

FOX RUN SUBDIVISION NUMBER 5

A RE-SUBDIVISION OF PART OF BLOCK "A" IN FOX RUN SUBDIVISION AS RECORDED IN PLAT VOLUME 73, PAGES 19-20 AND BLOCK "E" 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 3.7315 ACRES OF LAND AND BEING PARCELS OF LAND OWNED BY KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY, KNOWN AS PART OF BLOCK "A" IN FOX RUN SUBDIVISION AS RECORDED IN PLAT VOLUME 73, PAGES 19-20 AND BLOCK "E" 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 5". A SUBDIVISION OF LOTS 56 THRU 63, 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.

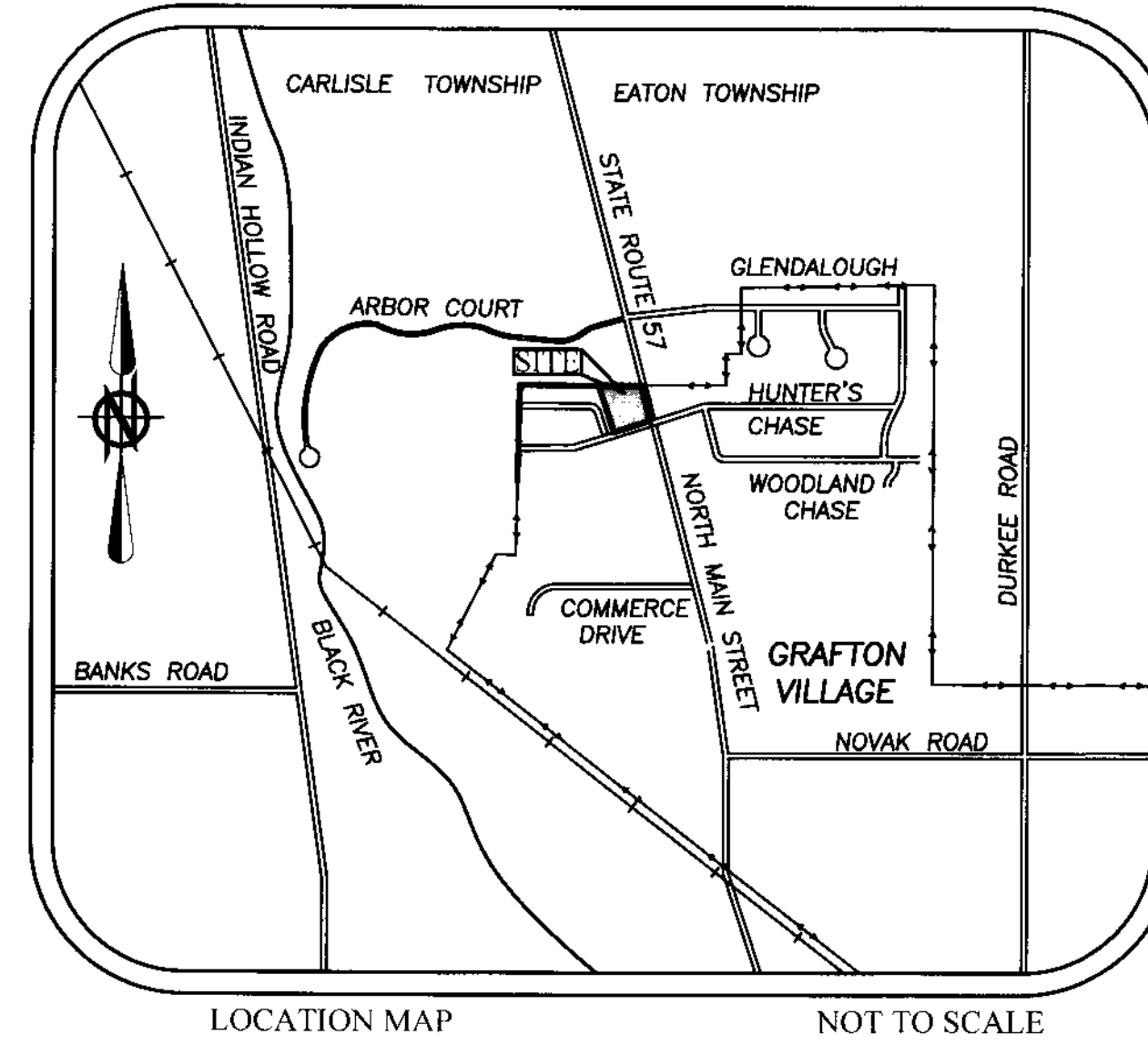
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE VILLAGE OF GRAFTON FOR THE BENEFIT OF HIMSELF 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 28 DAY OF June, 2019.

WITNESS
[Signature]

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



VILLAGE ENGINEER

APPROVED THIS 6-27 DAY OF JUNE, 2019.

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

VILLAGE COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "FOX RUN SUBDIVISION No. 5" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. 19-004

DATE: 6-27-2019
COUNCIL OF THE VILLAGE OF GRAFTON
LORAIN COUNTY, OHIO

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

BY: *[Signature]*
MATTHEW DUKLES
PRESIDENT, VILLAGE OF GRAFTON COUNCIL

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR VILLAGE OF GRAFTON, OHIO THIS 27 DAY OF JUNE, 2019.

[Signature]
DAVID DIVENCENZO
VILLAGE OF GRAFTON PLANNING COMMISSION

LAW DIRECTOR

APPROVED THIS 27 DAY OF JUNE, 2019.

[Signature]
GRETCHEN HOLDERMAN
VILLAGE OF GRAFTON LAW DIRECTOR

KNG LTD
PO BOX 26
GRAFTON, OH 44044
Plat Vol - 106
Pages 80-81

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 28 DAY OF JUNE, 2019.
BY: *[Signature]*, NOTARY PUBLIC

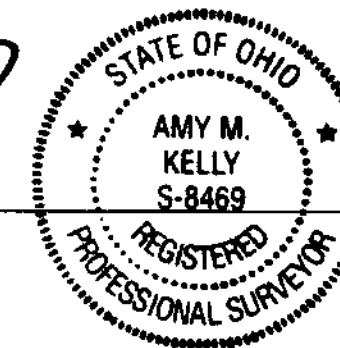


MY COMMISSION EXPIRES 9/1/19

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 PART OF BLOCK "A" IN FOX RUN SUBDIVISION AS RECORDED IN PLAT VOLUME 73, PAGES 19-20 AND BLOCK "E" IN FOX RUN SUBDIVISION NUMBER 2 AS RECORDED IN PLAT VOLUME 86, PAGES 57-58 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 3.7315 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.

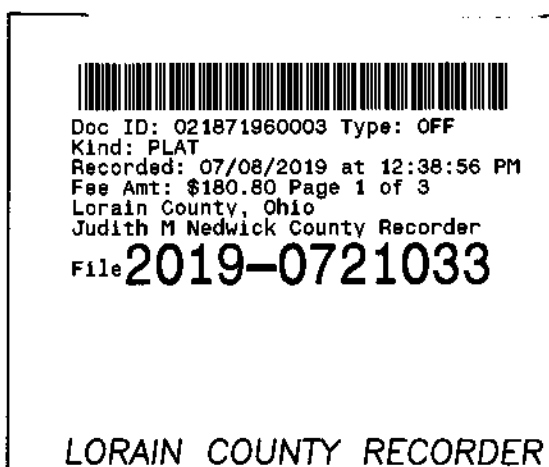
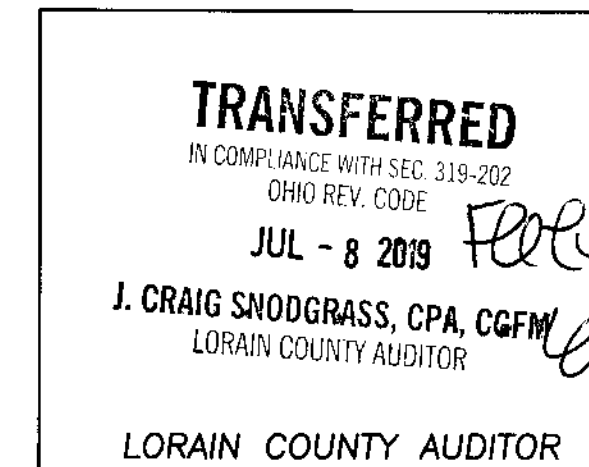
[Signature]
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469



3/19/2019
DATE

ACREAGE SUMMARY

2.5553 AC. IN SUBLOTS 56-63
0.7578 AC. IN BLOCKS "E", "G" & "H"
0.4184 AC. IN PUBLIC RIGHT-OF-WAY
3.7315 AC. TOTAL IN PHASE 5



DATE	BY	DESCRIPTION
06/06/2017	CLH	ISSUED FOR PLANNING COMMISSION REVIEW
08/01/2017	CLH	ISSUED TO VILLAGE
08/16/2017	CLH	ADDED NOTE 4 PER VILLAGE REQUEST
10/16/2018	CLH	UPDATED PER COUNTY COMMENT
03/19/2019	CLH	ISSUED TO VILLAGE FOR APPROVAL

DRAWN BY: WTB
CHECKED BY: AMK
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

FOX RUN SUBDIVISION NO. 5
TITLE SHEET
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

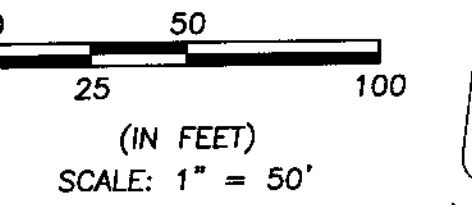
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SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 99

GRAPHIC SCALE



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.

LINE	LENGTH	BEARING
L1	16.45'	S 72°42'16" W
L2	32.02'	N 20°13'30" E

LEGEND

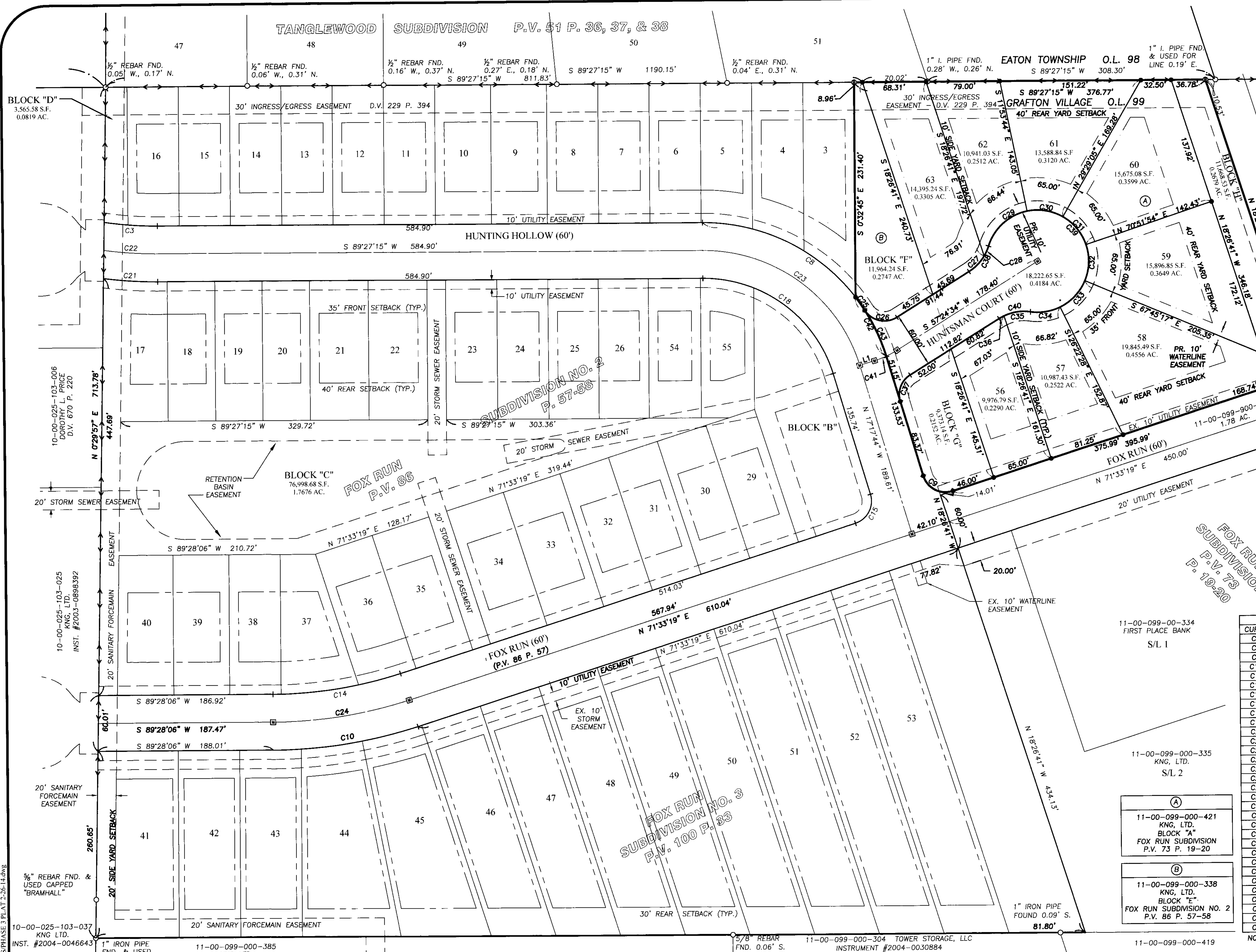
- IRON PIN/PIPE FOUND (AS INDICATED)
- 5/8" REBAR FOUND WITH CAP STAMPED "BRAMHALL 8073"
- 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL 8073"
- MONUMENT BOX SET
- MONUMENT BOX FOUND
- ← CORPORATION LINE
- P.K.F. P-K NAIL FOUND

NOTES:

- DRILL HOLES TO BE SET IN CONCRETE CURB AT THE EXTENSION OF ALL SUBLOT PROPERTY LINES.
- DIMENSIONS GIVEN AT THE FRONT BUILDING SETBACK LINE FOR SUBLOTS 56-63 ARE MEASURED ALONG THE SETBACK LINE, PROPERTY LINE TO PROPERTY LINE.
- EXISTING BLOCKS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR CURRENT PROPERTY OWNER.
- ACCESS TO FOX RUN & NORTH MAIN STREET IS PROHIBITED. ALL SUBLOTS IN FOX RUN SUBDIVISION NO. 5 SHALL HAVE ACCESS VIA HUNTSMAN COURT.

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
C25	17.16'	205.00'	4°47'47"	8.59'	17.16'	N 35°13'35" W
C26	39.17'	25.00'	89°45'44"	24.00'	35.28'	S 77°42'34" E
C27	25.58'	50.00'	27°01'16"	12.01'	23.36'	S 43°53'56" W
C28	11.65'	50.00'	13°20'48"	5.85'	11.62'	N 23°42'54" E
C29	58.62'	55.00'	61°03'45"	32.44'	55.88'	N 47°34'23" E
C30	39.72'	55.00'	41°22'49"	20.77'	38.86'	S 81°12'20" E
C31	39.72'	55.00'	41°22'49"	20.77'	38.86'	N 39°49'31" W
C32	39.72'	55.00'	41°22'49"	20.77'	38.86'	S 01°33'18" W
C33	39.72'	55.00'	41°22'49"	20.77'	38.86'	S 42°56'07" W
C34	32.78'	55.00'	34°09'05"	16.90'	32.30'	S 80°42'05" W
C35	29.09'	50.00'	33°19'59"	14.97'	28.68'	S 81°06'38" W
C36	6.14'	50.00'	07°02'04"	3.07'	6.13'	S 60°55'36" W
C37	32.60'	25.00'	74°42'24"	19.08'	30.34'	S 20°03'22" W
C38	35.23'	50.00'	40°22'03"	18.38'	34.50'	N 37°13'32" E
C39	250.29'	55.00'	260°44'07"	64.70'	83.81'	N 32°35'26" W
C40	35.23'	50.00'	40°22'03"	18.38'	34.50'	S 77°35'36" W
C41	26.70'	100.00'	15°17'42"	13.42'	26.62'	S 65°03'25" W
C42	72.74'	205.00'	20°19'45"	36.75'	72.36'	S 27°27'37" E
C43	55.58'	205.00'	15°31'58"	27.96'	55.41'	S 25°03'43" E

NOTE: CURVE NUMBERS: C1, C2, C4-C7, C16-17, C19-C20, & C-23 ARE NOT USED.



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PLAT
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

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

