

FIDDLER'S GREEN SUBDIVISION

SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBERS 79 & 80 CONTAINING 24.4008 ACRES, OF WHICH 13.2918 ACRES OF LAND LIE IN ORIGINAL LOT NO. 79 & 11.1090 ACRES OF LAND LIE IN ORIGINAL LOT NO. 80

JULY 2005

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 NUMBERS 79 AND 80 CONTAINING 24.4008 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 20040021999 OF THE LORAIN COUNTY RECORDS.

THE UNDERSIGNED KNG LTD, AN OHIO LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS "FIDDLER'S GREEN SUBDIVISION", A SUBDIVISION OF LOTS 1 THRU 30, 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, 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 8th DAY OF

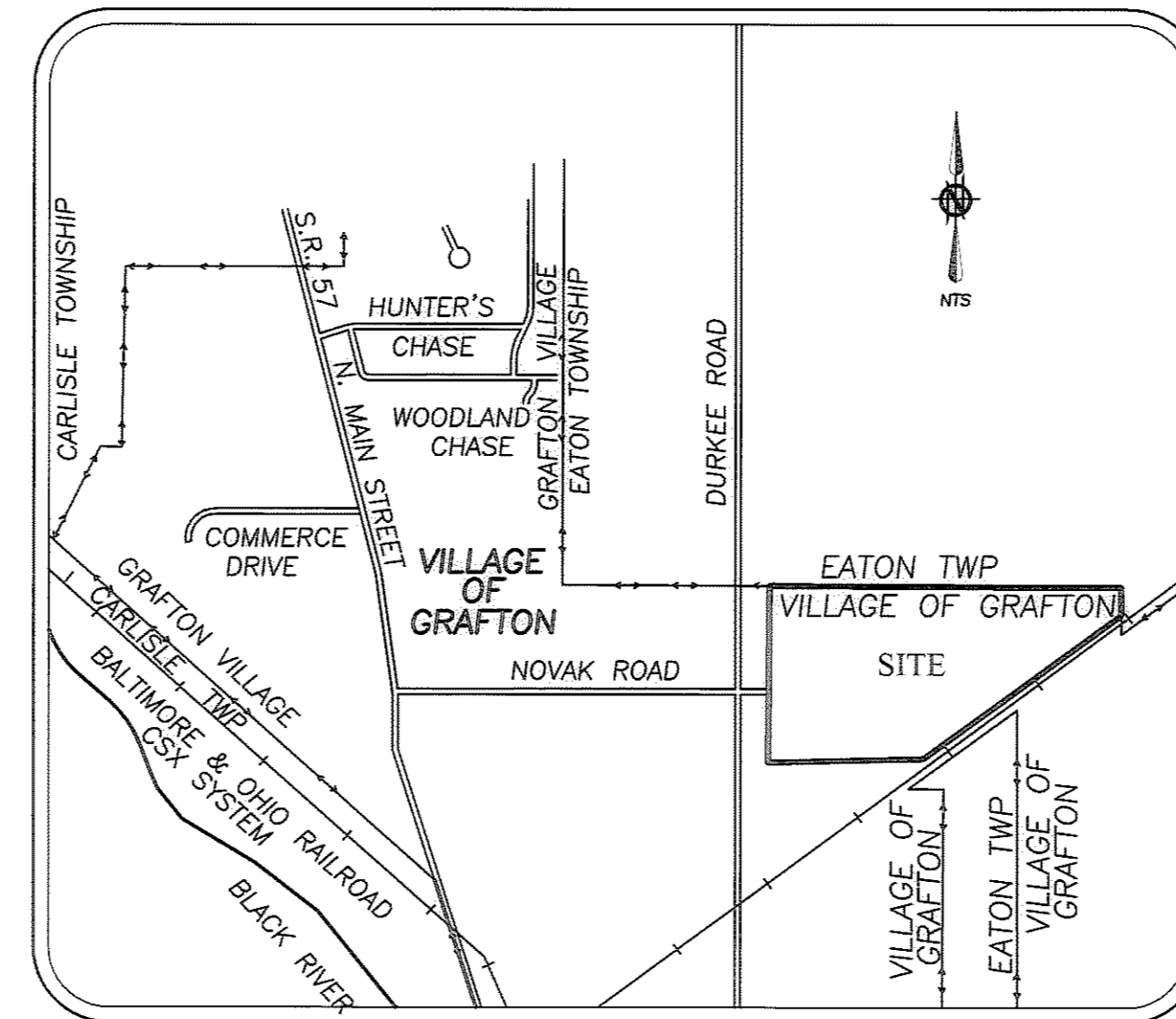
FEBRUARY, 2006

WITNESS

KNG LTD, AN OHIO LIMITED LIABILITY COMPANY

[Signature]

BY: *[Signature]*
KEVIN FLANIGAN
(OWNER)



LOCATION MAP

NTS

VILLAGE ENGINEER

APPROVED THIS 8th DAY OF FEBRUARY, 2006

[Signature]
JACK A. JONES, P.E.
VILLAGE OF GRAFTON ENGINEER

VILLAGE COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "FIDDLER'S GREEN SUBDIVISION" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. 06-004

DATE FEBRUARY 2, 2006

COUNCIL OF THE VILLAGE OF GRAFTON
LORAIN COUNTY, OHIO

BY: *[Signature]*
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 15th DAY OF NOVEMBER, 2005.

[Signature]
SHARI A. SZCZEPANSKI
PRESIDENT, VILLAGE OF GRAFTON PLANNING COMMISSION

LAW DIRECTOR

APPROVED THIS 7th DAY OF FEBRUARY, 2006

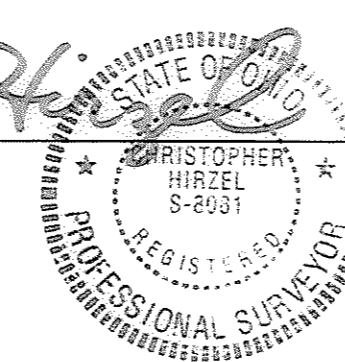
[Signature]
RICHARD LILLIE
VILLAGE OF GRAFTON LAW DIRECTOR

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 03 2006
MARK R. STEWART
LORAIN COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE PREPARED THIS SUBDIVISION PLAT 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 20040021999 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 24.4008 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOT NOS. 79 AND 80 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.

[Signature] 7/15/2005
CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081



ACREAGE SUMMARY

2.6075 AC. IN RIGHT-OF-WAY
7.7133 AC. IN BLOCKS "A", "B", & "C"
14.0800 AC. IN SUBLOTS 1-30
24.4008 AC. TOTAL IN PHASE 1

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 THE 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 8th DAY OF FEBRUARY, 2006.

BY: *[Signature]*, NOTARY PUBLIC

MY COMMISSION EXPIRES
KELLY S. OSWALD, Notary Public
STATE OF OHIO, LORAIN COUNTY
NOTARY PUBLIC, LICENSE # 2006-00000000

E:\02-1397\DRAWINGS\DWG\PLAT.dwg [TITLE]

DATE	BY	DESCRIPTION
10/13/04	CLH	ISSUED FOR REVIEW

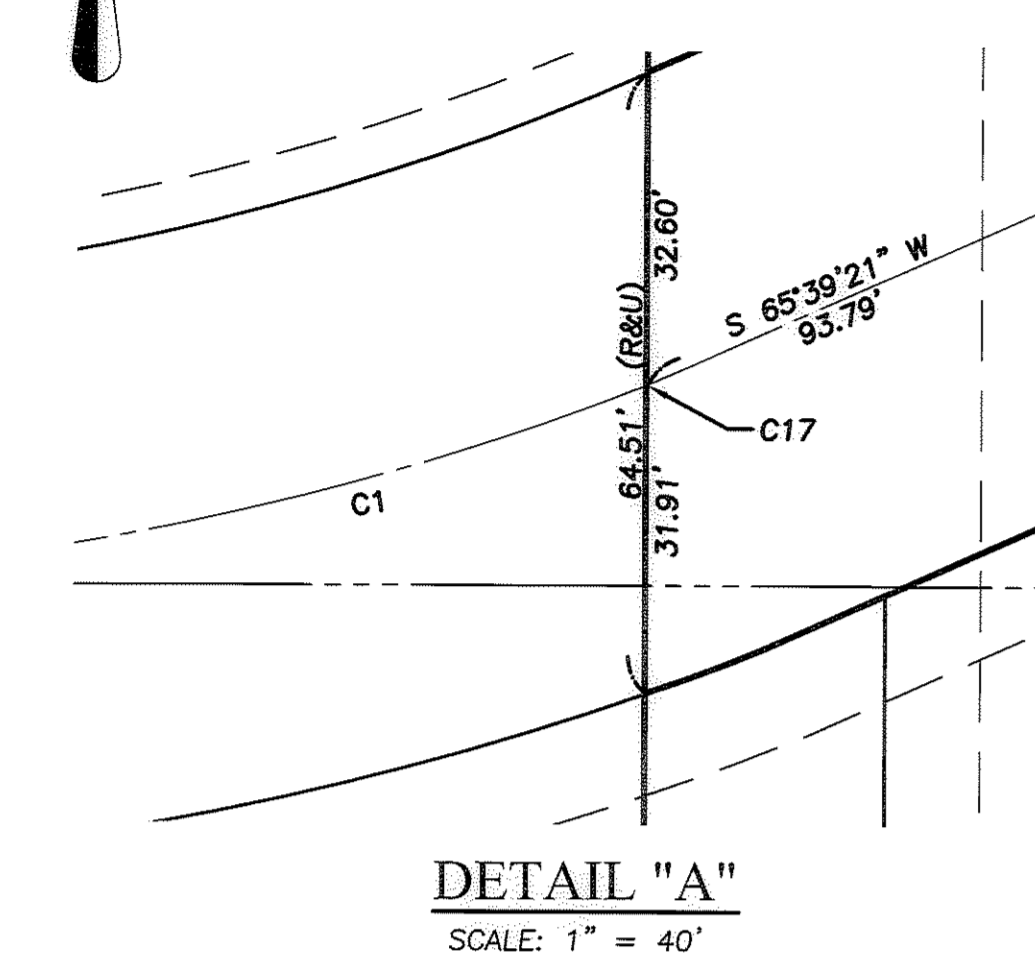
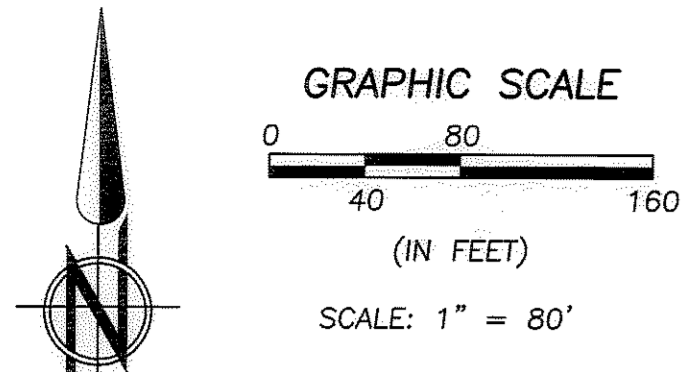
DRAWN BY:
RLK
CHECKED BY:
CMH

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

FIDDLER'S GREEN SUBDIVISION
TITLE SHEET
VILLAGE OF GRAFTON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 2
JOB NO.
02-1397

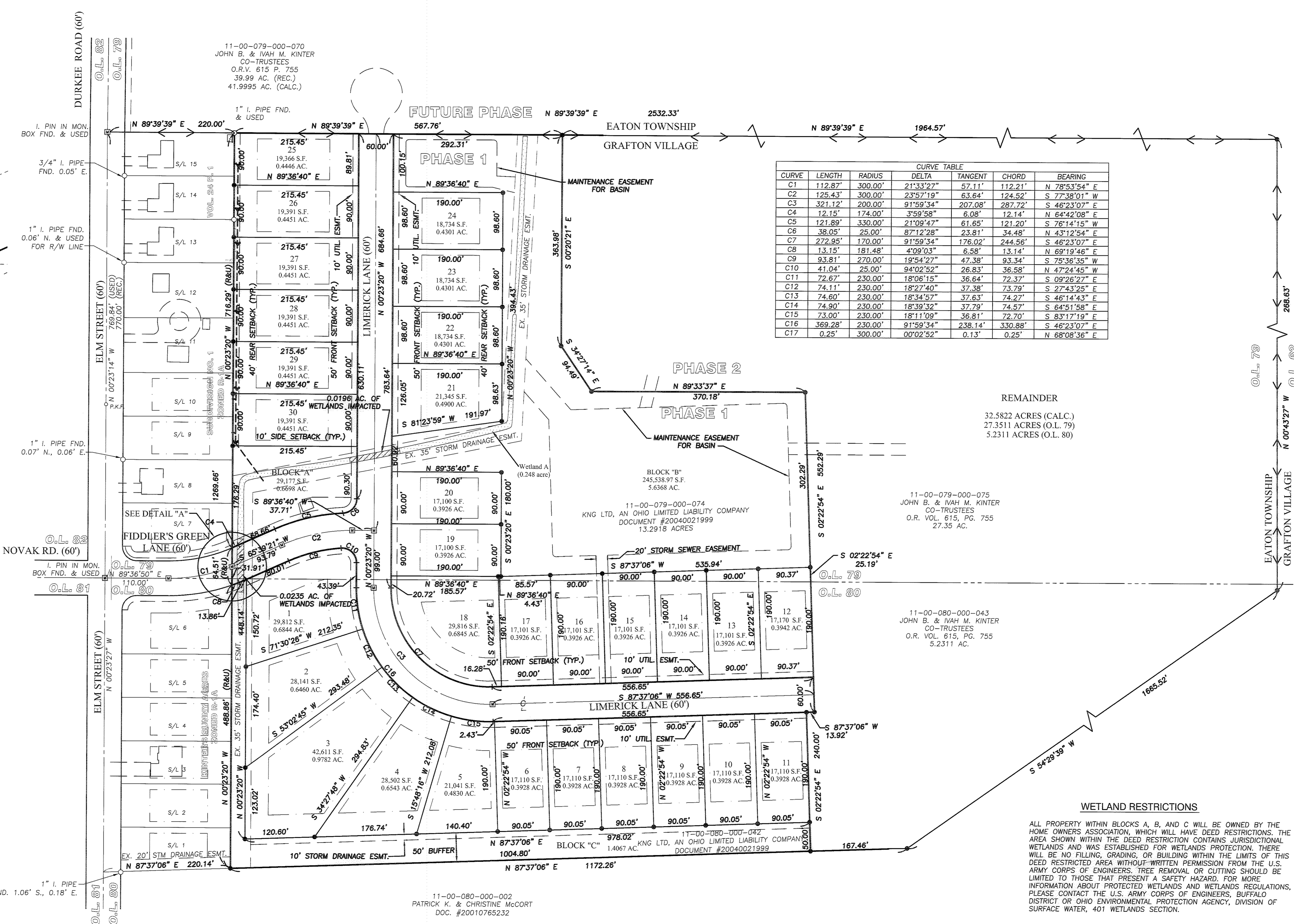


CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	112.87'	300.00'	21°33'27"	57.11'	112.21'	N 78°53'54" E
C2	125.43'	300.00'	23°57'19"	63.64'	124.52'	S 77°38'01" W
C3	321.12'	200.00'	91°59'34"	207.08'	287.72'	S 46°23'07" E
C4	12.15'	174.00'	3°59'58"	6.08'	12.14'	N 64°42'08" E
C5	121.89'	330.00'	21°09'47"	61.65'	121.20'	S 76°14'15" W
C6	38.05'	25.00'	87°12'28"	23.81'	34.48'	N 43°12'54" E
C7	272.95'	170.00'	91°59'34"	176.02'	244.56'	S 46°23'07" E
C8	13.15'	181.48'	4°09'03"	6.58'	13.14'	N 69°19'46" E
C9	93.81'	270.00'	19°54'27"	47.38'	93.34'	S 75°36'35" W
C10	41.04'	25.00'	94°02'52"	26.83'	36.58'	N 47°24'45" W
C11	72.67'	230.00'	18°06'15"	36.64'	72.37'	S 09°26'27" E
C12	74.11'	230.00'	18°27'40"	37.38'	73.79'	S 27°43'25" E
C13	74.60'	230.00'	18°34'57"	37.63'	74.27'	S 64°14'43" E
C14	74.90'	230.00'	18°39'32"	37.79'	74.57'	S 64°15'58" E
C15	73.00'	230.00'	18°11'09"	36.81'	72.70'	S 83°17'19" E
C16	369.28'	230.00'	91°59'34"	238.14'	330.88'	S 46°23'07" E
C17	0.25'	300.00'	00°02'52"	0.13'	0.25'	N 68°08'36" E

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

- LEGEND**
- IRON PIN/PIPE FOUND AS INDICATED
 - 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL 8073"
 - ▣ MONUMENT BOX FOUND
 - CORPORATION LINE
 - P.K.F. P-K NAIL FOUND

ACREAGE SUMMARY	
AREA IN SUBLOTS	14.0800 AC.
AREA IN BLOCKS	7.7133 AC.
AREA IN RIGHT-OF-WAY	2.6075 AC.
AREA IN O.L. 79	13.2918 AC.
AREA IN O.L. 80	11.1090 AC.
TOTAL AREA	24.4008 AC.



REMAINDER
32.5822 ACRES (CALC.)
27.3511 ACRES (O.L. 79)
5.2311 ACRES (O.L. 80)

11-00-079-000-075
JOHN B. & IVAH M. KINTER
CO-TRUSTEES
O.R. VOL. 615, PG. 755
27.35 AC.

11-00-080-000-043
JOHN B. & IVAH M. KINTER
CO-TRUSTEES
O.R. VOL. 615, PG. 755
5.2311 AC.

11-00-080-000-002
PATRICK K. & CHRISTINE McCORT
DOC. #20010765232

WETLAND RESTRICTIONS
ALL PROPERTY WITHIN BLOCKS A, B, AND C WILL BE OWNED BY THE HOME OWNERS ASSOCIATION, WHICH WILL HAVE DEED RESTRICTIONS. THE AREA SHOWN WITHIN THE DEED RESTRICTION CONTAINS JURISDICTIONAL WETLANDS AND WAS ESTABLISHED FOR WETLANDS PROTECTION. THERE WILL BE NO FILLING, GRADING, OR BUILDING WITHIN THE LIMITS OF THIS DEED RESTRICTED AREA WITHOUT WRITTEN PERMISSION FROM THE U.S. ARMY CORPS OF ENGINEERS. TREE REMOVAL OR CUTTING SHOULD BE LIMITED TO THOSE THAT PRESENT A SAFETY HAZARD. FOR MORE INFORMATION ABOUT PROTECTED WETLANDS AND WETLANDS REGULATIONS, PLEASE CONTACT THE U.S. ARMY CORPS OF ENGINEERS, BUFFALO DISTRICT OR OHIO ENVIRONMENTAL PROTECTION AGENCY, DIVISION OF SURFACE WATER, 401 WETLANDS SECTION.

DATE	BY	DESCRIPTION
10/13/04	CLH	ISSUED TO VILLAGE FOR REVIEW

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

PREPARED FOR:
KNGLTD
AN OHIO LIMITED LIABILITY COMPANY
P.O. BOX 26
GRAFTON, OHIO 44044

FIDDLER'S GREEN SUBDIVISION
PLAT
VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
2 OF 2
JOB NO.
02-1397