S.R. 57 a.k.a. N. MAIN ST & NOVAK ROAD

RIGHT-OF-WAY DEDICATION PLAT

SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT 99 AS DESCRIBED IN A DEED TO AZ DEVELOPMENT OF GRAFTON, LLC RECORDED ON JUNE 12, 2009 IN DOCUMENT NUMBER 2009-0299073 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 1.9991 ACRES OF LAND, OF WHICH 0.4406 OF AN ACRE LIES WITHIN THE DEDICATION PARCEL AND 1.5585 ACRES LIE WITHIN THE REMAINDER PARCEL, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

OWNERS CERTIFICATE

SITUATE IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, AND STATE OF OHIO, AND BEING PART OF THE ORIGINAL LOT 99 IN EATON TOWNSHIP AS DESCRIBED IN A DEED TO AZ DEVELOPMENT OF GRAFTON, LLC. RECORDED IN DOCUMENT NUMBER 2009-0299073 OF THE LORAIN COUNTY DEED RECORDS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A ONE INCH IRON PIN FOUND IN A MONUMENT BOX AT THE INTERSECTION OF THE CENTERLINES OF NORTH MAIN STREET (STATE ROUTE 57) (AKA ELYRIA-MEDINA ROAD) AND NOVAK ROAD; SAID PIN ALSO BEING AT THE TRUE PLACE OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE FROM SAID TRUE PLACE OF BEGINNING, N4°42'00"W WITH THE CENTERLINE OF NORTH MAIN STREET FOR A DISTANCE OF 300.00 FEET TO A PK NAIL SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RICHARD L. AND RUTH E. ALTFELD BY DEED RECORDED IN VOL. 564, PG. 9 OF THE LORAIN COUNTY DEED RECORDS; THENCE S89°44'51"E WITH SAID ALTFELD SOUTH LINE FOR A DISTANCE OF 40.15 FEET (PASSING AN IRON PIPE FOUND AT 30.11 FEET ON THE EAST RIGHT-OF-WAY OF NORTH MAIN STREET) TO AN IRON PIN SET; THENCE S4°42'00"E WITH A NEW DIVISION LINE FOR A DISTANCE OF 269.86 FEET TO AN IRON PIN SET ON THE NORTH RIGHT-OF-WAY OF NOVAK ROAD; THENCE S89°46'10"E WITH SAID RIGHT-OF-WAY FOR A DISTANCE OF 241.07 FEET TO AN IRON PIN SET ON THE WEST LINE OF LOT ONE OF STANN ALLOTMENT NUMBER ONE AS RECORDED IN VOL. 16, PG. 27 OF THE LORAIN COUNTY PLAT RECORDS, SAID LOT ALSO BEING THE SAME AS CONVEYED TO CHRISTOPHER L. SADOWSKI AND RECORDED IN FILE NO. 2007-0223475 OF THE LORAIN COUNTY DEED RECORDS; THENCE S0°10'43"W FOR A DISTANCE OF 30.00 FEET TO A PK NAIL SET ON THE CENTERLINE OF NOVAK ROAD; THENCE N89°46'10"W WITH SAID CENTERLINE FOR A DISTANCE OF 278.66 FEET TO THE TRUE PLACE OF BEGINNING. CONTAINING 0.4406 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

THE ABOVE LEGAL DESCRIPTION IS A RESULT OF A FIELD SURVEY, OCTOBER 2008 , BY JOHN T. BURKHARDT, PROFESSIONAL LAND SURVEYOR NO. 6487. ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "JTB S-6487". BASIS OF BEARING: CENTERLINE OF ELYRIA-MEDINA RD (S.R.57) ALSO KNOWN AS N. MAIN STREET PER INSTRUMENT NO. 98-518829 (BEARING N4°42'00"W)

THE UNDERSIGNED OFFICER OF AZ DEVELOPMENT OF GRAFTON, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS A PORTION OF STATE ROUTE 57, aka NORTH MAIN STREET AND A PORTION OF NOVAK ROAD, ACKNOWLEDGES THIS PLAT OF THE SAME, AND DEDICATES TO PUBLIC USE SAID PORTION OF STATE ROUTE 57, a.k.a. NORTH MAIN STREET AND NOVAK ROAD AS SHOWN HEREIN.

THE UNDERSIGNED FURTHER AGREES 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 OF THE VILLAGE OF GRAFTON, OHIO, FOR THE BENEFIT OF ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

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

IN WITNESS THEREOF, THE UNDERSIGNED HAS HEREUNTO SET THEIR HANDS
THIS ____ DAY OF ____, 2009
AZ DEVELOPMENT OF GRAFTON ,LLC

BY: _____

NOTARY PUBLIC

STATE OF Alabama, COUNTY OF Clarke, S.S.:

BE IT REMEMBERED THAT ON THIS 24 DAY OF June ,2009, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME Jay MacNeil , TO ME KNOWN, WHO ACKNOWLEDGED AS A REPRESENTAIVE OF THE OWNER, THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

3/2012
My Commission Expires

Notary Public in and for State of Alabama

INDEX OF SHEETS

1 OF 2 TITLE PAGE
2 OF 2 DEDICATION PLAT

VICINITY MAP

NOT TO SCALE

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON AND SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT 99 AS DESCRIBED IN DEED TO AZ DEVELOPMENT OF GRAFTON, LLC RECORDED ON JUNE 12, 2009 IN DOCUMENT NUMBER 2009-0299073 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 1.9991 ACRES OF LAND, OF WHICH 0.4406 OF AN ACRE LIES WITHIN THE DEDICATION PARCEL AND 1.5585 ACRES LIE WITHIN THE REMAINDER PARCEL, 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. ALL PINS SET ARE 5/8" X 30" REBAR CAPPED "JTB S-6487" AND WILL BE SET AS SHOWN.

JOHN T. BURKHARDT, PROFESSIONAL SURVEYOR #6487 — DATE: 6/23/09

STATE OF OHIO — JOHN T. BURKHARDT — 6487

GRAFTON VILLAGE ENGINEER

RECOMMENDED FOR APPROVAL THIS 25 DAY OF June . 2009

JACK A. JONES, P.E.
GRAFTON VILLAGE ENGINEER:

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS 29TH DAY OF JUNE . 2009

SHARI A. SZCZEPANSKI
MAYOR, GRAFTON VILLAGE

VILLAGE COUNCIL

APPROVED THIS 29TH DAY OF JUNE . 2009

THOMAS SMITH
PRESIDENT, GRAFTON VILLAGE COUNCIL

LAW DIRECTOR

APPROVED AS TO FORM _____
THIS 29TH DAY OF JUNE . 2009

RICHARD LILLIE
GRAFTON VILLAGE LAW DIRECTOR

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202 OHIO REV CODE
JUL - 2 2009
MARK R. STEWART
LORAIN COUNTY AUDITOR

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

PREPARED BY:
BURKHARDT ENGINEERING COMPANY
195 BYERS ROAD
SUITE 202
MIAMISBURG, OHIO 45342
PHONE:(937)388-0060
FAX:(937)388-0062

No.	Revision	Date

SCALE Horz. 1"=20'
Date 6/23/09
Design: EML
Drawn: EML
Checked: JTB

DEDICATION PLAT

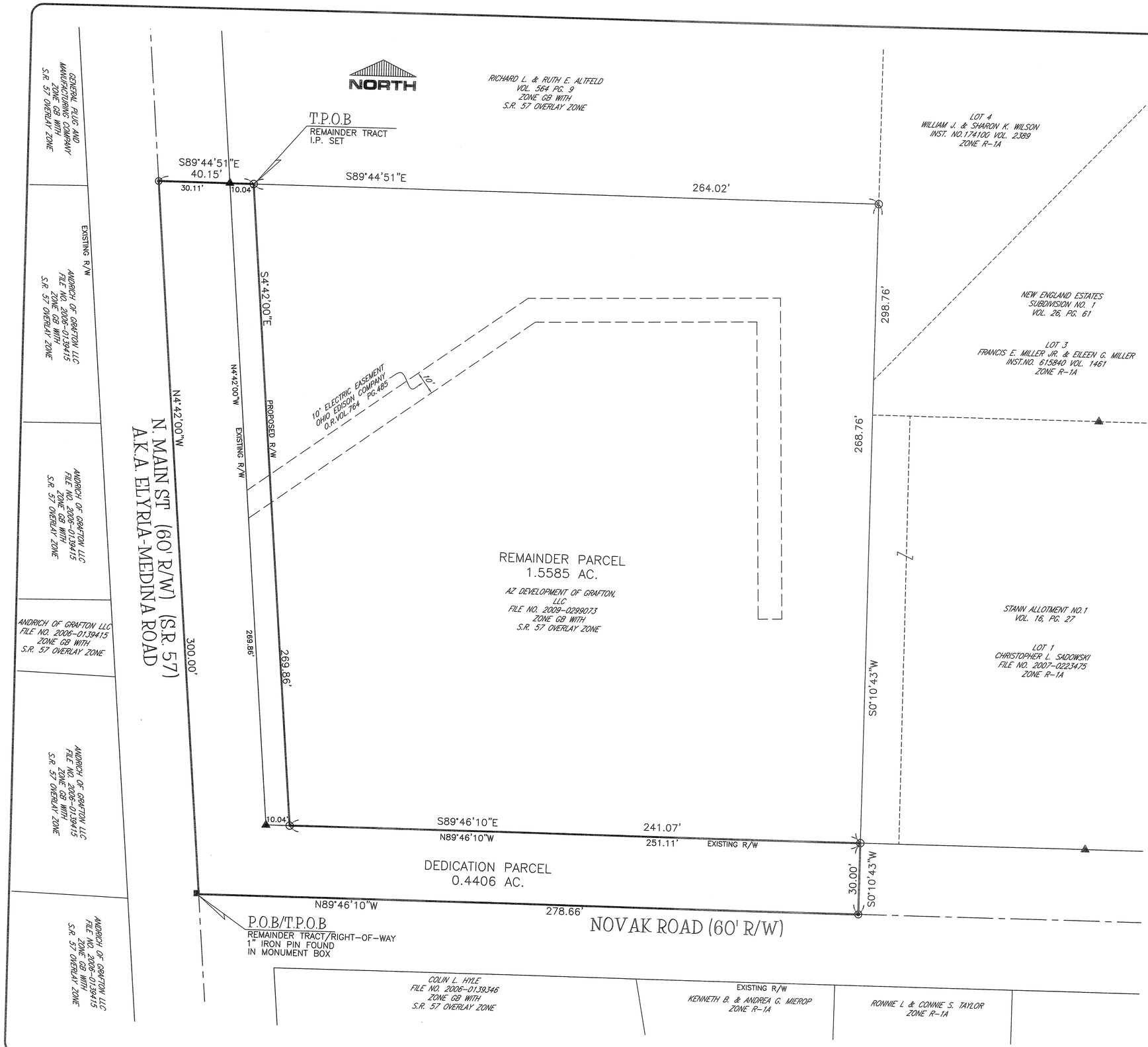
AUTO ZONE ~ STORE #
480 N. MAIN STREET (S.R.57)
PART OF ORIGINAL LOT 99 EATON TOWNSHIP
DEED VOL. 269 PG. 307
CONTAINING 1.9991 ACS.
VILLAGE OF GRAFTON LORAIN COUNTY, OHIO

SHEET NO.
1 of 2

BASE DWG. 1683 PROJ. NO.: 1683 TAB FILE: RW DED1

S.R. 57 a.k.a. N. MAIN ST & NOVAK ROAD RIGHT-OF-WAY DEDICATION

SITUATED IN THE VILLAGE OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT 99 AS DESCRIBED IN A DEED TO AZ DEVELOPMENT OF GRAFTON, LLC RECORDED ON JUNE 12, 2009 IN DOCUMENT NUMBER 2009-0299073 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 1.9991 ACRES OF LAND, OF WHICH 0.4406 OF AN ACRE LIES WITHIN THE DEDICATION PARCEL AND 1.5585 ACRES LIE WITHIN THE REMAINDER PARCEL, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- IRON PIPE FOUND
- MONUMENT BOX FOUND
- PK NAIL SET

BASIS OF BEARING:
CENTERLINE OF ELYRIA-MEDINA RD (S.R.57)
ALSO KNOWN AS N. MAIN STREET PER
INSTRUMENT NO. 98-518829
(BEARING: N4°42'00"W)

GRAPHIC SCALE
20 0 10 20
1 inch = 20 ft.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

PREPARED BY:
BURKHARDT ENGINEERING COMPANY
195 BYERS ROAD
SUITE 202
MIAMISBURG, OHIO 45342
PHONE:(937)388-0060
FAX:(937)388-0062

No.	Revision	Date

SCALE Horz. 1"=20'
Date 6/12/09
Design: EML
Drawn: EML
Checked: JTB

DEDICATION PLAT
AUTO ZONE ~ STORE #4522
480 N. MAIN STREET (S.R.57)
PART OF ORIGINAL LOT 99 EATON TOWNSHIP
DEED VOL. 269 PG. 307
CONTAINING 1.9991 ACS.
VILLAGE OF GRAFTON LORAIN COUNTY, OHIO

SHEET NO.
2 of 2

BASE DWG. 1683 PROJ. NO.: 1683 TAB FILE: RW DED2