

# FOX RUN SUBDIVISION NUMBER 6

A RE-SUBDIVISION OF SUBLOTS 17-20 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 0.6972 OF AN ACRE OF LAND AND BEING PARCELS OF LAND OWNED BY KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY, KNOWN AS SUBLOTS 17 THRU 20 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 6", A SUBDIVISION OF LOTS 64 THRU 66, 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 WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 18 DAY OF

December, 2019

*Kevin Flanigan*  
 KEVIN FLANIGAN (OWNER)  
 KNG, LTD., AN OHIO LIMITED LIABILITY CO. 12/18/19  
DATE

*St. E. Flannery*  
 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.

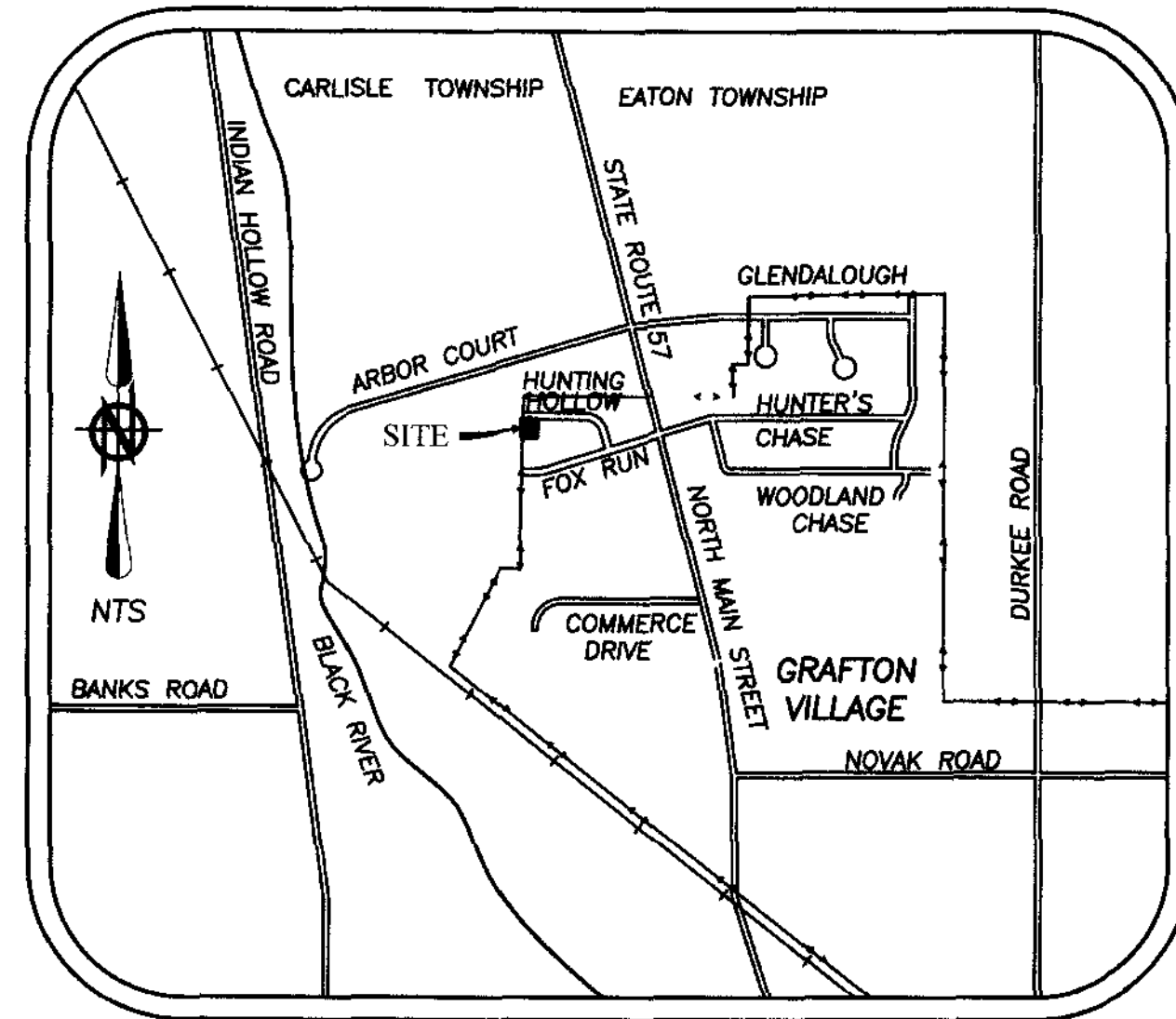
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 18th DAY OF December, 2019.

BY: *[Signature]*, NOTARY PUBLIC



MY COMMISSION EXPIRES

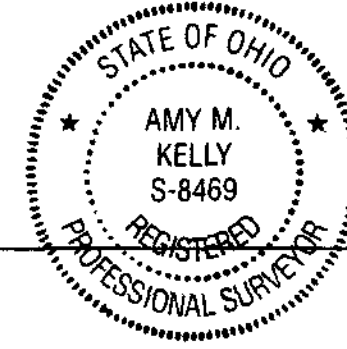


LOCATION MAP NOT TO SCALE

**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 17 THRU 20 IN FOX RUN SUBDIVISION NUMBER 2 AS RECORDED IN PLAT VOLUME 86, PAGES 57-58 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 0.6972 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*  
 AMY M. KELLY, P.S.  
 REGISTERED OHIO SURVEYOR NO. 8469 11/21/2019  
DATE



**ACREAGE SUMMARY**

0.6972 AC. IN SUBLOTS 64-66

**ENGINEER'S CERTIFICATION:**

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

*[Signature]*  
 JACK A. JONES, P.E.  
 POGGEMEYER DESIGN GROUP, INC. 12/21/19  
DATE

**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 19th DAY OF NOVEMBER, 2019.

*[Signature]*  
 DAVID DIVINCENZO  
 VILLAGE OF GRAFTON PLANNING COMMISSION 12/19/2019  
DATE

**VILLAGE COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAT OF "FOX RUN SUBDIVISION No. 6" IS HEREBY APPROVED.

DATE: 12-19-2019  
 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

**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.

*[Signature]*  
 GRETCHEN HOLDERMAN  
 VILLAGE OF GRAFTON LAW DIRECTOR 12/20/19  
DATE

TRANSFERRED  
 IN COMPLIANCE WITH SEC. 319-002  
 OHIO REV. CODE  
 JAN - 7 2020  
 J. CRAIG SNOODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR  
 LORAIN COUNTY AUDITOR

Doc ID: 022117810003 Type: OFF  
 Kind: PLAT  
 Recorded: 01/07/2020 at 02:32:13 PM  
 Fee Amt.: \$176.80 Page 1 of 3  
 Lorain County, Ohio  
 Judith M. Newkirk County Recorder  
 File: 2020-0744708  
 KNG LTD  
 PO BOX 26  
 GRAFTON, OH 44044-0026  
 Plat Vol. 107  
 Pgs. 65, 66  
 LORAIN COUNTY RECORDER

J:\02-1391\DRAWINGS\DWG\PE12-PLAT.dwg [TITLE]

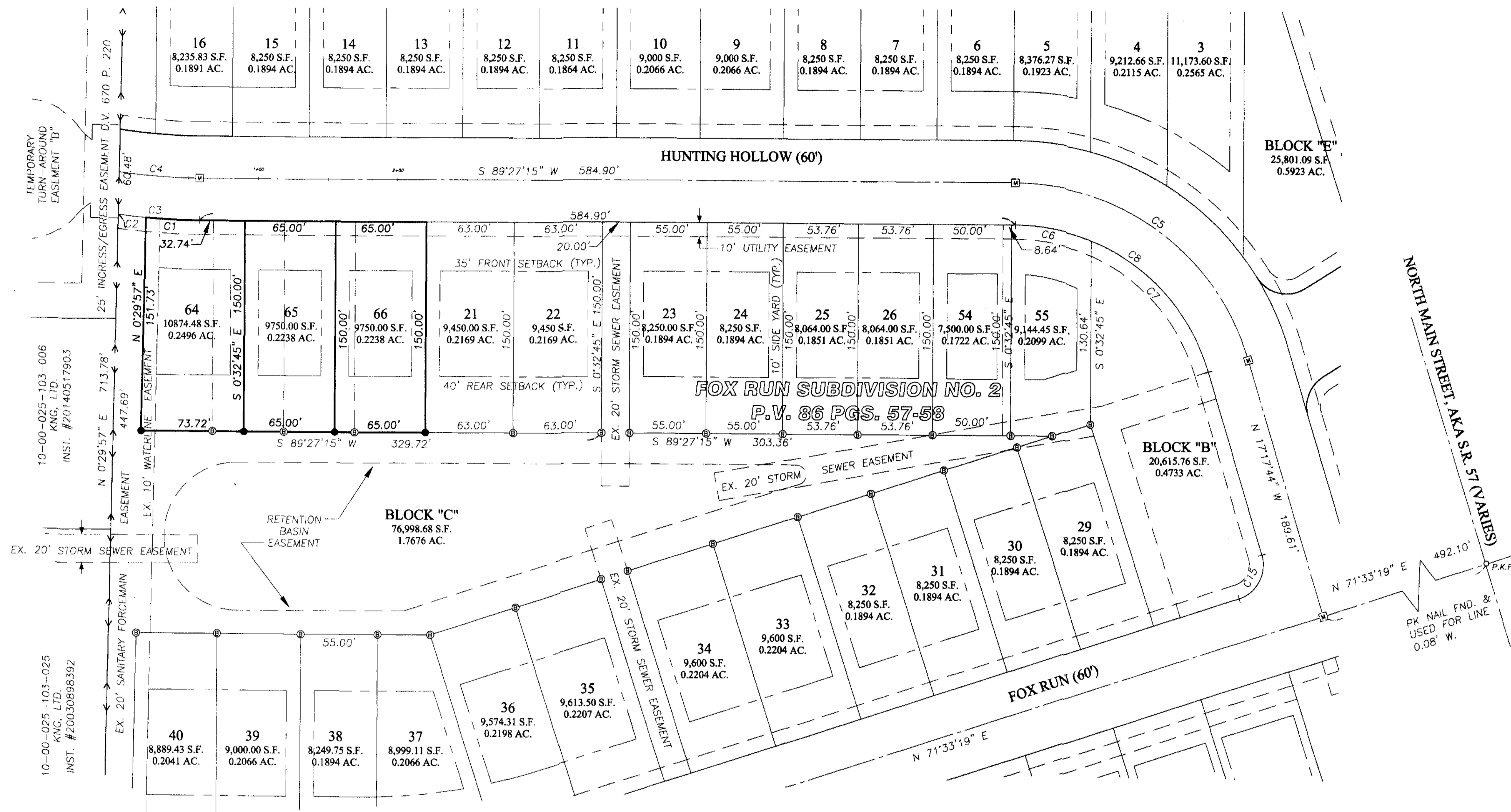
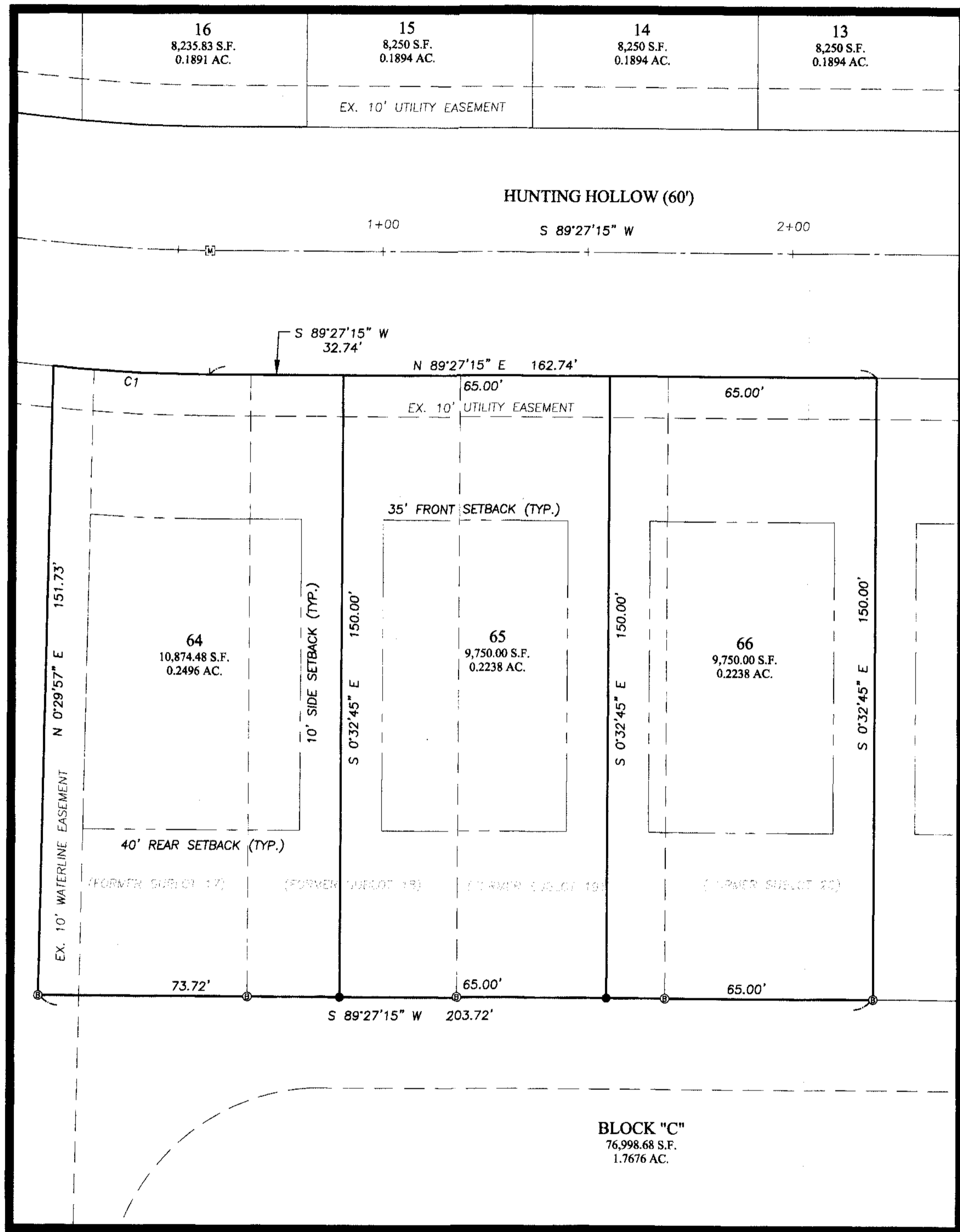
DATE	BY	DESCRIPTION
11-05-2019	CLH	ISSUED TO PLANNING COMMISSION

DRAWN BY: RLK  
 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 NUMBER 6**  
 A RE-SUBDIVISION OF SUBLOTS 17,18,19 & 20 IN FOX RUN SUBDIVISION NO. 2  
 VILLAGE OF GRAFTON, COUNTY OF LORAIN,  
 STATE OF OHIO

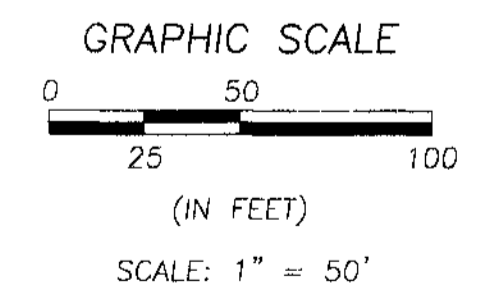
SHEET  
 1 OF 2  
 JOB NO.  
 02-1391-6



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

- 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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.26'	430.00'	5°05'54"	19.14'	38.25'	S 87°59'47" E
C2	20.09'	430.00'	2°40'37"	10.05'	20.09'	N 84°06'32" W
C3	58.35'	430.00'	7°46'32"	29.22'	58.31'	N 86°39'29" W
C4	57.83'	400.00'	8°16'58"	28.96'	57.77'	N 86°24'15" W
C5	223.73'	175.00'	73°15'01"	130.09'	208.80'	S 53°55'14" E
C6	55.73'	145.00'	22°01'20"	28.21'	55.39'	S 79°32'05" E
C7	129.64'	145.00'	51°13'41"	69.52'	125.37'	S 42°54'34" E
C8	185.38'	145.00'	73°15'01"	107.79'	173.01'	S 53°55'14" E



2:02:139/DRAWINGS/DWG/P12-PLAT.dwg [PLAT]

REVISION	DATE	BY	DESCRIPTION
	11-05-2019	CLH	ISSUED TO PLANNING COMMISSION

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

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 STATE OF OHIO

SHEET	2 OF 2
JOB NO.	02-1391-6

Plat Sheet

Instrument # 2020-0744708 Film # \_\_\_\_\_

Name of Plat: Fox Run Subdivision Number 6

Owner: KNG LTD.

Description: Situated in the Village of Grafton,  
County of Lorain State of Ohio, being a  
part of Original Eaton Township Lot 99 = 0.6972  
acres, easements abet -  
Being a Re-Subdivision of Sublots 17-20 in  
Fox Run Subdivision No. 2 Recorded in Plat Vol. 86  
Pgs 57-58 of Lorain County -  
Creating Sublots 64, 65, and 66

Floor Plans: \_\_\_\_\_

Related/Margin: Plat Vol 36 Pgs 57-58

Comments: \_\_\_\_\_

Vol. 107

Receiving Stamp

Pg. 65, 66

KNG LTD  
PO BOX 26  
GRAFTON, OH 44044-0026

Amount: \$ 176.80

Initials: SC