

FOX RUN SUBDIVISION NUMBER 2

SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 99

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING A PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 99 CONTAINING 13.1230 ACRES OF LAND AND BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN A DEED TO KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN DOCUMENT NUMBER 20020811890 OF THE LORAIN COUNTY RECORDS.

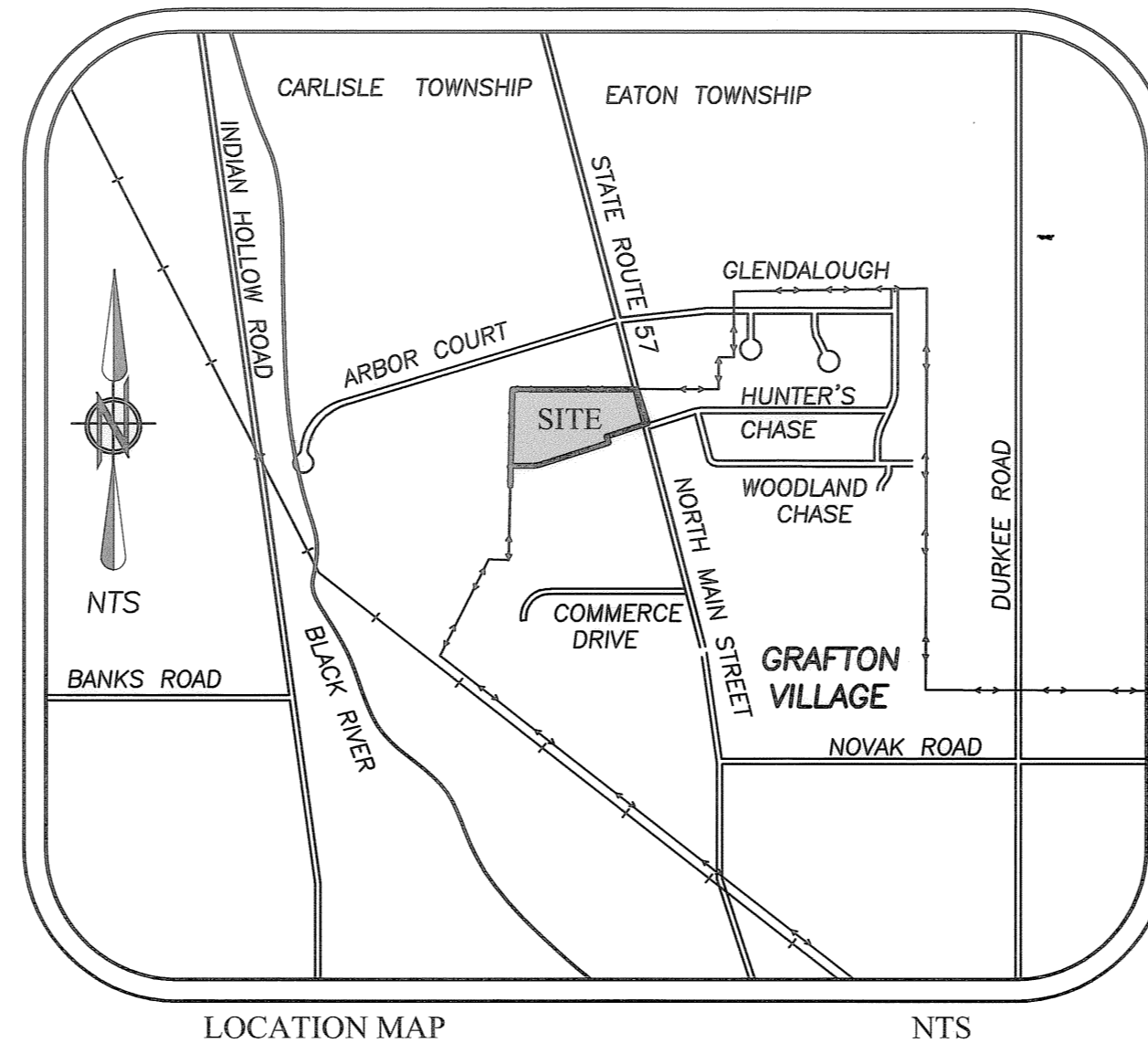
THE UNDERSIGNED KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS "FOX RUN SUBDIVISION NUMBER 2", A SUBDIVISION OF LOTS 3 THRU 40, INCLUSIVE; DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND HERETOFORE NOT 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 INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE VILLAGE OF GRAFTON 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 IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 3rd DAY OF August, 2005.

WITNESS
Steve Fleming
KNG, LTD.
AN OHIO LIMITED LIABILITY CO.
BY: Kevin J. Flanigan
KEVIN FLANIGAN
(OWNER)



VILLAGE ENGINEER

APPROVED THIS 16 DAY OF August, 2005.

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

VILLAGE COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "FOX RUN SUBDIVISION NO. 2" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. 05019

DATE AUGUST 2, 2005

COUNCIL OF THE VILLAGE OF GRAFTON
LORAIN COUNTY, OHIO

BY: Thomas Smith
THOMAS SMITH
PRESIDENT, VILLAGE OF GRAFTON COUNCIL

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE VILLAGE OF GRAFTON, OHIO THIS _____ DAY OF _____ 2005.

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

LAW DIRECTOR

APPROVED THIS _____ DAY OF _____, 2005.

Richard Lillie
RICHARD LILLIE
VILLAGE OF GRAFTON LAW DIRECTOR

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE PREPARED THIS BOUNDARY SURVEY AS SHOWN HEREON SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO, AND DESCRIBED IN A DEED TO KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN DOCUMENT NUMBER 20020811890 OF THE LORAIN COUNTY DEEDS RECORDS, CONTAINING 19.6253 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOT NO. 99 BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. 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 7/15/2005
CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081

ACREAGE SUMMARY

2.7225 AC. IN RIGHT-OF-WAY
2.9151 ACRES IN BLOCKS "B", "C", "D", & "E"
7.4854 AC. IN SUBLOTS 3-40
13.1230 AC. TOTAL IN PHASE 2

TRANSFERRED
IN COMPLIANCE WITH RC 5309.02
SEP 14 2005
MARK R. STEPHENSON
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

NOTARIAL SEAL

STATE OF OHIO
S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR KNG, LTD., AN OHIO LIMITED LIABILITY COMPANY BY KEVIN FLANIGAN, THE OWNER, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

THIS 3rd DAY OF August, 2005.
BY: Patricia A. Walker, NOTARY PUBLIC

MY COMMISSION EXPIRES 8/08/2009
Patricia A. Walker
Notary Public, State of Ohio

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DATE	BY	DESCRIPTION
5/03/04	CLH	ISSUED FOR REVIEW

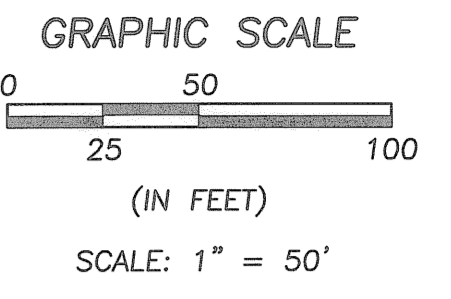
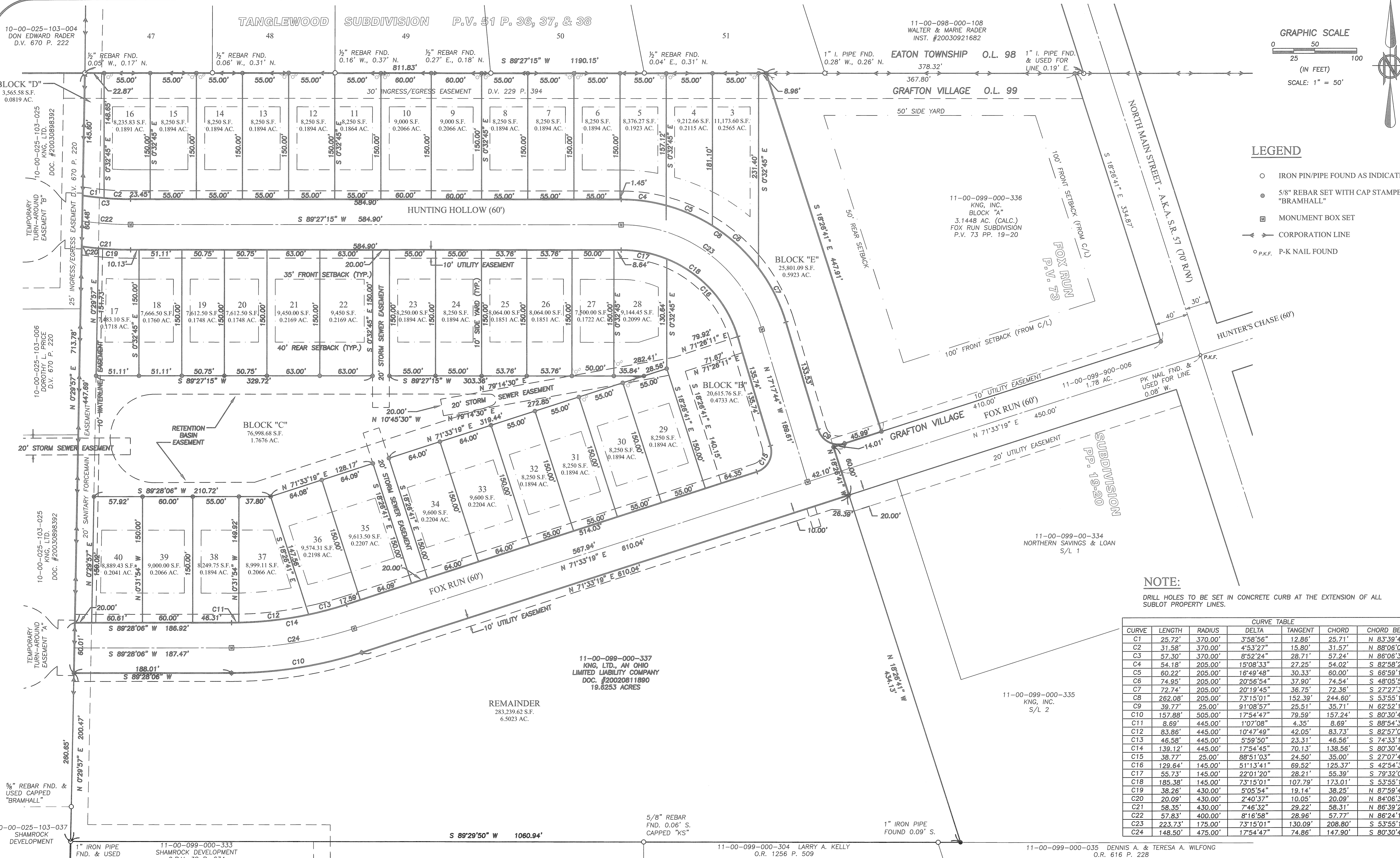
DRAWN BY: AMK
CHECKED BY: CMH

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

PREPARED FOR:
KNG, LTD.
AN OHIO LIMITED LIABILITY COMPANY
P.O. BOX 26
GRAFTON, OHIO 44044
(440) 926-3950

FOX RUN SUBDIVISION NO. 2
TITLE SHEET
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 2
JOB NO.
02-1391-1



- LEGEND**
- IRON PIN/PIPE FOUND AS INDICATED
 - 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL"
 - ▣ MONUMENT BOX SET
 - CORPORATION LINE
 - P.K.F. P-K NAIL FOUND

NOTE:
DRILL HOLES TO BE SET IN CONCRETE CURB AT THE EXTENSION OF ALL
SUBLOT PROPERTY LINES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.72'	370.00'	3°58'56"	12.86'	25.71'	N 83°39'49" W
C2	31.58'	370.00'	4°53'27"	15.80'	31.57'	N 88°06'01" W
C3	57.30'	370.00'	8°52'24"	28.71'	57.24'	N 86°06'33" W
C4	54.18'	205.00'	15°08'33"	27.25'	54.02'	S 82°58'28" E
C5	60.22'	205.00'	16°49'48"	30.33'	60.00'	S 66°59'18" E
C6	74.95'	205.00'	20°56'54"	37.90'	74.54'	S 48°05'57" E
C7	72.74'	205.00'	20°19'45"	36.75'	72.36'	S 27°27'37" E
C8	262.08'	205.00'	73°15'01"	152.39'	244.60'	S 53°55'14" E
C9	39.77'	25.00'	91°08'57"	25.51'	35.71'	N 62°52'13" W
C10	157.88'	505.00'	17°54'47"	79.59'	157.24'	S 80°30'42" W
C11	8.69'	445.00'	1°07'08"	4.35'	8.69'	S 88°54'32" W
C12	83.86'	445.00'	10°47'49"	42.05'	83.73'	S 82°57'03" W
C13	46.58'	445.00'	5°59'50"	23.31'	46.56'	S 74°33'14" W
C14	139.12'	445.00'	17°54'45"	70.13'	138.56'	S 80°30'42" W
C15	38.77'	25.00'	88°51'03"	24.50'	35.00'	S 27°07'47" W
C16	129.64'	145.00'	51°13'41"	69.52'	125.37'	S 42°54'34" E
C17	55.73'	145.00'	22°01'20"	28.21'	55.39'	S 79°32'05" E
C18	185.38'	145.00'	73°15'01"	107.79'	173.01'	S 53°55'14" E
C19	38.26'	430.00'	5°05'54"	19.14'	38.25'	N 87°59'47" W
C20	20.09'	430.00'	2°40'37"	10.05'	20.09'	N 84°06'32" W
C21	58.35'	430.00'	7°46'32"	29.22'	58.31'	N 86°39'29" W
C22	57.83'	400.00'	8°16'58"	28.96'	57.77'	N 86°24'15" W
C23	223.73'	175.00'	73°15'01"	130.09'	208.80'	S 53°55'14" E
C24	148.50'	475.00'	17°54'47"	74.86'	147.90'	S 80°30'42" W

DATE	BY	DESCRIPTION
2/20/04	CLH	ISSUED FOR REVIEW

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2 OF 2
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