

# BARRINGTON PARK SUBDIVISION NO. 1

PART OF  
ORIGINAL EATON TOWNSHIP LOT NO. 98  
& RESUBDIVISION OF SUBLOT 7 OF C. A. MILLER SUBDIVISION P.V. 17 PG. 13A  
TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO

## OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOT 98 AND RESUBDIVISION OF SUBLOT 7 OF C. A. MILLER SUBDIVISION P.V. 17, PG. 13A, OF SAID TOWNSHIP CONTAINING 11.7504 ACRES, AND THE SAME TRACT AS CONVEYED TO NORTH GRAFTON REALTY, LLC AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT NO. 20060148470, IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED ROBERT D. YOST, PARTNER, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "BARRINGTON PARK SUBDIVISION NO. 1", A SUBDIVISION OF LOTS 1 TO 21 & BLOCKS "A" & "B", 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 NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREE 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 INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, 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 UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 24th DAY OF July, 2006.

Tim T. Mack  
WITNESS

Robert D. Yost  
ROBERT D. YOST, PARTNER

Michelle Stough  
WITNESS

## NOTARY PUBLIC

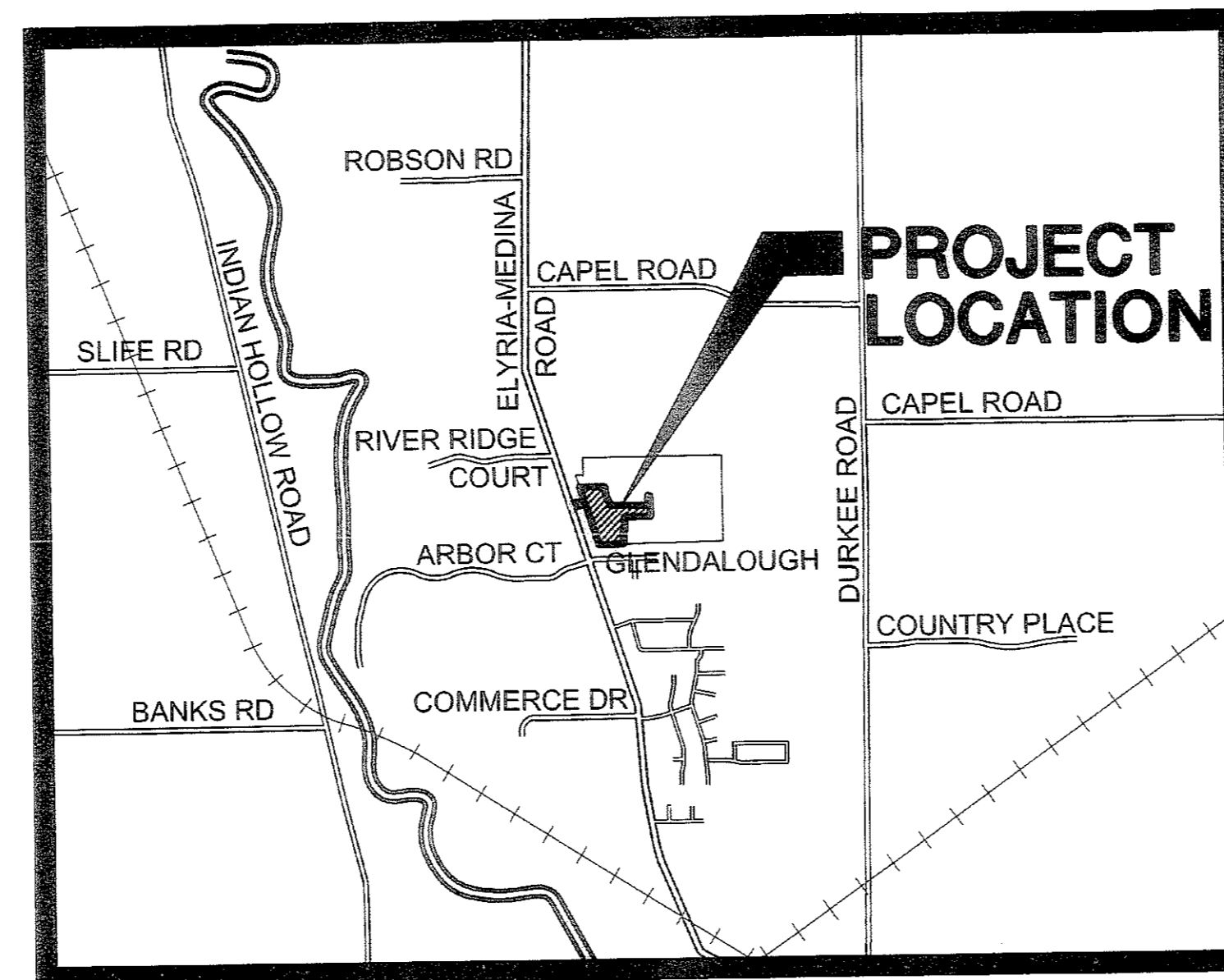
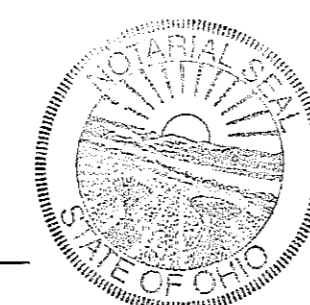
STATE OF OHIO  
LORAIN COUNTY S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR ROBERT D. YOST REPRESENTING NORTH GRAFTON REALTY, LLC WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 24th DAY OF July, 2006.

Michelle Stough  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-9-2008

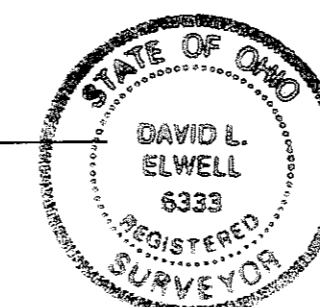


VICINITY MAP NO SCALE

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "BARRINGTON PARK SUBDIVISION NO. 1", AS SHOWN HEREON, AND CONTAINING 11.7091 ACRES OF LAND IN ORIGINAL LOT 98 OF EATON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS SO INDICATED  $\odot$  OR  $\ominus$ , IRON PIN MONUMENTS WERE EITHER FOUND OR SET AND AT ALL POINTS THUSLY INDICATED  $\boxplus$  OR  $\boxminus$ , ADJUSTABLE MONUMENT BOX ASSEMBLIES WERE FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON THE NORTH LINE OF WATERFORD CROSSING SUBDIVISION (N 89° 00' 29" E) AS RECORDED IN VOLUME 69, PAGE 66 OF THE LORAIN COUNTY PLAT RECORDS. ALL OF WHICH I CERTIFY TO BE CORRECT. I HEREBY CERTIFY THAT THE FIELD SURVEY OF THE BOUNDARY SHOWN IN THIS PLAT EXCEEDS ONE (1) FOOT IN 10,000 PRECISION. SURVEY MONUMENTS NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION. ALL INFORMATION SHOWN HEREON IS BASED UPON A SURVEY PERFORMED BY KS ASSOCIATES, INC ON NOVEMBER 5, 2004.

David L. Elwell  
DAVID L. ELWELL  
REGISTERED SURVEYOR NO. 6333



TRANSFERRED THIS \_\_\_ DAY OF \_\_\_\_\_, 2006.

LORAIN COUNTY AUDITOR

RECORDED THIS \_\_\_ DAY OF \_\_\_\_\_, 2006 IN  
THE PLAT BOOK \_\_\_\_\_, PAGE NO. \_\_\_\_\_.

LORAIN COUNTY RECORDER

## APPROVALS

APPROVED THIS 24 DAY OF JULY, 2006.

[Signature]  
LORAIN COUNTY ENGINEER

APPROVED THIS 24 DAY OF JULY, 2006.

[Signature]  
LORAIN COUNTY SANITARY ENGINEER

ACCEPTED THIS 24 DAY OF July, 2006.

[Signature]  
CHAIRMAN - EATON TOWNSHIP BOARD  
OF TRUSTEES

APPROVED AS TO FORM THIS 20th DAY OF July, 2006.

[Signature]  
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 20th DAY OF JULY, 2006.

[Signature]  
DIRECTOR - LORAIN COUNTY PLANNING COMMISSION

Sanitary approval is subject to the following condition:

- Access to the sanitary sewer constructed along State Route 57 as part of this project shall be available to both the Lorain County Commissioners Office and LORCO as joint designated management agencies (DMA).
- All sanitary sewers constructed as part of this project are owned and operated by the Lorain County Rural Wastewater District (LORCO) located at 22898 West Road, Wellington, Ohio.

## ACREAGE

LOTS	7.0531 AC.
BLOCKS	2.6359 AC.
STREETS	2.0201 AC.
TOTAL	11.7091 AC.

**RECEIVED**

## LEGEND

- $\boxplus$  EXISTING MONUMENT BOX
- $\odot$  IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND  
Labeled "KS ASSOCS INC PROP MARKER"
- $\boxminus$  PROPOSED MONUMENT BOX
- $\ominus$  5/8" x 30" KS CAPPED PIN SET  
Labeled "KS ASSOCS INC PROP MARKER"
- R RECORD
- S SURVEYED
- FD FOUND

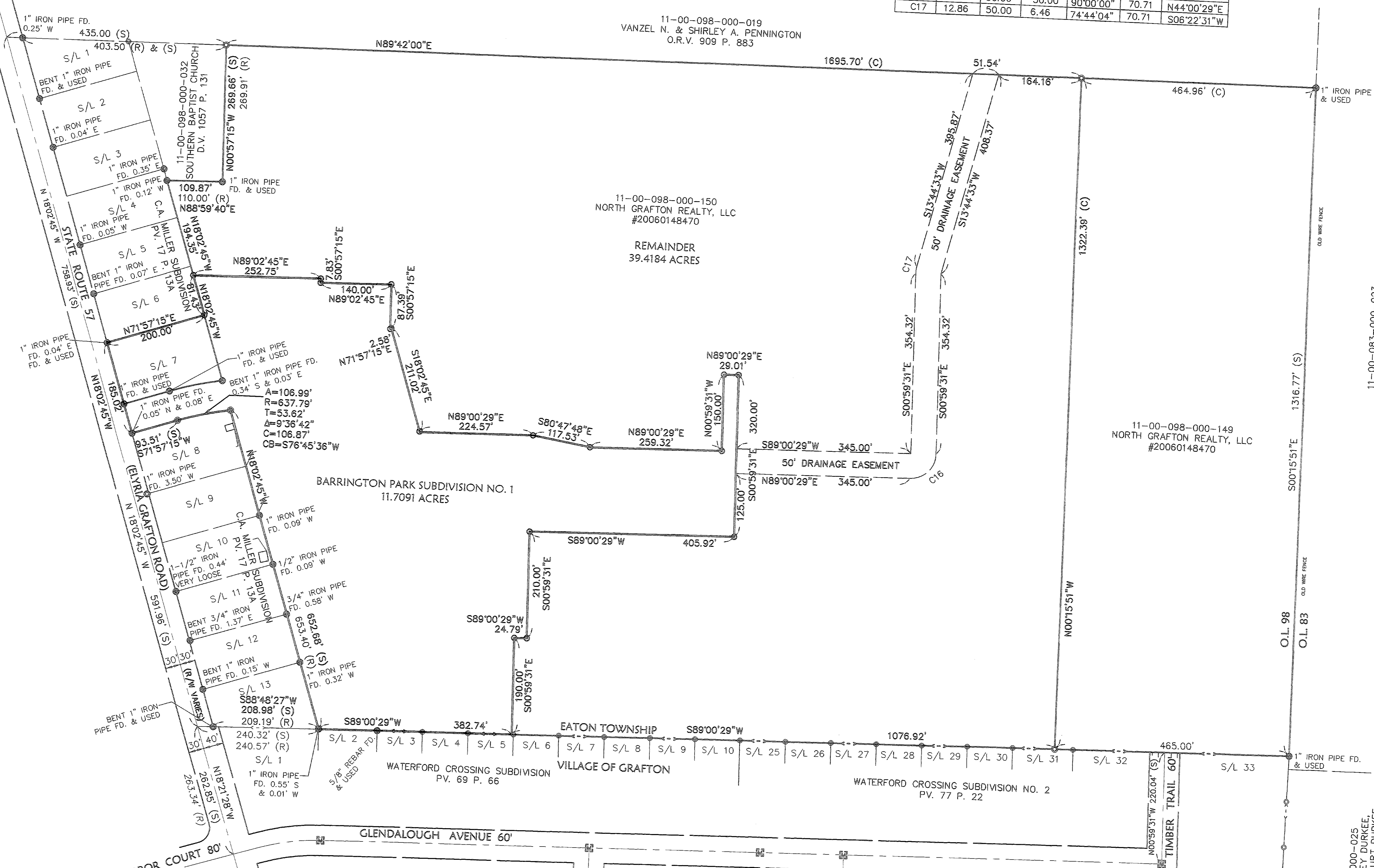
DATE	1-30-08
DRAWN BY	DM
CHKD BY	L-ELWELL
DWG. NAME	L-ELWELL
PATH	\\KSASSOC\KSASSOC\PROJECTS\2006\117091\117091.dwg
F.B.	
REVISIONS	
DESCRIPTION	
BY	
DATE	
REVISED PER COUNTY COMMENTS & ADD S/L 21	5-10-06
ORIGINAL ISSUE	3-23-06
RRB	
RRB	

**KS ASSOCIATES, INC.**  
920 Brock Rd., Suite 100  
Elyria, Ohio 44035  
Phone (440) 365-4730  
Fax (440) 365-4770  
mailroom@ksassoc.com  
www.ksassoc.com

RECORD PLAT  
BARRINGTON PARK  
SUBDIVISION NO. 1  
OF PART OF ORIGINAL EATON TOWNSHIP LOT NO. 98 & RESUBDIVISION  
OF SUBLOT 7 OF C.A. MILLER SUBDIVISION P.V. 17 PG. 13A  
TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO

SHEET	1	OF	3
JOB NO.	03306		

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C16	78.54	50.00	50.00	90°00'00"	70.71	N44°00'29"E
C17	12.86	50.00	6.46	74°44'04"	70.71	S06°22'31"W



11-00-083-000-023  
DUANE & SHIRLEY DURKEE, DEREK  
DURKEE, KURT DURKEE  
INST NO. 980525131

11-00-098-000-149  
NORTH GRAFTON REALTY, LLC  
#20060148470

11-00-098-000-150  
NORTH GRAFTON REALTY, LLC  
#20060148470

11-00-098-000-019  
VANZEL N. & SHIRLEY A. PENNINGTON  
O.R.V. 909 P. 883

DATE	DESCRIPTION	BY
1-30-06		
5-10-06	REVISED PER COUNTY COMMENTS & ADD S/L 21	RRB
3-23-06	ORIGINAL ISSUE	RRB

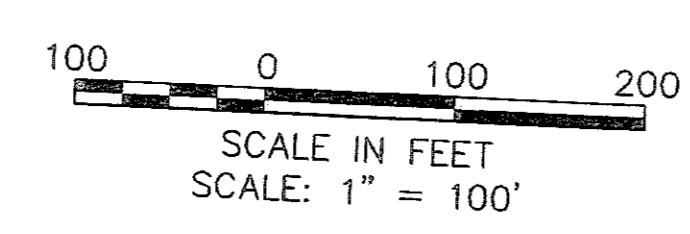
KS Associates, Inc. File 100  
260 Burs Rd., Suite 100  
Chiro, Ohio 44031  
Phone (440) 365-4730  
Fax (440) 365-4700  
multifam@ksassoc.com  
www.ksassoc.com

RECORD PLAT  
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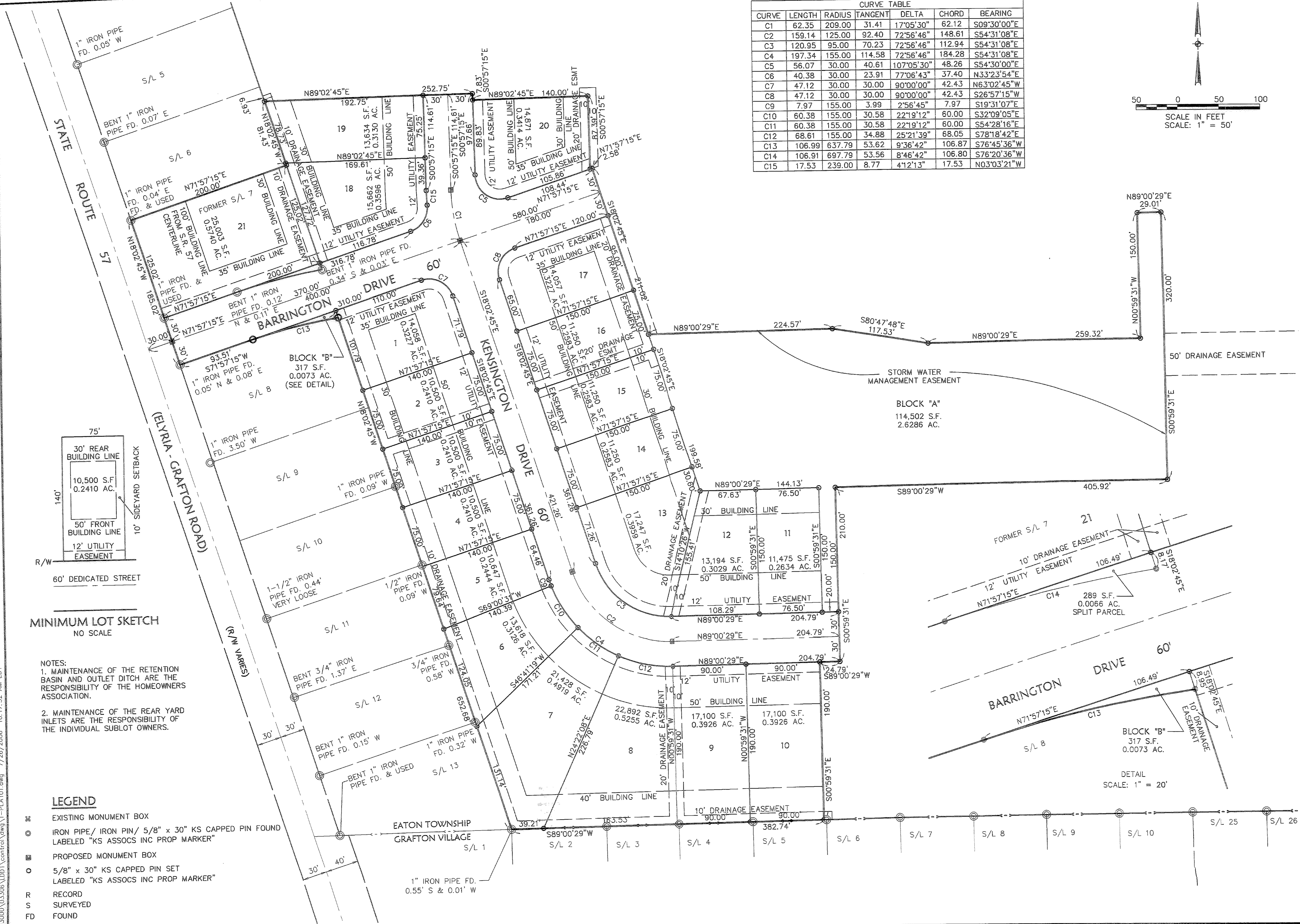
SHEET 2	OF 3
JOB NO. 03306	

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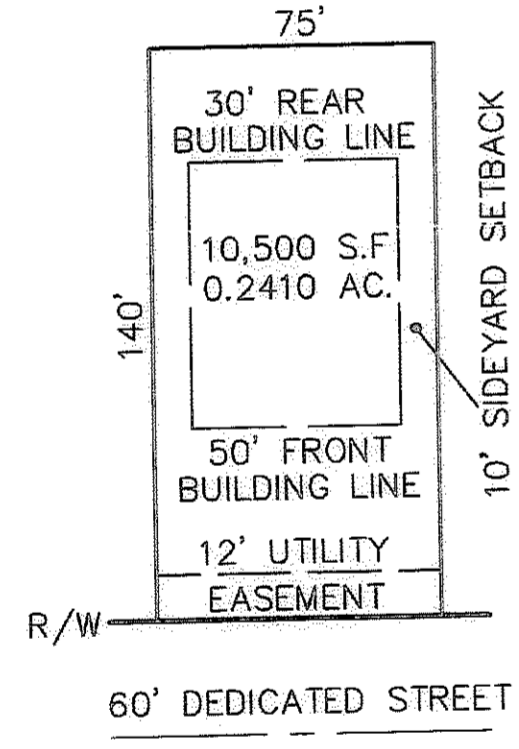
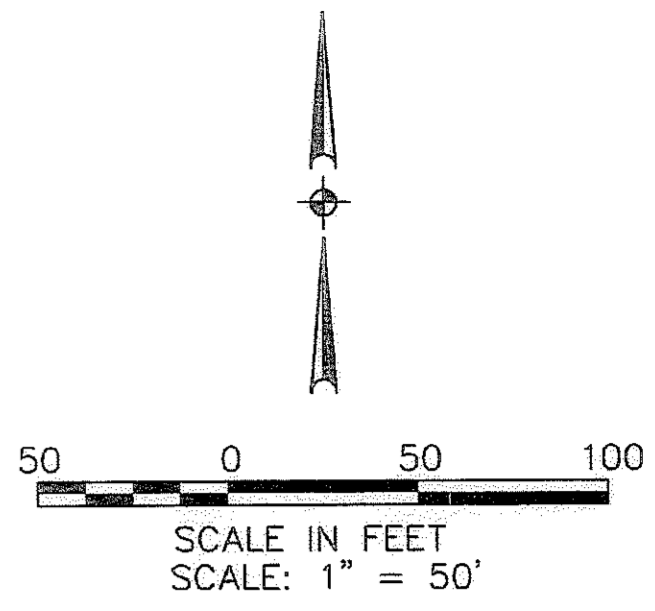
- LEGEND**
- ☒ EXISTING MONUMENT BOX
  - ⊙ IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND  
LABELED "KS ASSOCS INC PROP MARKER"
  - ☐ PROPOSED MONUMENT BOX
  - 5/8" x 30" KS CAPPED PIN SET  
LABELED "KS ASSOCS INC PROP MARKER"
  - R RECORD
  - S SURVEYED
  - FD FOUND



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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	62.35	209.00	31.41	17°05'30"	62.12	S09°30'00"E
C2	159.14	125.00	92.40	72°56'46"	148.61	S54°31'08"E
C3	120.95	95.00	70.23	72°56'46"	112.94	S54°31'08"E
C4	197.34	155.00	114.58	72°56'46"	184.28	S54°31'08"E
C5	56.07	30.00	40.61	107°05'30"	48.26	S54°30'00"E
C6	40.38	30.00	23.91	77°06'43"	37.40	N63°23'54"E
C7	47.12	30.00	30.00	90°00'00"	42.43	N63°02'45"W
C8	47.12	30.00	30.00	90°00'00"	42.43	S26°57'15"W
C9	7.97	155.00	3.99	2°56'45"	7.97	S19°31'07"E
C10	60.38	155.00	30.58	22°19'12"	60.00	S32°09'05"E
C11	60.38	155.00	30.58	22°19'12"	60.00	S54°28'16"E
C12	68.61	155.00	34.88	25°21'39"	68.05	S78°18'42"E
C13	106.99	637.79	53.62	9°36'42"	106.87	S76°45'36"W
C14	106.91	697.79	53.56	8°46'42"	106.80	S76°20'36"W
C15	17.53	239.00	8.77	4°12'13"	17.53	N03°03'21"W



MINIMUM LOT SKETCH  
NO SCALE

- NOTES:
1. MAINTENANCE OF THE RETENTION BASIN AND OUTLET DITCH ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
  2. MAINTENANCE OF THE REAR YARD INLETS ARE THE RESPONSIBILITY OF THE INDIVIDUAL SUBLOT OWNERS.

**LEGEND**

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- ⊡ PROPOSED MONUMENT BOX
- 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
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BY	
DATE	
DESCRIPTION	
REVISIONS	
DATE	
DRAWN BY	
CHKD BY	
DWG. NAME	
PATH: B:\03000\DDT\CONTROL	
F.R.	
REVISED PER COUNTY COMMENTS & ADD S/L 21	
5-10-06	
3-23-06	
ORIGINAL ISSUE	
RBB	
RRB	

**KS ASSOCIATES**

KS Associates, Inc.  
260 Burns Rd., Suite 100  
Eluru, Ohio 44035  
Phone (440) 365-4730  
Fax (440) 365-4790  
mailto:room@ksassoc.com  
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SHEET	3
JOB NO.	03306