

# CHESAPEAKE CROSSING SUBDIVISION

PART OF ORIGINAL GRAFTON TOWNSHIP LOT 3  
VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED MAR-EL DEVELOPMENT, INC., OWNER OF LAND CONTAINED WITHIN THIS PLAT OF CHESAPEAKE CROSSING SUBDIVISION 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: MAR-EL DEVELOPMENT, INC.

*Elliott Gonsler, President*  
ELLIOTT GONSLER, PRESIDENT

*Marleen Gonsler, Vice President*  
MARLEEN GONSLER, VICE PRESIDENT

### NOTARY PUBLIC

STATE OF OHIO  
SS

LORAIN COUNTY  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND SAID FOR COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED MAR-EL DEVELOPMENT, INC., BY ELLIOTT GONSLER, PRESIDENT AND MARLEEN GONSLER, VICE PRESIDENT, 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 MAR-EL DEVELOPMENT, INC. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO, THIS 9<sup>th</sup> DAY OF February, 1999.

*Catherine A. Brown*  
NOTARY PUBLIC

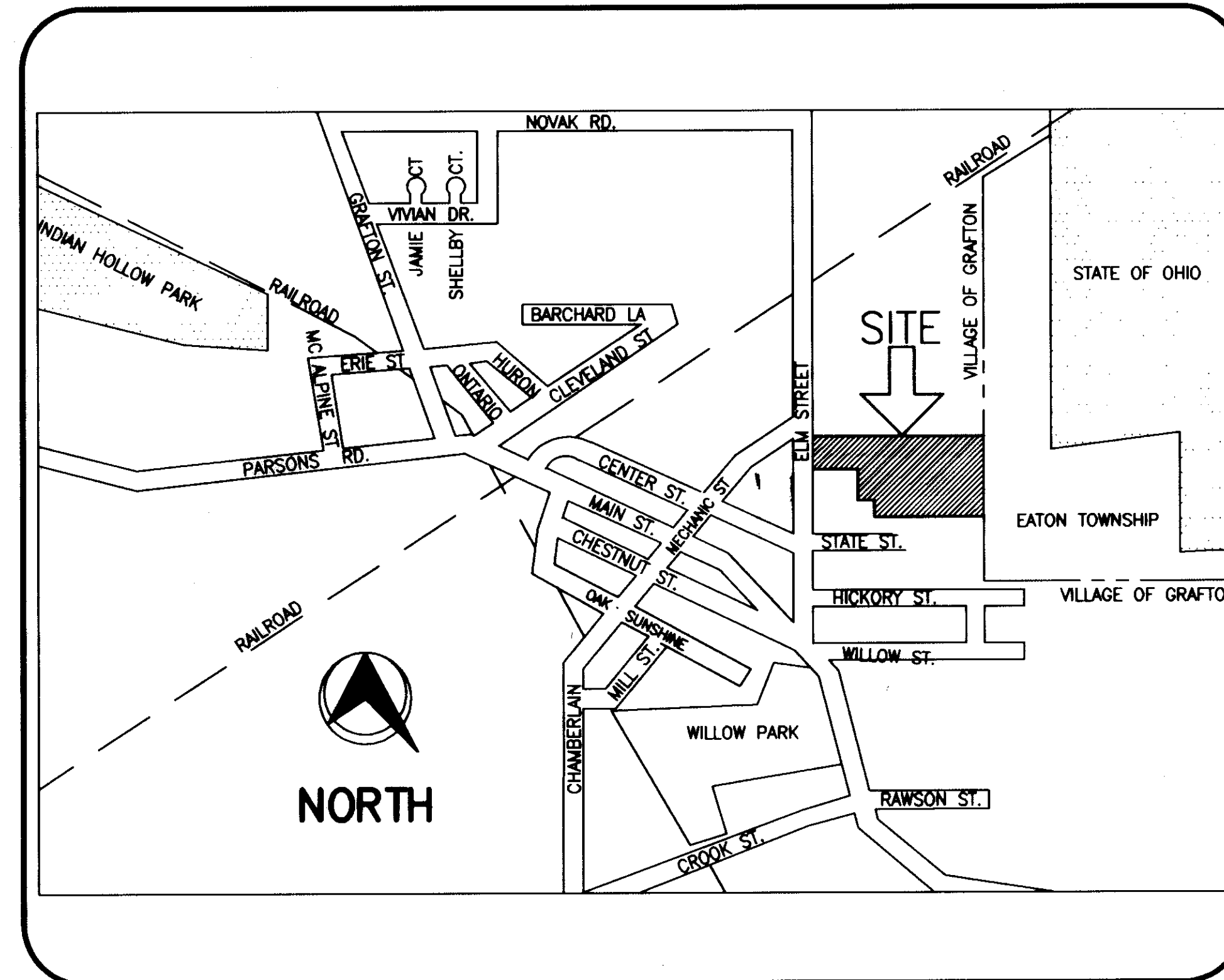
MY COMM. EXPIRES: 9/29/03

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED CHESAPEAKE CROSSING SUBDIVISION AS SHOWN HEREON AND CONTAINING 20.2100 ACRES OF LAND IN ORIGINAL GRAFTON TOWNSHIP LOT 3, IN THE VILLAGE OF GRAFTON, LORAIN COUNTY, OHIO. 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 30 SUBLOTS 17.2331 ACRES  
AREA IN RIGHT-OF-WAY 2.9769 ACRES  
TOTAL AREA IN SUBDIVISION 20.2100 ACRES

BY: *Thomas J. Neff*  
THOMAS J. NEFF  
REGISTERED SURVEYOR NO. S-7065



AREA MAP  
NOT TO SCALE

### CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE PLAT OF CHESAPEAKE CROSSING SUBDIVISION AND FIND THE MONUMENTS SHOWN SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON IN COMPLIANCE WITH THE VILLAGE OF GRAFTON REGULATIONS.

*Jack Moore*  
ENGINEER, VILLAGE OF GRAFTON

### LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- ☒ MONUMENT BOX SET

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT \_\_\_\_\_, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF CHESAPEAKE CROSSING SUBDIVISION AS SHOWN HEREON, AND PRESENTED 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 CHESAPEAKE CROSSING SUBDIVISION 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 \_\_\_\_\_

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
MAR 11 1999  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE VILLAGE OF GRAFTON HAS APPROVED THIS PLAT OF CHESAPEAKE CROSSING SUBDIVISION ON THE 20<sup>th</sup> DAY OF February, 1999.

*Shari A. Kerner*  
PRESIDENT

*Randy Moore*  
SECRETARY

APPROVED THIS 5<sup>th</sup> DAY OF February, 1999.

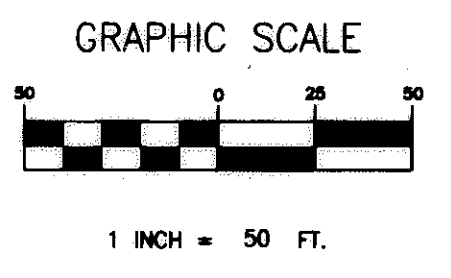
*Shari A. Kerner*  
MAYOR

RECEIVED FOR RECORD  
at 10:40 clock A.M. in 1999  
VOL. 62 MARY ANN JAMISON  
PAGE 257-16 Lorain County Recorder

Box: Jean Pfeiffer 85640

NEFF & ASSOCIATES  
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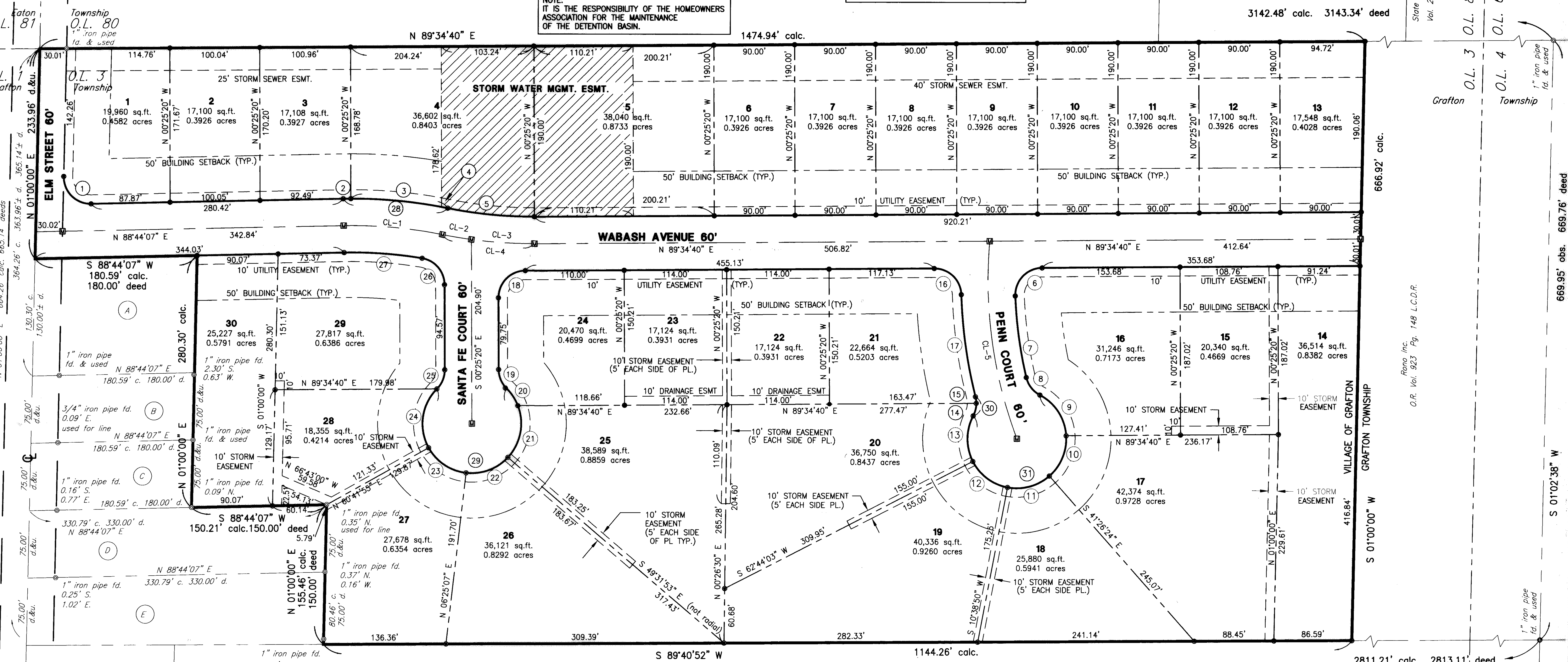
The Board of Education of Grafton Village School District  
Vol. 273 Pg. 384 L.C.D.R.

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

Premierbank & Trust, fka Lorain County Bank,  
Trustee of the Ruth M. Barber Trust dated July 30, 1992  
O.R. Vol. 699 Pg. 249 L.C.D.R.

NOTE:  
IT IS THE RESPONSIBILITY OF THE HOMEOWNERS  
ASSOCIATION FOR THE MAINTENANCE  
OF THE DETENTION BASIN.

3142.48' calc. 3143.34' deed



- (A) Mark B. and Mary K. Manning  
O.R. Vol. 977 Pg. 277 L.C.D.R.
- (B) David P. Wildenheim  
Vol. 1417 Pg. 225 L.C.D.R.
- (C) David P. Wildenheim  
Vol. 1417 Pg. 226 L.C.D.R.

- (D) Mark T. Walker and Susan L. Williams  
O.R. Vol. 1073 Pg. 576 L.C.D.R.
- (E) Don A. and Judy E. Feierabend  
O.R. Vol. 721 Pg. 288 L.C.D.R.

NOTE:  
ALL PROPOSED DRAINAGE, STORM AND STORMWATER  
MANAGEMENT EASEMENTS CONVEYED TO THE HOME  
OWNER'S ASSOCIATION.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	30.00'	48.31'	31.21'	43.26'	N 45°07'57" W	92°15'53"
2	530.00'	8.48'	4.24'	8.48'	S 89°11'36" W	00°54'59"
3	530.00'	108.70'	54.54'	108.51'	S 84°28'22" E	11°45'04"
4	530.00'	7.07'	3.53'	7.07'	S 78°58'45" E	00°45'50"
5	470.00'	97.00'	48.67'	96.83'	S 84°30'35" E	11°49'30"
6	30.00'	48.14'	31.04'	43.14'	S 43°36'16" W	91°56'47"
7	470.00'	91.66'	45.98'	91.52'	S 07°57'21" E	11°10'28"
8	30.00'	25.60'	13.64'	24.83'	N 37°59'29" W	48°53'48"
9	55.00'	56.55'	31.06'	54.09'	S 32°59'00" E	58°54'46"
10	55.00'	50.00'	26.88'	48.30'	N 22°31'00" E	52°05'13"
11	55.00'	50.00'	26.88'	48.30'	S 74°36'13" W	52°05'14"
12	55.00'	50.00'	26.88'	48.30'	S 53°18'34" E	52°05'13"
13	55.00'	52.62'	28.52'	50.64'	N 00°08'32" E	54°48'57"
14	30.00'	14.56'	7.43'	14.42'	S 13°38'31" W	27°48'58"
15	30.00'	7.39'	3.71'	7.37'	S 07°19'23" E	14°06'50"
16	30.00'	46.32'	29.21'	41.86'	S 46°11'13" E	88°28'15"
17	530.00'	114.97'	57.71'	114.74'	N 08°09'57" W	12°25'43"
18	30.00'	47.12'	30.00'	42.43'	S 44°34'40" W	90°00'00"
19	30.00'	23.61'	12.46'	23.01'	S 22°58'18" E	45°05'57"
20	55.00'	23.10'	11.72'	22.93'	S 33°29'20" E	24°03'55"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
21	55.00'	61.74'	34.58'	58.55'	N 10°42'15" E	64°19'14"
22	55.00'	51.41'	27.75'	49.56'	S 69°38'29" W	53°33'15"
23	55.00'	52.11'	28.19'	50.18'	N 56°26'29" W	54°16'48"
24	55.00'	71.01'	41.43'	66.18'	N 07°41'16" E	73°58'42"
25	30.00'	23.61'	12.46'	23.01'	S 22°07'38" W	45°05'57"
26	30.00'	42.00'	25.27'	38.65'	S 40°31'46" E	80°12'53"
27	470.00'	87.18'	43.72'	87.06'	N 85°57'03" W	10°37'40"
28	530.00'	117.18'	58.83'	116.94'	N 84°55'52" W	12°40'03"
29	55.00'	259.37'	54.81'	77.65'	S 89°34'40" W	27°01'54"
30	30.00'	21.95'	11.49'	21.47'	S 06°35'06" W	41°55'48"
31	55.00'	259.17'	55.01'	77.79'	S 72°33'19" W	26°59'23"
CL-1	500.00'	110.55'	55.50'	110.32'	S 84°55'52" E	12°40'03"
CL-2	500.00'	32.82'	16.41'	32.81'	S 80°28'39" E	03°45'38"
CL-3	500.00'	70.37'	35.25'	70.32'	S 86°23'24" E	08°03'52"
CL-4	500.00'	103.19'	51.78'	103.01'	S 84°30'35" E	11°49'30"
CL-5	500.00'	223.84'	113.83'	221.98'	S 08°04'39" E	25°39'02"

- LEGEND**
- EX. IRON PIN FOUND (AS NOTED)
  - 5/8" IRON PIN TO BE SET (CAPPED - T.J. NEFF-7065)
  - MON. BOX SET
  - ▨ STORM WATER MANAGEMENT EASEMENT

R/W AREA: 2.9769 ACRES  
LOT AREAS: 17.2331 ACRES  
TOTAL AREA: 20.2100 ACRES

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