

COMMERCE DRIVE DEDICATION

PART OF ORIGINAL EATON TOWNSHIP LOT 99 & CARLISLE TOWNSHIP SECTION 25

VILLAGE OF GRAFTON COUNTY OF LORAIN STATE OF OHIO

JANUARY 1, 2000

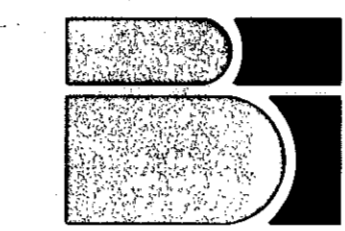
TRANSFERRED
IN COMPLIANCE WITH SEC. 919-928
OHIO REV. CODE
JUN 13 2000
MARK R. STEWART
LORAIN COUNTY AUDITOR

OWNER'S CERTIFICATE



PREPARED FOR:

SHAMROCK DEVELOPMENT COMPANY
P.O. BOX 26
GRAFTON, OHIO 44044
(440) 926 2411



PREPARED BY:

BRAMHALL ENGINEERING & SURVEYING COMPANY, INC.
37307 HARVEST DRIVE
AVON, OHIO 44011
(440) 934 7878

THE UNDERSIGNED, KEVIN J. FLANIGAN, PARTNER OF SHAMROCK DEVELOPMENT COMPANY, AN OHIO GENERAL PARTNERSHIP, OWNER OF FJL ENTERPRISES, AND OWNER OF GENERAL PLUG & MANUFACTURING, AND OWNER OF THE LAND SHOWN ON THIS PLAT, DOES HEREBY ACCEPT THE SAME AND DEDICATES FOREVER COMMERCE DRIVE TO PUBLIC USE AS A LEGAL HIGHWAY AND THE UTILITIES TO PUBLIC USE.

Kevin J. Flanigan May 18, 2000
DATE

KEVIN J. FLANIGAN
PARTNER - SHAMROCK DEVELOPMENT COMPANY
OWNER - FJL ENTERPRISES
OWNER - GENERAL PLUG & MANUFACTURING

Veronica S. Denny May 18, 2000
DATE

WITNESS

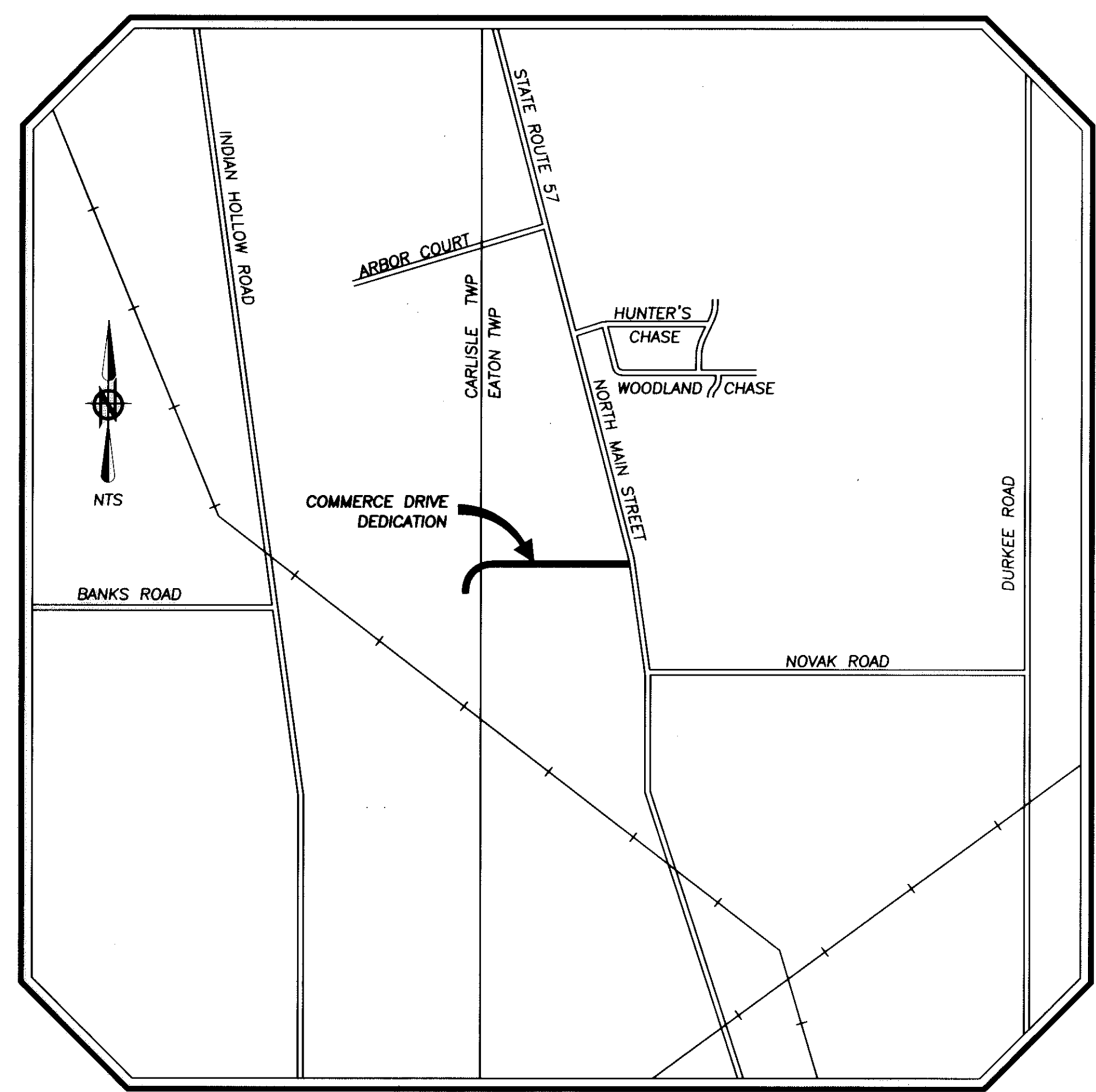
STATE OF OHIO
S.S.

LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEVIN J. FLANIGAN, PARTNER OF SHAMROCK DEVELOPMENT COMPANY, AN OHIO GENERAL PARTNERSHIP, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED.
SIGNED AND SEALED THIS 18 DAY OF May, 192000

Veronica S. Denny
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/5/04

COVENANTS & RESTRICTIONS

1. SETBACKS. NO BUILDING OR ENCLOSED PORTION THEREOF OR GARAGES OR WAREHOUSES OF ANY KIND SHALL BE LOCATED NEARER TO THE FRONT PROPERTY THAN 100 FEET TO THE BUILDING AND 50 FEET TO THE PARKING. SIDE SETBACKS SHALL BE 30 FEET TO THE BUILDING, 10 FEET TO PARKING OR DRIVE. REAR SETBACKS SHALL BE 50 FEET TO THE BUILDING, 15 FEET TO PARKING OR DRIVE. REAR YARD SETBACK SHALL BE 75 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT.
2. LANDSCAPING. ALL LANDSCAPING PLANS MUST BE SUBMITTED AND APPROVED IN ADVANCE BY SHAMROCK DEVELOPMENT CO. THE ABOVE NOTWITHSTANDING, ANY EXISTING PROPERTY LINE TREES WITHIN 10 FEET OF ANY SIDE OR REAR PROPERTY LINE MAY NOT BE REMOVED WITHOUT THE EXPRESS WRITTEN CONSENT OF SHAMROCK DEVELOPMENT. NO LATER THAN NINETY (90) DAYS AFTER SUBSTANTIAL COMPLETION OF CONSTRUCTION, THE GRADING OF THE PROPERTY AND SEEDING OF GRASS MUST BE COMPLETED. "SUBSTANTIAL COMPLETION" FOR PURPOSES OF THESE COVENANTS SHALL MEAN 90% OF CONSTRUCTION BEING ACCOMPLISHED.
3. SIGNAGE. ALL SIGNAGE OF ANY KIND OR ANY NATURE WHATSOEVER, WHETHER PERMANENT OR TEMPORARY, MUST BE SUBMITTED AND APPROVED IN ADVANCE BY SHAMROCK DEVELOPMENT COMPANY AND THE VILLAGE OF GRAFTON.
4. BUILDING ELEVATIONS. ALL FLOOR LEVEL ELEVATION PLANS OF THE BUILDINGS MUST BE SUBMITTED AND APPROVED IN ADVANCE BY SHAMROCK DEVELOPMENT CO.
5. BUILDING PLANS. ALL RENDERINGS, DESIGNS, GRAPHICS, ARCHITECTURAL SKETCHES OR FINISHED PRINTS, OR PICTURES WHETHER PHOTOGRAPHIC OR TAPED, OF PROPOSED BUILDINGS TO BE ERCTED ON THE PROPERTY MUST BE SUBMITTED AND APPROVED IN ADVANCE BY SHAMROCK DEVELOPMENT CO.
6. NUISANCE. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THERE WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. NO OUTSIDE STORAGE UNLESS PROPERLY SCREENED AND SUBMITTED AND APPROVED IN ADVANCE BY SHAMROCK DEVELOPMENT CO.
7. INGRESS AND EGRESS. ALL PARKING, DRIVEWAY AREAS AND CURB CUTS, MUST BE REDUCED TO WRITING AND SUBMITTED IN ADVANCE TO SHAMROCK DEVELOPMENT COMPANY AND THE VILLAGE OF GRAFTON FOR APPROVAL. ALL PARKING AND DRIVEWAY AREAS MUST BE COMPLETE WITHIN NINETY (90) DAYS OF SUBSTANTIAL COMPLETION AND MUST BE HARD SURFACE CONCRETE OR ASPHALT.
8. PARKING. IT IS THE REQUIREMENT OF SHAMROCK DEVELOPMENT CO. THAT THERE MUST BE ONE PARKING SPACE FOR EVERY TWO FULL-TIME EMPLOYEES. FOR PURPOSES OF THIS DETERMINATION, PART-TIME EMPLOYEES SHALL BE REDUCED TO THEIR FULL-TIME EQUIVALENT AND FACTORED INTO THE PARKING REQUIREMENT. OFF STREET PARKING SHALL CONFORM TO THE VILLAGE OF GRAFTON ZONING CODE SECTION 1282.02.
9. LOT DEVELOPMENT. NO BUILDINGS, STRUCTURES OR ENCLOSED AREAS MAY COVER MORE THAN FIFTY (50) % OF THE TOTAL SQUARE FOOTAGE OF THE LOT.
10. ENFORCEMENT. IF ANY OWNER OR OWNERS OR THEIR HEIRS OR ASSIGNS VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE SHAMROCK DEVELOPMENT CO. TO PROSECUTE ANY PROCEEDINGS AT LAW OR EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND TO PREVENT THEM FROM SO DOING OR RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS.
11. SEVERABILITY. IF FOR ANY REASON ANY OF THE COVENANTS OR RESTRICTIONS ARE FOUND TO BE INVALID BY JUDGEMENT OR COURT ORDER, THEY SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.



LOCATION MAP

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE COMMERCE DRIVE DEDICATION AND FIND SUFFICIENT MONUMENTS FOUND AND SET TO DEFINE THE PLAT AND THE PUBLIC STREETS AS SHOWN HEREON AND APPROVE SAME.

Jack A. Jones 5/8/00
DATE
JACK A. JONES, P.E.
VILLAGE OF GRAFTON ENGINEER

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF COMMERCE DRIVE DEDICATION IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GRAFTON, OHIO.

Shari A. Kerner 5/16/00
DATE
SHARI A. KERNER
PRESIDENT

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF COMMERCE DRIVE DEDICATION WAS ACCEPTED BY THE COUNCIL OF THE VILLAGE OF GRAFTON BY ORDINANCE NO. 20-008 PASSED THIS 4TH DAY OF APRIL, 2000

Thomas M. Smith 5-16-00
DATE
THOMAS SMITH
COUNCIL PRESIDENT

LAW DIRECTOR

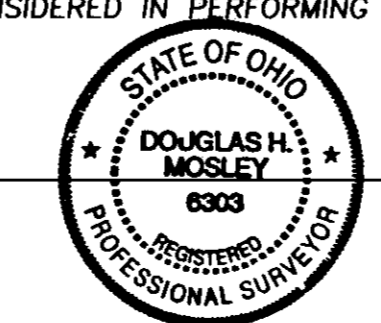
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF COMMERCE DRIVE DEDICATION IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Richard Lillie 5/16/00
DATE
RICHARD LILLIE
LAW DIRECTOR

SURVEYOR'S CERTIFICATE

I HAVE SURVEYED AND PLATTED "COMMERCE DRIVE DEDICATION" AS SHOWN HEREON AND CONTAINING 3.0745 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOT 99 AND 0.4181 ACRES OF LAND IN ORIGINAL CARLISLE TOWNSHIP SECTION 25 IN THE COUNTY OF LORAIN, STATE OF OHIO. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED AND ARE CORRECTLY SHOWN HEREON. 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.

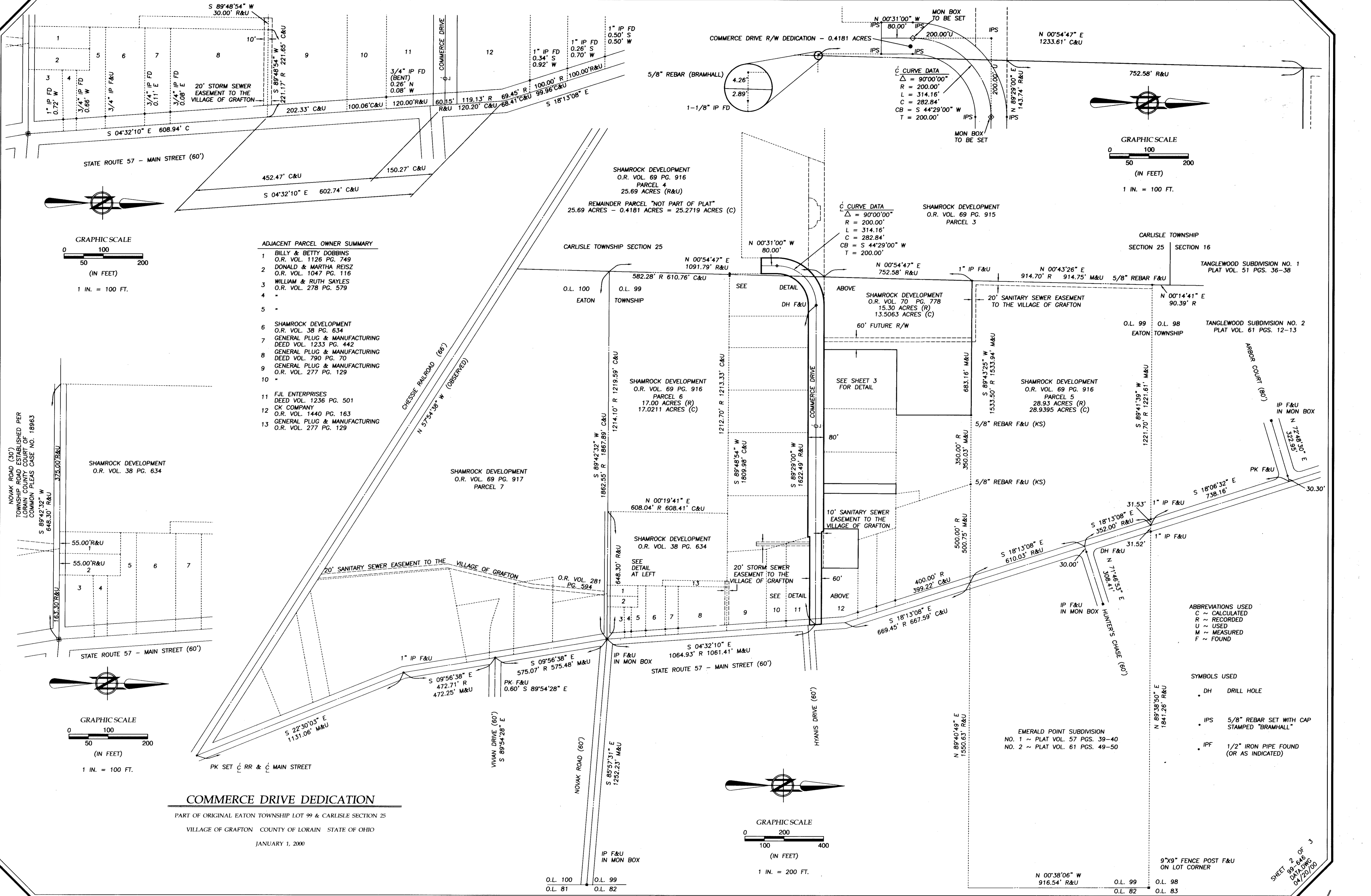
Doug Mosley 4-20-00
DATE
DOUG MOSLEY
REGISTERED SURVEYOR NO. 6303



RECEIVED FOR RECORD
JUN 13 2000
at 2:04 P.M. in 1287 RECORD
VOL. 65 MARY ANN JAMISON
PAGES 67, 68 and 69 inc
Lorain County Recorder
129 60
CALL: GBEG SCHUNK (440) 934-7878
SHEET 1 OF 3
DATE 04/20/00

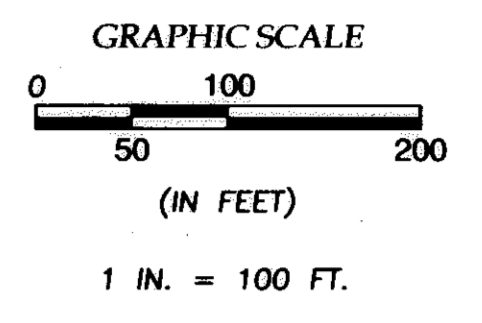
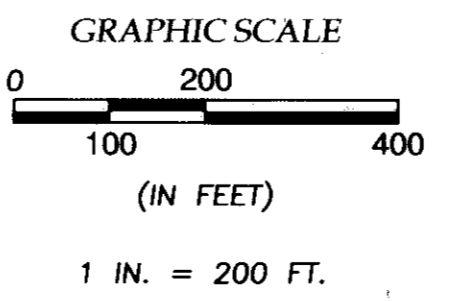
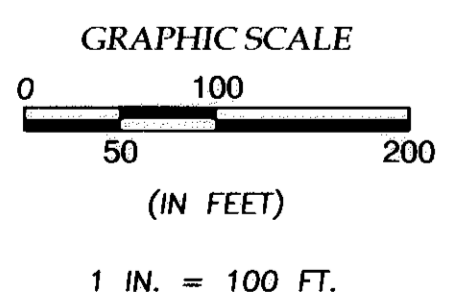
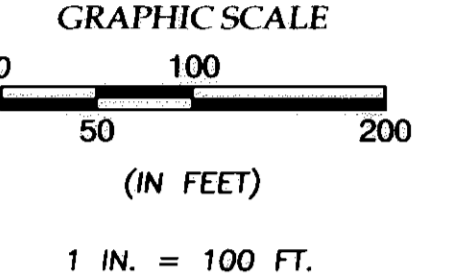
689665

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ADJACENT PARCEL OWNER SUMMARY

1	BILLY & BETTY DOBBINS O.R. VOL. 1126 PG. 749
2	DONALD & MARTHA REISZ O.R. VOL. 1047 PG. 116
3	WILLIAM & RUTH SAYLES O.R. VOL. 278 PG. 579
4	-
5	-
6	SHAMROCK DEVELOPMENT O.R. VOL. 38 PG. 634
7	GENERAL PLUG & MANUFACTURING DEED VOL. 1233 PG. 442
8	GENERAL PLUG & MANUFACTURING DEED VOL. 790 PG. 70
9	GENERAL PLUG & MANUFACTURING O.R. VOL. 277 PG. 129
10	-
11	FJL ENTERPRISES DEED VOL. 1236 PG. 501
12	CK COMPANY O.R. VOL. 1440 PG. 163
13	GENERAL PLUG & MANUFACTURING O.R. VOL. 277 PG. 129



COMMERCE DRIVE DEDICATION

PART OF ORIGINAL EATON TOWNSHIP LOT 99 & CARLISLE SECTION 25
VILLAGE OF GRAFTON COUNTY OF LORAIN STATE OF OHIO
JANUARY 1, 2000

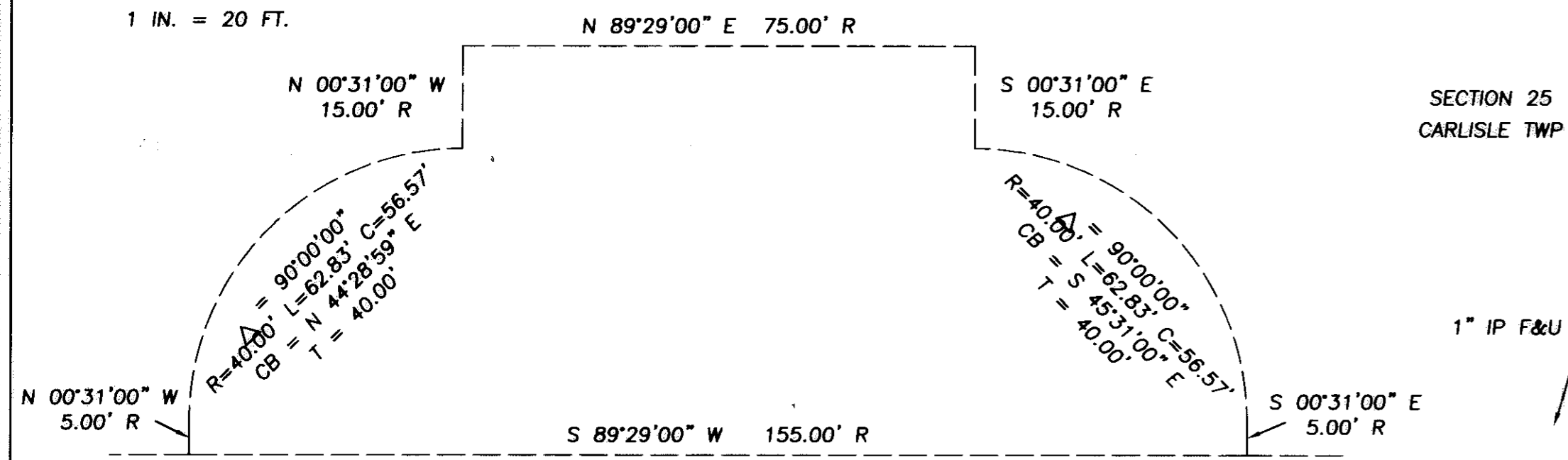
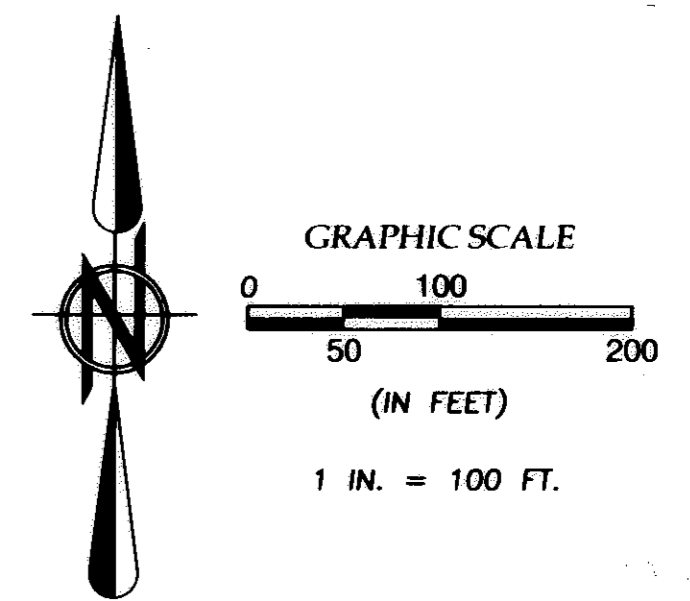
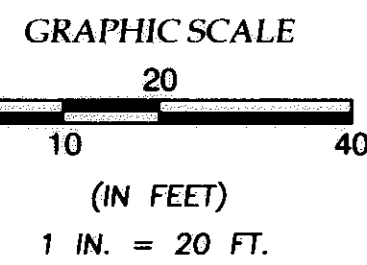
ABBREVIATIONS USED
 C ~ CALCULATED
 R ~ RECORDED
 U ~ USED
 M ~ MEASURED
 F ~ FOUND

SYMBOLS USED
 • DH DRILL HOLE
 • IPS 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL"
 • IPF 1/2" IRON PIPE FOUND (OR AS INDICATED)

EMERALD POINT SUBDIVISION
 NO. 1 ~ PLAT VOL. 57 PGS. 39-40
 NO. 2 ~ PLAT VOL. 61 PGS. 49-50

SHEET 2 OF 3
 99-846
 DATA-DWG
 04/20/00

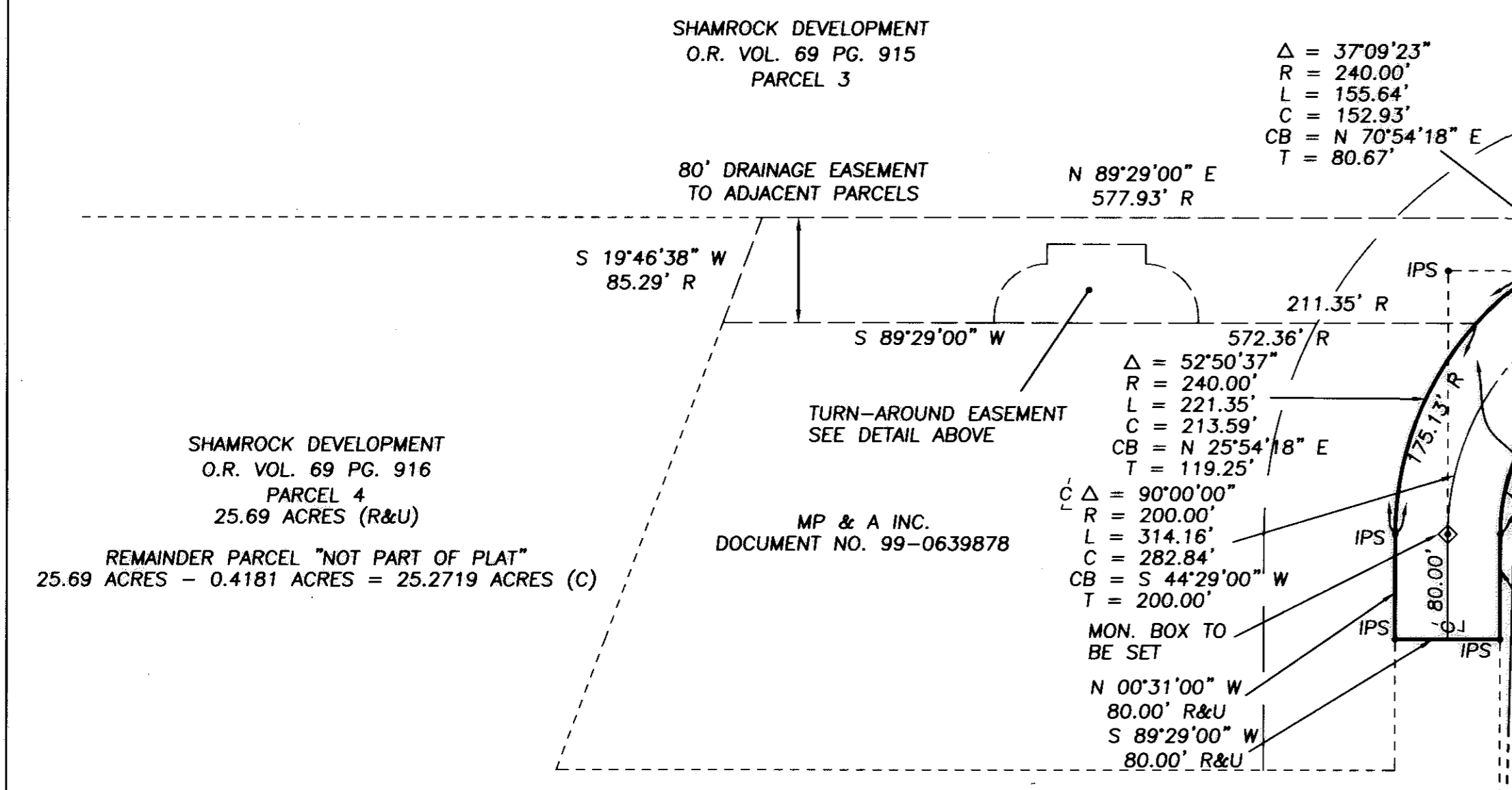
65/68



TURN-AROUND EASEMENT

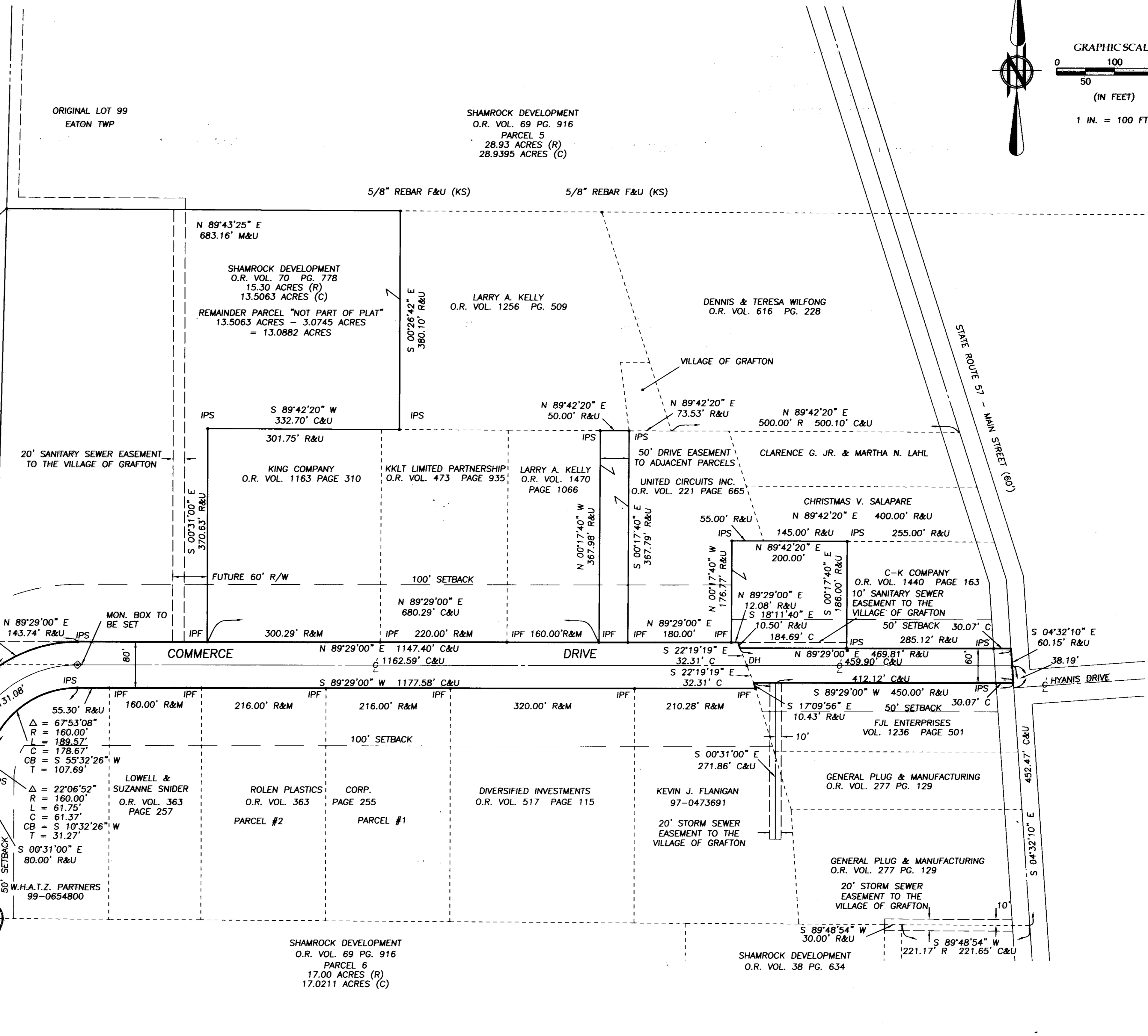
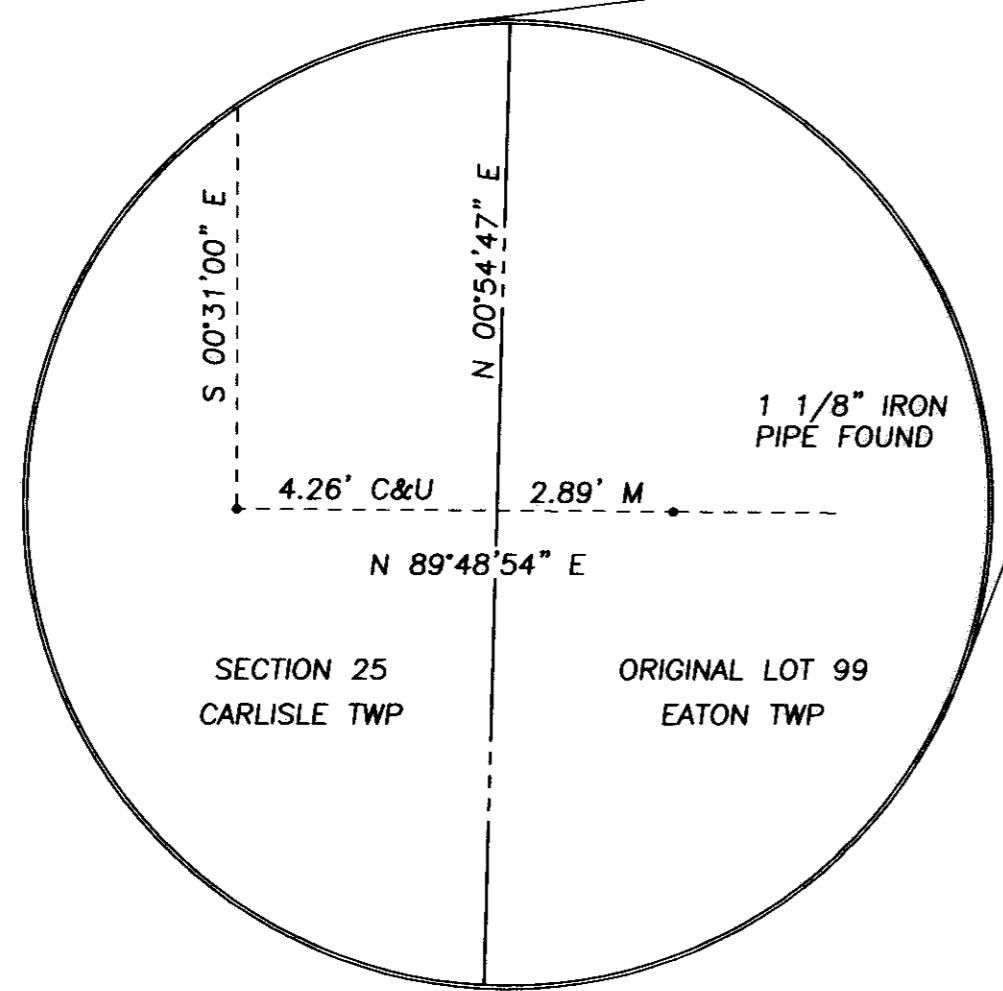
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SYMBOLS USED
 • DH DRILL HOLE
 • IPS 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL"
 • IPF 1/2" IRON PIPE FOUND (OR AS INDICATED)



SHAMROCK DEVELOPMENT
 O.R. VOL. 69 PG. 916
 PARCEL 4
 25.69 ACRES (R&U)
 REMAINDER PARCEL "NOT PART OF PLAT"
 25.69 ACRES - 0.4181 ACRES = 25.2719 ACRES (C)

MP & A INC.
 DOCUMENT NO. 99-0639878



ACREAGE SUMMARY
 O.R. VOL. 70 PG. 778

TOTAL	13.5063 ACRES
COMMERCE DRIVE (EATON TWP)	3.0745 ACRES
REMAINDER PARCEL (NOT PART OF PLAT)	13.0882 ACRES

O.R. VOL. 69 PG. 916, PARCEL 4

TOTAL	27.16 ACRES
COMMERCE DRIVE (CARLISLE TWP)	0.4181 ACRES
REMAINDER PARCEL (NOT PART OF PLAT)	26.7419 ACRES

COMMERCE DRIVE DEDICATION

PART OF ORIGINAL EATON TOWNSHIP LOT 99 & CARLISLE SECTION 25
 VILLAGE OF GRAFTON COUNTY OF LORAIN STATE OF OHIO

JANUARY 1, 2000

RECEIVED FOR RECORD
 VOL. 99-646
 DATE 04/20/00
 PAGE 3 OF 3