

WATERFORD CROSSING SUBDIVISION NO. 2

BEING SUBLOTS 25-61 INCLUSIVE AND BLOCK "E"
SITUATED IN THE ORIGINAL EATON TOWNSHIP LOT NUMBER 98
VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE:

SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL EATON TOWNSHIP LOT 98 AND CONTAINING 23.3268 ACRES.

THE UNDERSIGNED, SHAMROCK DEVELOPMENT COMPANY, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS WATERFORD CROSSING SUBDIVISION NUMBER 2, LOTS 25-61, INCLUSIVE, AND BLOCK "E", AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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

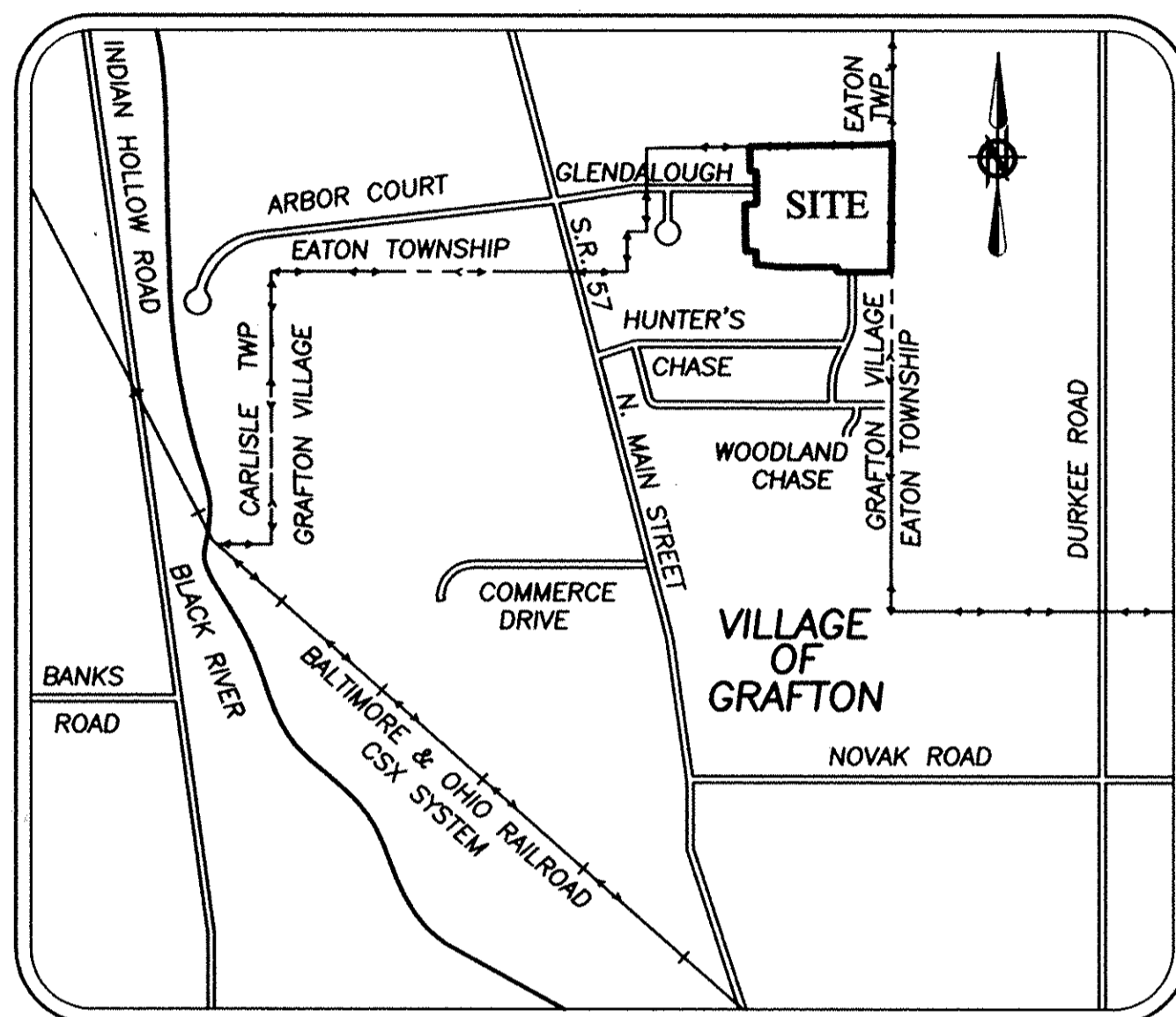
THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET HIS HAND ON THIS 15 DAY OF AUGUST, 2003.

SHAMROCK DEVELOPMENT COMPANY

BY: Kevin Flanagan
KEVIN FLANIGAN (OWNER)

WITNESS: Barbara Rogers



LOCATION MAP

NTS

GRAFTON VILLAGE ENGINEER:

APPROVED THIS 20 DAY OF August, 2003

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

PLANNING COMMISSION:

APPROVED THIS 19th DAY OF August, 2003.

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

VILLAGE COUNCIL:

APPROVED THIS 19th DAY OF August, 2003.
ORDINANCE NO. _____

Thomas Smith
THOMAS SMITH
PRESIDENT, VILLAGE OF GRAFTON COUNCIL

LAW DIRECTOR:

APPROVED AS TO FORM
THIS 19 DAY OF August, 2003.

Richard Lillie
RICHARD LILLIE
VILLAGE OF GRAFTON LAW DIRECTOR

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 SHAMROCK DEVELOPMENT COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN ACT AND DEED, AND THE FREE ACT AND DEED OF SHAMROCK DEVELOPMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

THIS 15 DAY OF August, 2003.

BY: Barbara Rogers

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

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "WATERFORD CROSSING SUBDIVISION NUMBER 2" AS SHOWN HEREON AND CONTAINING 23.3268 ACRES OF LAND, 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 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 7-25-2003
CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081



TRANSFERRED
IN COMPLIANCE WITH SEC. 3119-02
OHIO REV. CODE
AUG 26 2003
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

AUG 28 2003
RECEIVED FOR RECORD
at 10:00 AM in the RECORDS
VOL. 77 JUDITH M. NEDWICK
PAGE 6 Lorain County Recorder
Box 422 172.00
Grafton OH 44044

LEGEND:

- IRON PIN/PIPE FOUND AS INDICATED
- MONUMENT BOX WITH 5/8" REBAR WITH CAP STAMPED "BRAMHALL" SET
- 5/8" REBAR WITH CAP STAMPED "BRAMHALL" SET
- MONUMENT BOX WITH 5/8" REBAR FOUND AS INDICATED

AREA IN 37 SUBLOTS	18.9654 AC.
AREA IN BLOCK "E"	1.1441 AC.
AREA IN RIGHT-OF-WAY	3.2173 AC.
TOTAL AREA IN SUBDIVISION	23.3268 AC.

J:\031551\DRAWINGS\DWG\MASTER.DWG

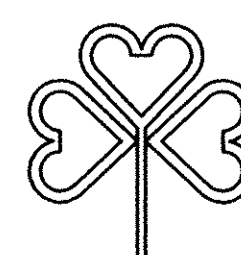
DATE	BY	DESCRIPTION
06/06/03	CMH	ISSUED FOR REVIEW
07/07/03	CMH	REVISED PER COMMENTS

DRAWN BY:
BMM

CHECKED BY:
CMH

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

PREPARED FOR:



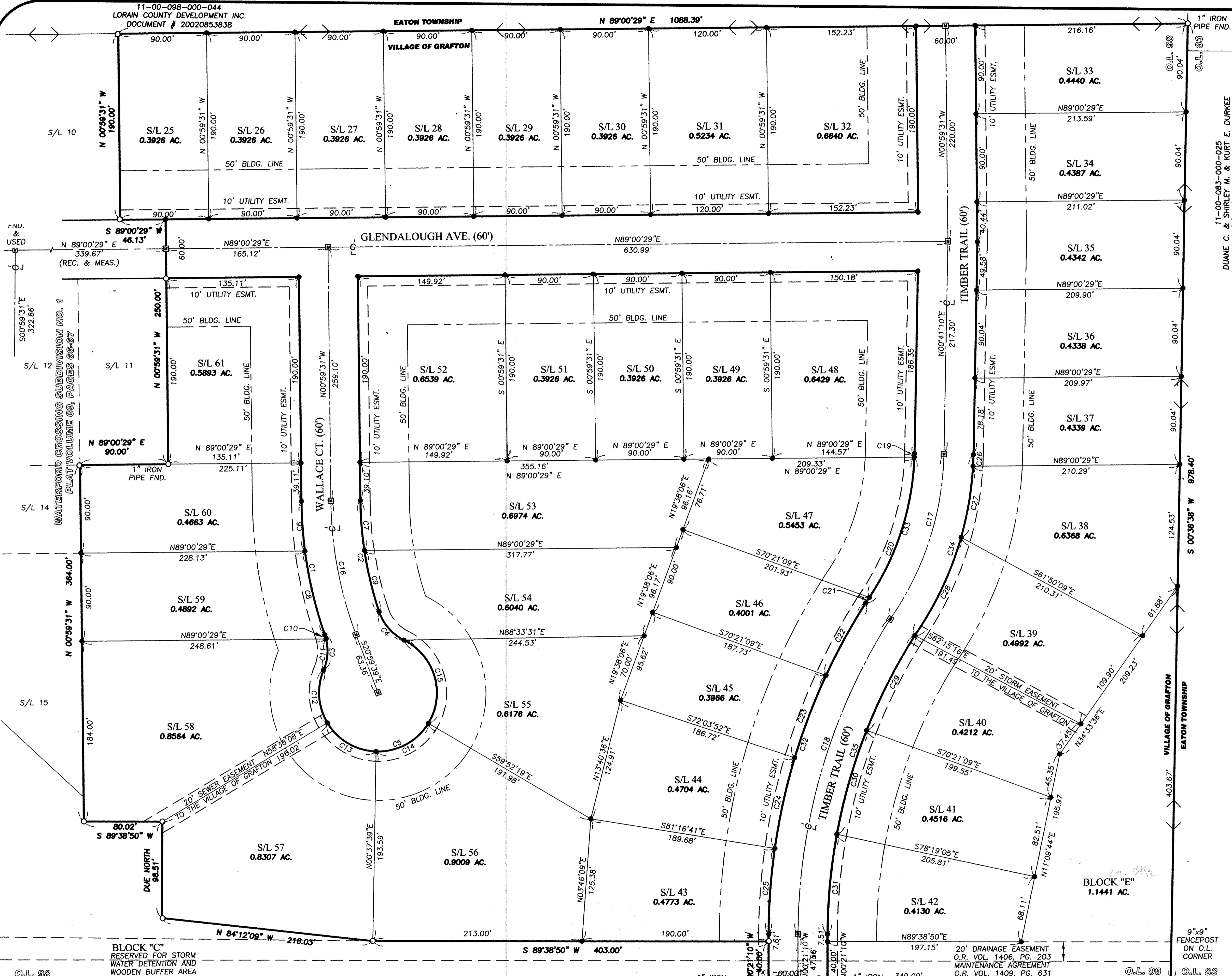
SHAMROCK
Development Co.
P.O. Box 26 Grafton, Ohio 44044

WATERFORD CROSSING SUBDIVISION NO. 2
RECORD PLAT
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

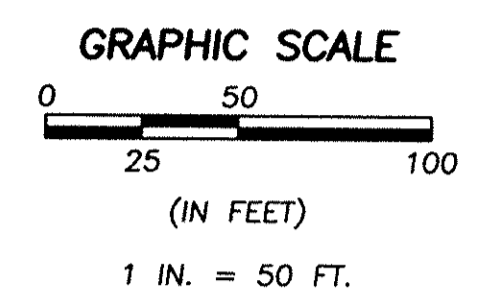
SHEET
1 OF 2
JOB NO.
03-1551

94426

94426



11-00-083-000-023
DUANE C., SHIRLEY, DEREK & KURT DURKEE
DOCUMENT # 19980525131



LEGEND OF SYMBOLS AND LINETYPES.

- PIPE/PIN FOUND AS DESCRIBED
- 5/8" REBAR WITH CAP STAMPED "BRAMHALL" SET
- ⊠ 5/8" REBAR FOUND IN MONUMENT BOX
- ⊡ 5/8" REBAR SET IN MONUMENT BOX
- CORPORATION LINE
- CENTERLINE
- PROPERTY LINE
- ORIGINAL LOT LINE
- RIGHT-OF-WAY LINE

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	139.09'	430.00'	138.49'	S10°15'32"E	70.16'	18°32'02"
C2	115.41'	370.00'	114.94'	S09°55'39"E	58.18'	17°52'16"
C3	36.65'	50.00'	35.83'	N01°28'14"E	19.19'	41°59'34"
C4	39.54'	50.00'	38.51'	S41°30'56"E	20.87'	45°18'16"
C5	279.22'	60.00'	87.31'	N69°08'59"E	63.63'	266°38'05"
C6	51.01'	430.00'	50.98'	S04°23'27"E	25.54'	6°47'51"
C7	51.06'	370.00'	51.02'	S04°56'43"E	25.57'	7°54'24"
C8	88.08'	430.00'	87.93'	S13°39'27"E	44.19'	11°44'11"
C9	64.35'	370.00'	64.27'	S13°52'52"E	32.26'	9°57'52"
C10	4.39'	50.00'	4.38'	N17°00'47"W	2.19'	5°01'31"
C11	32.26'	50.00'	31.70'	N03°59'00"E	16.71'	36°58'03"
C12	56.23'	60.00'	54.20'	S04°22'52"E	30.37'	53°41'46"
C13	59.97'	60.00'	57.51'	S59°51'51"E	32.76'	57°16'12"
C14	63.50'	60.00'	60.58'	N61°10'55"E	35.09'	60°38'16"
C15	99.52'	60.00'	88.50'	N16°39'08"W	65.51'	95°01'51"
C16	139.64'	400.00'	138.93'	S10°59'35"E	70.54'	20°00'08"
C17	179.94'	309.00'	177.40'	N17°35'15"E	92.60'	33°21'51"
C18	339.70'	606.00'	335.27'	S15°52'59"W	174.44'	32°07'02"
C19	3.74'	279.00'	3.74'	N01°18'02"E	1.87'	0°46'03"
C20	152.51'	279.00'	150.62'	N17°20'39"E	78.21'	31°19'11"
C21	6.75'	279.00'	6.75'	N33°41'49"E	3.37'	31°19'11"
C22	84.45'	636.00'	84.39'	S28°11'41"W	42.29'	7°36'29"
C23	90.12'	636.00'	90.05'	S20°19'52"W	45.14'	8°07'08"
C24	94.79'	636.00'	94.70'	S12°00'08"W	47.48'	8°32'21"
C25	87.83'	636.00'	87.76'	S03°46'35"W	43.98'	7°54'44"
C26	11.88'	339.00'	11.87'	N01°53'56"E	5.94'	2°00'26"
C27	73.65'	339.00'	73.50'	N09°07'34"E	36.97'	12°26'51"
C28	111.31'	339.00'	110.81'	N24°45'23"E	56.16'	18°48'46"
C29	108.95'	576.00'	108.78'	S26°27'54"W	54.64'	10°50'13"
C30	110.59'	576.00'	110.42'	S15°32'47"W	55.46'	11°00'00"
C31	102.72'	576.00'	102.58'	S04°56'16"W	51.49'	10°13'02"
C32	357.19'	636.00'	352.52'	S15°54'34"W	183.44'	32°10'43"
C33	163.00'	279.00'	160.69'	N17°39'12"E	83.90'	33°28'24"
C34	196.83'	339.00'	194.08'	N17°31'45"E	101.28'	33°16'03"
C35	322.25'	576.00'	318.06'	S15°51'22"W	165.46'	32°03'16"

NOTE:

THIS SUBDIVISION OUT OF
11-00-098-000-107
SHAMROCK DEVELOPMENT
23.3269 ACRES (REC+CALC)
REMAINDER FROM W.C.S. #1

DATE:	BY:	DESCRIPTION:
06/06/03	CMH	ISSUE FOR REVIEW
07/07/03	CMH	REVISE PER COMMENTS

S/L 54	S/L 53	S/L 52	S/L 51	S/L 50	S/L 49	S/L 48
EMERALD POINT SUBDIVISION NO. 1 & 2	PLAT VOLUME 57, PAGES 39-40	PLAT VOLUME 61, PAGES 49-50				

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RECORD PLAT
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
2 OF 2
JOB NO.
03-1551

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Tax Map Dist Copy #03-00429

77/23