

EMERALD POINT SUBDIVISION NO. 1

PART OF EATON TOWNSHIP LOT 99

NOW IN

VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED SHAMROCK DEVELOPMENT, AN OHIO GENERAL PARTNERSHIP, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF EMERALD POINT SUBDIVISION NO. 1, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER, TO PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: SHAMROCK DEVELOPMENT

Larry A. Kelly
LARRY A. KELLY, PARTNER

KEVIN J. FLANIGAN, PARTNER

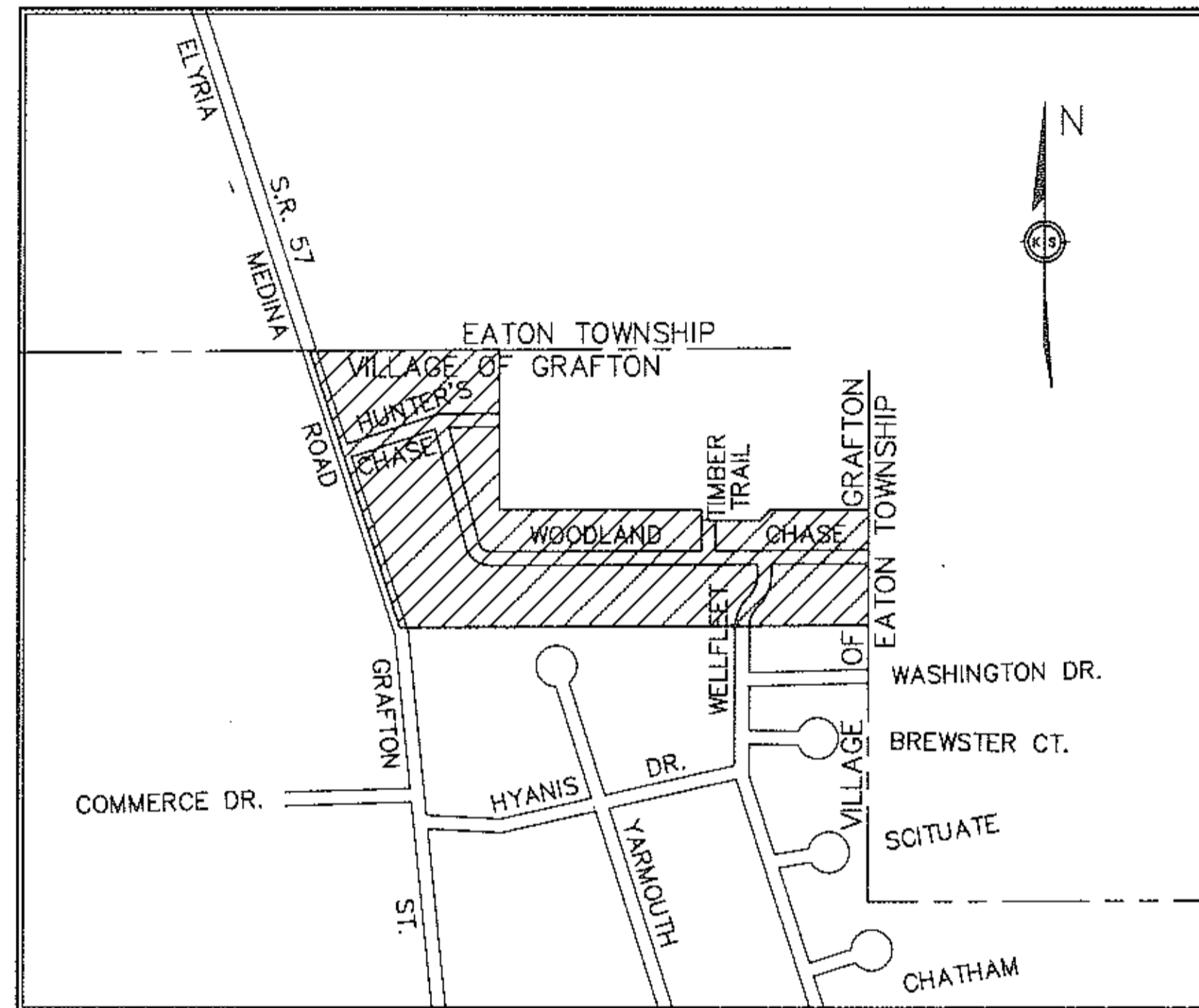
NOTARY PUBLIC

STATE OF OHIO
SS

LORAIN COUNTY
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED SHAMROCK DEVELOPMENT, AN OHIO GENERAL PARTNERSHIP, BY KEVIN J. FLANIGAN, PARTNER AND LARRY A. KELLY, PARTNER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT IT IS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID SHAMROCK DEVELOPMENT IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO, THIS _____ DAY OF _____, 199__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



AREA MAP - NO SCALE

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT _____, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF EMERALD POINT SUBDIVISION NO. 1 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

MORTGAGEE: _____

BY: _____ (TITLE)

NOTARY PUBLIC

STATE OF OHIO
SS

LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR _____ BY:

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF EMERALD POINT SUBDIVISION NO. 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 199__.

NOTARY PUBLIC

MY COMM. EXPIRES _____

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE VILLAGE OF GRAFTON HAS APPROVED THIS PLAT OF EMERALD POINT SUBDIVISION NO. 1 ON THE 16th DAY OF JANUARY, 1999.

Shari A. Keener
PRESIDENT

John F. Lacher
SECRETARY

MAYOR APPROVED THIS 13th DAY OF August, 1999.

Shari A. Keener
MAYOR

LORAIN COUNTY AUDITOR

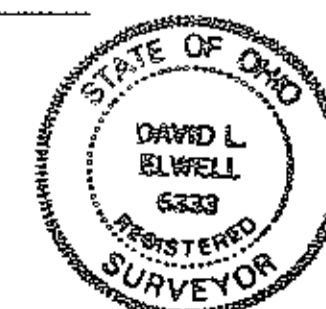
LORAIN COUNTY RECORDER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED EMERALD POINT SUBDIVISION NO. 1, AS SHOWN HEREON AND CONTAINING 22.5771 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOT 99, NOW IN THE VILLAGE OF GRAFTON, LORAIN COUNTY, OHIO. 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 IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

AREA IN 34 SUBLOTS 16.6099 ACRES
AREA IN BLOCK "A" 0.6109 ACRES
AREA IN BLOCK "B" 1.0793 ACRES
AREA IN RIGHT-OF-WAY 4.2770 ACRES
TOTAL AREA IN SUBDIVISION 22.5771 ACRES

BY: *David L. Elwell*
DAVID L. ELWELL
REGISTERED SURVEYOR NO. 6333



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ◆ MONUMENT BOX FOUND
- ◇ MONUMENT BOX SET

DATE: 07-24-99	REVISIONS	
DRAWN BY: JEC/MJC		
CHK'D BY: PAR		
F.0172, 228, 230, 235, & 239		
DWG. NAME: 84075/PLAT-11		

RECORD PLAT
EMERALD POINT SUBDIVISION NO. 1

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44038

ELYRIA (216) 322-6317 * LORAIN (216) 244-5757

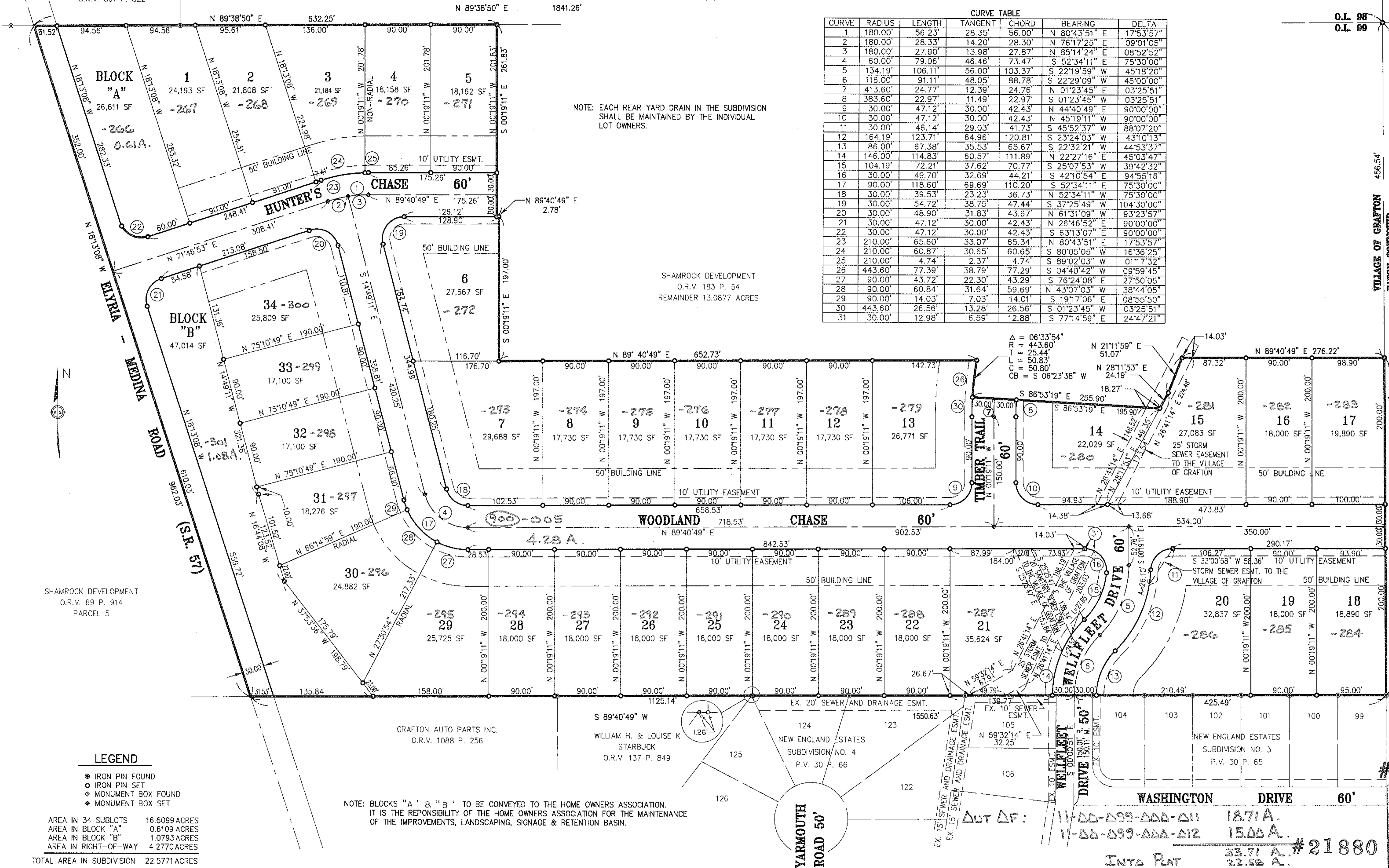


SHEET 1 OF 2
JOB NO. 94070

TIMOTHY W. MCGUIRE
O.R.V. 861 P. 822

SHAMROCK DEVELOPMENT
O.R.V. 204 P. 810

DUANE C. DURKEE, ET AL.
O.R.V. 213 P. 423



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	180.00'	56.23'	28.35'	56.00'	N 80°43'51" E	17°53'57"
2	180.00'	28.33'	14.20'	28.30'	N 76°17'25" E	09°01'05"
3	180.00'	27.90'	13.98'	27.87'	N 85°14'24" E	08°52'52"
4	60.00'	79.06'	46.46'	73.47'	S 52°34'11" E	75°30'00"
5	134.19'	106.11'	56.00'	103.37'	S 22°19'59" W	45°18'20"
6	116.00'	91.11'	48.05'	88.78'	S 22°29'09" W	45°00'00"
7	413.60'	24.77'	12.39'	24.76'	N 01°23'45" E	03°25'51"
8	383.60'	22.97'	11.49'	22.97'	S 01°23'45" W	03°25'51"
9	30.00'	47.12'	30.00'	42.43'	N 44°40'49" E	90°00'00"
10	30.00'	47.12'	30.00'	42.43'	N 45°19'11" W	90°00'00"
11	30.00'	46.14'	29.03'	41.73'	S 45°52'37" W	88°07'20"
12	164.19'	123.71'	64.96'	120.81'	S 23°24'03" W	43°10'13"
13	86.00'	67.38'	35.53'	65.67'	S 22°32'21" W	44°53'37"
14	146.00'	114.83'	60.57'	111.89'	N 22°27'16" E	45°03'47"
15	104.19'	72.21'	37.62'	70.77'	S 25°07'53" W	39°42'32"
16	30.00'	49.70'	32.69'	44.21'	S 42°10'54" E	94°55'16"
17	90.00'	118.60'	69.69'	110.20'	S 52°34'11" E	75°30'00"
18	30.00'	39.53'	23.23'	36.73'	N 52°34'11" W	75°30'00"
19	30.00'	54.72'	38.75'	47.44'	S 37°25'49" W	104°30'00"
20	30.00'	48.90'	31.83'	43.67'	N 61°31'09" W	93°23'57"
21	30.00'	47.12'	30.00'	42.43'	N 26°46'52" E	90°00'00"
22	30.00'	47.12'	30.00'	42.43'	S 63°13'07" E	90°00'00"
23	210.00'	65.60'	33.07'	65.34'	N 80°43'51" E	17°53'57"
24	210.00'	60.87'	30.65'	60.65'	S 80°05'05" W	16°36'25"
25	210.00'	4.74'	2.37'	4.74'	S 89°02'03" W	01°17'32"
26	443.60'	77.39'	38.79'	77.29'	S 04°40'42" W	09°59'45"
27	90.00'	43.72'	22.30'	43.29'	S 76°24'08" E	27°50'05"
28	90.00'	60.84'	31.64'	59.69'	N 43°07'03" W	38°44'05"
29	90.00'	14.03'	7.03'	14.01'	S 19°17'06" E	08°55'50"
30	443.60'	26.56'	13.28'	26.56'	S 01°23'45" W	03°25'51"
31	30.00'	12.98'	6.59'	12.88'	S 77°14'59" E	24°47'21"

NOTE: EACH REAR YARD DRAIN IN THE SUBDIVISION SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

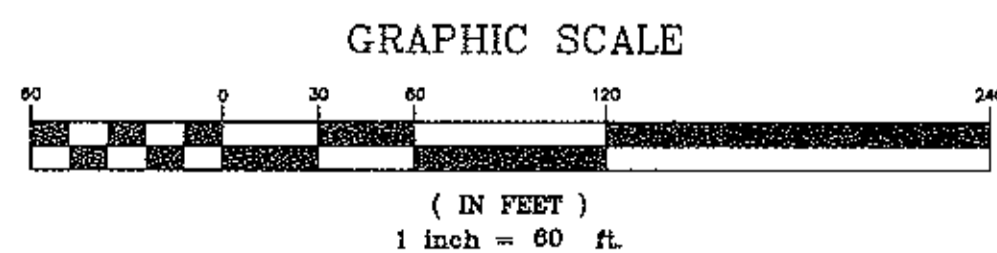
SHAMROCK DEVELOPMENT
O.R.V. 183 P. 54
REMAINDER 13.0877 ACRES

Δ = 06°33'54"
R = 443.60'
T = 25.44'
L = 50.83'
C = 50.80'
CB = S 06°23'38" W

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ◇ MONUMENT BOX FOUND
- ◆ MONUMENT BOX SET

AREA IN 34 SUBLOTS 16.6099 ACRES
AREA IN BLOCK "A" 0.6109 ACRES
AREA IN BLOCK "B" 1.0793 ACRES
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TOTAL AREA IN SUBDIVISION 22.5771 ACRES



NOTE: BLOCKS "A" & "B" TO BE CONVEYED TO THE HOME OWNERS ASSOCIATION. IT IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION FOR THE MAINTENANCE OF THE IMPROVEMENTS, LANDSCAPING, SIGNAGE & RETENTION BASIN.

DATE	REVISIONS
07-09-96	
1-11-96	MISC. NOTES
9-7-95	ADDED 25' STORM SEWER EASEMENT

**EMERALD POINT SUBDIVISION NO. 1
SURVEY MAP**

PART OF ORIGINAL EATON TOWNSHIP 99
VILLAGE OF GRAFTON COUNTY OF LORAIN STATE OF OHIO

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036

Elyria (216) 322-6317 * LORAIN (216) 244-5757



SHEET 2 OF 2
JOB NO. 94070

#21880

APPROVED
LORAIN CO.
MAP DEPT.
DATE 8-16-96
PAGE 11-00-019B
BY [Signature]
VOID AFTER 12/28/00

OUT ΔF: 11-00-099-000-011 1871A.
11-00-099-000-012 1500A.
33.71 A. #21880
22.52 A.
INTO PLAT

TAX MAP DEPT. COPY

57/40