

STATE ROUTE 57 a.k.a. NORTH MAIN STREET RIGHT-OF-WAY DEDICATION NO. 2

SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT 100 AS DESCRIBED IN A DEED TO FLANIGAN FAMILY LIMITED PARTNERSHIP RECORDED ON DECEMBER 31, 2002 IN DOCUMENT NUMBER 20020880977 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 5.6328 ACRES OF LAND, OF WHICH 0.2389 OF AN ACRE LIES WITHIN THE DEDICATION PARCEL AND 5.3939 ACRES LIE WITHIN THE REMAINDER PARCEL, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

OWNER'S CERTIFICATE

SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT 100 AS DESCRIBED IN A DEED TO FLANIGAN FAMILY LIMITED PARTNERSHIP RECORDED ON DECEMBER 31, 2002 IN DOCUMENT NUMBER 20020880977 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 5.6328 ACRES OF LAND, OF WHICH 0.2389 OF AN ACRE LIES WITHIN THE DEDICATION PARCEL AND 5.3939 ACRES LIE WITHIN THE REMAINDER PARCEL, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED OFFICER OF THE FLANIGAN FAMILY LIMITED PARTNERSHIP HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS A PORTION OF STATE ROUTE 57, A.K.A. NORTH MAIN STREET, ACKNOWLEDGES THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE SAID PORTION OF STATE ROUTE 57, A.K.A. NORTH MAIN STREET AS SHOWN HEREIN.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS OF THE VILLAGE OF GRAFTON, OHIO, FOR THE BENEFIT OF ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THIS PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURCHASES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF, THE UNDERSIGNED HAS HEREUNTO SET THEIR HANDS

THIS 29 DAY OF May, 2003.

THE FLANIGAN FAMILY LIMITED PARTNERSHIP

By: Kevin J. Flanigan

KEVIN J. FLANIGAN, MEMBER

NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF THE FLANIGAN FAMILY LIMITED PARTNERSHIP, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN ACT AND DEED, AND THE FREE ACT AND DEED OF FLANIGAN FAMILY LIMITED PARTNERSHIP FOR THE USES AND PURPOSES THEREIN EXPRESSED.

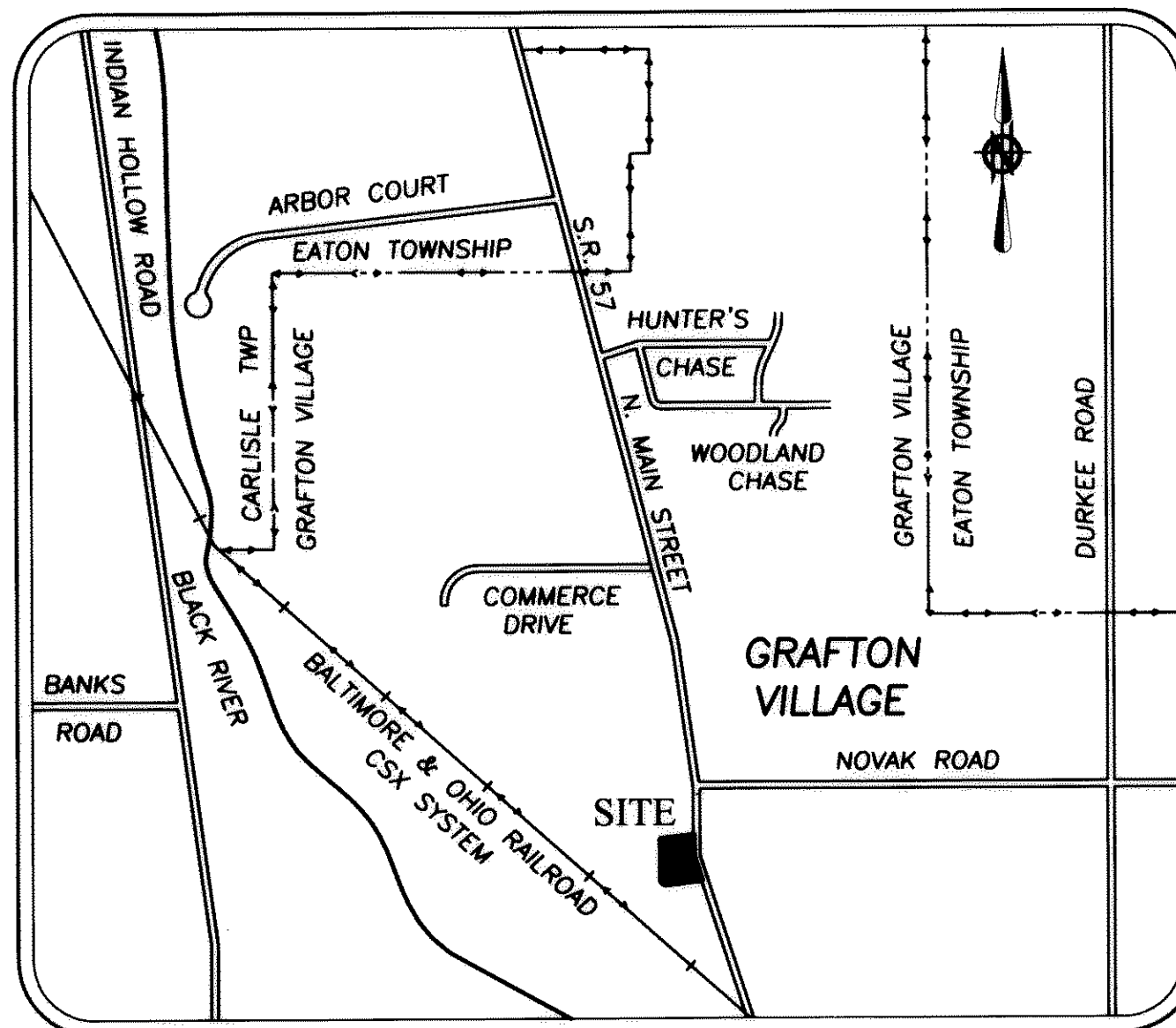
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 29 DAY OF May, 2003.

By: Barbara Rogers

BARBARA ROGERS
NOTARY PUBLIC, State of Ohio
My Commission Expires 10-3-2006

MY COMMISSION EXPIRES:



LOCATION MAP

NTS

GRAFTON VILLAGE ENGINEER

APPROVED THIS 6 DAY OF June, 2003

Jack A. Jones
JACK A. JONES, P.E.
GRAFTON VILLAGE ENGINEER

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2003.

Shari A. Szczepanski
SHARI A. SZCZEPANSKI
PRESIDENT, GRAFTON VILLAGE PLANNING COMMISSION

VILLAGE COUNCIL

APPROVED THIS _____ DAY OF _____, 2003.

ORDINANCE NO. _____

Thomas Smith
THOMAS SMITH
PRESIDENT, GRAFTON VILLAGE COUNCIL

LAW DIRECTOR

APPROVED AS TO FORM _____

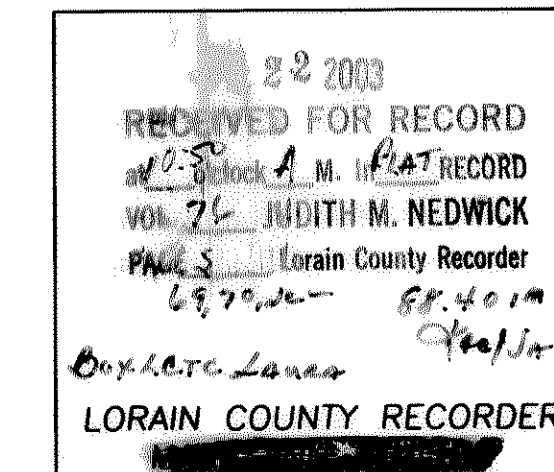
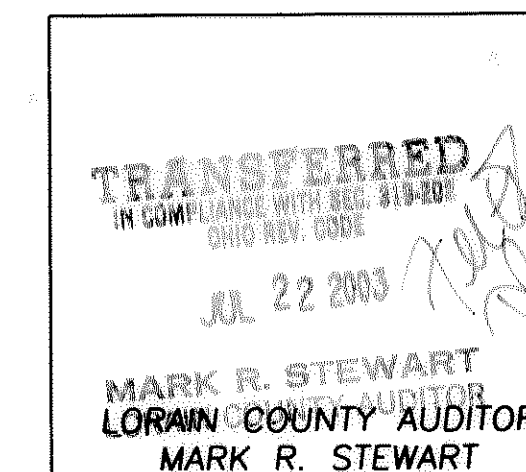
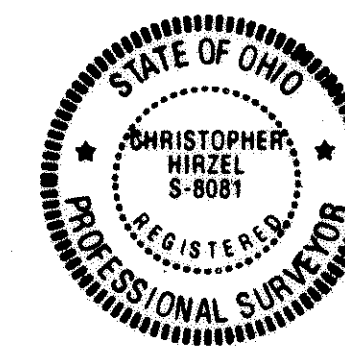
THIS _____ DAY OF _____, 2003.

Richard Lillie
RICHARD LILLIE
GRAFTON VILLAGE LAW DIRECTOR

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON AND SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT 100 AS DESCRIBED IN A DEED TO FLANIGAN FAMILY LIMITED PARTNERSHIP RECORDED ON DECEMBER 31, 2002 IN DOCUMENT NUMBER 20020880977 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 5.6328 ACRES OF LAND, OF WHICH 0.2389 OF AN ACRE LIES WITHIN THE DEDICATION PARCEL AND 5.3939 ACRES LIE WITHIN THE REMAINDER PARCEL, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. AT ALL POINTS THUSLY INDICATED O IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED O 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 FOR WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher M. Hirzel 5-22-2003
CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081



REVISIONS	DATE	BY	DESCRIPTION
	4/22/03	CLH	ISSUED FOR REVIEW
	5/13/03	CLH	REVISED PER VILLAGE COMMENTS

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

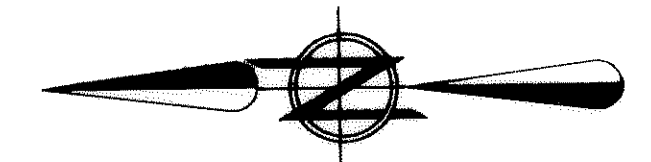
DRAWN BY: AMK
CHECKED BY: CLH

PREPARED FOR:
THE FFLP
D.B.A.
SHAMROCK DEVELOPMENT CO.
P.O. BOX 26
GRAFTON, OHIO 44044

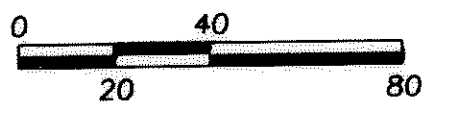
GREENBRIER APARTMENTS, PHASE 1
DEDICATION PLAT
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

STATE ROUTE 57 a.k.a. NORTH MAIN STREET RIGHT-OF-WAY DEDICATION NO. 2

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GRAPHIC SCALE

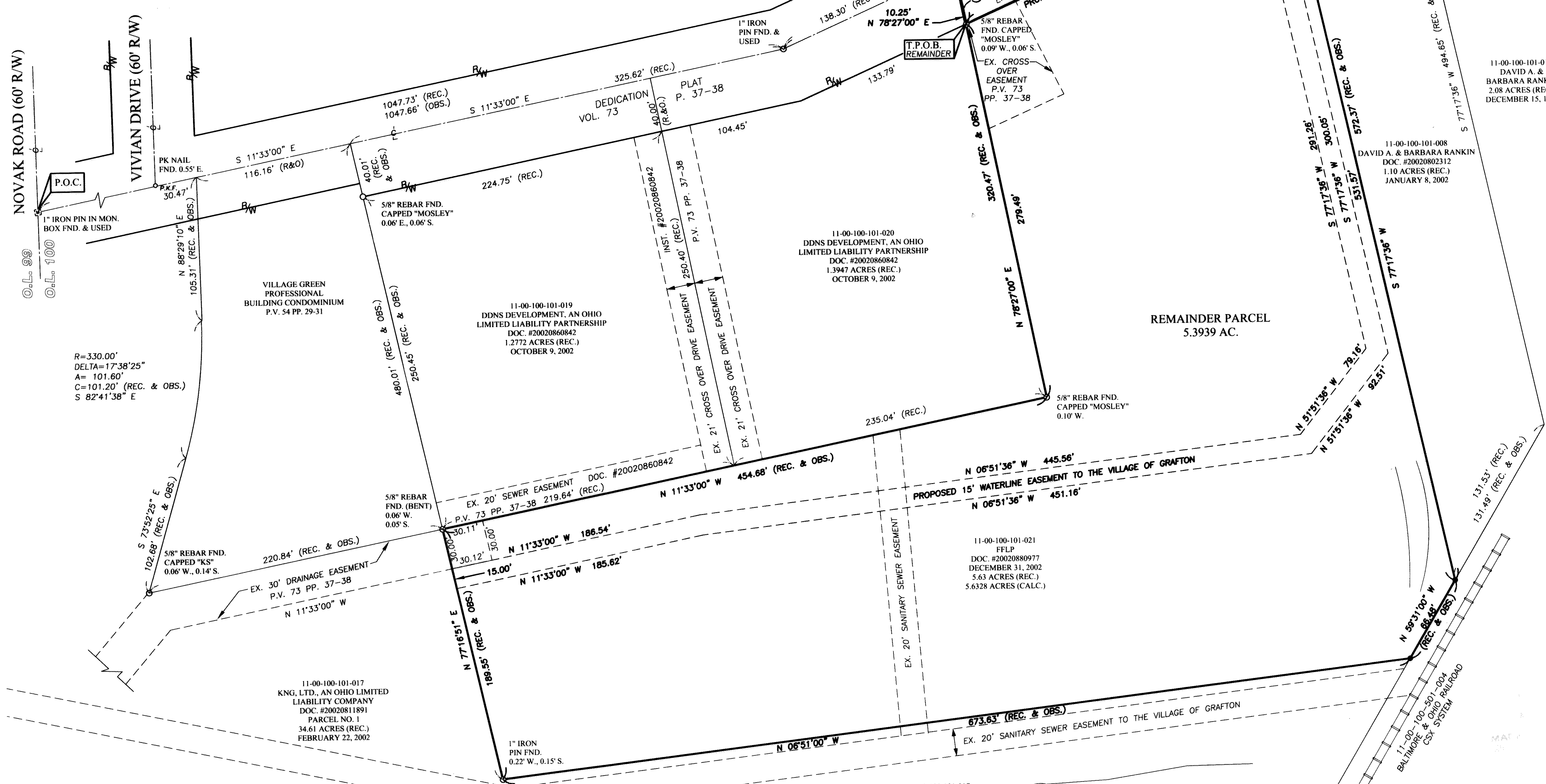


(IN FEET)

SCALE: 1" = 40'

LEGEND

- IRON PIN/PIPE FOUND AS INDICATED
- 5/8" REBAR w/ CAP STAMPED "BRAMHALL" SET
- (R&O) REC. & OBS.
- (OBS.) OBSERVED
- (REC.) RECORD



REFERENCE PLAT

PLAT VOLUME 73, PAGES 37-38 "GRAFTON STATION" OCTOBER 9, 2002

REVISIONS	DATE	BY	DESCRIPTION
	4/22/03	CLH	ISSUED FOR REVIEW
	5/13/03	CLH	REVISED PER VILLAGE COMMENTS

DRAWN BY:
AMK

CHECKED BY:
CLH

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ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
THE FFLP
D.B.A.
SHAMROCK DEVELOPMENT CO.
P.O. BOX 26
GRAFTON, OHIO 44044

GREENBRIER APARTMENTS, PHASE I
DEDICATION PLAT
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
2 OF 2
JOB NO.
02-1456