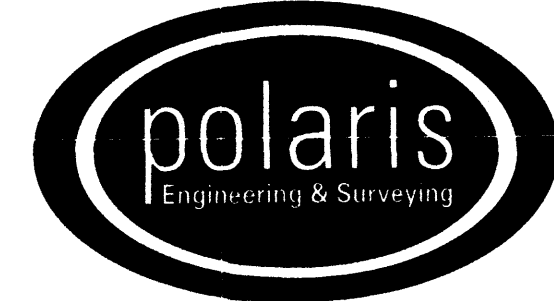


Barrington Park Subdivision No. 10

Being a Subdivision of Land Conveyed to North Grafton Realty, LLC ~ P.P.N. 11-00-098-000-323
 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 29, 2023 Scale 1"=50'



POLARIS ENGINEERING & SURVEYING, INC.
 34800 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 8.0087 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. 10, A SUBDIVISION OF LOTS 126-146, AND BLOCKS "L", "M" AND "N", AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OF THE ROADS AND CUL-DE-SAC, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

AND DOES HEREBY RESTRICT SUBLOTS 130, 131, 132, 143, 144, AND 145 AND BLOCKS "M" AND "N" OF BARRINGTON PARK WITHIN WETLAND AREA AS SHOWN HEREON AND SHALL BE MAINTAINED AS NOTED ON SHEET 02 BY THE HOMEOWNERS ASSOCIATION.

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL THE STORMWATER CONTROL MEASURES SUBJECT TO THE INSPECTION AND MAINTENANCE AGREEMENT AND AMENDMENT, INSTRUMENT NOS. 2023-0922658 & 2023-0922659

AND DOES HEREBY GRANT UNTO THE VILLAGE OF GRAFTON A 10' SIDEWALK EASEMENT AS SHOWN SHEET 2 FOR USE BY THE VILLAGE FOR INSTALLATION AND MAINTENANCE OF A FUTURE SIDEWALK.

AND DOES HEREBY GRANT AND ESTABLISH RECIPROCAL REAR YARD DRAINAGE EASEMENTS 20 FEET WIDE AS SHOWN HEREON FOR THE PURPOSE OF MAINTENANCE OF DRAINAGE, TOGETHER WITH INGRESS AND EGRESS THERETO, UPON SUBLOT NOS. 126, 127, 128, AND 130 THROUGH 142. NO CHANGES TO THE GRADE, NOR THE PLACEMENT OF ANY OBSTRUCTIONS, NOR ERECTION OF STRUCTURES, FENCES OR LANDSCAPING (OTHER THAN LAWNS) SHALL BE PERMITTED WITHIN SAID EASEMENT AREAS; AND INDIVIDUAL SUBLOT OWNERS MAY MAINTAIN DRAINAGE FACILITIES THEREIN.

THE BARRINGTON PARK SUBDIVISION HOMEOWNER ASSOCIATION SHALL OTHERWISE MAINTAIN ALL STORM WATER DRAINAGE AND MANAGEMENT FACILITIES AND APPURTENANCES, INCLUDING THOSE IN BLOCKS "L", "M" & "N" AND THEIR OUTFALLS TO THE OUTLET DITCH.

THE UNDERSIGNED HEREBY GRANTS UNTO LORAIN COUNTY RURAL WASTEWATER DISTRICT (LORCO), ITS AGENCIES AND ASSIGNS ("GRANTEE") A "SANITARY SEWER EASEMENT" 8' 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 GRANTEE(S) SHALL NOT CONSTRUCT NOR PERMIT TO BE CONSTRUCTED ANY STRUCTURES, OR OBSTRUCTIONS (OTHER THAN DRIVEWAY ACCESS TO RESIDENTIAL DWELLING(S)) 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, ALL TELL COMMUNICATIONS, COLUMBIA GAS OF OHIO, AND GLW BROADBAND, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT UTILITY 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 WHEREOF THE UNDERSIGNED HAVE HERETO SET THEIR HAND THIS 15 DAY OF November, 2023.

WITNESS
 WITNESS
 WITNESS

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.

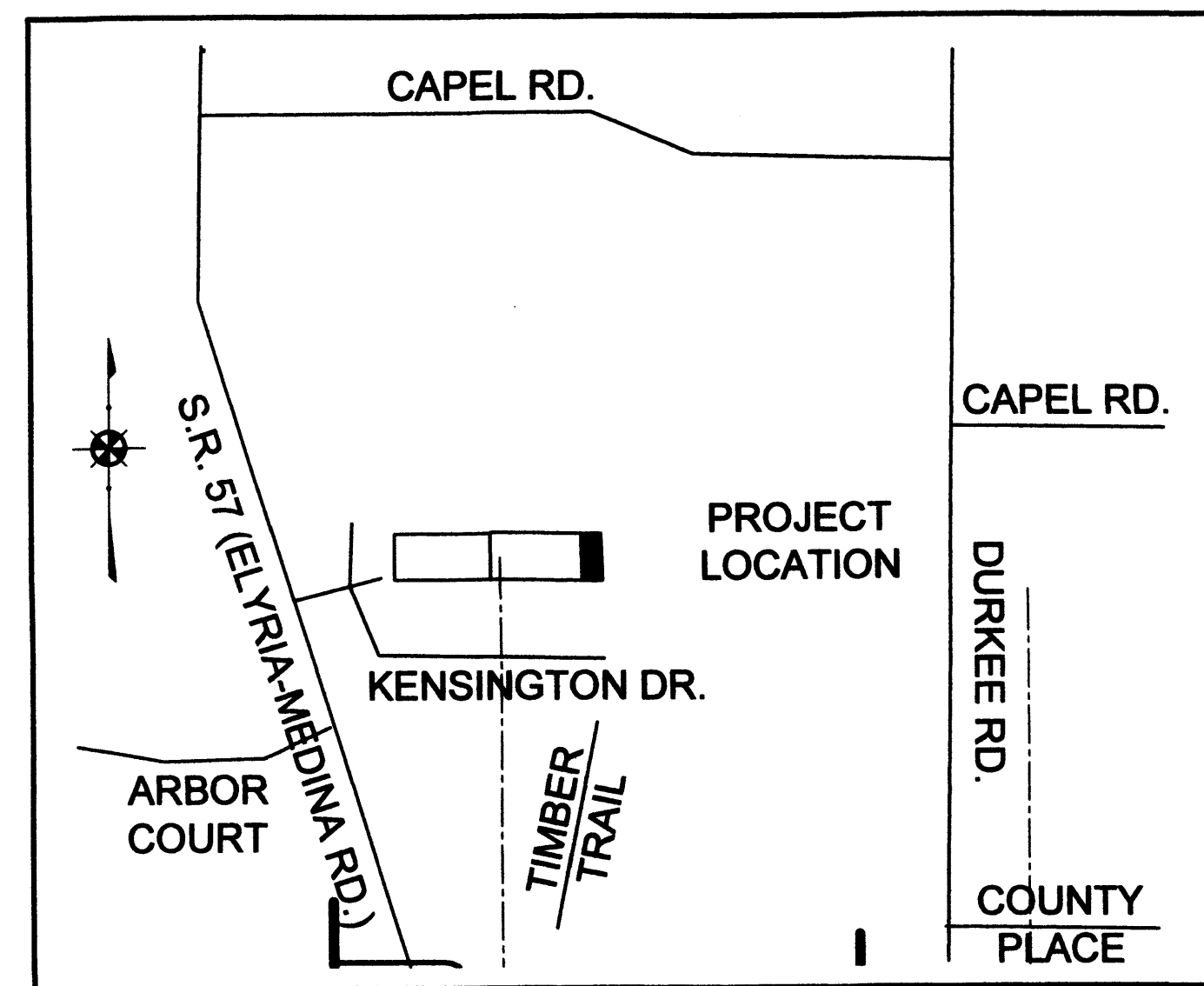
IN WITNESS THEREOF I HERETO SET MY HAND AND OFFICIAL SEAL AT Elyria, OHIO THIS 15 DAY OF November, 2023.

Sandee P. Regal
 NOTARY PUBLIC



AREA TABLE:

RIGHT-OF-WAY	= 1.4680 AC.
BLOCKS	= 1.0213 AC.
SUBLOTS	= 6.4659 AC.
TOTAL PH. 10	= 8.9552 AC.



VICINITY MAP
 N.T.S.

MORTGAGE RELEASE:

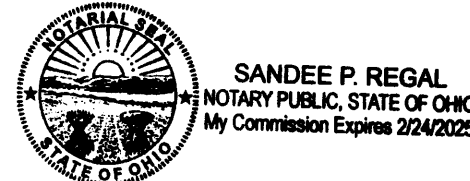
BE IT KNOWN THAT Buckeye Bank, MORTGAGEE OF THE LAND INDICATED ON THIS PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN LORAIN COUNTY RECORD OF MORTGAGES IN MORTGAGE DOCUMENT NO. _____, BARRINGTON DRIVE SIXTY (60) FEET WIDE, TIMBER TRAIL SIXTY (60) FEET WIDE AND EASEMENTS HEREIN GRANTED AND RESERVED.

IN WITNESS WHEREOF, Paul Campagna HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY EXECUTIVE V.P. THEREUNTO DULY AUTHORIZED AND ITS SEAL HERUNTO AFFIXED AT Elyria, OHIO, THIS 16 DAY OF November, 2023.

STATE OF OHIO)
 COUNTY OF Lorain)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABOVE THE NAMED Paul Campagna THROUGH Buckeye 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 16 DAY OF November, 2023.

Sandee P. Regal
 NOTARY PUBLIC



APPROVALS:

APPROVED THIS 4 DAY OF JANUARY 2024, BY THE LORAIN COUNTY ENGINEER:

[Signature]
 LORAIN COUNTY ENGINEER

APPROVED THIS 30 DAY OF November 2023 BY THE LORAIN COUNTY RURAL WASTEWATER DISTRICT (LORCO)

[Signature]
 LORAIN COUNTY RURAL WASTEWATER DISTRICT (LORCO)

APPROVED THIS 20 DAY OF November 2023, BY THE LORAIN COUNTY PROSECUTOR:

[Signature]
 LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 21 DAY OF November 2023 BY THE LORAIN COUNTY PLANNING COMMISSION:

[Signature]
 DIRECTOR - THE LORAIN COUNTY PLANNING COMMISSION

APPROVED THIS 10 DAY OF Jan 2024 BY THE CHAIRMAN OF THE EATON TOWNSHIP BOARD OF TRUSTEES:

[Signature]
 EATON TOWNSHIP TRUSTEE CHAIRMAN

RECORDED THIS ___ DAY OF _____, 20___, IN THE PLAT BOOK _____, PAGE NO. _____.

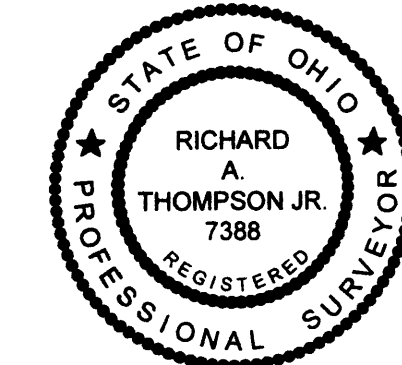
LORAIN COUNTY RECORDER

COMMISSIONERS RESOLUTION OF ACCEPTANCE AND DEDICATION NO. _____, DATE _____

BOUNDARY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "BARRINGTON PARK SUBDIVISION NO. 10 AS SHOWN HEREON AND CONTAINING 8.9552 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



TRANSFERRED
 IN COMPLIANCE WITH SEC. 3109-020,
 OHO REV. CODE

JAN 17 2024
 I. CRAIG SNOODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

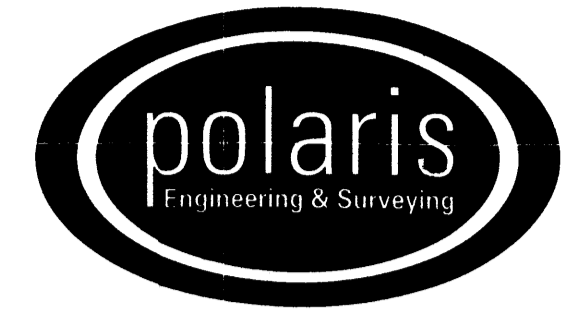
2024-0001406
 PLAT Fee: \$172.80 Page 1 of 3
 Recorded: 1/17/2024 at 02:35 PM
 Receipt: I20240001009
 Lorain County Recorder Mike Doran



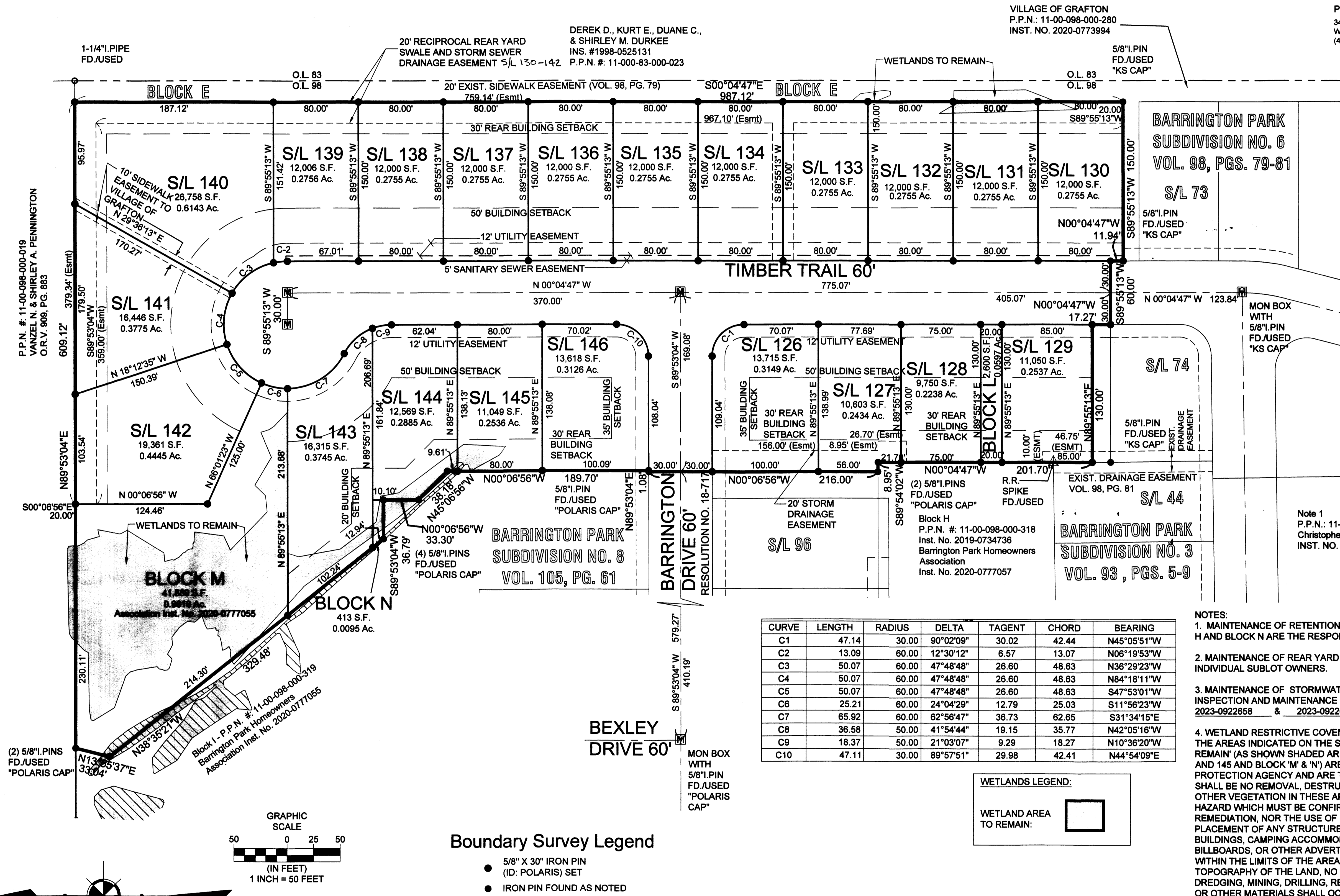
Plat Vol 114
 Pages 92, 93

CONTRACT No.	
15145	
SHEET	OF
01	02

DATE:	11/13/23
SCALE: HOR.	1"=50'
VERT.	1"=50'
FOLDER:	Survey
FILENAME:	BPS Phase 10
TAB:	01 - Subdivision Plat
DRAWN:	CAD



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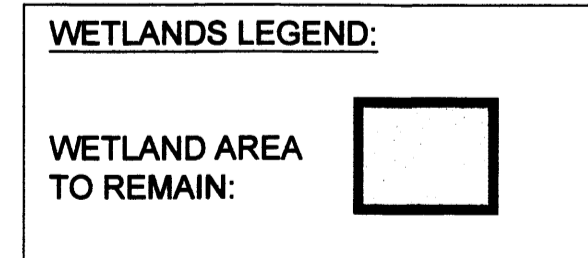


Note 1
 P.P.N.: 11-00-098-000-322
 Christopher C. & Melissa A. Varady
 INST. NO. 2019-0741392

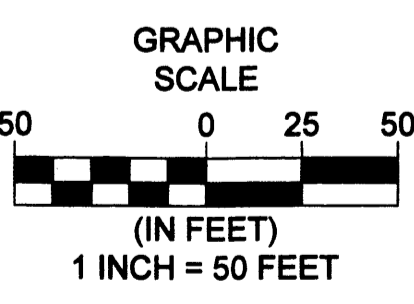
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	47.14	30.00	90°02'09"	30.02	42.44	N45°05'51"W
C2	13.09	60.00	12°30'12"	6.57	13.07	N06°19'53"W
C3	50.07	60.00	47°48'48"	26.60	48.63	N36°29'23"W
C4	50.07	60.00	47°48'48"	26.60	48.63	N84°18'11"W
C5	50.07	60.00	47°48'48"	26.60	48.63	S47°53'01"W
C6	25.21	60.00	24°04'29"	12.79	25.03	S11°56'23"W
C7	65.92	60.00	62°56'47"	36.73	62.65	S31°34'15"E
C8	36.58	50.00	41°54'44"	19.15	35.77	N42°05'16"W
C9	18.37	50.00	21°03'07"	9.29	18.27	N10°36'20"W
C10	47.11	30.00	89°57'51"	29.98	42.41	N44°54'09"E

NOTES:

1. MAINTENANCE OF RETENTION BASIN AND OUTLET DITCH LOCATED IN BLOCK H AND BLOCK N ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION
2. MAINTENANCE OF REAR YARD INLETS ARE THE RESPONSIBILITY OF THE INDIVIDUAL SUBLOT OWNERS.
3. MAINTENANCE OF STORMWATER CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND MAINTENANCE AGREEMENT AMENDMENT, INSTRUMENT NOS. 2023-0922658 & 2023-0922659
4. WETLAND RESTRICTIVE COVENANTS
 THE AREAS INDICATED ON THE SUBDIVISION PLAT AS 'WETLAND AREAS TO REMAIN' (AS SHOWN SHADED AREAS WITHIN SUBLOTS 130, 131, 132, 143, 144, AND 145 AND BLOCK 'M' & 'N') ARE PROTECTED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY AND ARE TO BE KEPT IN 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 OF 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 AREA. NO BUILDING OR ROADS OR CHANGE IN TOPOGRAPHY OF THE LAND, NO USE OF ATVS, NO FILLING, EXCAVATION, DREDGING, MINING, DRILLING, REMOVAL OF TOPSOIL, SAND, ROCK, MINERALS OR OTHER MATERIALS SHALL OCCUR IN THESE AREAS.



- Boundary Survey Legend**
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
 - IRON PIN FOUND AS NOTED
 - IRON PIPE FOUND AS NOTED
 - Ⓜ MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
 - Ⓜ MONUMENT BOX FOUND AS NOTED
 - ⚓ RAILROAD SPIKE FOUND
 - * DENOTES STORM SEWER EASEMENT DIMENSION



BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT

DATE: 11/13/23
 SCALE: HOR. 1"=50'
 VERT. 1"=100'
 FOLDER: Survey
 FILENAME: BPS Phase 10
 TAB: 03 - Subdivision Plat
 DRAWN: CAD

CONTRACT No.	
15145	
SHEET	OF
02	02

Plat Sheet

Instrument # 2024-0001406 Film # _____

Name of Plat Barrington Park Subdivision No 10

Owner: North Grafton Realty LLC

Description: Situated in the Township of Eaton,
County of Lorain, State of Ohio: Being a part of Original
Eaton Township lot 98 = 8.9552 Acres / Easements
Also -

Creating Sublots 126 thru. 146 inclusive
and Block "L" and "M"

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 114

Receiving Stamp

Pg. 92,93

Amount: \$172.80

Initials: SC