

# FOX RUN SUBDIVISION NUMBER 4

A RE-SUBDIVISION OF SUBLOTS 27 & 28 IN FOX RUN SUBDIVISION NUMBER 2 AS RECORDED IN PLAT VOLUME 86, PAGES 57-58 OF THE LORAIN COUNTY PLAT RECORDS  
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:

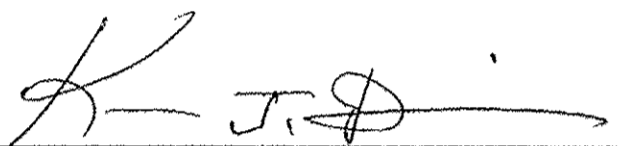
SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING A PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 99 CONTAINING 0.3821 OF AN ACRE OF LAND AND BEING PARCELS OF LAND OWNED BY KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY, KNOWN AS SUBLOTS 27 & 28 IN FOX RUN SUBDIVISION NUMBER 2 AS RECORDED IN PLAT VOLUME 86, PAGES 57-58 OF THE LORAIN COUNTY PLAT RECORDS.

THE UNDERSIGNED KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS "FOX RUN SUBDIVISION NUMBER 4", A SUBDIVISION OF LOTS 54 THRU 55, INCLUSIVE; DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

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.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

  
KEVIN FLANIGAN (OWNER)  
KNG, LTD., AN OHIO LIMITED LIABILITY CO. DATE 1/8/18

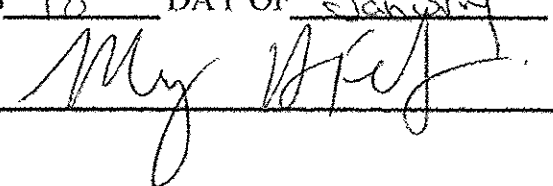
  
WITNESS

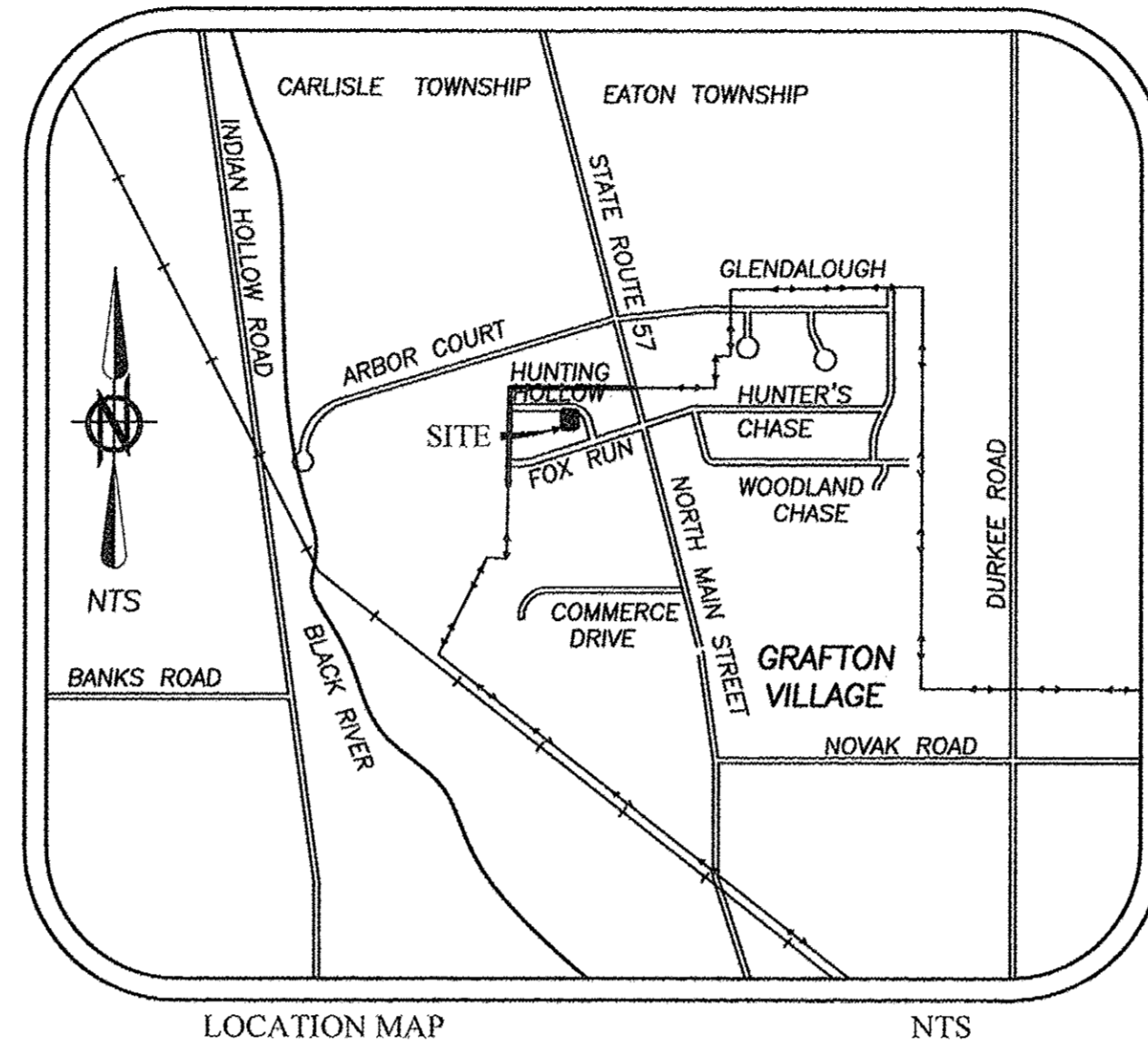
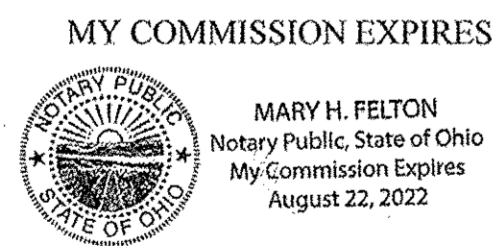
## NOTARIAL SEAL

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 18<sup>th</sup> DAY OF January, 2018.

BY:  NOTARY PUBLIC



## 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 BEING PARCELS OF LAND OWNED BY KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY, KNOWN AS SUBLOTS 27 & 28 IN FOX RUN SUBDIVISION NUMBER 2 AS RECORDED IN PLAT VOLUME 86, PAGES 57-58 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 0.3821 OF AN ACRE 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.

  
AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR NO. 8469 DATE 12/4/2017



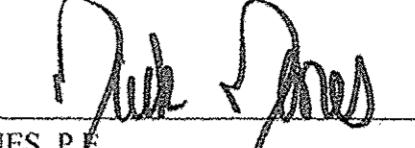
ACREAGE SUMMARY
0.3821 AC. IN SUBLOTS 54-55

Doc ID: 020409760002 Type: OFF  
Kind: PLAT  
Recorded: 03/29/2018 at 01:06:24 PM  
Fee Amt: \$175.00 Page 1 of 2  
Lorain County, Ohio  
Judith M. Wadlick County Recorder  
File # 2018-0666521

KNG LTD  
PO BOX 26  
GRAFTON, OH 44044  
Plat vol 104  
Pgs 78-79

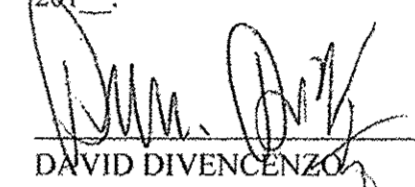
## ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS RE-SUBDIVISION PLAT.

  
JACK A. JONES, P.E.  
POGGEMEYER DESIGN GROUP, INC. DATE 12-13-17

## PLANNING COMMISSION:


THIS IS TO CERTIFY THAT THIS RE-SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GRAFTON ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_\_.

  
DAVID DIVENCENZO  
VILLAGE OF GRAFTON PLANNING COMMISSION DATE 2/4/18

## VILLAGE COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "FOX RUN SUBDIVISION No. 4" IS HEREBY APPROVED.


DATE: 02/06/2018  
COUNCIL OF THE VILLAGE OF GRAFTON  
LORAIN COUNTY, OHIO

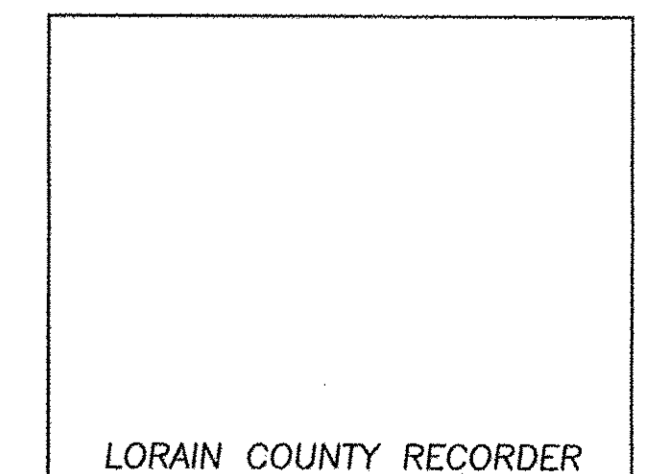
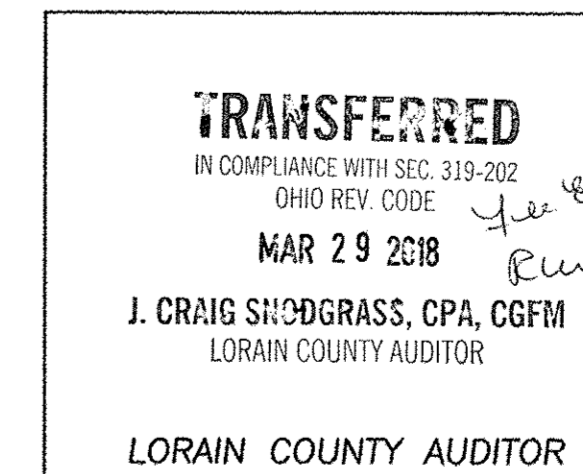
BY:   
AMY BARNHART  
CLERK, TREASURER,  
VILLAGE OF GRAFTON COUNCIL

BY:   
JASON STRAH  
PRESIDENT, VILLAGE OF GRAFTON COUNCIL

## LAW DIRECTOR:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS RE-SUBDIVISION PLAT AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE VILLAGE OF GRAFTON, OHIO.

  
GRETCHEN HOLDERMAN  
VILLAGE OF GRAFTON LAW DIRECTOR DATE 2/6/18



P:\02-1391-DRAWINGS\DWG\02-PLAT.dwg (TITLE)

DATE	BY	DESCRIPTION
12-04-2017	CLH	ISSUED FOR REVIEW

DRAWN BY: JAD  
CHECKED BY: AMK



**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
37307 HARVEST DRIVE AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

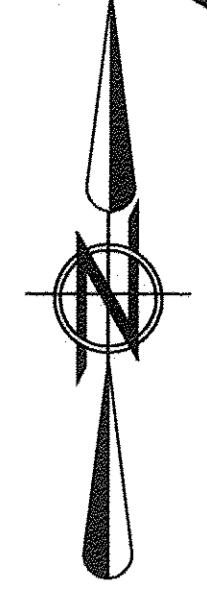
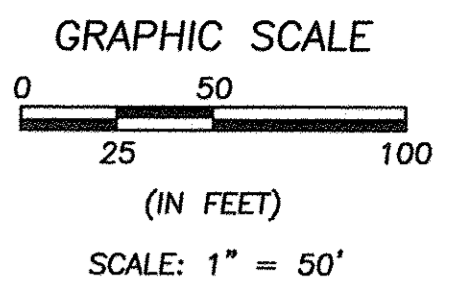
PREPARED FOR:  
KNG, LTD.  
AN OHIO LIMITED LIABILITY COMPANY  
P.O. BOX 26  
GRAFTON, OHIO 44044  
(440) 926-3950

FOX RUN SUBDIVISION NUMBER 4  
A RE-SUBDIVISION OF SUBLOTS 27 & 28 IN FOX RUN  
SUBDIVISION NO. 2  
VILLAGE OF GRAFTON, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
1 OF 2  
JOB NO.  
02-1391-4

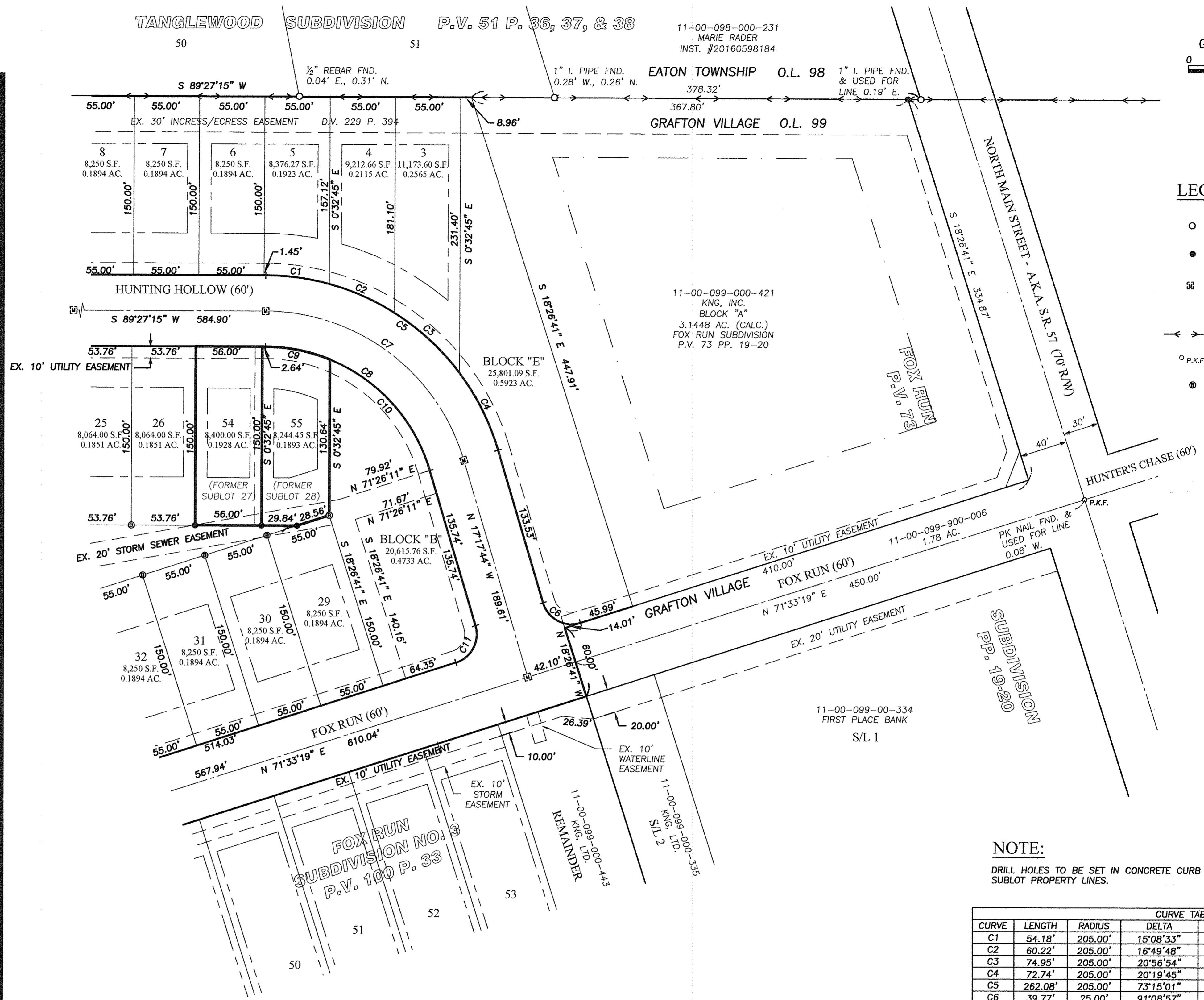
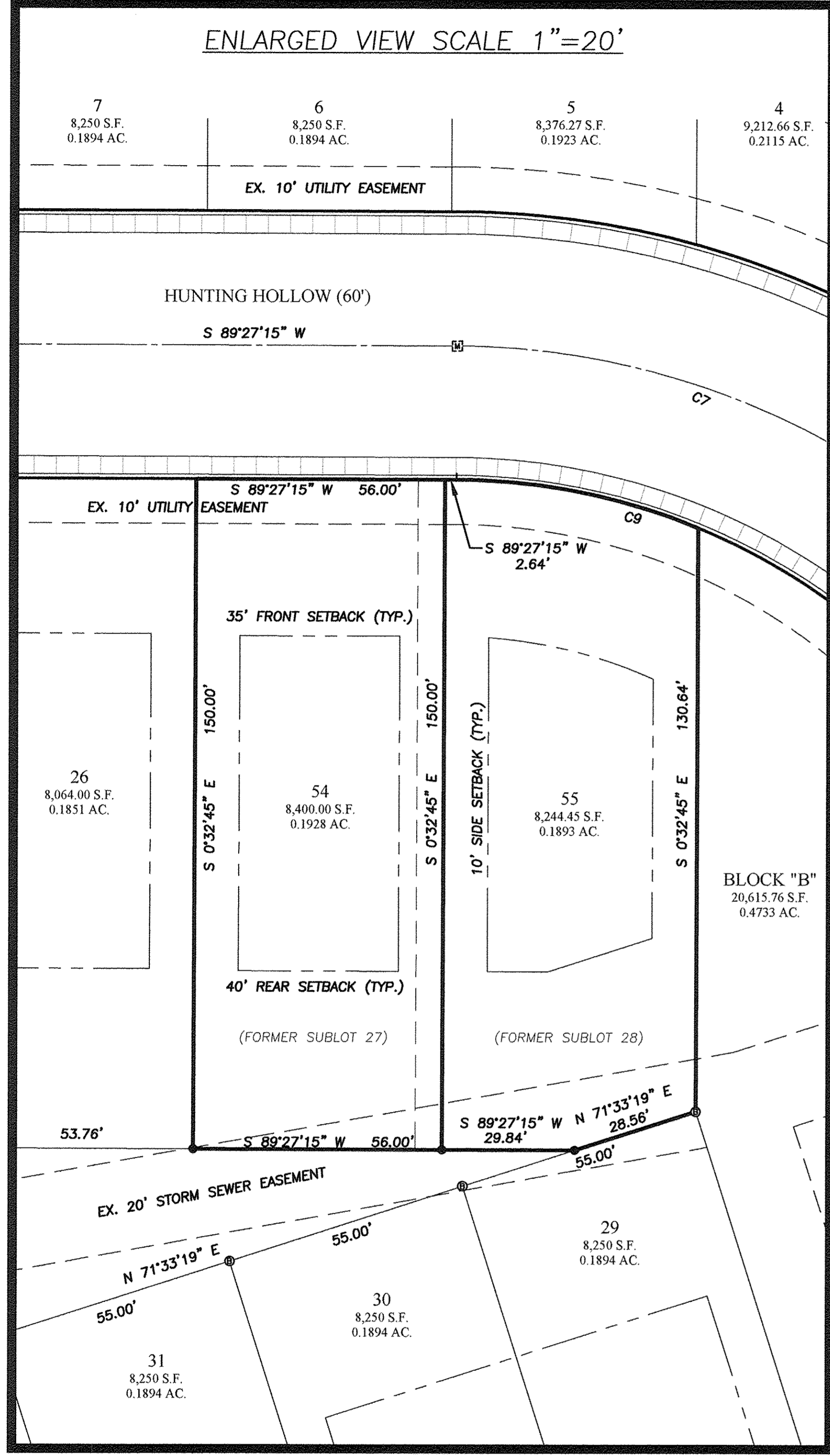
TANGLEWOOD SUBDIVISION P.V. 51 P. 36, 37, & 38

11-00-098-000-231  
MARIE RADER  
INST. #20160598184



LEGEND

- IRON PIN/PIPE FOUND (AS INDICATED)
- 5/8" REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊞ 5/8" REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND IN A MONUMENT BOX
- ← CORPORATION LINE
- P.K.F. P-K NAIL FOUND
- 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL 8073" FOUND



NOTE:  
DRILL HOLES TO BE SET IN CONCRETE CURB AT THE EXTENSION OF ALL  
SUBLOT PROPERTY LINES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	54.18'	205.00'	15°08'33"	27.25'	54.02'	S 82°58'28" E
C2	60.22'	205.00'	16°49'48"	30.33'	60.00'	S 66°59'18" E
C3	74.95'	205.00'	20°56'54"	37.90'	74.54'	S 48°05'57" E
C4	72.74'	205.00'	20°19'45"	36.75'	72.36'	S 27°27'37" E
C5	262.08'	205.00'	73°15'01"	152.39'	244.60'	S 53°55'14" E
C6	39.77'	25.00'	91°08'57"	25.51'	35.71'	N 62°52'13" W
C7	223.73'	175.00'	73°15'01"	130.09'	208.80'	S 53°55'14" E
C8	185.38'	145.00'	73°15'01"	107.79'	173.01'	S 53°55'14" E
C9	55.73'	145.00'	22°01'20"	28.21'	55.39'	S 79°32'05" E
C10	129.64'	145.00'	51°13'41"	69.52'	125.37'	S 42°54'34" E
C11	38.77'	25.00'	88°51'03"	24.50'	35.00'	S 27°07'47" W

J:\02-1391\DRAWINGS\DWG\PEH-PLAT.dwg [PLAT]

REVISION	DATE	BY	DESCRIPTION
	12-04-2017	CLH	ISSUED FOR REVIEW

DRAWN BY:  
JAD

CHECKED BY:  
AMK

**BRAMHALL**  
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SHEET  
2 OF 2  
JOB NO.  
02-1391-4