

EMERALD POINT SUBDIVISION NO. 2

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 A OHIO GENERAL PARTNERSHIP, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF EMERALD POINT SUBDIVISION NO. 2, 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

Kevin J. Flanigan, 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 14th DAY OF SEPTEMBER, 1998.



Dyan E. Slavin
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-26-2001

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED EMERALD POINT SUBDIVISION NO. 2, AS SHOWN HEREON AND CONTAINING 13.0877 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 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.

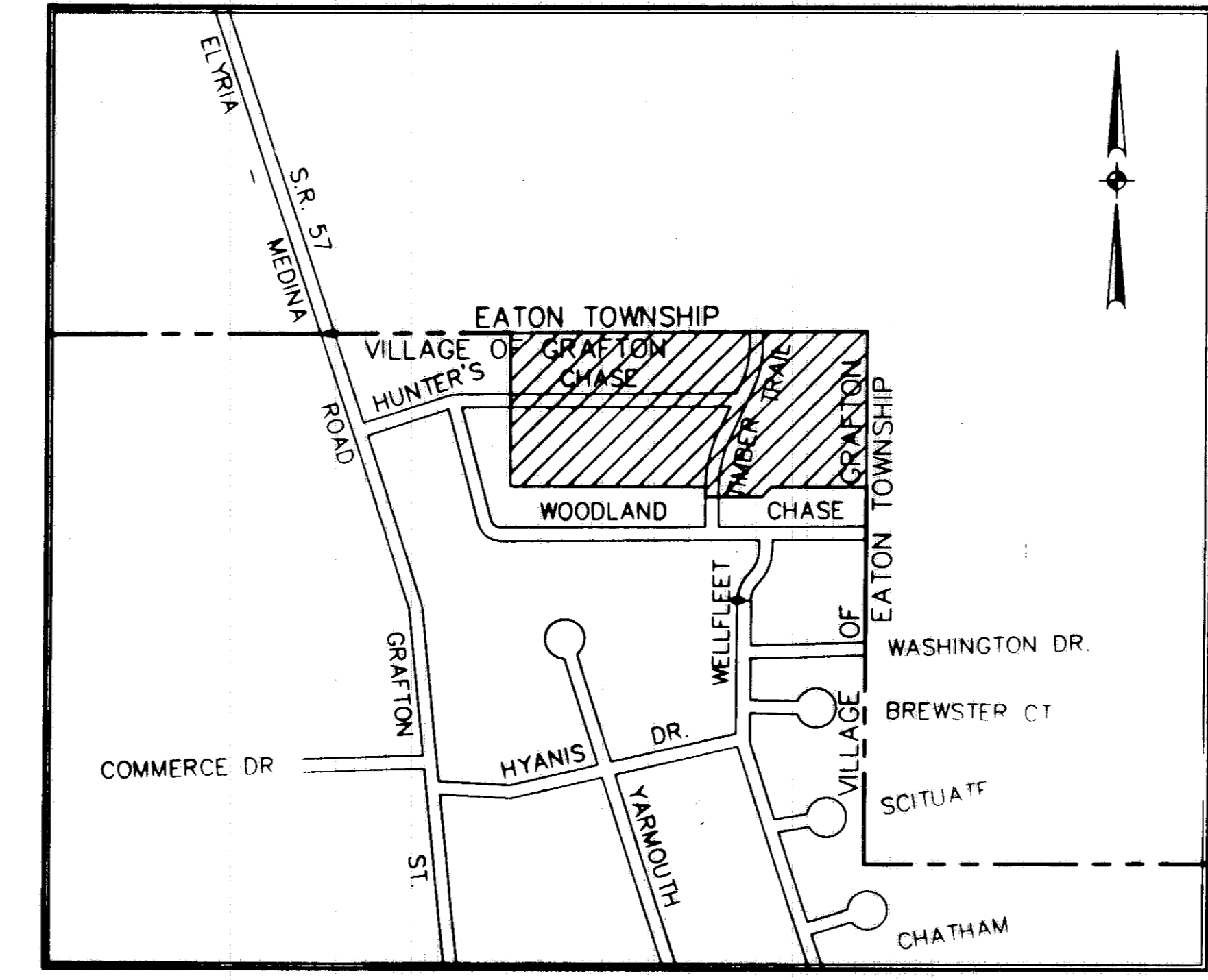
AREA IN 21 SUBLOTS 9.2570 ACRES
AREA IN BLOCK "C" 2.0483 ACRES
AREA IN RIGHT-OF-WAY 1.7824 ACRES
TOTAL AREA IN SUBDIVISION 13.0877 ACRES

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	REVISIONS
03-08-97	



AREA MAP - NO SCALE

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE PLAT OF EMERALD POINT SUBDIVISION NO. 2 AND FIND THE MONUMENTS SHOWN SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON IN COMPLIANCE WITH THE VILLAGE OF GRAFTON REGULATIONS.

John G. Jones
VILLAGE OF GRAFTON ENGINEER

SUBJECT TO RESTRICTIONS
RECORDED IN OR 1334 / 420.

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT FirstMerit Bank, N.A., MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF EMERALD POINT SUBDIVISION NO. 2 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: FirstMerit Bank, N.A.
BY: Michael J. Milchen, Vice President (TITLE)

NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR FirstMerit Bank, N.A. BY: Michael J. Milchen, Vice President WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF EMERALD POINT SUBDIVISION NO. 2 AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID FirstMerit Bank, N.A. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Elyria, Ohio, OHIO, THIS 14th DAY OF September, 1998.

Pamela K. Widger
NOTARY PUBLIC
MY COMM. EXPIRES 10-26-2001

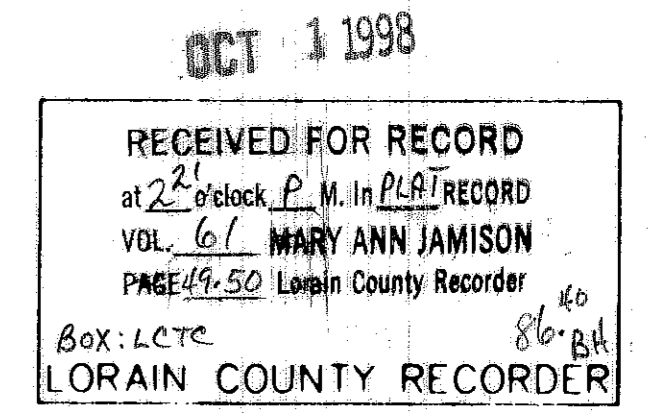
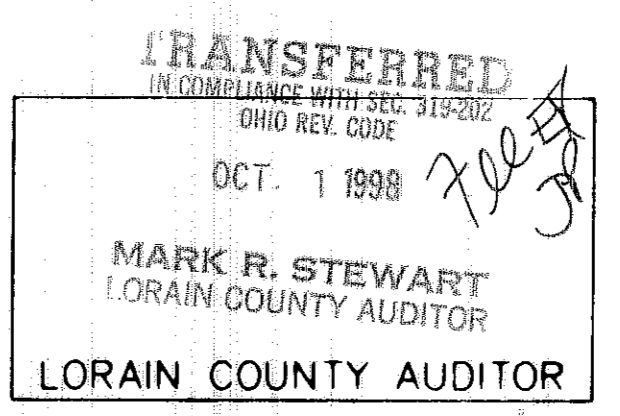
PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE VILLAGE OF GRAFTON HAS APPROVED THIS PLAT OF EMERALD POINT SUBDIVISION NO. 2 ON THE 8th DAY OF September, 1998.

Shari A. Kemer
PRESIDENT

SECRETARY

MAYOR APPROVED THIS 8th DAY OF September, 1998
Shari A. Kemer
MAYOR



RECORD PLAT
EMERALD POINT SUBDIVISION NO. 2

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
PO Box 89
Elyria, Ohio 44036
ELYRIA (216) 322-6317 LORAIN (216) 244-5757

SHEET 1 OF 2
JOB NO. 94070-2

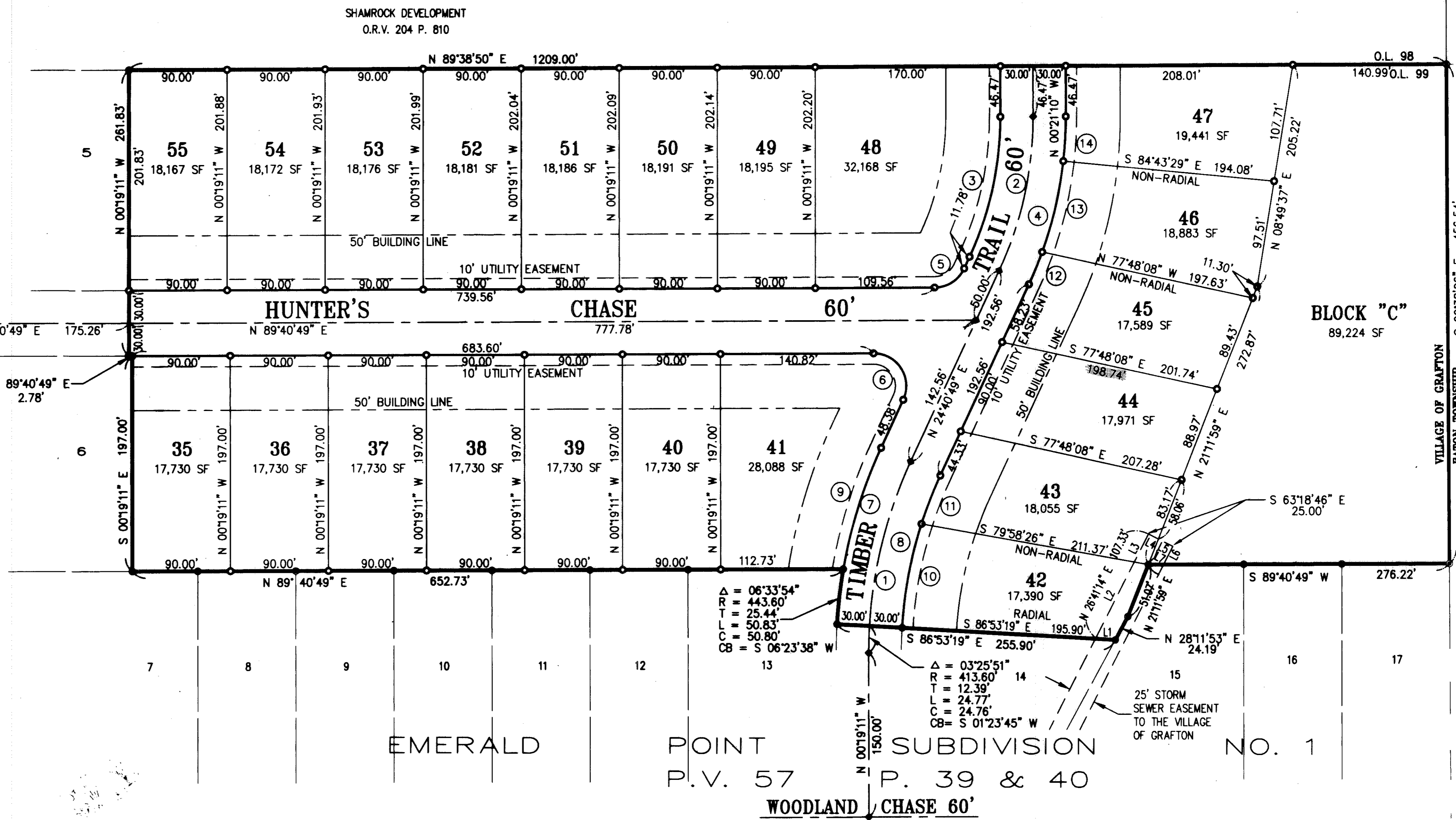
56690

56690

DUANE C. DURKEE, ET AL
D.R.V. 215
P. 423
O.L. 81
O.L. 82



EMERALD POINT SUBDIVISION NO. 1
WOODLAND CHASE 60'
P. 39 & 40



VILLAGE OF GRAFTON
EATON TOWNSHIP

SPITZER HARDWARE & SUPPLY CO.
D.V. 1337 P. 584

NOTE: BLOCKS "A", "B" & "C" 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.

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

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	413.60'	155.70'	78.78'	154.78'	N 13°53'45" E	21°34'09"
2	332.06'	145.08'	73.72'	143.93'	N 12°09'50" E	25°02'00"
3	302.06'	131.97'	67.06'	130.93'	N 12°09'50" E	25°02'00"
4	362.06'	158.19'	80.38'	156.93'	S 12°09'50" W	25°02'00"
5	30.00'	34.03'	19.11'	32.24'	N 57°10'49" E	65°00'00"
6	30.00'	60.21'	47.09'	50.60'	S 32°49'11" E	115°00'00"
7	443.60'	167.00'	84.50'	166.01'	N 13°53'45" E	21°34'09"
8	383.60'	144.41'	73.07'	143.56'	N 13°53'45" E	21°34'09"
9	443.60'	116.17'	58.42'	115.84'	S 17°10'42" W	15°00'15"
10	383.60'	96.93'	48.73'	96.67'	S 10°21'01" W	14°28'40"
11	383.60'	47.78'	23.77'	47.45'	N 21°08'05" E	07°05'28"
12	362.06'	31.97'	16.00'	31.96'	N 22°09'03" E	05°03'33"
13	362.06'	85.31'	42.85'	85.11'	N 12°52'16" E	13°30'00"
14	362.06'	40.91'	20.48'	40.89'	N 02°53'03" E	06°28'27"

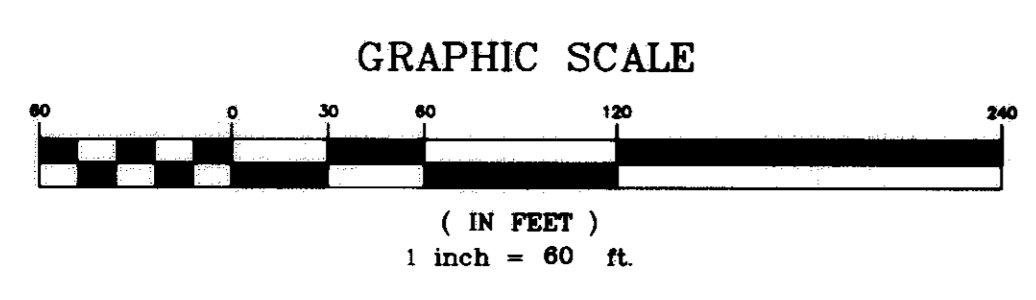
LINE TABLE

LINE	BEARING	LENGTH
L1	S 86°53'19" E	18.27'
L2	N 26°41'14" E	78.59'
L3	N 26°41'14" E	28.74'
L4	S 63°18'46" E	10.10'
L5	S 63°18'46" E	14.90'
L6	N 26°41'14" E	18.63'
L7	N 89°40'49" E	14.03'

LEGEND

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

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 AREA IN BLOCK "C" 2.0483 ACRES
 AREA IN RIGHT-OF-WAY 1.7824 ACRES
 TOTAL AREA IN SUBDIVISION 13.0877 ACRES



DATE:	03-06-97
DRAWN BY:	JEC/MLC
CHK'D BY:	
F. 172, 228, 230, 235 & 239	
DWG. NAME:	94070/PLAT-2

EMERALD POINT SUBDIVISION NO. 2
FINAL PLAT
 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



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 940/U 2