

June 7th 1972
Walter Hoops

13 June 7th
E. R. Tohill
TAYOR
R. H. Tohill
CLERK
SECRETARY

26 June 7th
E. R. Tohill
Village Commission

Marilyn M. Biddle
Clerk of Village Commission

26th June 1972
G. L. Miller
Treasurer

PINEGROVE SUBDIVISION

IN

ORIGINAL EATON TOWNSHIP LOT NO. 100

COUNTY OF LORAIN

STATE OF OHIO

SCALE AS NOTED

MAY 1972

VILLAGE OF GRAFTON

PREPARED FOR:

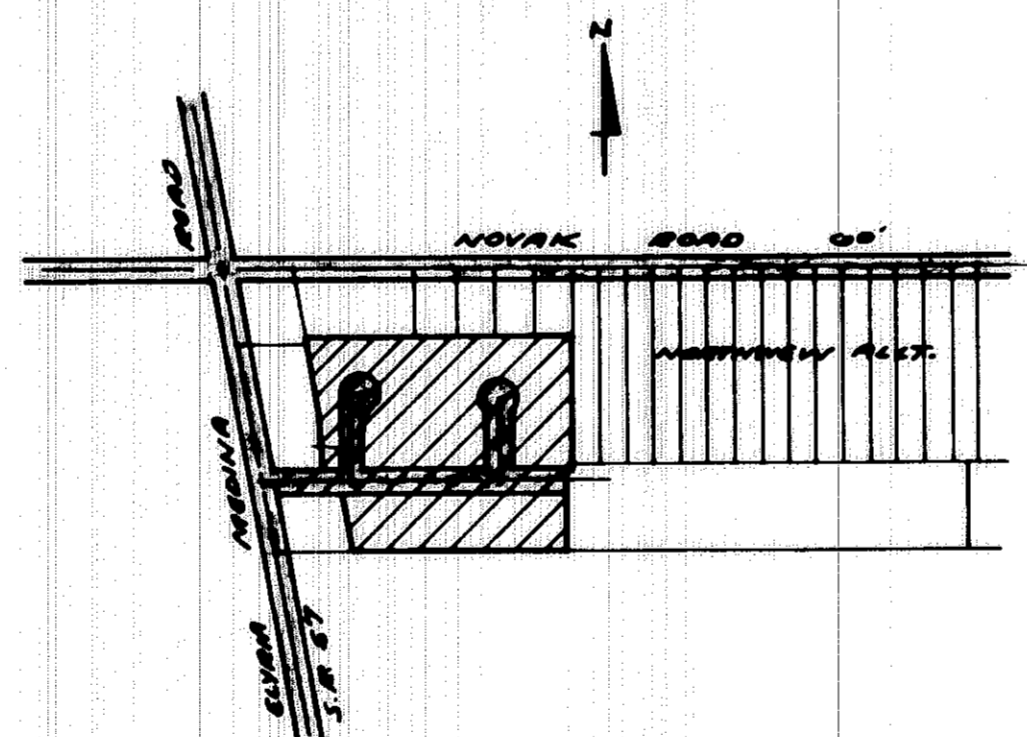
D. A. B. INVESTMENT INC.

GENERAL NOTES:

- (1) AREAS:
LOTS - 6.3696
STREETS - 1.9702
0.3398 TOTAL
- (2) ALL LOTS HAVE A MINIMUM OF 11,250 SQUARE FEET IN AREA.

GENERAL NOTES:

- (1) ALL LOTS HAVE A MINIMUM WIDTH AT THE BUILDING LINE OF 75.00'.



PREPARED BY:

JAMES H. SCHMIDT
REGISTERED SURVEYOR

PINEGROVE SUBDIVISION

Situated in the (Vill)age of Grafton, County of Lorain and State of Ohio, and known as being part of Original Eaton Township Lot No. 100, more particularly described as follows:

Beginning in the centerline of Elyria-Medina Road, a distance of 544.65 feet to a point, said point being the principle place of beginning of land herein described:

Thence South 9° 53' 10" East along the centerline of Elyria-Medina Road, a distance of 544.65 feet to a point, said point being the principle place of beginning of land herein described:

Thence South 89° 51' 0" East, a distance of 171.28 feet to a point;

Thence North 6° 43' 38" West, a distance of 153.12 feet to a point;

Thence North 9° 53' 10" West and parallel with Elyria-Medina Road, a distance of 205.41 feet to a point;

Thence South 89° 47' 0" East and parallel with Novak Road, a distance of 694.00 feet to a point, said point being the southeast corner of a 0.413 Acre parcel of land now or formerly deeded to R.E. and W.S. Garska as recorded in Volume 1095, Page 444 of Lorain County Deed Records;

Thence South 0° 2' 10" West, along the Westerly line of Sublot No. 1 in the Northview Allotment as recorded in Volume 14, Page 18 of Lorain County Plat Records, a distance of 355.46 feet to a point;

Thence North 89° 51' 0" West, a distance of 8.12 feet to a point;

Thence South 0° 9' 0" West, a distance of 210.00 feet to a point on the Northerly line of a 19.88 Acre parcel of land now or formerly deeded to Hugo E. Buchholz as recorded in Volume 328, Page 118 of Lorain County Deed Records;

Thence North 89° 51' 0" West along the northerly line of said 19.88 Acre Buchholz parcel of land, a distance of 512.45 feet to a point;

Thence North 9° 53' 10" West and parallel with Elyria-Medina Road, a distance of 152.33 feet to a point;

Thence North 89° 51' 0" West, a distance of 253.86 feet to a point in the centerline of Elyria-Medina Road;

Thence North 9° 53' 10" West along the centerline of Elyria-Medina Road, a distance of 60.94 feet to the principle place of beginning;

Containing 6.3398 Acres of land to be the same more or less but subject to all legal highways.

SURVEYORS CERTIFICATE:

I hereby certify that during April 1972, I surveyed the following described property, subdividing same into lots as shown. Distances are given in feet and decimal parts thereof. Concrete monuments set at all points shown thus ■. Iron pipe set at all other lot corners.

James H. Schmidt
Registered Surveyor 14416

OWNERS CERTIFICATE:

Situated in the Township of Eaton, County of Lorain, State of Ohio, and being of Original Lot No. 100, containing 6.3398 acres, and in the same tract as conveyed to D. A. B. Investment Inc. and described in deed recorded in Deed Book 1095, Page 444, Recorder's office, Lorain County, Ohio.

The undersigned D. A. B. Investment Inc. by Paul J. Shanley Pres. hereby certifies that the attached plat correctly represents his "Pinegrove Subdivision" a subdivision of lots numbered 1 to 22, inclusive, does hereby acknowledge this plat or same and dedicate to public use as such, VIVIAN DRIVE, SHELBY COURT and JAMIE COURT for public use forever as Public Roads.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing platting, health, or lawful rules and regulations for the benefit of themselves and all other subsequent parties taking title from, under or through the undersigned.

Easements are reserved where indicated on the plat for public utilities purposes above and beneath the surface of the ground. In witness whereof the undersigned has hereunto set his hand this 17th Day of MAY 1972

Sign: Paul J. Shanley President
Adrian N. Little Sec. Treas.
Diane Slapp 21
M. Rossini 27

TRANSFERRED
IN COMPLIANCE WITH REG. 319.202
OHIO REV. CODE

AUG 18 1972

Joseph Mitchell
AUDITOR

D. A. B. Investment Inc. Don C. Flumky Its Pres.

17th Day of May 1972

David C. Maynard
County Public

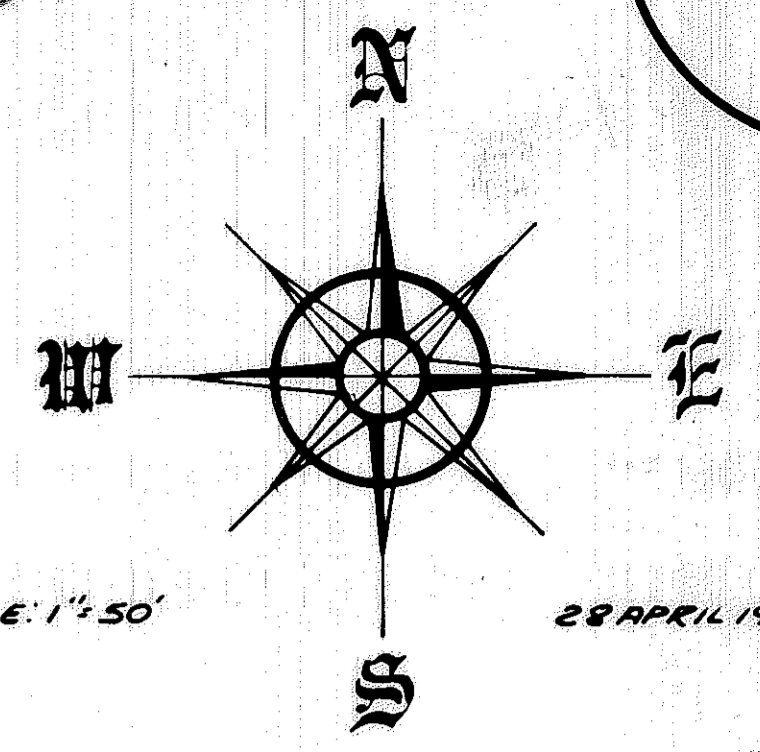
DAVID C. MAYNARD
County Public
My Commission Expires Nov. 27, 1974

CURVE DATA					
LOT	Δ	L	C	CB	R
14	39°24'0"	37.82'	37.08'	N19°33'44"	55.00'
9	"	"	"	S19°50'55"	"
14	6°20'42"	6.09'	6.09'	N36°4'45"	"
9	"	"	"	S36°22'49"	"
13	73°15'18"	70.32'	65.63'	N3°43'22"	"
10	"	"	"	S3°25'18"	"
12	49°48'0"	47.80'	46.31'	N65°15'0"	"
11	"	"	"	S64°57'0"	"
17	56°56'39"	54.66'	52.44'	S28°27'21"	"
17	8°44'45"	8.40'	8.39'	S52°43'8"	"
18	82°3'31"	78.77'	72.21'	S7°19'8"	"
19	46°30'0"	44.64'	43.42'	S56°57'38"	"
20	48°0'52"	46.09'	44.75'	N75°41'56"	"
21	51°37'31"	48.56'	47.90'	N85°57'47"	"

PINEGROVE SUBDIVISION

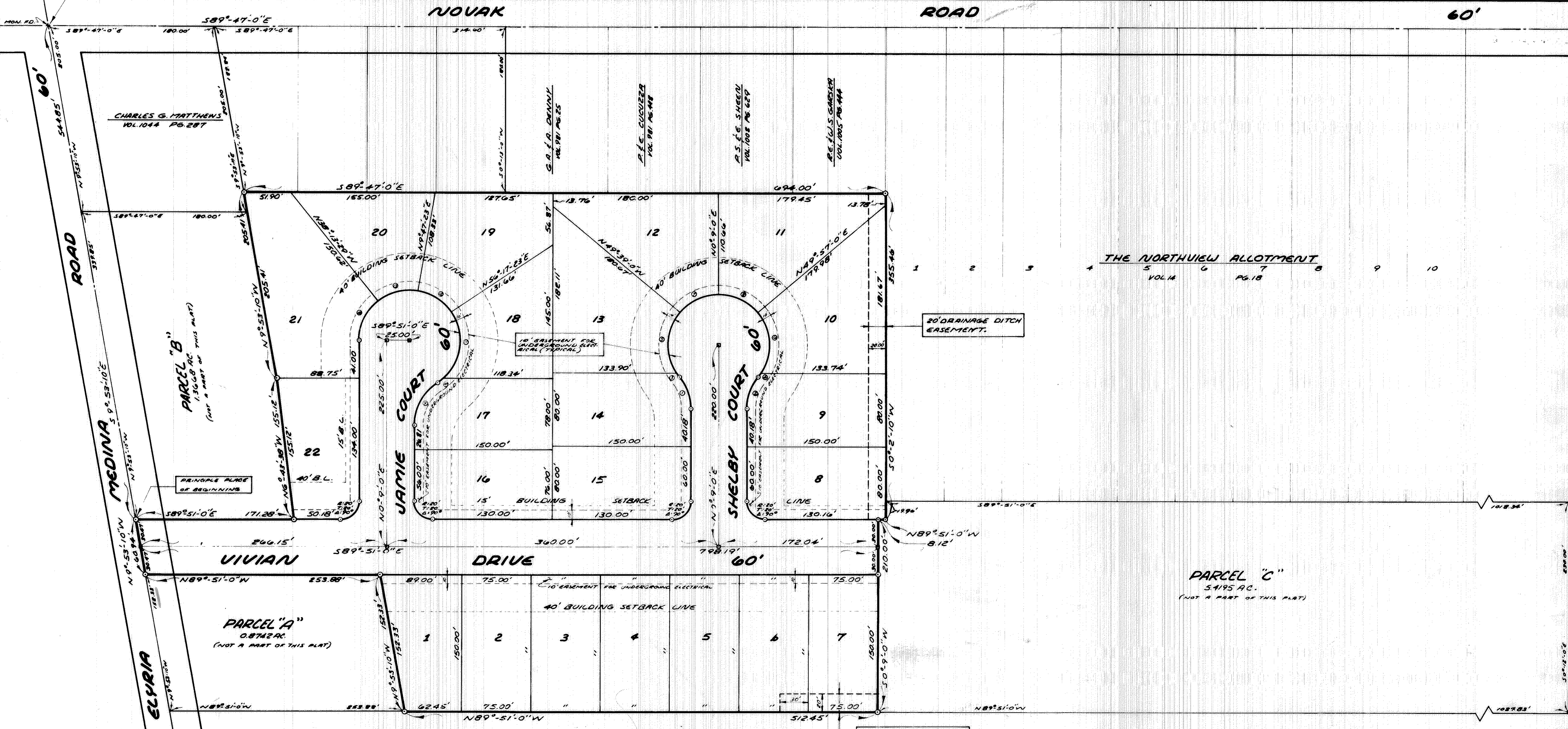
SEE TITLE SHEET (DWG. 10F2)

8.3398 AC.
(363,279,967.5 F)



SCALE: 1"=50'

28 APRIL 1972



PARCEL "C"
5.4195 AC.
(NOT A PART OF THIS PLAT)

HUGO E. BUCHHOLZ
VOL. 328 PG. 118

RECEIVED FOR RECORD
AT 10:28 AM

AUG 23 1972

RECORDED IN LORAIN
COUNTY RECORDS
PLAT VOL. 27 Page 21-22
LETA B. MITCHELL
Lorain County Recorder

34.56

27
22

SHEET 2 OF 2

Lorain County Office