

# PLAT OF RIVER ESTATES SUBDIVISION A RESUBDIVISION OF SUBLOT 8, GREENVIEW ALLOTMENT, P.V. 19, P.11-A, AND PARTS OF ORIGINAL GRAFTON TOWNSHIP LOTS 2 AND 19 GRAFTON VILLAGE, LORAIN COUNTY, OHIO

**OWNER'S CERTIFICATE**

WE THE UNDERSIGNED OWNERS OF LAND SHOWN ON THIS PLAT AND SURVEY DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS DONE AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DEDICATE TO PUBLIC USE THE STREET SHOWN HEREON AS "MECHANIC STREET" WITHIN THE BOUNDARIES OF THE SUBDIVISION AND CONTAINING 0.5082 ACRES OF LAND.

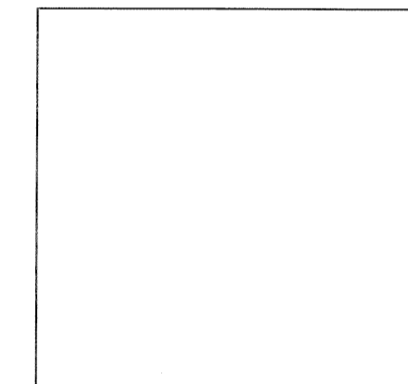
RIVER ESTATES, LTD  
35290 DETROIT ROAD  
AVON, OHIO 44001

*Joseph R. Scaletta*  
JOSEPH R. SCALETTA, Managing Member

**NOTARY PUBLIC**

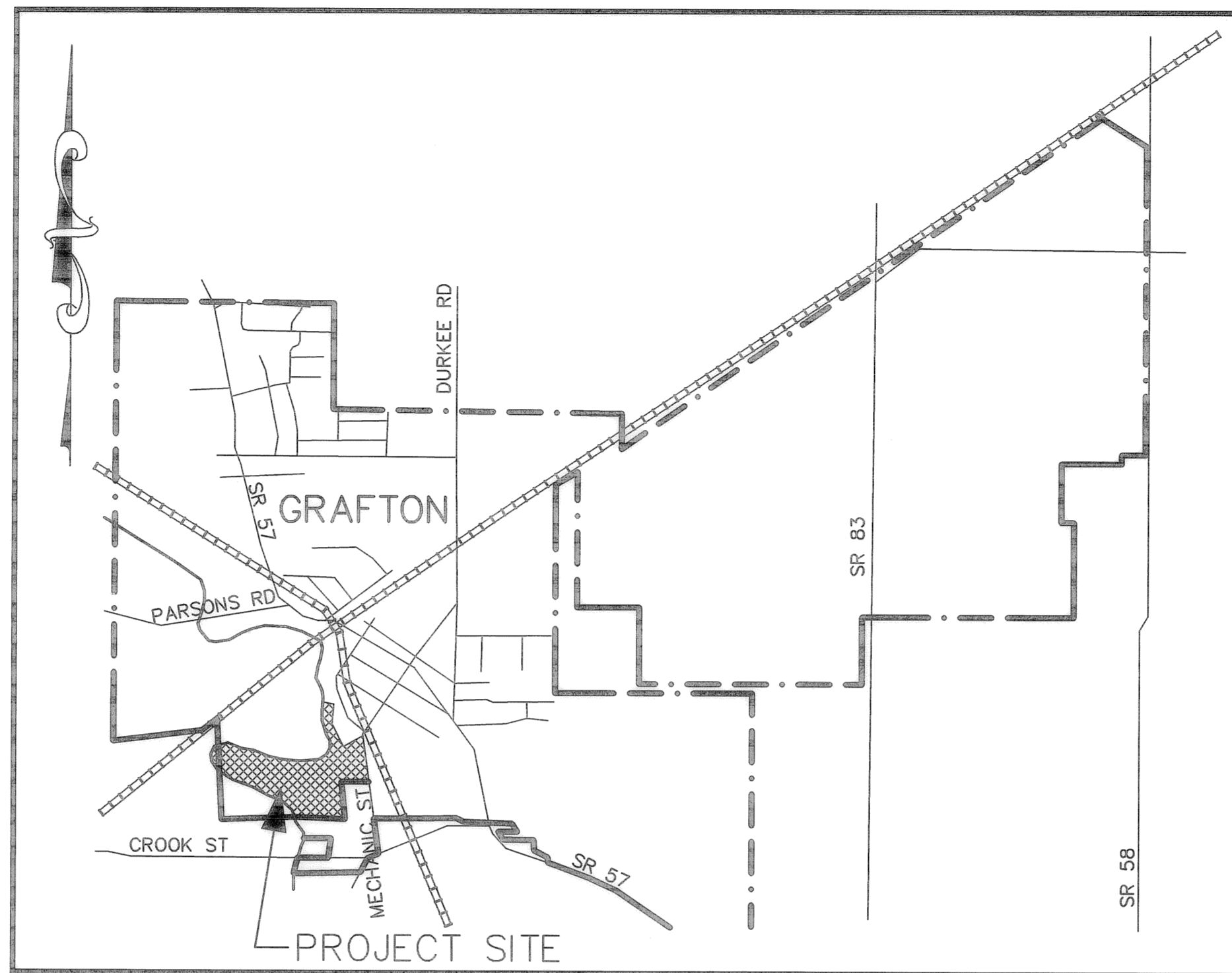
COUNTY OF LORAIN  
STATE OF OHIO      S.S.

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR JOSEPH R. SCALETTA, MANAGING MEMBER RIVER ESTATES, LTD. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF RIVER ESTATES SUBDIVISION AND THAT IT WAS HIS OWN FREE ACT AND DEED PERSONALLY AND AS SUCH OFFICER OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21<sup>ST</sup> DAY OF July 2004.



*J. D. Wagner*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 06-20-07



SITE MAP  
(NO SCALE)

**VILLAGE ENGINEER**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF RIVER ESTATES SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE VILLAGE OF GRAFTON, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

*Jack Jones*  
VILLAGE OF GRAFTON ENGINEER  
JACK JONES, POGGEMEYER DESIGN GROUP, INC.

**VILLAGE COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAT OF RIVER ESTATES SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE VILLAGE OF GRAFTON, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 05-016, PASSED THE 27<sup>TH</sup> DAY OF JUNE, 2004.

*Tom Smith*  
President of Council  
Tom Smith

*Linda Bales*  
CLERK OF COUNCIL  
LINDA BALES

**LAW DIRECTOR**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF RIVER ESTATES SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE VILLAGE OF GRAFTON, LORAIN COUNTY, OHIO.

*Gretchen A. Holderman*  
VILLAGE OF GRAFTON ASSISTANT LAW DIRECTOR  
GRETCHEN A. HOLDERMAN

**PLANNING COMMISSION**

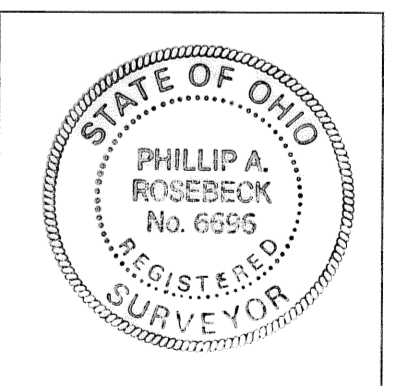
THIS IS TO CERTIFY THAT THIS PLAT OF RIVER ESTATES SUBDIVISION HAS BEEN ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF GRAFTON, LORAIN COUNTY, OHIO.

*Sherry Szczepanski*  
MAYOR & CHAIRMAN  
SHERRY SZCZEPANSKI

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER'S, I HAVE SURVEYED AND PLATTED RIVER ESTATES SUBDIVISION AS SHOWN HEREON AND CONTAINING 43.1429 ACRES OF LAND IN GRAFTON TOWNSHIP ORIGINAL LOTS 2 AND 19. AT ALL POINT SHOWN THUSLY, ●, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS SHOWN THUSLY, ○, IRON PIN MONUMENTS HAVE BEEN SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DESCRIBE ANGLES ONLY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY 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 BELIEVE TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY *Phil A. Rosebeck* DATE 7-21-04  
PHIL A. ROSEBECK  
REGISTERED SURVEYOR NO. 6696



AREA IN SUBLOTS 1 TRHU 11...21.0757 ACRES  
AREA IN BLOCKS A, B, C, D...21.5590 ACRES  
AREA IN STREETS...0.5082 ACRES  
TOTAL AREA...43.1429 ACRES

AREA IN O.L. 2...25.0887 ACRES  
AREA IN O.L. 19...18.0542 ACRES

**COVENANTS AND RESTRICTIONS**

THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR RIVER ESTATES SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_ OF THE LORAIN COUNTY RECORDS.

**UTILITY EASEMENT TO THE VILLAGE OF GRAFTON**

RIVER ESTATES LTD, THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE VILLAGE OF GRAFTON, A PERMANENT EASEMENT OVER "TIMBER RIDGE ROAD, PRIVATE 50' ROADWAY, (TYPICAL)" AND THE "10' SANITARY SEWER EASEMENT (TYPICAL)" TO OPERATE, MAINTAIN, REPAIR, RECONSTRUCT SANITARY SEWERS, WATERLINES, AND THEIR APPURTENANCES FOR PUBLIC AND PRIVATE USE, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENTS RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREOF, TO REMOVE TREES, LANDSCAPING, LAWNS, AND PAVEMENT WITHIN SAID EASEMENT WHICH MAY INTERFERE WITH THE MAINTENANCE, REPAIR OR OPERATION OF SAID UTILITY SERVICES. GRANTEE SHALL AT THEIR EXPENSE RESTORE LAWN AREAS TO THEIR ORIGINAL CONDITION AS THEY EXISTED IMMEDIATELY PRIOR TO ANY WORK PERFORMED BY THE GRANTEE'S. GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY ROADWAY SURFACES, EXCEPT THAT THEY SHALL BE RESTORED TO THE EXTENT TO ALLOW FOR THE SAFE TRAVERSING OF VEHICLES AND PEDESTRIANS.

RIVER ESTATES, LTD  
35290 DETROIT ROAD  
AVON, OHIO 44001

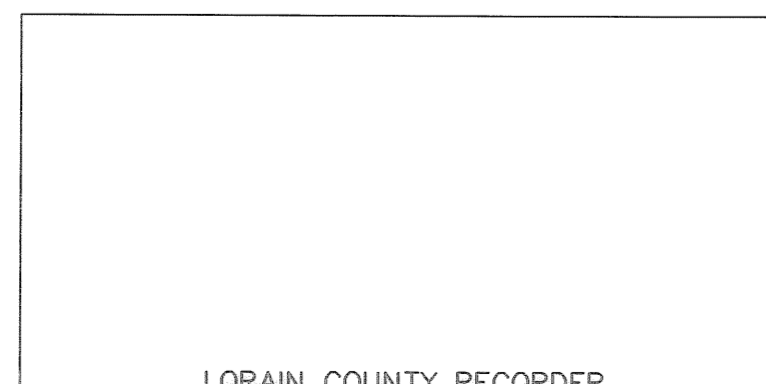
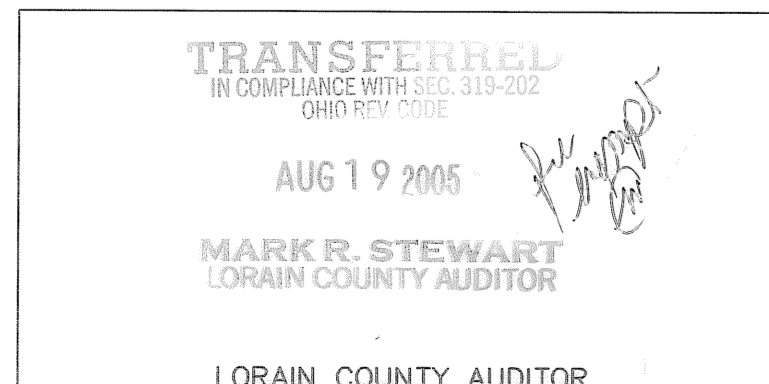
BY *Joseph R. Scaletta*  
JOSEPH R. SCALETTA, Managing Member

**UTILITY EASEMENT TO UTILITY COMPANIES**

RIVER ESTATES, LTD, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE VILLAGE OF GRAFTON, VERIZON COMMUNICATIONS, GLW BROADBAND, AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES), A PERMANENT EASEMENT, FIFTY FEET (50') IN WIDTH SYMMETRICAL ABOUT THE CENTERLINE OF TIMBER RIDGE ROAD (PRIVATE), INCREASING TO A FIFTY-FIVE FOOT RADIUS (55') AT THE CUL-DE-SAC, TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS, AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, NATURAL GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREOF, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, COMMUNICATIONS AND NATURAL GAS FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. ALL SUBLOTS WILL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEEES.

RIVER ESTATES, LTD  
35290 DETROIT ROAD  
AVON, OHIO 44001

BY *Joseph R. Scaletta*  
JOSEPH R. SCALETTA, Managing Member



REVISIONS	
3	7/12/04 COUNTY MAP DEPT COMMENTS
2	6/2/04 MIS. NOTE EDITS PER OWNER
1	5/18/04 VILLAGE ENG COMMENTS DATED 5/3/04

**P.A. ROSEBECK & ASSOCIATES**  
REGISTERED SURVEYOR  
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001  
PHONE: (440) 988-4657

RIVER ESTATES SUBDIVISION  
VILLAGE OF GRAFTON  
COUNTY OF LORAIN, STATE OF OHIO  
PART OF ORIGINAL LOTS 2 & 19  
  
PLAT TITLE SHEET

SHEET NO.  
1 / 2  
PROJECT NO.  
03-4D

# RIVER ESTATES SUBDIVISION

FLOOD PLAIN LINE TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
F1	S14°01'11"E	78.93'	F26	S13°23'06"W	45.05'
F2	S25°33'56"E	37.03'	F27	S15°39'52"W	62.30'
F3	S30°24'49"E	43.29'	F28	S00°14'13"E	19.82'
F4	S32°09'27"E	54.51'	F29	S09°15'54"E	32.30'
F5	S46°10'56"E	167.73'	F30	S15°02'30"E	36.14'
F6	S44°04'13"E	70.52'	F31	S22°19'25"E	55.21'
F7	S43°38'44"E	131.73'	F32	S20°31'31"E	107.05'
F8	S42°44'59"E	23.75'	F33	S42°37'43"W	20.77'
F9	S67°41'06"E	98.31'	F34	S26°16'24"W	72.38'
F10	S76°35'10"E	98.03'	F35	S24°24'25"W	51.77'
F11	S25°43'16"E	12.23'	F36	S41°40'03"W	25.47'
F12	S01°52'14"W	71.66'	F37	S89°45'47"W	17.01'
F13	S27°44'51"W	48.23'	F38	N48°37'48"W	15.75'
F14	N75°37'45"W	12.51'	F39	N24°13'10"W	57.94'
F15	N50°48'18"W	51.06'	F40	N29°42'19"W	46.54'
F16	N57°56'56"W	85.96'	F41	N35°27'03"W	124.80'
F17	N72°31'29"W	67.41'	F42	N41°39'37"W	20.43'
F18	N86°48'12"W	84.49'	F43	N38°22'57"W	45.24'
F19	S84°58'39"W	82.87'	F44	N32°58'23"W	35.84'
F20	S85°04'38"W	138.77'	F45	N49°10'54"W	33.93'
F21	S71°44'06"W	85.49'	F46	N77°00'30"W	45.70'
F22	S78°38'05"W	90.75'	F47	S87°16'09"W	143.09'
F23	S58°34'06"W	17.80'	F48	N88°27'08"W	171.85'
F24	S40°05'02"W	34.20'	F49	S53°52'41"E	46.39'
F25	S30°42'16"W	12.59'			

PARENT PARCELS

16-00-002-102-003 24.85 ACRES PER DEED  
 16-00-019-102-001 18.02 ACRES PER DEED  
 16-00-019-102-002 0.52 ACRES PER DEED

AREA INFORMATION

AREA IN PRIVATE RIGHT OF WAY BLOCK "D" = 1.0543 ACRES  
 AREA IN RIGHT OF WAY - MECHANIC STREET = 0.5082 ACRES  
 AREA IN SUBLOTS = 21.0755 ACRES  
 AREA IN BLOCK "A" = 16.6877 ACRES  
 AREA IN BLOCK "B" = 3.4912 ACRES  
 AREA IN BLOCK "C" = 0.3258 ACRES  
 TOTAL AREA IN SUBDIVISION = 43.1429 ACRES

LEGEND

IRON PIN FOUND = ●  
 IRON PIN SET = ○  
 MONUMENT BOX & PIN FOUND = □  
 MONUMENT BOX & PIN SET = ▣

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	194.82'	105.92'	187.21'	S62°37'52"W	55°48'45"
C2	175.00'	170.47'	92.68'	163.81'	S62°37'52"W	55°48'45"
C3	225.00'	219.17'	119.16'	210.61'	S62°37'52"W	55°48'45"
C4	55.00'	234.82'	86.96'	92.97'	S87°35'12"E	244°37'23"
C5	50.00'	56.39'	31.62'	53.45'	S02°24'48"W	64°37'23"
C6	55.00'	125.72'	120.58'	100.08'	N35°35'00"E	130°57'46"
C7	55.00'	49.86'	26.79'	48.17'	S52°57'53"W	51°56'28"
C8	55.00'	50.74'	27.33'	48.96'	S00°34'03"E	52°51'12"
C9	55.00'	8.51'	4.26'	8.50'	S30°17'31"W	08°51'57"
C10	225.00'	74.24'	37.46'	73.90'	S44°10'39"W	18°54'17"
C11	225.00'	35.14'	17.61'	35.11'	S58°06'15"W	08°56'57"
C12	225.00'	25.59'	12.81'	25.58'	S65°50'14"W	06°31'01"
C13	225.00'	84.20'	42.60'	83.71'	S79°49'00"W	21°26'30"

SANITARY EASEMENT LINE TABLE

LINE	DIRECTION	LENGTH
L1	N0°07'07"E	49.78'
L2	S34°43'30"W	396.43'
L3	S52°33'18"W	128.71'
L4	S89°27'45"E	296.62'

NOTE: TITLE IS DESCRIBED TO THE CENTER OF THE EAST BRANCH OF THE BLACK RIVER. THE CENTERLINE SHOWN HEREON IS APPROXIMATED FOR THE PURPOSE OF CALCULATION OF AREA. THE BOUNDARY IS SUBJECT TO CHANGE WITH THE MEANDERING OR NATURAL RELOCATION OF THE CENTER OF THE RIVER.

NOTE: THE FLOOD PLAIN INFORMATION SHOWN HEREON WAS PREPARED BY OTHERS FROM THE BEST AVAILABLE INFORMATION. IT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. P. A. ROSEBECK & ASSOC. ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS INFORMATION. EACH SUBLOT WITHIN THE SUBDIVISION THAT IS AFFECTED BY THE FLOOD PLAIN SHALL BE RESPONSIBLE FOR THE DETERMINATION OF THE FLOOD PLAIN LIMITS IN REFERENCE TO ANY PROPOSED IMPROVEMENTS.

REFERENCES

- FRANK BOHAC & ANNA BOHAC  
JUNE 10, 1929 DEED VOLUME 246, PAGE 154
- NEW YORK CENTRAL LINES LLC  
APRIL 7, 2000 20000677885
- SHANNON R. HOFFMAN  
APRIL 3, 2001 20010741967
- JASON GENDIS & AMY GENDIS  
AUGUST 27, 2003 20030944960
- ALBERT DUANE SEILER, SR.  
NATHA ANN SEILER  
FEB. 16, 1990 O.R.V. 262, P. 215
- FRED SURDOCK  
MICHAEL SURDOCK  
JULY 2, 1998 19980547572
- GREGG W. MILLER  
MICHELLE L. MILLER  
OCT. 24, 2000 20000713825
- FLOYD GULLETT  
JULY 8, 2002 20020840679
- ROBIN MOSS & DEBORAH MOSS  
OCT. 10, 2003 20030957227
- ANGELA HARRIVEL  
MARCH 22, 2002 20020818087
- FREDERICK W. MILLER AND HOLLY J. MILLER  
APRIL 17, 1998 19980530506
- ROBERT A. WHITE & JACQUELINE M. WHITE  
DEC. 2, 2002 20020873556
- DONALD R. BOHAC  
DEED VOLUME 832, P. 277
- ROBERT D. BOHAC  
DEED VOL. 1280, P. 582
- EDWARD HAMM & LOUISE HAMM  
DEED VOL. 593, PAGE 86
- RICHARD BOHAC & LOIS BOHAC  
DEED VOL. 592, PAGE 601
- KOSTANTINOS KATSIKAS & IRENE KATSIKAS  
DEED VOL. 1125, PAGE 621
- MARK LUPICO & JANET LUPICO  
O.R.V. 1360, P. 630
- DANIEL R. LEASE & KAREN A. LEASE  
O.R.V. 825, P. 894
- DONALD R. BOHAC  
O.R.V. 337, P. 413
- JOSEPH A. YUSKO & JUDITH A. YUSKO  
O.R.V. 1232, P. 253
- GERALD L. MATUSIK & JEAN M. MATUSIK  
DEED VOL. 1371, P. 194

LOT AREA SUMMARY

LOT	AREA	FLOODPLAIN	O.L.2	O.L.19
1	1.0862	-	-	1.0862
2	1.5463	-	-	1.5463
3	1.7238	-	-	1.7238
4	1.5967	0.2721	-	1.5967
5	1.7451	0.3381	-	1.7451
6	1.9807	0.4713	0.2944	1.6500
7	1.9444	0.4713	0.2944	1.6500
8	1.7099	0.2501	1.2389	0.4710
9	2.1124	1.0164	2.1124	-
10	2.7344	2.0896	2.7344	-
11	2.8956	2.1169	2.8956	-
A	16.6880	15.4453	11.2430	5.4450
B	3.4912	3.3132	3.4912	-
C	0.3258	-	0.3248	0.0009
D	1.0543	-	0.2567	0.7976
R/W	0.5082	-	0.4973	0.0109
TOTAL	43.1429	-	25.0887	18.0542

I CERTIFY THAT THE FLOODPLAIN LIMITS DEPICTED HEREIN WERE CALCULATED BY MYSELF AND REPRESENT THE "1 PERCENT ANNUAL FLOOD ELEVATION", OTHERWISE KNOWN AS THE "ZONE-A FLOODPLAIN". THE FLOODPLAIN LIMITS WERE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR "MANAGING FLOODPLAIN DEVELOPMENT IN APPROXIMATE ZONE A AREAS".

BY  
 WALT A. NICKEL  
 NICKEL ENGINEERING, LLC  
 REG. ENGINEER NO. 53978



REVISIONS

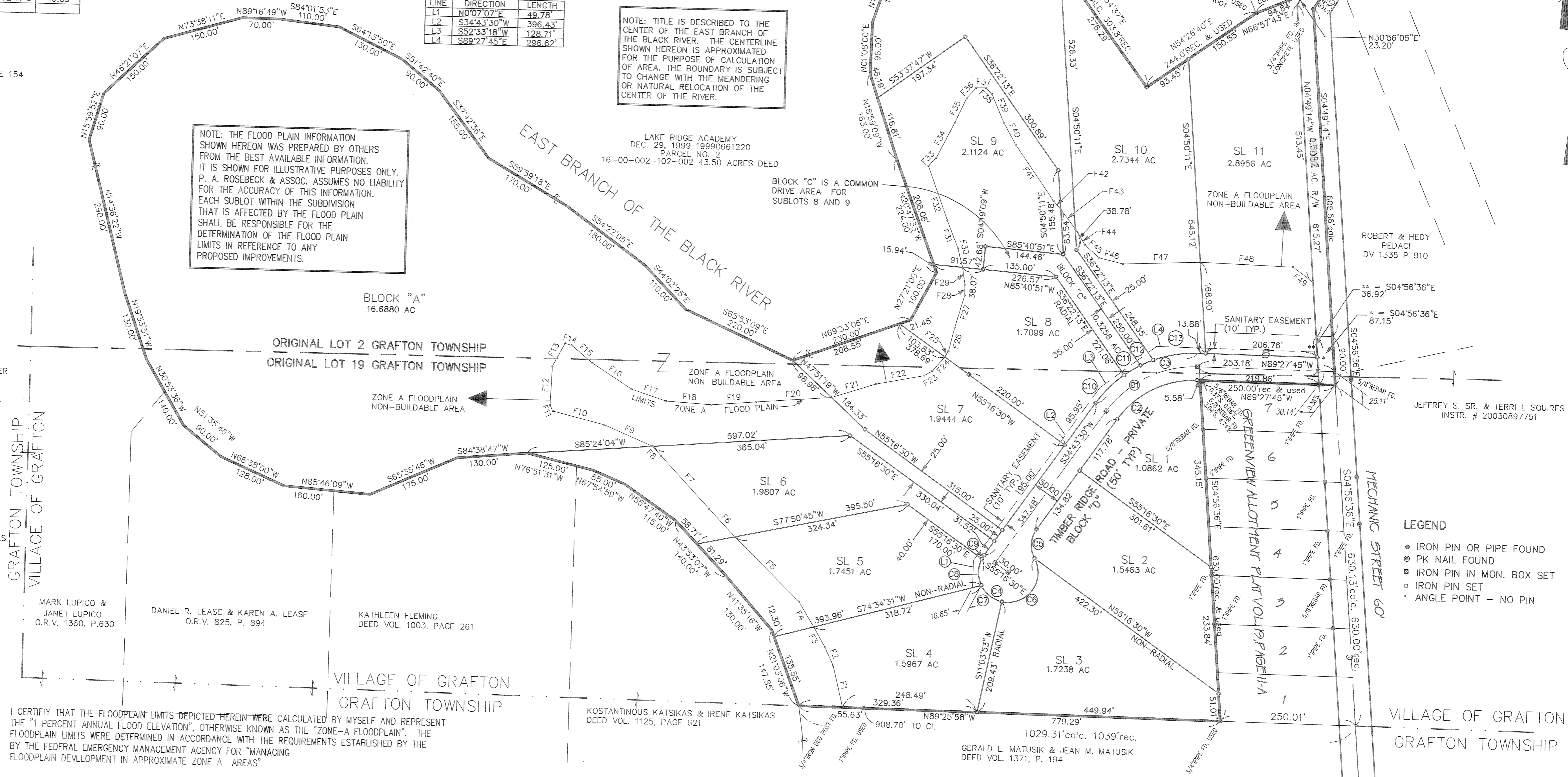
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P.A. ROSEBECK & ASSOCIATES  
 REGISTERED SURVEYOR  
 705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001  
 PHONE: (440) 988-4657

RIVER ESTATES SUBDIVISION  
 VILLAGE OF GRAFTON  
 COUNTY OF LORAIN, STATE OF OHIO  
 PART OF ORIGINAL LOTS 2 & 19

SHEET NO.  
 2 / 2  
 PROJECT NO.  
 03-4D

PLAT



# PLAT OF RIVER ESTATES SUBDIVISION A RESUBDIVISION OF SUBLOT 8, GREENVIEW ALLOTMENT, P.V. 19, P.11-A, AND PARTS OF ORIGINAL GRAFTON TOWNSHIP LOTS 2 AND 19 GRAFTON VILLAGE, LORAIN COUNTY, OHIO

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WE THE UNDERSIGNED OWNERS OF LAND SHOWN ON THIS PLAT AND SURVEY DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS DONE AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DEDICATE TO PUBLIC USE THE STREET SHOWN HEREON AS "MECHANIC STREET" WITHIN THE BOUNDARIES OF THE SUBDIVISION AND CONTAINING 0.5082 ACRES OF LAND.

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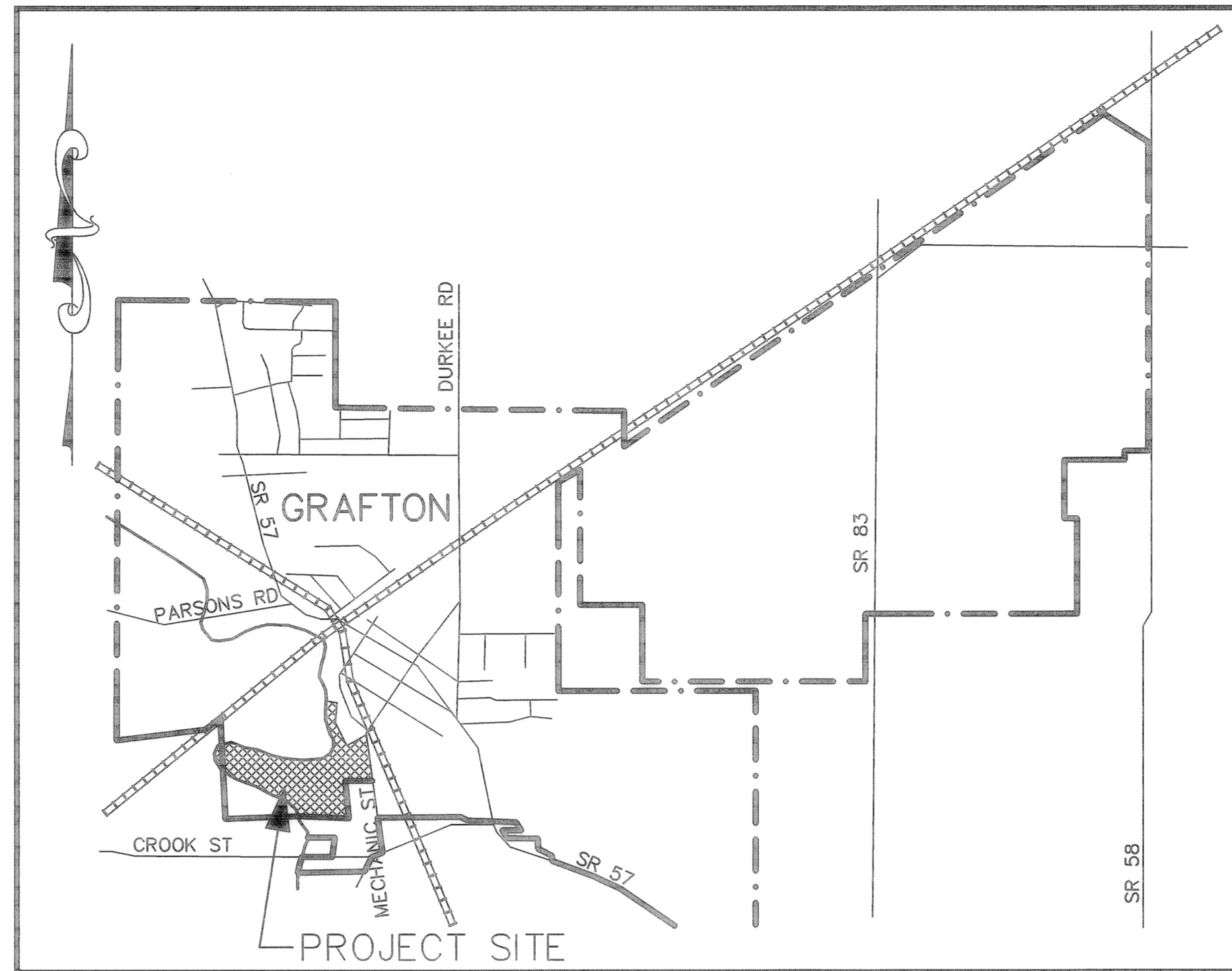
*Joseph R. Scaletta*  
JOSEPH R. SCALETTA, Managing Member

**NOTARY PUBLIC**

COUNTY OF LORAIN  
STATE OF OHIO S.S.

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR JOSEPH R. SCALETTA, MANAGING MEMBER RIVER ESTATES, LTD. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF RIVER ESTATES SUBDIVISION AND THAT IT WAS HIS OWN FREE ACT AND DEED PERSONALLY AND AS SUCH OFFICER OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF July 2004.

*St. J. Wagner*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 06-20-07



**SITE MAP**  
(NO SCALE)

**VILLAGE ENGINEER**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF RIVER ESTATES SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE VILLAGE OF GRAFTON, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

*Jack Jones*  
VILLAGE OF GRAFTON ENGINEER  
JACK JONES, POGEMEYER DESIGN GROUP, INC.

**VILLAGE COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAT OF RIVER ESTATES SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE VILLAGE OF GRAFTON, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 05-016, PASSED THE 20<sup>th</sup> DAY OF JUNE, 2004.

*Tom Smith* President of Council  
*Linda Bales* CLERK OF COUNCIL  
Tom Smith  
LINDA BALES

**LAW DIRECTOR**

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*Gretchen A. Holderman*  
VILLAGE OF GRAFTON ASSISTANT LAW DIRECTOR  
GRETCHEN A. HOLDERMAN

**PLANNING COMMISSION**

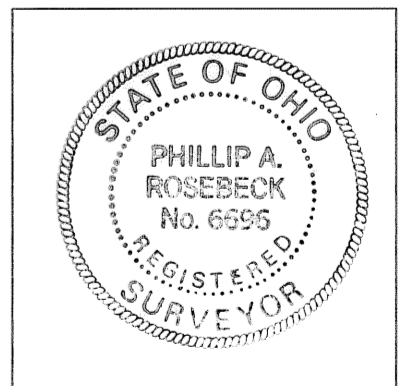
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*Sherry A. Szczepanski*  
MAYOR & CHAIRMAN  
SHERRY SZCZEPANSKI

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER'S, I HAVE SURVEYED AND PLATTED RIVER ESTATES SUBDIVISION AS SHOWN HEREON AND CONTAINING 43.1429 ACRES OF LAND IN GRAFTON TOWNSHIP ORIGINAL LOTS 2 AND 19. AT ALL POINT SHOWN THUSLY, ●, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS SHOWN THUSLY, ○, IRON PIN MONUMENTS HAVE BEEN SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DESCRIBE ANGLES ONLY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY 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 BELIEVE TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

BY *Phil A. Rosebeck* DATE 7-21-04  
PHIL A. ROSEBECK  
REGISTERED SURVEYOR NO. 6696



AREA IN SUBLOTS 1 TRHU 11...21.0757 ACRES  
AREA IN BLOCKS A, B, C, D...21.5590 ACRES  
AREA IN STREETS...0.5082 ACRES  
TOTAL AREA...43.1429 ACRES  
AREA IN O.L. 2...25.0887 ACRES  
AREA IN O.L. 19...18.0542 ACRES

**COVENANTS AND RESTRICTIONS**

THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR RIVER ESTATES SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_ OF THE LORAIN COUNTY RECORDS.

**UTILITY EASEMENT TO THE VILLAGE OF GRAFTON**

RIVER ESTATES LTD, THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE VILLAGE OF GRAFTON, A PERMANENT EASEMENT OVER "TIMBER RIDGE ROAD, PRIVATE 50' ROADWAY, (TYPICAL)" AND THE "10' SANITARY SEWER EASEMENT (TYPICAL)" TO OPERATE, MAINTAIN, REPAIR, RECONSTRUCT SANITARY SEWERS, WATERLINES, AND THEIR APPURTENANCES FOR PUBLIC AND PRIVATE USE, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENTS RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREOF, TO REMOVE TREES, LANDSCAPING, LAWNS, AND PAVEMENT WITHIN SAID EASEMENT WHICH MAY INTERFERE WITH THE MAINTENANCE, REPAIR OR OPERATION OF SAID UTILITY SERVICES. GRANTEE SHALL AT THEIR EXPENSE RESTORE LAWN AREAS TO THEIR ORIGINAL CONDITION AS THEY EXISTED IMMEDIATELY PRIOR TO ANY WORK PERFORMED BY THE GRANTEES. GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY ROADWAY SURFACES, EXCEPT THAT THEY SHALL BE RESTORED TO THE EXTENT TO ALLOW FOR THE SAFE TRAVERSING OF VEHICLES AND PEDESTRIANS.

**UTILITY EASEMENT TO UTILITY COMPANIES**

RIVER ESTATES, LTD, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE VILLAGE OF GRAFTON, VERIZON COMMUNICATIONS, GLW BROADBAND, AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEES), A PERMANENT EASEMENT, FIFTY FEET (50') IN WIDTH SYMMETRICAL ABOUT THE CENTERLINE OF TIMBER RIDGE ROAD (PRIVATE), INCREASING TO A FIFTY-FIVE FOOT RADIUS (55') AT THE CUL-DE-SAC, TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS, AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, NATURAL GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREOF, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, COMMUNICATIONS AND NATURAL GAS FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. ALL SUBLOTS WILL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEES.

RIVER ESTATES, LTD  
35290 DETROIT ROAD  
AVON, OHIO 44001

BY *Joseph R. Scaletta*  
JOSEPH R. SCALETTA, Managing Member

NO TRANSFER NECESSARY  
MARK R. STEWART  
LORAIN COUNTY AUDITOR  
JP 3-26-07  
DEPUTY

RIVER ESTATES, LTD  
35290 DETROIT ROAD  
AVON, OHIO 44001

BY *Joseph R. Scaletta*  
JOSEPH R. SCALETTA, Managing Member

TRANSFERRED  
IN COMPLIANCE WITH § 131-332  
OHIO REV. CODE  
AUG 19 2005  
MARK R. STEWART  
LORAIN COUNTY AUDITOR  
LORAIN COUNTY AUDITOR

AUG 19 2005  
RECEIVED FOR RECORD  
at 2:30 clock P.M. in RECORD  
VOL. 24 JUDITH M. NEDWICK  
PAGE 23 of 24 Lorain County Recorder  
H. 176-80 (m) lwm  
1-02-04 (L) Laura  
LORAIN COUNTY RECORDER

REVISIONS	
3	7/12/04 COUNTY MAP DEPT COMMENTS
2	6/2/04 MIS. NOTE EDITS PER OWNER
1	5/18/04 VILLAGE ENG COMMENTS DATED 5/3/04

P.A. ROSEBECK & ASSOCIATES  
REGISTERED SURVEYOR  
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001  
PHONE: (440) 988-4657

RIVER ESTATES SUBDIVISION  
VILLAGE OF GRAFTON  
COUNTY OF LORAIN, STATE OF OHIO  
PART OF ORIGINAL LOTS 2 & 19  
PLAT TITLE SHEET

SHEET NO.  
1 / 2  
PROJECT NO.  
03-4D

FLOOD PLAIN LINE TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
F1	S14°01'11"E	78.93'	F26	S13°23'06"W	45.05'
F2	S25°33'56"E	37.03'	F27	S15°39'52"W	62.30'
F3	S30°24'49"E	43.29'	F28	S00°14'13"E	19.82'
F4	S32°05'27"E	54.51'	F29	S09°15'54"E	32.30'
F5	S48°10'56"E	167.73'	F30	S15°02'30"E	36.14'
F6	S44°04'13"E	70.52'	F31	S22°19'25"E	55.21'
F7	S43°38'44"E	131.73'	F32	S20°31'31"E	107.05'
F8	S42°44'59"E	23.75'	F33	S42°37'43"W	20.77'
F9	S67°41'06"E	98.31'	F34	S26°16'24"W	72.38'
F10	S76°35'10"E	98.03'	F35	S24°24'25"W	51.77'
F11	S25°43'16"E	12.23'	F36	S41°40'03"W	25.47'
F12	S01°52'14"W	71.56'	F37	S89°45'47"W	17.01'
F13	S27°44'51"W	48.23'	F38	N48°37'48"W	15.75'
F14	N75°37'45"W	12.51'	F39	N24°13'10"W	57.94'
F15	N50°48'18"W	51.06'	F40	N29°42'19"W	46.54'
F16	N57°56'56"W	85.96'	F41	N35°27'03"W	124.80'
F17	N72°31'29"W	67.41'	F42	N41°39'37"W	20.43'
F18	N86°48'12"W	84.49'	F43	N38°22'57"W	45.24'
F19	S84°58'39"W	82.87'	F44	N32°58'23"W	35.84'
F20	S85°04'38"W	138.77'	F45	N49°10'54"W	33.83'
F21	S71°44'06"W	85.49'	F46	N77°00'30"W	45.70'
F22	S78°38'05"W	90.75'	F47	S87°16'09"W	143.09'
F23	S58°34'06"W	17.80'	F48	N88°27'08"W	171.85'
F24	S40°05'02"W	34.20'	F49	S53°52'41"E	46.39'
F25	S30°42'16"W	12.59'			

CONSERVATION EASEMENT LINE TABLE

L1	S 27°18'20" E	166.00'
L2	N 35°53'42" W	207.81'
L3	S 49°30'22" E	242.33'
L4	S 68°52'22" W	222.30'
L5	N 22°05'34" E	176.42'
L6	S 24°10'52" E	224.04'
L7	S 18°59'09" E	159.91'
L8	N 28°31'31" W	158.56'
L9	N 05°58'44" W	103.36'
L10	N 26°05'44" W	44.82'
L11	S 59°03'32" E	16.98'
L12	N 81°38'29" E	13.09'
L13	S 50°13'11" W	35.33'
L14	S 34°37'42" W	36.58'
L15	S 07°55'40" E	47.01'
L16	S 08°58'50" W	80.32'
L17	S 47°19'49" W	62.48'
L18	S 85°10'46" W	205.92'
L19	S 60°53'07" W	225.86'
L20	N 45°36'06" E	108.93'
L21	N 81°38'29" E	76.92'
L22	N 86°45'00" W	66.96'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	194.82'	105.92'	187.21'	S62°37'52"W	55°48'45"
C2	175.00'	170.47'	92.68'	163.81'	S62°37'52"W	55°48'45"
C3	225.00'	219.17'	119.16'	210.61'	S62°37'52"W	55°48'45"
C4	55.00'	234.82'	86.96'	92.97'	S87°35'12"E	244°37'23"
C5	50.00'	56.39'	31.62'	53.45'	S02°24'48"W	64°37'23"
C6	55.00'	125.72'	120.58'	100.08'	N35°35'00"E	130°57'46"
C7	55.00'	49.86'	26.79'	48.17'	S52°57'53"E	51°56'28"
C8	55.00'	50.74'	27.33'	48.96'	S00°34'03"E	52°51'12"
C9	55.00'	8.51'	4.26'	8.50'	S30°17'31"W	08°51'57"
C10	225.00'	74.24'	37.46'	73.90'	S44°10'39"W	18°54'17"
C11	225.00'	35.14'	17.61'	35.11'	S58°06'15"W	08°51'57"
C12	225.00'	25.59'	12.81'	25.58'	S65°50'14"W	06°31'01"
C13	225.00'	84.20'	42.60'	83.71'	S79°49'00"W	21°26'30"

NOTE: TITLE IS DESCRIBED TO THE CENTER OF THE EAST BRANCH OF THE BLACK RIVER. THE CENTERLINE SHOWN HEREON IS APPROXIMATED FOR THE PURPOSE OF CALCULATION OF AREA. THE BOUNDARY IS SUBJECT TO CHANGE WITH THE MEANDERING OR NATURAL RELOCATION OF THE CENTER OF THE RIVER.

CONSERVATION EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO OHIO STREAM PRESERVATION, INC. ("OSP"), HAVING AN ADDRESS AT THE TIME OF THIS FILING AS P.O. BOX 23835 CHAGRIN FALLS, OHIO 44023 AND WHOSE PHONE NUMBER IS (440) 439-2920, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT CONSERVATION EASEMENT, AS SHOWN, TO ACCESS AND MONITOR SAID PROTECTED PROPERTY. THE PROTECTED PROPERTY IS PRESERVED IN ITS NATURAL CONDITION, IN PERPETUITY, BY A RECORDED GRANT OF CONSERVATION EASEMENT.

RIVER ESTATES, LTD, BY: *Joseph R. Scaletta*  
 JOSEPH R. SCALETTA, MANAGING MEMBER

*Leslie D. Scaletta*  
 LESLIE D. SCALETTA, TRUSTEE

*Thomas C. Seear*  
 THOMAS C. SEAR

*Jonelle D. Seear*  
 JONELLE D. SEAR

ACCEPTED BY OHIO STREAM PRESERVATION, INC. THIS DAY OF \_\_\_\_\_, 2006.

BY: *Jeffrey S. Markley*  
 JEFFREY S. MARKLEY, EXECUTIVE DIRECTOR

BY: *Jeffrey W. Blarski*  
 JEFFREY W. BLARSKI, SECRETARY

NOTE: THE FLOOD PLAIN INFORMATION SHOWN HEREON WAS PREPARED BY OTHERS FROM THE AVAILABLE INFORMATION. IT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. P. A. ROSEBECK & ASSC. ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS INFORMATION. EACH SUBLOT WITHIN THE SUBDIVISION THAT IS AFFECTED BY THE FLOOD PLAIN SHALL BE RESPONSIBLE FOR THE DETERMINATION OF THE FLOOD PLAIN LIMITS IN REFERENCE TO ANY PROPOSED IMPROVEMENTS.

SANITARY EASEMENT LINE TABLE

LINE	DIRECTION	LENGTH
L1	N0°07'07"E	49.78'
L2	S34°43'30"W	396.43'
L3	S52°33'18"W	128.71'
L4	S89°27'45"E	296.62'

REFERENCES

FRANK BOHAC & ANNA BOHAC  
 JUNE 10, 1929 DEED VOLUME 246, PAGE 154

NEW YORK CENTRAL LINES LLC  
 APRIL 7, 2000 20000677885

SHANNON R. HOFFMAN  
 APRIL 3, 2001 20010741967

JASON GENDIS & AMY GENDIS  
 AUGUST 27, 2003 20030944960

ALBERT DUANE SEILER, SR.  
 NATHA ANN SEILER  
 FEB. 16, 1990 O.R.V. 262, P. 215

FRED SURDOCK  
 MICHAEL SURDOCK  
 JULY 2, 1998 19980547572

GREGG W. MILLER  
 MICHELLE L. MILLER  
 OCT. 24, 2000 20000713825

FLOYD GULLETT  
 JULY 8, 2002 20020840679

ROBIN MOSS & DEBORAH MOSS  
 OCT. 10, 2003 20030957227

ANGELA HARRIVEL  
 MARCH 22, 2002 20020818087

FREDERICK W. MILLER AND HOLLY J. MILLER  
 APRIL 17, 1998 19980530506

ROBERT A. WHITE & JACQUELINE M. WHITE  
 DEC. 2, 2002 20020873556

DONALD R. BOHAC  
 DEED VOLUME 832, P.277

ROBERT D. BOHAC  
 DEED VOL. 1280, P. 582

EDWARD HAMM & LOUISE HAMM  
 DEED VOL.593, PAGE 86

RICHARD BOHAC & LOIS BOHAC  
 DEED VOL. 592, PAGE 601

KOSTANTINOS KATSIKAS & IRENE KATSIKAS  
 DEED VOL. 1125, PAGE 621

MARK LUPICO & JANET LUPICO  
 O.R.V. 1360, P.630

DANIEL R. LEASE & KAREN A. LEASE  
 O.R.V. 825, P. 894

DONALD R. BOHAC  
 O.R.V. 337, P. 413

JOSEPH A. YUSKO & JUDITH A. YUSKO  
 O.R.V. 1232, P. 253

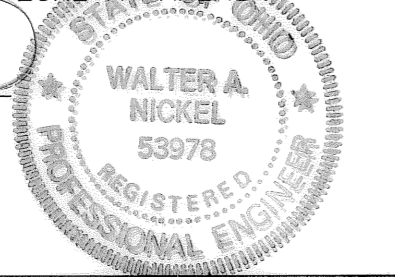
GERALD L. MATUSIK & JEAN M. MATUSIK  
 DEED VOL. 1371, P. 194

LOT AREA SUMMARY

LOT NO.	AREA (ACRES)	FLOODPLAIN (ACRES)	CONSERVATION (ACRES)	O.L.2 (ACRES)	O.L.19 (ACRES)
1	1.0862	-	-	-	1.0862
2	1.5463	-	-	-	1.5463
3	1.7238	-	-	-	1.7238
4	1.5967	0.2721	0.2849	-	1.5967
5	1.7451	0.3381	0.3757	-	1.7451
6	1.9807	0.4761	0.5416	-	1.9807
7	1.9444	0.4713	0.4296	0.2944	1.6500
8	1.7099	0.2501	0.2924	1.2389	0.4710
9	2.1124	1.0164	0.5968	2.1124	-
10	2.7344	2.0896	1.0957	2.7344	-
11	2.8956	2.1169	0.9168	2.8956	-
A	16.6880	15.4453	16.6880	11.2430	5.4450
B	3.4912	3.3132	3.4912	3.4912	-
C	0.3258	-	-	0.3248	0.0009
D	1.0543	-	-	0.2567	0.7976
R/W	0.5082	-	-	0.4973	0.0109
TOTAL	43.1429	-	24.7127	25.0887	18.0542

I CERTIFY THAT THE FLOODPLAIN LIMITS DEPICTED HEREIN WERE CALCULATED BY MYSELF AND REPRESENT THE "1 PERCENT ANNUAL FLOOD ELEVATION", OTHERWISE KNOWN AS THE "ZONE-A FLOODPLAIN". THE FLOODPLAIN LIMITS WERE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR "MANAGING FLOODPLAIN DEVELOPMENT IN APPROXIMATE ZONE A AREAS".

*Walter A. Nickel*  
 WALTER A. NICKEL  
 NICKEL ENGINEERING, LLC  
 REG. ENGINEER NO. 53978  
 DATE 10/25/06

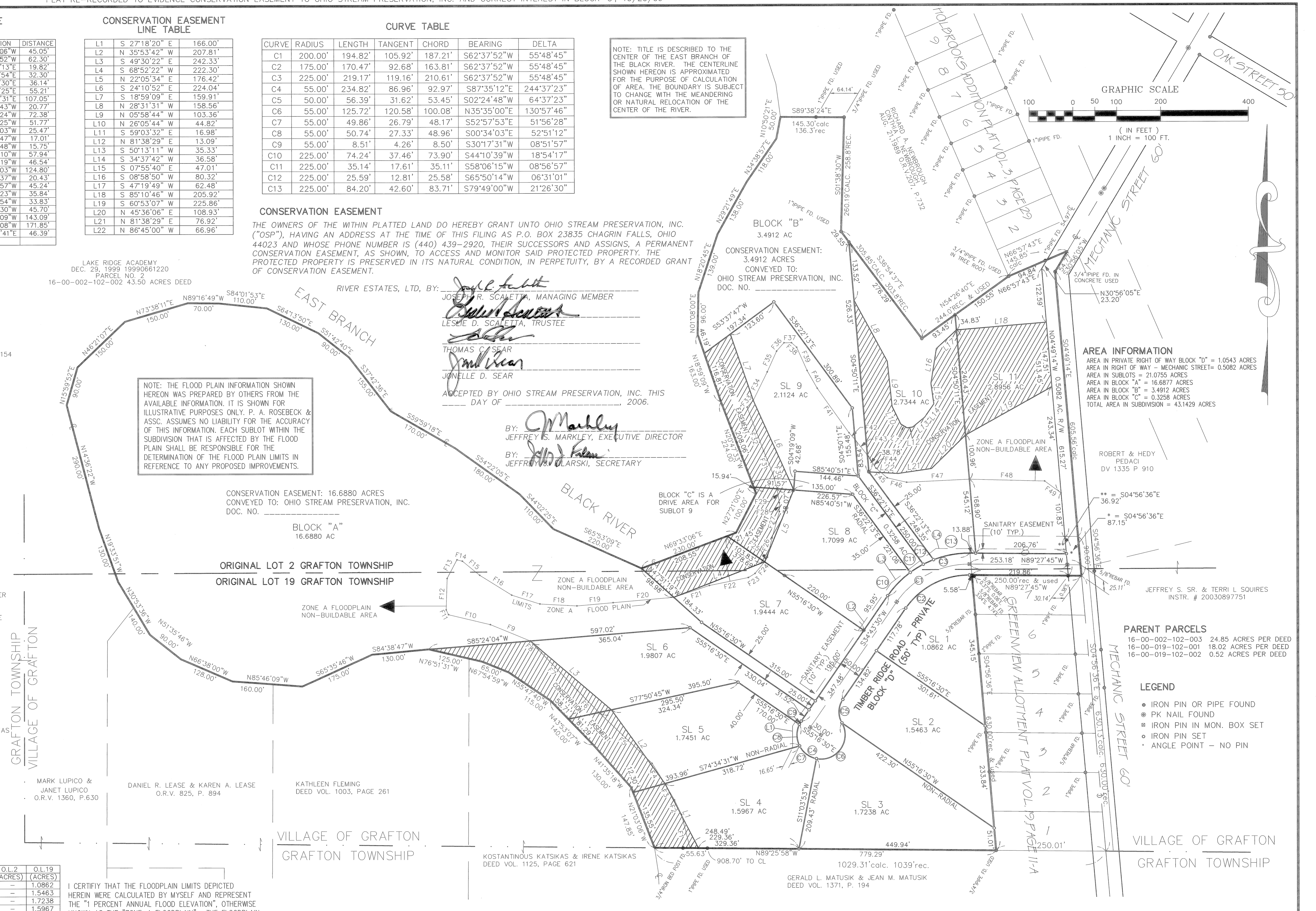


NO.	REVISIONS
4	10/17/06 ADDED CONSERVATION EASEMENT
3	7/12/04 COUNTY MAP DEPT COMMENTS
2	6/2/04 MIS. NOTE EDITS PER OWNER
1	5/18/04 VILLAGE ENG COMMENTS DATED 5/3/04

P.A. ROSEBECK & ASSOCIATES  
 REGISTERED SURVEYOR  
 705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001  
 PHONE: (440) 988-4657

RIVER ESTATES SUBDIVISION  
 VILLAGE OF GRAFTON  
 COUNTY OF LORAIN, STATE OF OHIO  
 PART OF ORIGINAL LOTS 2 & 19  
 PLAT

SHEET NO.  
 2 / 2  
 PROJECT NO.  
 03-4D



AREA INFORMATION  
 AREA IN PRIVATE RIGHT OF WAY BLOCK "D" = 1.0543 ACRES  
 AREA IN RIGHT OF WAY - MECHANIC STREET = 0.5082 ACRES  
 AREA IN SUBLOTS = 21.0755 ACRES  
 AREA IN BLOCK "A" = 16.6877 ACRES  
 AREA IN BLOCK "B" = 3.4912 ACRES  
 AREA IN BLOCK "C" = 0.3258 ACRES  
 TOTAL AREA IN SUBDIVISION = 43.1429 ACRES

ROBERT & HEDY PEDACI  
 DV 1335 P 910

\*\* = S04°56'36"E 36.92'  
 \* = S04°56'36"E 87.15'

JEFFREY S. SR. & TERRI L. SQUIRES  
 INSTR. # 20030897751

PARENT PARCELS  
 16-00-002-102-003 24.85 ACRES PER DEED  
 16-00-019-102-001 18.02 ACRES PER DEED  
 16-00-019-102-002 0.52 ACRES PER DEED

LEGEND  
 ● IRON PIN OR PIPE FOUND  
 ○ PK NAIL FOUND  
 ■ IRON PIN IN MON. BOX SET  
 \* IRON PIN SET  
 • ANGLE POINT - NO PIN