

FIDDLER'S GREEN SUBDIVISION NO. 3

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 25.1417 ACRES
MAY 2018

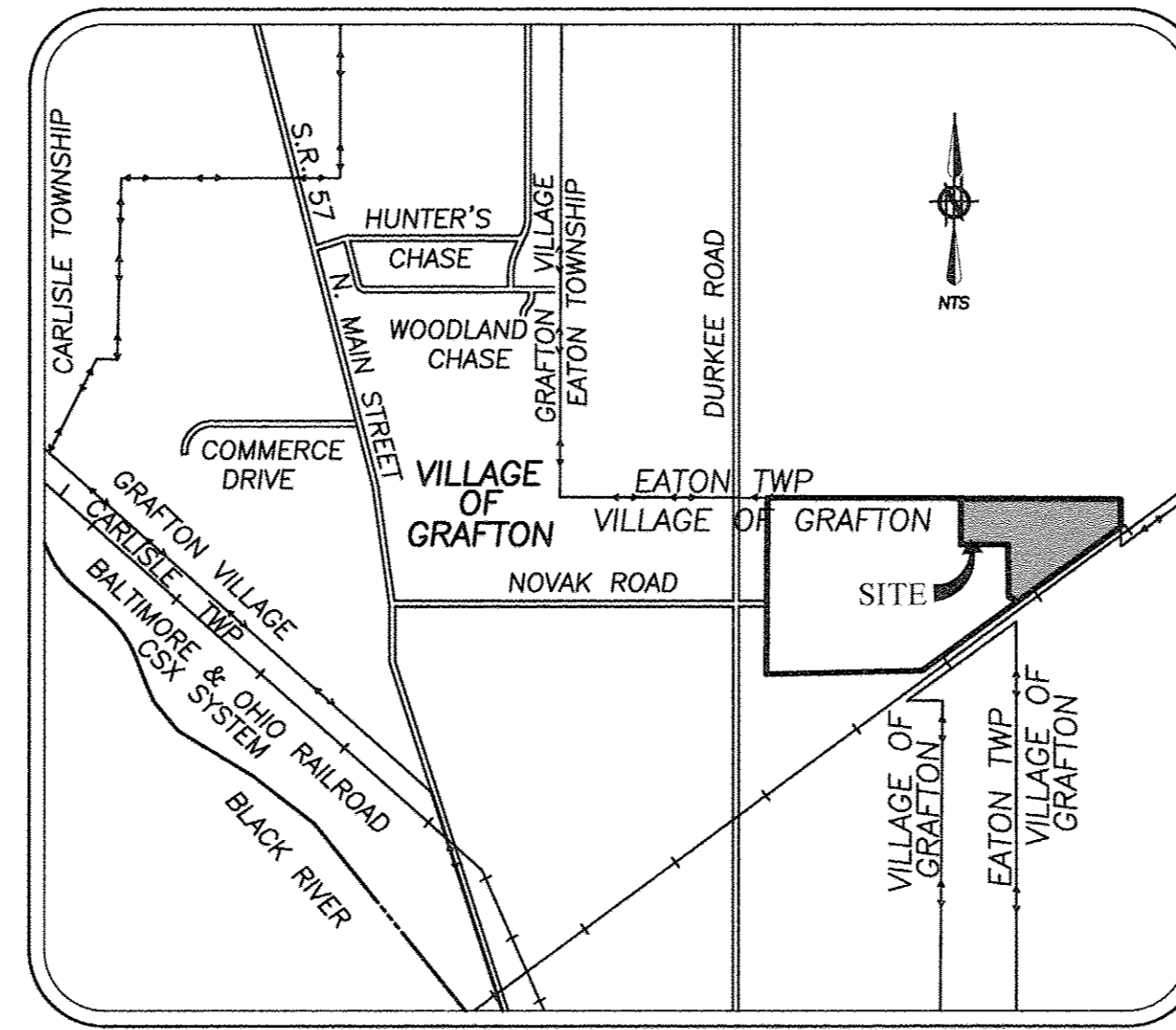
SURVEYOR'S CERTIFICATE

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 AS RECORDED IN INSTRUMENT NUMBER 2016-0582469 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 25.1417 ACRES OF LAND 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
AMY M. KELLY, P.E.
REGISTERED OHIO SURVEYOR NO. 8469



5/15/2018
DATE



LOCATION MAP NTS

VILLAGE ENGINEER

APPROVED THIS 16th DAY OF MAY, 2018.

Jack A. Jones
JACK A. JONES, PE
POGGEMEYER DESIGN GROUP, INC.

VILLAGE COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "FIDDLER'S GREEN SUBDIVISION NO. 3" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. _____

DATE 5-15-2018
COUNCIL OF THE VILLAGE OF GRAFTON
LORAIN COUNTY, OHIO

BY *Amy Barnhart*
AMY BARNHART
CLERK-TREASURER,
VILLAGE OF GRAFTON COUNCIL

BY *John Lescher*
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 _____ DAY OF _____, 20____.

David Divencenzo
DAVID DIVENCENZO
VILLAGE OF GRAFTON PLANNING COMMISSION

LAW DIRECTOR

APPROVED THIS 30th DAY OF July, 2018.

Gretchen Holderman
GRETCHEN HOLDERMAN
VILLAGE OF GRAFTON LAW DIRECTOR

KNG LTD
PO BOX 26
GRAFTON, OH 44044
Plat Vol. 105
Pgs. 34, 35, 36, 37.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
AUG 09 2018
Allegra
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

2018-0683051
Doc ID: 020593420001 Type: OFF
Kind: PLAT
Recorded: 08/09/2018 at 10:36:38 AM
Fee Amt: \$345.80 Page 1 of 1
Lorain County, Ohio
Judith M Needlock County Recorder
LORAIN COUNTY RECORDER

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 NUMBERS 79 AND 80 CONTAINING 25.1417 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. 3". A SUBDIVISION OF LOTS 41 THROUGH 69, AND BLOCKS E, F, & G, 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 8th DAY OF August, 2018

WITNESS
Kevin Flanigan

BY: *K-J-F*
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 8 DAY OF AUGUST, 2018.

BY: *Veronica S. Denny*
VERONICA S. DENNY, NOTARY PUBLIC



VERONICA S. DENNY
NOTARY PUBLIC - STATE OF OHIO
Recorded in Lorain County
My commission expires Sept. 1, 2019

MY COMMISSION EXPIRES

J:\021397-3\Fiddlers Green Phase 3\DRAWINGS\Plat\Fiddlers Green Phase 3 Plat.dwg, Plotted: May 15, 2018 - 10:02am

| DATE | BY | DESCRIPTION |
|------------|-----|----------------------------------|
| 03-07-2017 | CLH | SUBMITTED TO PLANNING COMMISSION |
| 03-15-2017 | CLH | REVISED PER VILLAGE COMMENTS |
| 04-12-2017 | CLH | REVISED PER VILLAGE COMMENTS |
| 01-10-2018 | CLH | REVISED WATERLINE EASEMENT |
| 04-23-2018 | CLH | SUBMITTED TO VILLAGE |
| 05-15-2018 | CLH | UPDATED PER VILLAGE COMMENT |

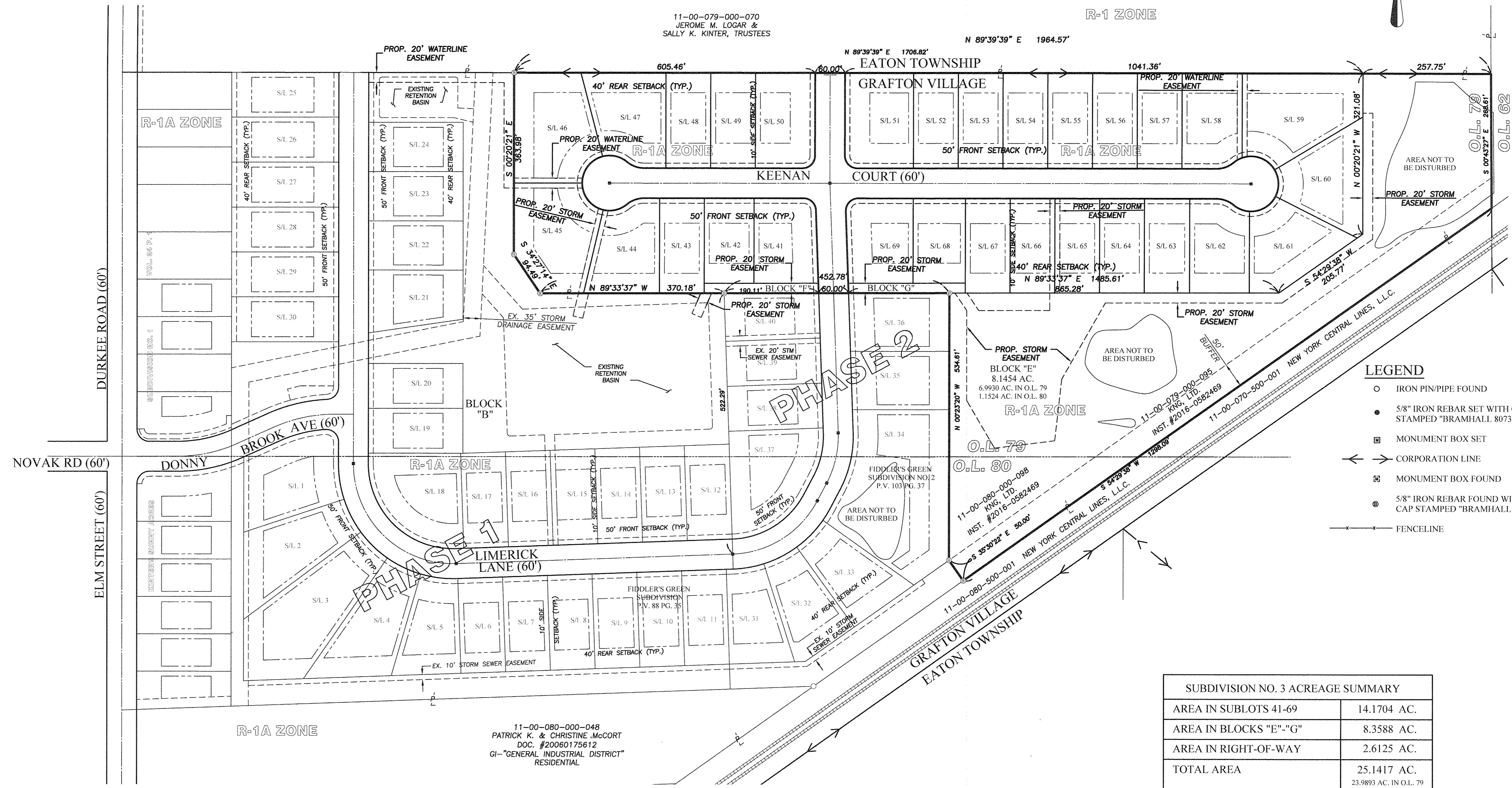
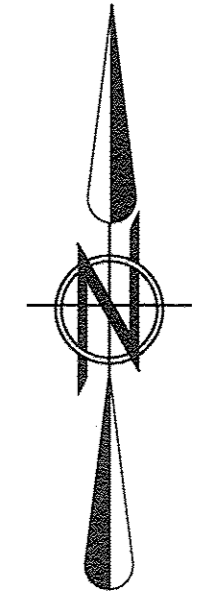
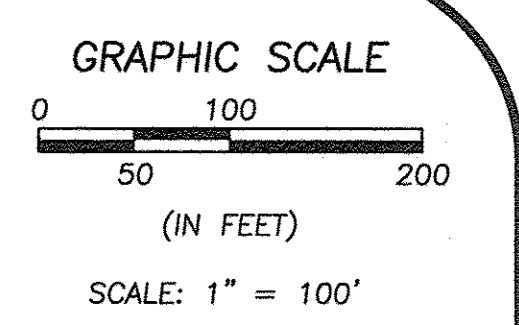
CHECKED BY: CLH

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
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. 3
TITLE SHEET
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 4
JOB NO.
02-1397-3



- LEGEND**
- IRON PIN/PIPE FOUND
 - 5/8" IRON REBAR SET WITH CAP STAMPED "BRAMHALL 8073"
 - MONUMENT BOX SET
 - ← → CORPORATION LINE
 - ▣ MONUMENT BOX FOUND
 - ⊙ 5/8" IRON REBAR FOUND WITH CAP STAMPED "BRAMHALL 8073"
 - FENCELINE

| SUBDIVISION NO. 3 ACREAGE SUMMARY | |
|-----------------------------------|------------------------|
| AREA IN SUBLOTS 41-69 | 14.1704 AC. |
| AREA IN BLOCKS "E"-"G" | 8.3588 AC. |
| AREA IN RIGHT-OF-WAY | 2.6125 AC. |
| TOTAL AREA | 25.1417 AC. |
| | 23.9893 AC. IN O.L. 79 |
| | 1.1524 AC. IN O.L. 80 |

11-00-080-000-048
PATRICK K. & CHRISTINE McCORT
DOC. #20060175612
GI-"GENERAL INDUSTRIAL DISTRICT"
RESIDENTIAL

J:\2019\73 Fiddlers Green Phase 3 Drawings\Plan\Fiddlers Green Phase 3 Plat.dwg, Printed: May 15, 2018 - 10:03am

| REVISION | DATE | BY | DESCRIPTION |
|----------|------------|-----|----------------------------------|
| | 03-07-2017 | CLH | SUBMITTED TO PLANNING COMMISSION |
| | 03-15-2017 | CLH | REVISED PER VILLAGE COMMENTS |
| | 04-12-2017 | CLH | REVISED PER VILLAGE COMMENTS |
| | 01-10-2018 | CLH | REVISED WATERLINE EASEMENT |
| | 04-23-2018 | CLH | SUBMITTED TO VILLAGE |
| | 05-15-2018 | CLH | UPDATED PER VILLAGE COMMENT |

DRAWN BY: REB

CHECKED BY: CLH

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

PREPARED FOR:

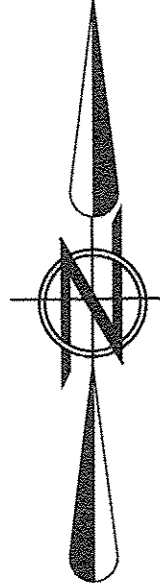
KNG, LLC.
P.O. BOX 26
GRAFTON, OHIO 44044

FIDDLER'S GREEN SUBDIVISION NO. 3
OVERALL PLAT
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

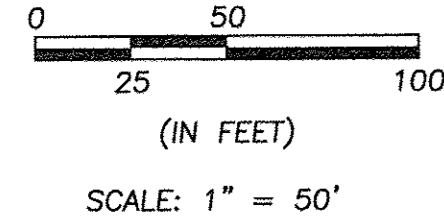
SHEET
2 OF 4
JOB NO.
02-1397-3

LEGEND

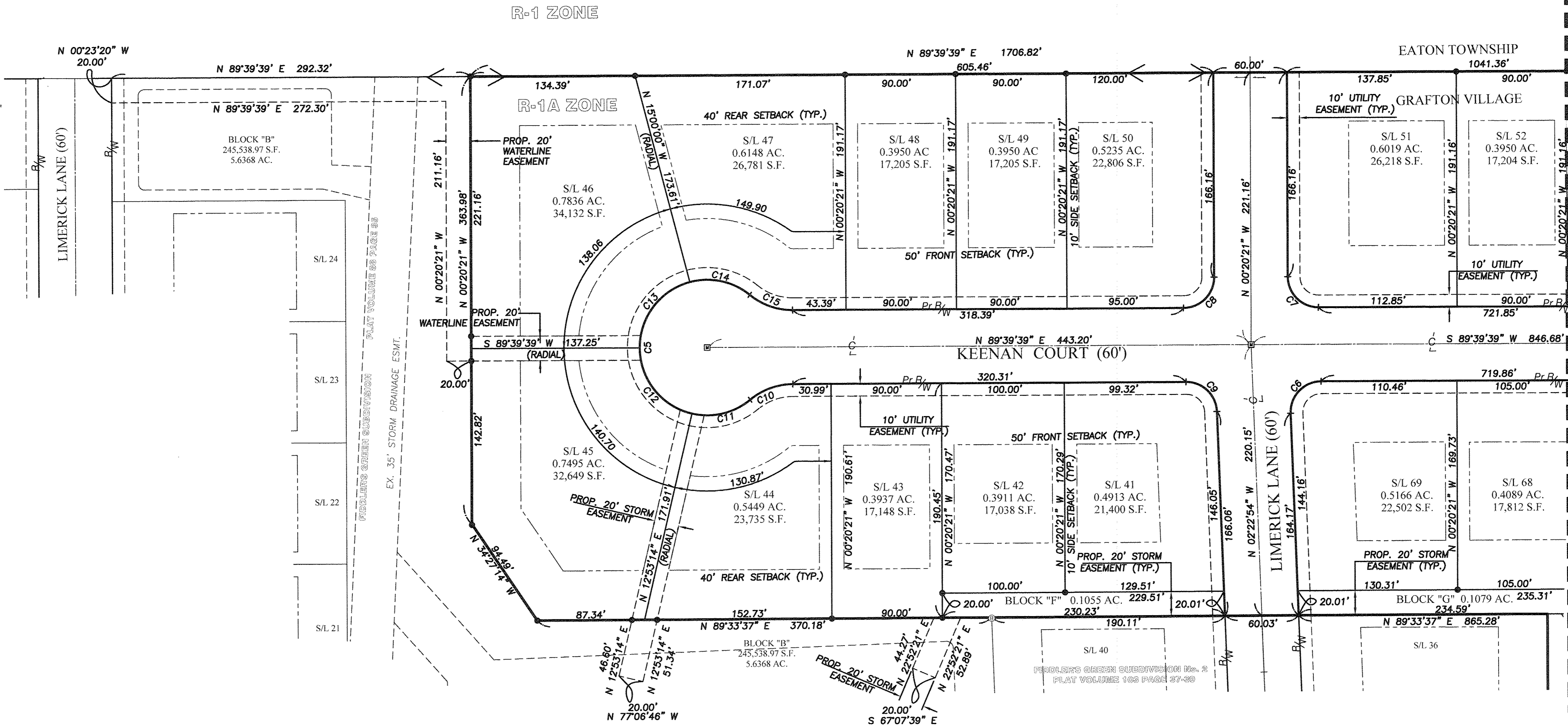
- IRON PIN/PIPE FOUND
- 5/8" IRON REBAR SET WITH CAP STAMPED "BRAMHALL 8073"
- ☐ MONUMENT BOX SET
- ← CORPORATION LINE
- ☒ MONUMENT BOX FOUND
- ⊙ 5/8" IRON REBAR FOUND WITH CAP STAMPED "BRAMHALL 8073"



GRAPHIC SCALE



11-00-079-000-070
JEROME M. LOGAR &
SALLY K. KINTER, TRUSTEES



| CURVE TABLE | | | | | | |
|-------------|---------|--------|------------|---------|--------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | BEARING |
| C5 | 248.43' | 55.00' | 258°47'59" | 66.96' | 85.00' | N 00°20'21" W |
| C6 | 40.16' | 25.00' | 92°02'35" | 25.91' | 35.98' | N 43°38'22" E |
| C7 | 39.27' | 25.00' | 90°00'00" | 25.00' | 35.36' | N 45°20'21" W |
| C8 | 39.27' | 25.00' | 90°00'00" | 25.00' | 35.36' | S 44°39'39" W |
| C9 | 36.38' | 25.00' | 87°57'38" | 24.13' | 34.72' | S 46°21'37" E |
| C10 | 37.82' | 55.00' | 39°23'59" | 19.69' | 37.08' | S 69°57'38" W |
| C11 | 50.52' | 55.00' | 52°37'33" | 27.20' | 48.76' | S 76°34'25" W |
| C12 | 73.70' | 55.00' | 76°46'42" | 43.58' | 68.31' | N 38°43'33" W |
| C13 | 72.32' | 55.00' | 75°20'19" | 42.46' | 67.22' | N 37°19'50" E |
| C14 | 51.89' | 55.00' | 54°03'35" | 28.06' | 49.99' | S 77°58'10" E |
| C15 | 37.82' | 55.00' | 39°24'02" | 19.69' | 37.08' | S 70°38'20" E |

NOTES

1. DIMENSIONS GIVEN AT THE FRONT BUILDING SETBACK LINE FOR SUBLOTS 44-47 AND 58-62 ARE MEASURED ALONG THE SETBACK LINE, PROPERTY LINE TO PROPERTY LINE.
2. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE AREA IN BLOCKS AND THE STORMWATER MANAGEMENT FACILITIES.
3. DRILL HOLES TO BE SET IN CURB AT THE EXTENSION OF ALL SUBLOT PROPERTY LINES.

110213973 Fiddler's Green Phase 3 Plat.dwg. Printed: May 15, 2018 - 10:04am

| DATE | BY | DESCRIPTION |
|------------|-----|----------------------------------|
| 03-07-2017 | CLH | SUBMITTED TO PLANNING COMMISSION |
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DRAWN BY:
REB

CHECKED BY:
CLH

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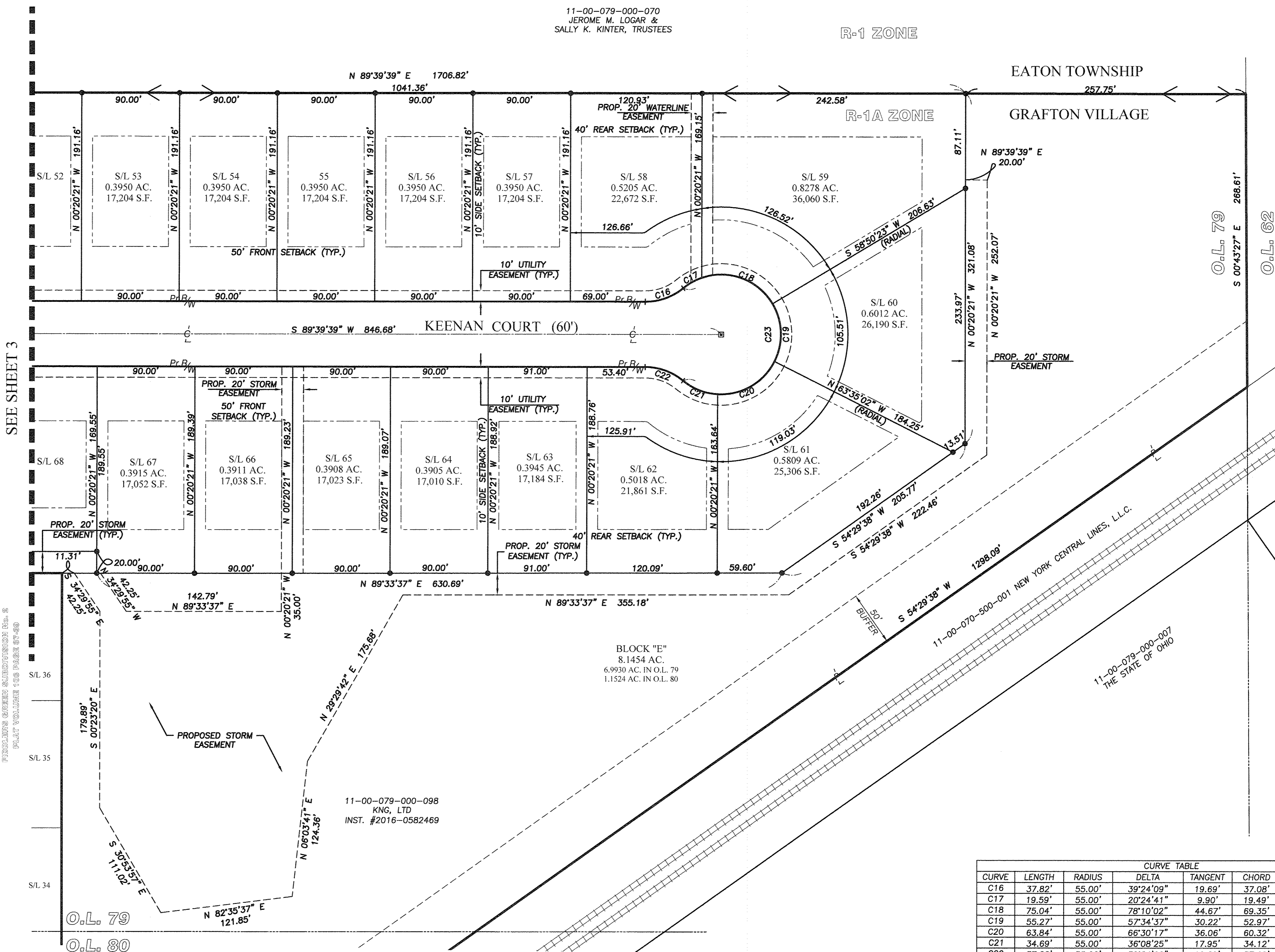
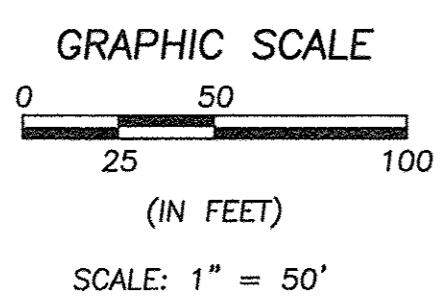
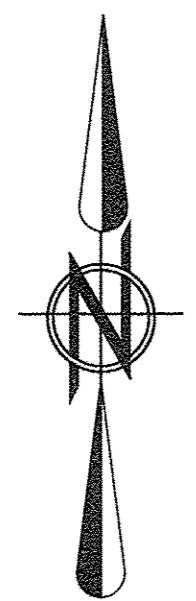
FIDDLER'S GREEN SUBDIVISION NO. 3
SUBDIVISION NO. 3 PLAT
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
3 OF 4

JOB NO.
02-1397-3

LEGEND

- IRON PIN/PIPE FOUND
- 5/8" IRON REBAR SET WITH CAP STAMPED "BRAMHALL 8073"
- ▣ MONUMENT BOX SET
- ← CORPORATION LINE
- ▣ MONUMENT BOX FOUND
- ⊙ 5/8" IRON REBAR FOUND WITH CAP STAMPED "BRAMHALL 8073"



NOTES

1. DIMENSIONS GIVEN AT THE FRONT BUILDING SETBACK LINE FOR SUBLOTS 44-47 AND 58-62 ARE MEASURED ALONG THE SETBACK LINE, PROPERTY LINE TO PROPERTY LINE.
2. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE AREA IN BLOCKS AND THE STORMWATER MANAGEMENT FACILITIES.
3. DRILL HOLES TO BE SET IN CURB AT THE EXTENSION OF ALL SUBLOT PROPERTY LINES.

| CURVE TABLE | | | | | | |
|-------------|---------|--------|------------|---------|--------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | BEARING |
| C16 | 37.82' | 55.00' | 39°24'09" | 19.69' | 37.08' | N 69°57'38" E |
| C17 | 19.59' | 55.00' | 20°24'41" | 9.90' | 19.49' | N 60°27'54" E |
| C18 | 75.04' | 55.00' | 78°10'02" | 44.67' | 69.35' | S 70°14'42" E |
| C19 | 55.27' | 55.00' | 57°34'37" | 30.22' | 52.97' | S 02°22'19" E |
| C20 | 63.84' | 55.00' | 66°30'17" | 36.06' | 60.32' | S 59°40'04" W |
| C21 | 34.69' | 55.00' | 36°08'25" | 17.95' | 34.12' | N 69°00'34" W |
| C22 | 37.82' | 55.00' | 39°24'02" | 19.69' | 37.08' | N 70°38'20" W |
| C23 | 248.43' | 55.00' | 258°47'59" | 66.96' | 85.00' | S 00°20'21" E |

J:\02\1397-3 Fiddlers Green Phase 3\Drawings\Plat\Fiddlers Green Phase 3 Plat.dwg Plotted: May 18, 2018 - 10:05am

| REVISION | DATE | BY | DESCRIPTION |
|----------|------------|-----|-------------------------------|
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| | 04-23-2018 | CLH | SUBMITTED TO VILLAGE |
| | 05-15-2018 | CLH | UPDATED PER VILLAGE COMMENT |

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

CHECKED BY: CLH

PREPARED FOR:
KNG, LLC.
P.O. BOX 26
GRAFTON, OHIO 44044

FIDDLER'S GREEN SUBDIVISION NO. 3
SUBDIVISION NO. 3 PLAT
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
4 OF 4
JOB NO.
02-1397-3