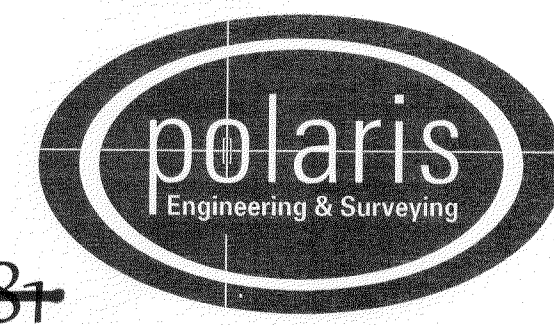


# Barrington Park Subdivision No. 9

Being a Subdivision of Land Conveyed to North Grafton Realty, LLC ~ P.P.N. 11-00-098-000-226 & 287  
Being a part of Lot 98, Original Eaton Township 5 North, Range 16 West in the Connecticut Western Reserve  
Eaton Township - Lorain County - Ohio September 2019 Scale 1"=50'



POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com

### OWNER'S CERTIFICATE:

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO AND BEGINNING PART OF LOT 98 OF ORIGINAL EATON TOWNSHIP AND CONTAINING 9.6781 ACRES AND BEING PART OF THE SAME TRACT AS CONVEYED TO NORTH GRAFTON REALTY, LLC AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT NO. 2006014870 OF LORAIN COUNTY RECORDS.

THE UNDERSIGNED, ROBERT D. YOST, PARTNER OF NORTH GRAFTON REALTY LLC, HEREBY CERTIFIES THE ATTACHED PLAT REPRESENTS "BARRINGTON PARK SUBDIVISION NO. 9, A SUBDIVISION OF LOTS 104-125, AND BLOCK 8, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OF THE ROADS AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

AND DOES HEREBY RESTRICT SUBLOTS BLOCK 8 OF BARRINGTON PARK WITHIN WETLAND AREA AS SHOWN HEREON AND SHALL BE MAINTAINED AS NOTED ON SHEET 02 BY THE HOMEOWNERS ASSOCIATION.

AND DOES HEREBY RESTRICT THE HOMEOWNERS OF SUBLOTS 115-123 OF BARRINGTON PARK "WATER DRAINAGE AND WATER QUALITY EASEMENT" AS SHOWN HEREON ALONG THE REAR OF SUBLOTS 115-123 AND SHALL BE MAINTAINED AS NOTED ON SHEET 02 BY THE HOMEOWNERS OF SAID LOTS.

AND DOES HEREBY GRANT RECIPROCAL SUBLOT DRAINAGE EASEMENTS AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN SAID EASEMENTS. THE INDIVIDUAL SUBLOT OWNERS SHALL MAINTAIN ALL REAR AND SIDEYARD DRAINAGE FACILITIES.

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL THE STORM WATER CONTROL MEASURES.

THE UNDERSIGNED HEREBY GRANTS UNTO EATON TOWNSHIP, ITS AGENCIES AND ASSIGNS ("GRANTEE") A "STORM SEWER EASEMENT" 5' WIDE AS SHOWN ON SHEET 02 TO FULLY USE AND ENJOY THE SAID PREMISES, EXCEPT FOR THE PURPOSES GRANTED TO THE SAID GRANTEE AND PROVIDED THE SAID GRANTOR(S) SHALL NOT CONSTRUCT NOR PERMIT TO BE CONSTRUCTED ANY STRUCTURES, OR OBSTRUCTIONS ON OR OVER, OR THAT WILL INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR OPERATION OF THE SEWERS OR APPURTENANCES CONSTRUCTED HEREUNDER, AND WILL NOT CHANGE THE GRADE OVER SUCH SEWERS OR APPURTENANCES.

AND DOES HEREBY GRANT UNTO OHIO EDISON, ALLTELL COMMUNICATIONS, COLUMBIA GAS OF OHIO, AND GLW BROADBAND, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

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 FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HERETO SET THEIR HAND THIS 23 DAY OF June, 2020.

WITNESS  
Sande P. Regal  
WITNESS  
Robert D. Yost

ROBERT D. YOST, PARTNER OF NORTH GRAFTON REALTY LLC

### NOTARY PUBLIC:

COUNTY OF Lorain  
STATE OF OHIO

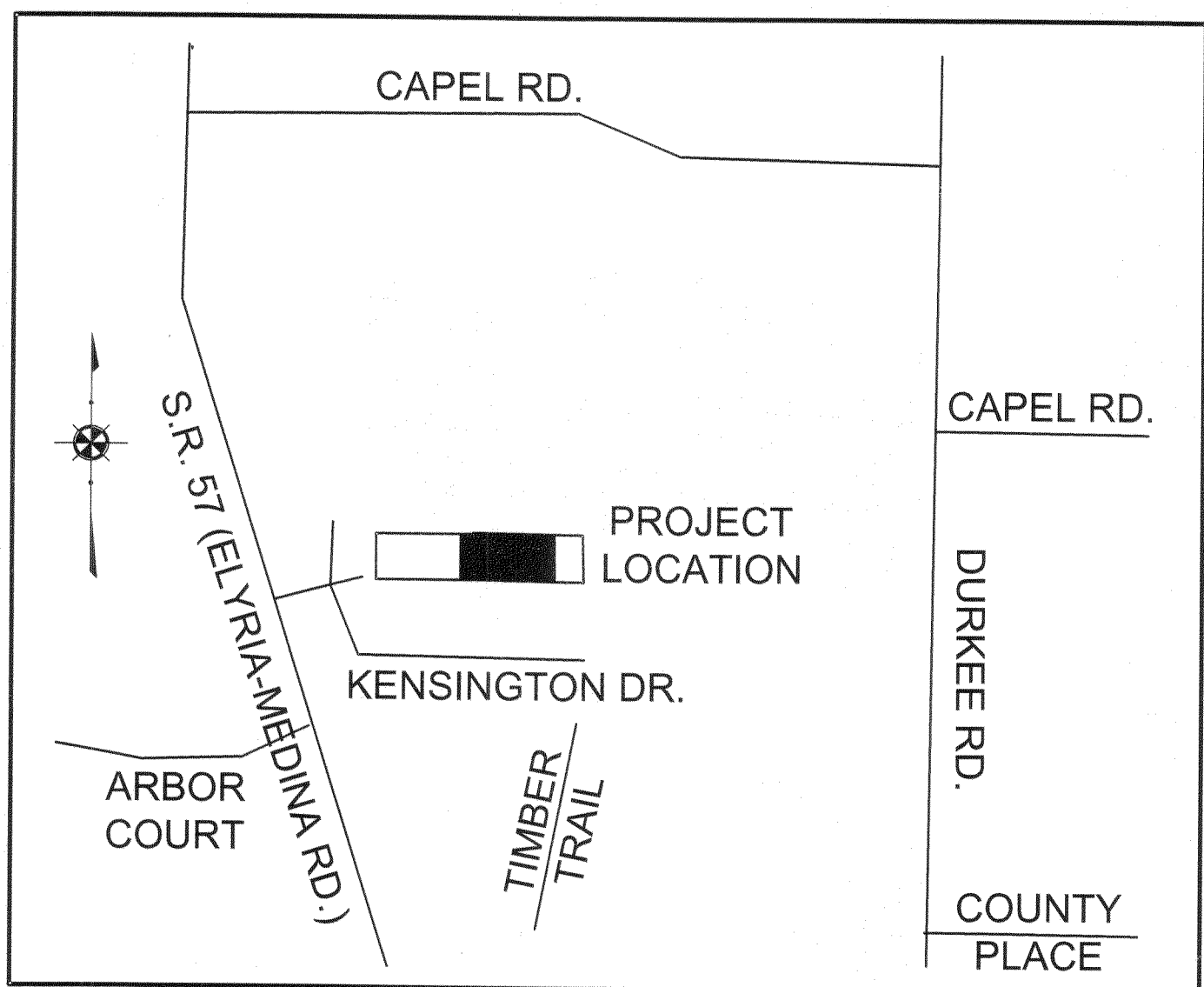
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BEFORE THE ABOVE SIGNED Robert D. Yost, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED, INDIVIDUALLY, AND AS SUCH OFFICER, AND THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF I HERETO SET MY HAND AND OFFICIAL SEAL AT Elyria, OHIO THIS 23 DAY OF June, 2020.

NOTARY PUBLIC  
SANDEE P. REGAL  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 2/24/2025

### AREA TABLE:

|              |              |
|--------------|--------------|
| RIGHT-OF-WAY | = 1.4226 AC. |
| BLOCKS       | = 0.4446 AC. |
| SUBLOTS      | = 7.8109 AC. |
| TOTAL PH. 9  | = 9.6781 AC. |



VICINITY MAP  
N.T.S.

### MORTGAGE RELEASE:

BE IT KNOWN THAT David M. Janowski/Bexley Bank, MORTGAGEE OF THE LAND INDICATED ON THIS PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN LORAIN COUNTY RECORD OF MORTGAGES IN MORTGAGE DOCUMENT NO.                     , BEXLEY DRIVE SIXTY FEET WIDE AND EASEMENTS HEREIN GRANTED AND RESERVED.

IN WITNESS WHEREOF, David M. Janowski/Bexley Bank HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY David M. Janowski/Bexley Bank THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Elyria, OHIO, THIS 23 DAY OF June, 2020.

STATE OF OHIO  
COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABOVE THE NAMED David M. Janowski THROUGH Bexley Community Bank, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT Elyria, OHIO THIS 23 DAY OF June, 2020.

NOTARY PUBLIC  
SANDEE P. REGAL  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 2/24/2025

### APPROVALS:

APPROVED THIS 26 DAY OF AUGUST, 2020, BY THE LORAIN COUNTY ENGINEER:

Tom Chappell, P.E., P.S.  
LORAIN COUNTY COUNTY ENGINEER

APPROVED THIS 26 DAY OF AUGUST, 2020, BY THE LORAIN COUNTY SANITARY ENGINEER:

Tom Chappell, P.E., P.S.  
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 24 DAY OF JULY, 2020, BY THE LORAIN COUNTY PROSECUTOR:

Donald A. Johnson  
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 28 DAY OF July, 2020, BY THE LORAIN COUNTY PLANNING COMMISSION:

Paul P. [Signature]  
DIRECTOR - THE LORAIN COUNTY PLANNING COMMISSION

APPROVED THIS      DAY OF     , 201, BY THE CHAIRMAN OF THE EATON TOWNSHIP BOARD OF TRUSTEES:

Mark A. [Signature]  
EATON TOWNSHIP TRUSTEE CHAIRMAN

TRANSFER THIS 28 DAY OF August, 2020 BY THE LORAIN COUNTY AUDITOR:

J. Craig Snodgrass, CPA, CGFM  
LORAIN COUNTY AUDITOR

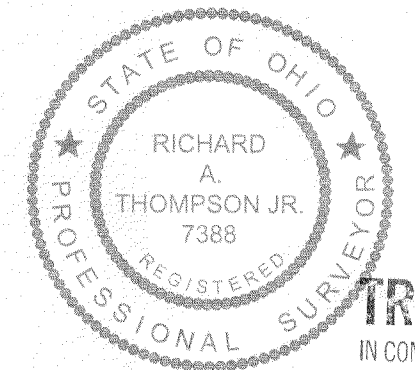
RECORDED THIS      DAY OF     , 201, IN THE PLAT BOOK     , PAGE NO.     .

LORAIN COUNTY RECORDER

### BOUNDARY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "BARRINGTON PARK SUBDIVISION NO. 8 AS SHOWN HEREON AND CONTAINING 9.6781 ACRES OF LAND IN LOT 98 OF ORIGINAL EATON TOWNSHIP, LORAIN COUNTY, OHIO. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT. SURVEY MONUMENTS NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION BY POLARIS. PERIMETER BOUNDARY IS BASED ON A SURVEY PERFORMED BY KS ASSOCIATES, INC.

Richard A. Thompson Jr.  
RICHARD A. THOMPSON, JR.  
OHO PROFESSIONAL SURVEY #7388



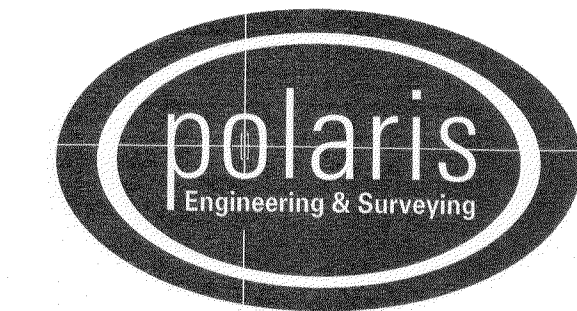
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Kind: PLAT  
Recorded: 08/28/2020 at 10:36:57 AM  
Fee Amt: \$259.20 Page 1 of 4  
Lorain County, Ohio  
Judith M. Nedlock County Recorder  
File # 2020-0776130

DALE YOST CONSTRUCTION COMPANY  
260 SOUTH LOGAN ST  
ELYRIA, OH 44035  
Plat Vol 108  
Pgs 53, 54, 55

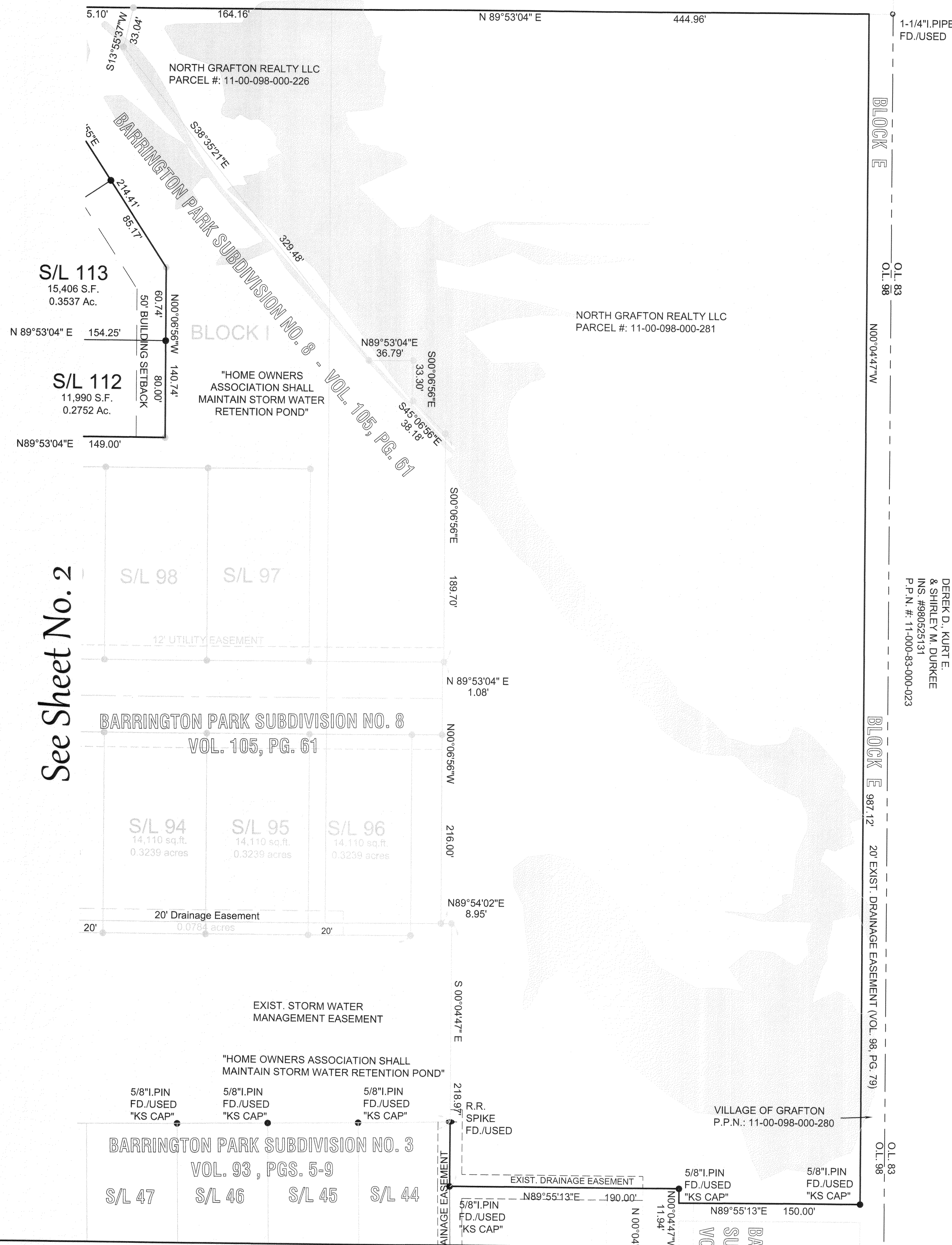
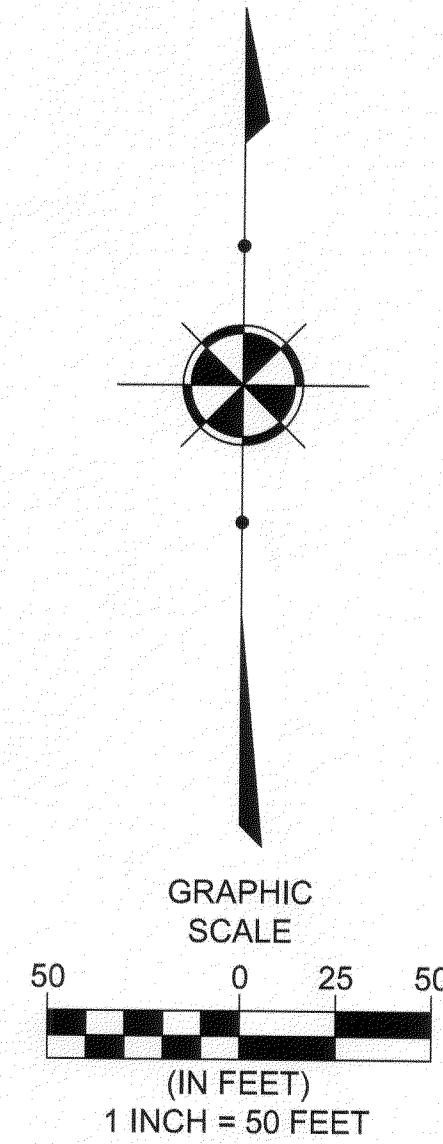
TRANSFERRED  
IN COMPLIANCE WITH SEC. 316.202  
OHIO REV. CODE  
AUG 28 2020  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

|              |    |
|--------------|----|
| CONTRACT No. |    |
| 15145        |    |
| SHEET        | OF |
| 01           | 03 |

DATE: 8.1.19  
SCALE: HOR. 1"=00'  
VERT. 1"=00'  
FOLDER: Survey  
FILENAME: BPS Phase 9  
TAB: 01 - Subdivision Plat  
DRAWN: CAD



POLARIS ENGINEERING & SURVEYING, INC.  
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 www.polaris-es.com



1-1/4" I.P.I.PE  
FD./USED

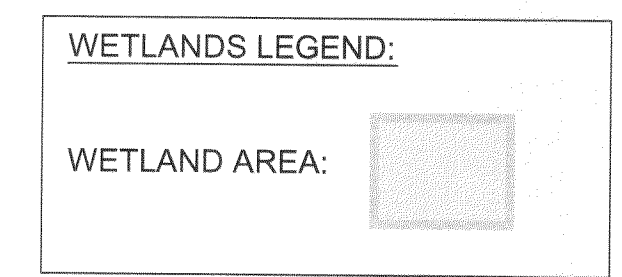
BLOCK E  
O.L. 83  
O.L. 98

N00°04'47"W

DEREK D. KURT E.  
& SHIRLEY M. DURKEE  
P.P.N.: #11-000-83-000-023

BLOCK E 987'12" 20' EXIST. DRAINAGE EASEMENT (VOL. 98, PG. 79)

O.L. 83  
O.L. 98



- NOTES:
1. MAINTENANCE OF RETENTION BASIN AND OUTLET DITCH ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION
  2. MAINTENANCE OF REAR YARD INLETS ARE THE RESPONSIBILITY OF THE INDIVIDUAL SUBLOT OWNERS.

DATE: 08.06.20  
 SCALE: HOR. 1"=50'  
 VERT. 1"=00'  
 FOLDER: Survey  
 FILENAME: BPS Phase 9  
 TAB: 03 - Subdivision Plat  
 DRAWN: CAD

|              |    |
|--------------|----|
| CONTRACT No. |    |
| 15145        |    |
| SHEET        | OF |
| 03           | 03 |

NOTES:  
 1. MAINTENANCE OF RETENTION BASIN AND OUTLET DITCH ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION  
 2. MAINTENANCE OF REAR YARD INLETS ARE THE RESPONSIBILITY OF THE INDIVIDUAL SUBLOT OWNERS.

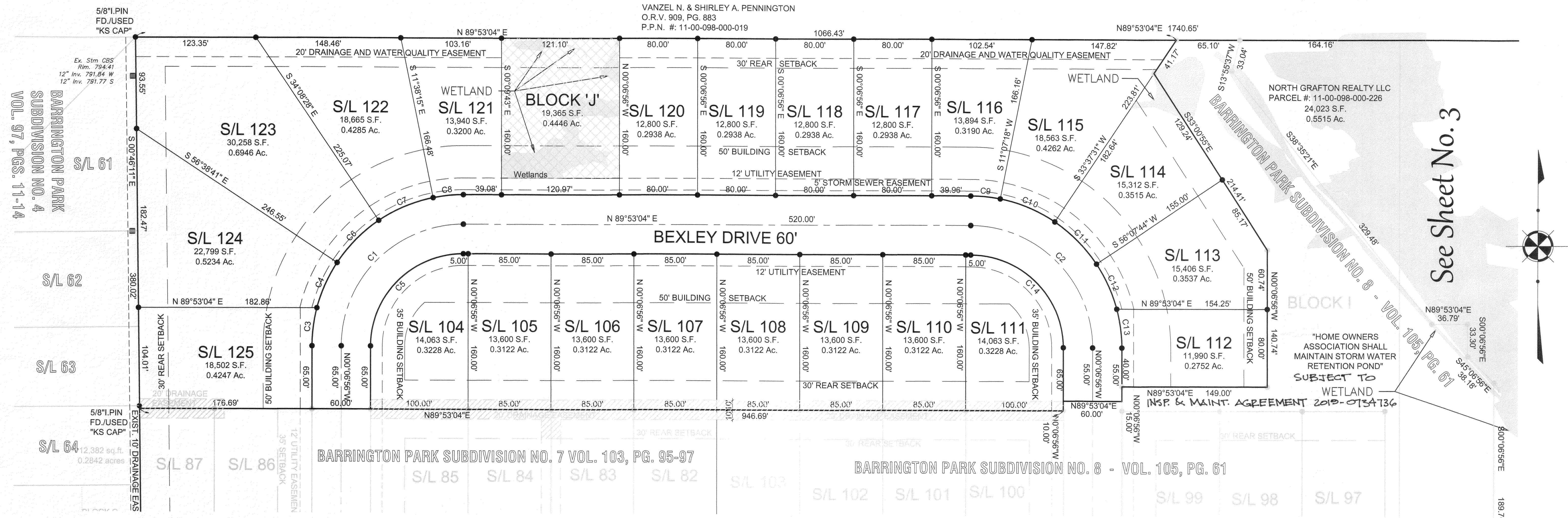
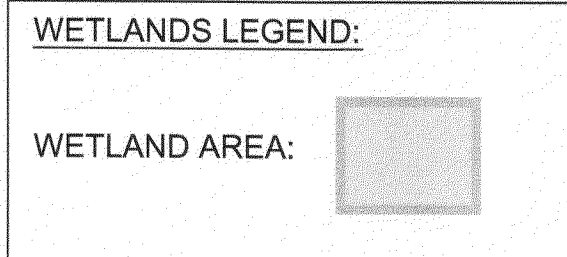
**WETLAND RESTRICTIVE COVENANTS (SEE DECLARATIONS RECORDED BY INSTRUMENT # \_\_\_\_\_)**

THE AREAS INDICATED ON THE SUBDIVISION PLAT AS WETLAND AREAS (AS SHOWN CROSS-HATCHED AREA WITHIN BLOCK J) ARE PROTECTED BY THE OHIO ENVIRONMENTAL AGENCY AND ARE TO BE KEPT IN A NATURAL CONDITION. THERE SHALL BE NO REMOVAL, DESTRUCTION, OR CUTTING OF TREES, SHRUBS OR OTHER VEGETATION IN THESE AREAS UNLESS THEY ARE DEEMED A SAFETY HAZARD WHICH MUST BE CONFIRMED BY AN APPROVED AUTHORITY PRIOR TO REMEDIATION, NOR THE USE OF FERTILIZERS OR SPRAYING WITH BIOCIDES. NO PLACEMENT OF ANY STRUCTURES (NO CONSTRUCTION OR PLACING OF BUILDINGS, CAMPING ACCOMMODATIONS OR MOBILE HOMES, FENCES, SIGNS, BILLBOARDS OR OTHER ADVERTISING MATERIAL, OR OTHER STRUCTURES WITHIN THE LIMITS OF THE DEED RESTRICTED AREA), NO BUILDINGS OF ROADS OR CHANGE IN TOPOGRAPHY OF THE LAND, NO USE OF ATV'S NO FILLING, EXCAVATION, DREDGING, MINING, DRILLING, REMOVAL OF TOPSOIL, SAND, ROCK, MINERALS OR OTHER MATERIALS SHALL OCCUR IN THESE AREAS.

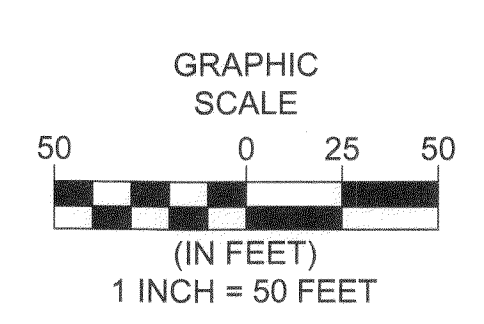
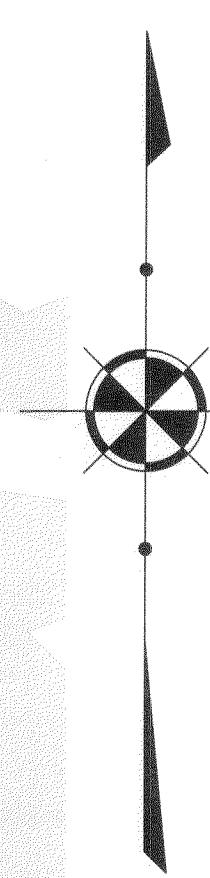
**DRAINAGE AND WATER QUALITY EASEMENT RESTRICTIONS**

THE AREAS INDICATED ON THE SUBDIVISION PLAT AS "DRAINAGE AND WATER QUALITY EASEMENT" AREAS ARE TO BE KEPT IN A NATURAL CONDITION. THERE SHALL BE NO REMOVAL, DESTRUCTION, OR CUTTING OF TREES, SHRUBS OR OTHER VEGETATION IN THESE AREAS UNLESS THEY ARE DEEMED A SAFETY HAZARD OR IMPACT THE DRAINAGE PATTERNS OF THIS AREA, NOR THE USE OF FERTILIZERS OR SPRAYING WITH BIOCIDES. NO PLACEMENT OF ANY STRUCTURES (NO CONSTRUCTION OR PLACING OF BUILDINGS, CAMPING ACCOMMODATIONS OR MOBILE HOMES, FENCES, SIGNS, BILLBOARDS OR OTHER ADVERTISING MATERIAL, OR OTHER STRUCTURES WITHIN THE LIMITS OF THE DEED RESTRICTED AREA), NO BUILDINGS OF ROADS OR CHANGE IN TOPOGRAPHY OF THE LAND, NO USE OF ATV'S NO FILLING, EXCAVATION, DREDGING, MINING, DRILLING, REMOVAL OF TOPSOIL, SAND, ROCK, MINERALS OR OTHER MATERIALS SHALL OCCUR IN THESE AREAS. ANY MAINTENANCE TO THESE AREAS SHALL BE PERFORMED WITH HAND TOOLS ONLY AND ANY AREAS DISTURBED SHALL BE REPLANTED WITH NEW VEGETATION.

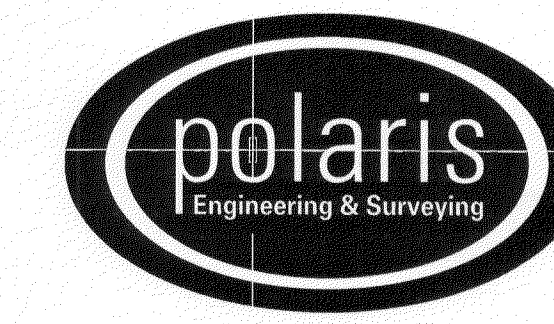
| CURVE TABLE |         |         |           |         |             |         |
|-------------|---------|---------|-----------|---------|-------------|---------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | CHORD   | BEARING     | TANGENT |
| C1          | 196.35' | 125.00' | 90°00'00" | 176.78' | S44°53'04"W | 125.00' |
| C2          | 196.35' | 125.00' | 90°00'00" | 176.78' | N45°06'56"W | 125.00' |
| C3          | 39.42'  | 155.00' | 14°34'22" | 39.32'  | S07°10'16"W | 19.82'  |
| C4          | 51.12'  | 155.00' | 18°53'52" | 50.89'  | S23°54'23"W | 25.80'  |
| C5          | 149.23' | 95.00'  | 90°00'00" | 134.35' | S44°53'04"W | 95.00'  |
| C6          | 60.88'  | 155.00' | 22°30'13" | 60.49'  | S44°36'25"W | 30.84'  |
| C7          | 60.88'  | 155.00' | 22°30'13" | 60.49'  | S67°06'39"W | 30.84'  |
| C8          | 31.17'  | 155.00' | 11°31'19" | 31.12'  | S84°07'25"W | 15.64'  |
| C9          | 30.40'  | 155.00' | 11°14'13" | 30.35'  | N84°29'49"W | 15.25'  |
| C10         | 60.88'  | 155.00' | 22°30'13" | 60.49'  | N67°37'36"W | 30.84'  |
| C11         | 60.88'  | 155.00' | 22°30'13" | 60.49'  | N45°07'22"W | 30.84'  |
| C12         | 50.86'  | 155.00' | 18°48'01" | 50.63'  | N24°28'15"W | 25.66'  |
| C13         | 40.46'  | 155.00' | 14°57'19" | 40.34'  | N07°35'35"W | 20.34'  |
| C14         | 149.23' | 95.00'  | 90°00'00" | 134.35' | N45°06'56"W | 95.00'  |



See Sheet No. 3



DATE: 08.08.20  
 SCALE: HOR. 1"=50'  
 VERT. 1"=10'  
 FOLDER: Survey  
 FILENAME: BPS Phase 9  
 TAB: 02 - Subdivision Plat  
 DRAWN: CAD



**POLARIS ENGINEERING & SURVEYING, INC.**  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

• = 5/8" x 30" IRON PIN SET (POLARIS I.D. CAP)

|              |    |
|--------------|----|
| CONTRACT No. |    |
| 15145        |    |
| SHEET        | OF |
| 02           | 03 |

Plat Sheet

Instrument # 2020-0776130 Film # \_\_\_\_\_

Name of Plat: Barrington Park subdivision no 9

Owner: North Grafton Realty LLC

Description: SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO BARRINGTON PARK SUBDIVISION NO 9 LOTS 104-125 BLOCK J BEING A PART OF ORIGINAL EATON TOWNSHIP 5 BEING A PART OF LOT 98. 9.6781 ACRE - EASEMENTS ALSO

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

Related/Margin: \_\_\_\_\_  
\_\_\_\_\_

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

Vol. 108

Pg. 53, 54, 55

Receiving Stamp

DALE YOST CONSTRUCTION  
COMPANY  
260 SOUTH LOGAN ST  
ELYRIA, OH 44035

Amount: 259.20

Initials: ST & SC