT OF LAND CONVEYED TO THE VILLAGE OF GRAFTON AS DESCRIBED IN INSTRUMENT NUMBER 2017-0626758 OF THE LORAIN COUNTY DEED RECORDS. ALL POINTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

[Signature] 1-08-2018
RICHARD A. FREDRICKSON, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
OHIO REG. NO. 5-8285

VILLAGE APPROVALS:

LAW DIRECTOR'S CERTIFICATE:

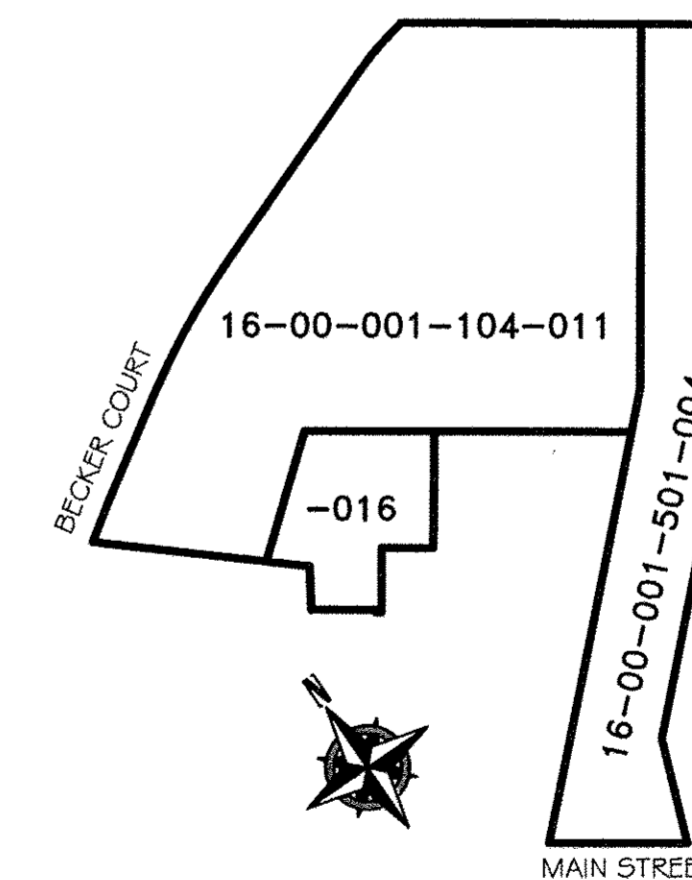
THIS IS TO CERTIFY THAT "WATER TOWER SUBDIVISION" IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

[Signature] 1/16/18
VILLAGE OF GRAFTON LAW DIRECTOR DATE

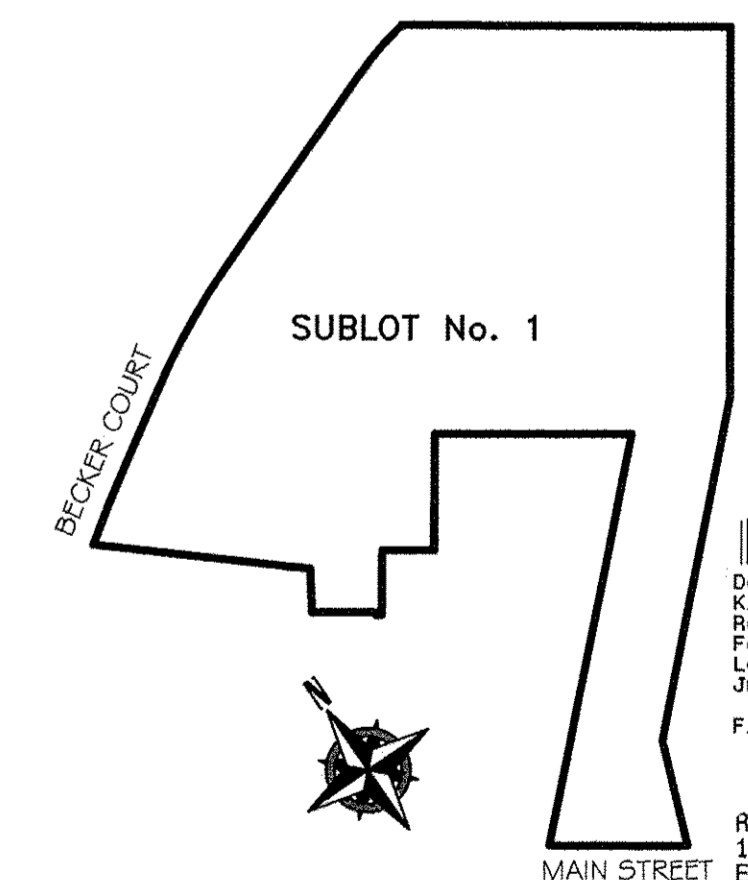
PLANNING COMMISSION CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT OF "WATER TOWER SUBDIVISION" IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GRAFTON, OHIO.

[Signature] 1/15/18
CHAIRPERSON, VILLAGE OF GRAFTON PLANNING COMMISSION DATE



PRE-PLAT LOT SUMMARY
-NOT TO SCALE-



POST-PLAT LOT SUMMARY
-NOT TO SCALE-

Doc ID: 02035660001 Type: OFF
Kind: PLAT
Recorded: 02/20/2018 at 01:58:50 PM
Fee Amt: \$180.80 Page 1 of 1
Lorain County, Ohio
Judith M. Nedwick County Recorder
File # 2018-0662270

RAFTER A LTD
10980 LaGrange Rd
ELYRIA, OH 44035

Plat Vol. 104
Pg 68, 69

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

FEB 20 2018

J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

REV.	BY	DATE	DESCRIPTION
1	RAF	01-08-2017	REVISED PER COUNTY COMMENTS

**WATER TOWER SUBDIVISION
TITLE SHEET**
SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF ORIGINAL GRAFTON TOWNSHIP LOT No. 1.
VILLAGE OF GRAFTON
960 MAIN STREET
GRAFTON, OHIO 44044

RAFTER A, LTD
LAND SURVEYING & ENGINEERING
Office: 440-458-6294
Fax: 440-458-4483
www.RafterA.com
10980 LaGrange Road
Elyria, Ohio 44035
DRAWN BY: RAF
JOB No: 1830-17
CHECKED BY: RAF
SHEET 1 of 2

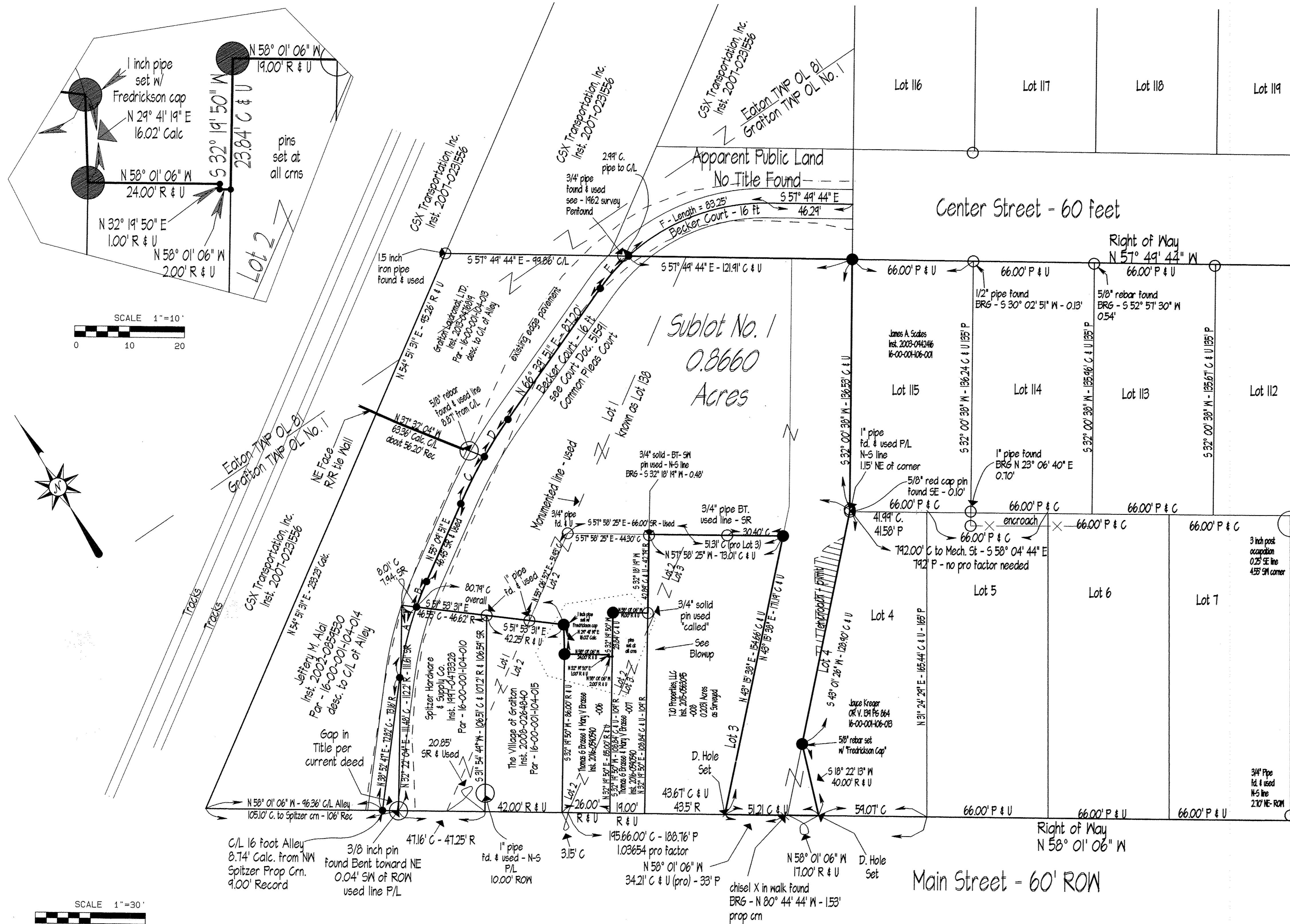
Water Tower Subdivision
 Part of OL No. 1 - Grafton TWP
 Part of OL No. 81 - Eaton TWP
 Plat of Rawsonville - Plat Vol. 1 PG 3
 Plat of Rawsonville - Plat Vol. 1 PG 23

Field Survey Made at request of Village of Grafton
 and performed by Richard A. Fredrickson, PS 8285
 in February and March of 2017. Pins set on 3-16-17

Field Survey Made at request of Village of Grafton

Rafter A. LTD
 Land Surveying & Engineering
 10980 Lagrange Road
 Elyria, OH 44035
 440-458-6294

Drawing By - R Fredrickson
 revised 01-08-20147



Legend

- Iron Pin or Pipe found as Noted
- 5/8 inch rebar set "Rafter A. LTD" cap unless noted differently
- Magnetic Nail Set
- Edge of Pavement
- x-x-x- Fence

Basis of Bearing is based upon NAD83 state plane coordinates utilizing 2012A Geoid.

Note - Monuments were utilized south east of drawing in order to establish right of way for Main Street and Center Street

Becker Court C/L Curve Data

Curve A	Curve B	Curve C
Delta - 11° 48' 43"	Delta - 4° 28' 17"	Delta - 6° 15' 15"
Rad - 191.00'	Rad - 191.00'	Rad - 260.50'
L - 39.38', T=19.76'	L - 14.91', T = 7.46'	L - 28.43', T=14.23'
CH BRG - N 44° 47' 12" E	CH BRG - N 52° 55' 43" E	CH BRG - N 58° 17' 29" E
DIST - 39.31	DIST - 14.90'	DIST - 28.42'
Curve D	Curve E	Curve F
Delta - 5° 14' 44"	Delta - 12° 11' 08"	Delta - 43° 19' 16"
Rad - 260.50'	Rad - 110.10'	Rad - 110.10'
L - 23.85', T=11.93'	L - 23.42', T=11.75'	L - 83.25', T=43.73'
CH BRG - N 64° 02' 29" E	CH BRG - N 72° 45' 25" E	CH BRG - S 79° 29' 22" E
DIST - 23.84'	DIST - 23.37'	DIST - 81.28'

References Used

- Recording Listed Hereon
- Penfound Survey - 1962
- Penfound Survey - 1988
- Warden Survey - 1921
- 1851 Tax Map
- 1962 Tax Map
- Lorain Common Pleas Case 51591
- Probate Court Pages 467-468 - yr 1853



Project No. 1830-17