Doc ID: 017568130001 Type: OFF
Kind: PLAT
Recorded: 07/15/2013 at 09:33:52 AM
Fee Amt: $263.20 Page 1 of 1
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2013-0469869

BARRINGTON PARK SUBDIVISION NO. 6

RESUBDIVISION OF BARRINGTON PARK SUBDIVISION NO. 3, SUBLOTS 69 TO 74 AND TIMBER TRAIL

PART OF

ORIGINAL EATON TOWNSHIP LOT NO. 98
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, OF SAID TOWNSHIP CONTAINING 3.3244 ACRES, AND BEING 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. 6", A SUBDIVISION OF LOTS 69 TO 74, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES 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 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 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 24 DAY OF June, 2013.

WITNESS

WITNESS

ROBERT D. YOST, PARTNER

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 24 DAY OF June, 2013.

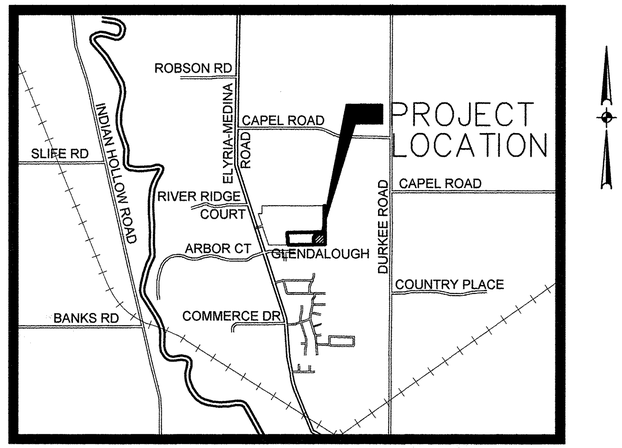
NOTARY PUBLIC

MY COMMISSION EXPIRES: February 24, 2015

SANDEE REGAL
NOTARY PUBLIC • STATE OF OHIO
Recorded in Lorain County
My commission expires Feb. 24, 2015

LEGEND

M	EXISTING MONUMENT BOX
◎	IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
M	PROPOSED MONUMENT BOX
O	5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
R	RECORD
S	SURVEYED
FD	FOUND



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. 6", AS SHOWN HEREON, AND CONTAINING 3.3244 ACRES OF LAND IN ORIGINAL LOT 98 OF EATON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS SO INDICATED -⊙- OR -○-, IRON PIN MONUMENTS WERE EITHER FOUND OR SET AND AT ALL POINTS THUSLY INDICATED -M- OR -M-, 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. 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.

6/24/13

MARK A. YEAGER
PROFESSIONAL SURVEYOR NO. 7289

STATE OF OHIO
MARK ALLEN YEAGER
S-7289
REGISTERED
PROFESSIONAL SURVEYOR

ACREAGE BREAKDOWN

LOTS	1.9751 AC.
BLOCK	0.6563 AC.
RIGHT OF WAY	0.6930 AC.
TOTAL	3.3244 AC.

TRANSFERRED THIS ___ DAY OF _____, 2013.

LORAIN COUNTY AUDITOR

RECORDED THIS ___ DAY OF _____, 2013 IN THE PLAT BOOK ___, PAGE NO. ___.

LORAIN COUNTY RECORDER

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
JUL 15 2013
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
FEE EX
DAD

LAWYERS TITLE CO
5340 MEADOW LANE
SHEFFIELD VILLAGE, OH 44054
Plat Vol. 98
Pages 79,80,81

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF THE BUCKEYE COMMUNITY BANK, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF BARRINGTON PARK SUBDIVISION NO. 6 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON.

Buckeye Community Bank
MORTGAGEE

BY: Bruce E. Stevens

TITLE: President + CEO

NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Bruce E. Stevens REPRESENTING BUCKEYE COMMUNITY BANK WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS/HER 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 20 DAY OF June, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: February 24, 2015

SANDEE REGAL
NOTARY PUBLIC • STATE OF OHIO
Recorded in Lorain County
My commission expires Feb. 24, 2015

APPROVALS

APPROVED THIS 30TH DAY OF MAY, 2013.

LORAIN COUNTY ENGINEER

APPROVED THIS 30TH DAY OF MAY, 2013.

LORAIN COUNTY SANITARY ENGINEER

ACCEPTED THIS 18TH DAY OF June, 2013.

CHAIRMAN - EATON TOWNSHIP BOARD OF TRUSTEES

APPROVED AS TO FORM THIS 31ST DAY OF MAY, 2013.

Gerald A. Innes Asst Pros Atty
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 31ST DAY OF May, 2013.

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.

REVISIONS			
DATE	DESCRIPTION	BY	
5-08-2013	ORIGINAL ISSUE	JRK	

DATE: 4-08-2013
DRAWN BY: CCC
CHK'D BY: MAY
DWG. NAME:
STATUS/PAL 10/CURRENT DWGS/PLAT DWGS
PATH:
F.B.:

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES

RECORD PLAT
BARRINGTON PARK SUBDIVISION NO 6
OF PART OF
ORIGINAL EATON TOWNSHIP LOT NO 98
TOWNSHIP OF EATON COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 3

JOB NO. 13101

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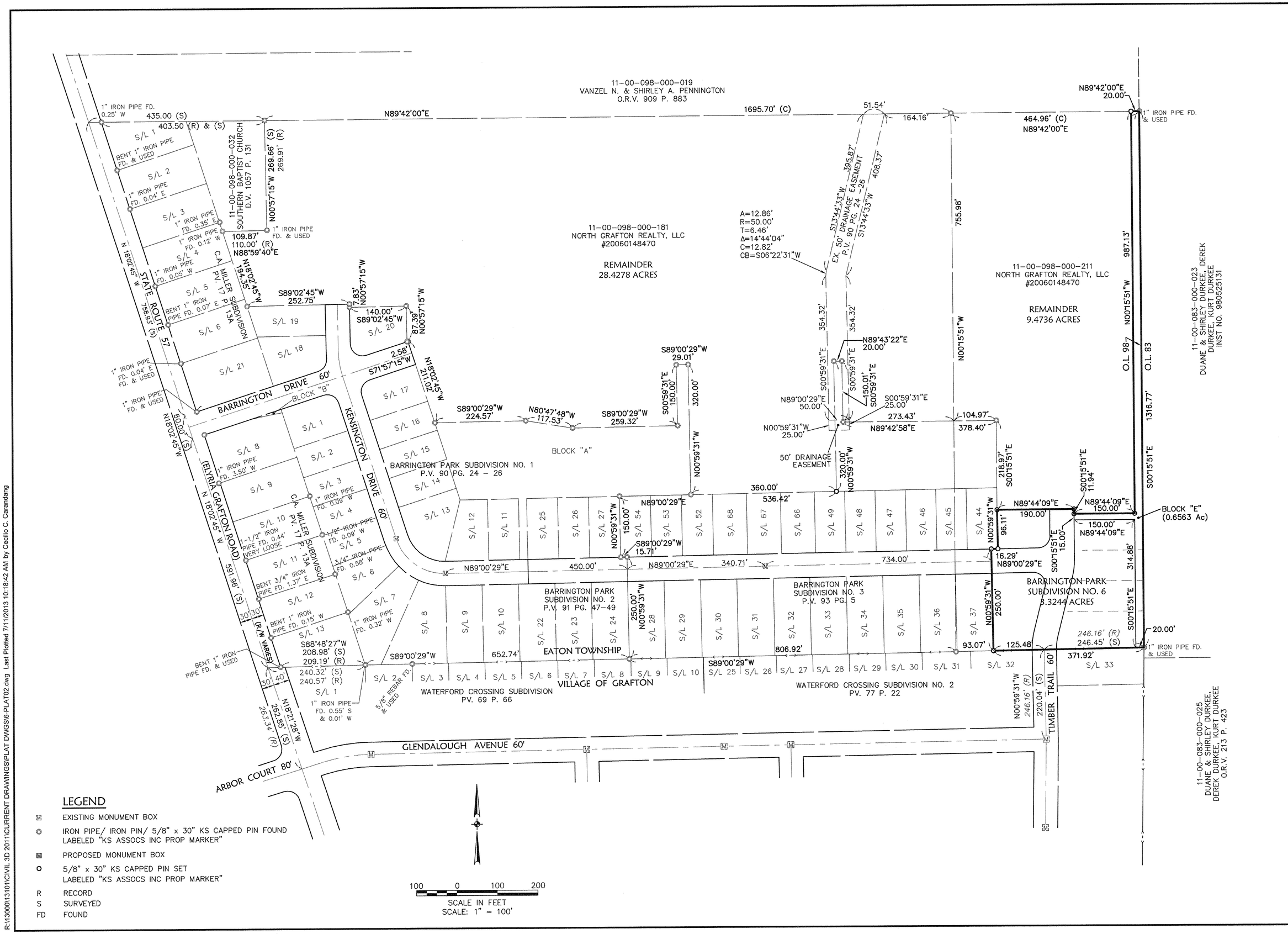

LEGEND

- 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

DATE	REVISIONS	DESCRIPTION	BY
5-08-2013		ORIGINAL ISSUE	JRK

DATE: 4-08-2013
DRAWN BY: CCC
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RECORD PLAT
BARRINGTON PARK SUBDIVISION NO 6

OF PART OF
ORIGINAL EATON TOWNSHIP LOT NO 98
TOWNSHIP OF EATON COUNTY OF LORAIN STATE OF OHIO

SHEET 2 OF 3

JOB NO. 13101

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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	39.56	150.00	19.89	15°06'37"	39.44	S06°33'47"W
C2	37.65	150.00	18.93	14°22'57"	37.55	N06°55'37"E
C3	47.47	180.00	23.87	15°06'37"	47.33	S06°33'47"W
C4	31.65	120.00	15.92	15°06'37"	31.56	N06°33'47"E
C5	45.18	180.00	22.71	14°22'57"	45.07	S06°55'37"W
C6	0.25	150.00	0.13	00°05'49"	0.25	N00°12'56"W
C7	37.40	150.00	18.79	14°17'07"	37.30	N06°58'32"E
C8	55.04	30.00	39.17	105°06'37"	47.64	S38°26'13"E
C9	46.74	30.00	29.62	89°16'20"	42.16	S44°22'19"W

LEGEND

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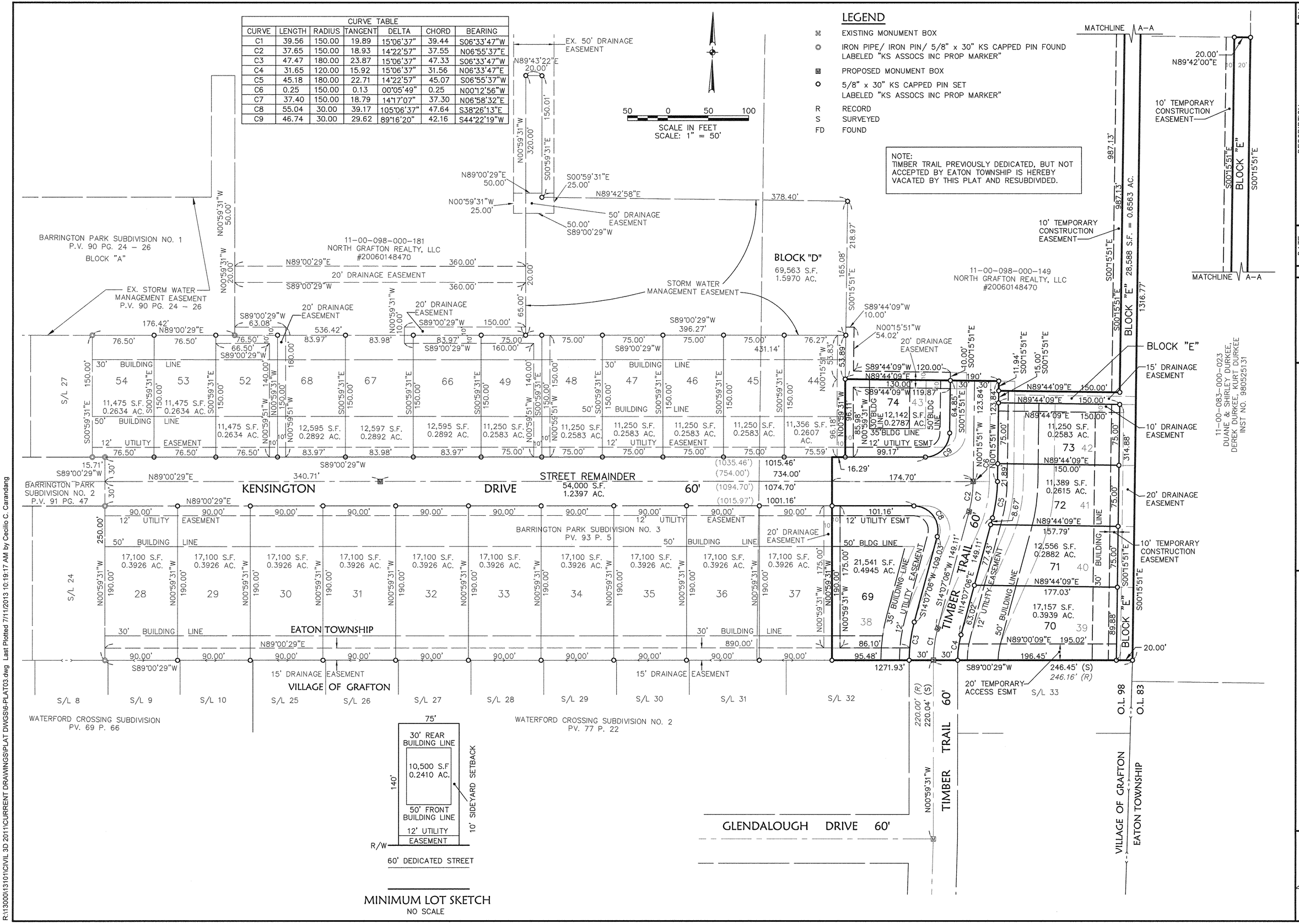
- PROPOSED MONUMENT BOX
- 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
- R RECORD
- S SURVEYED
- FD FOUND

SCALE IN FEET
SCALE: 1" = 50'

NOTE:
TIMBER TRAIL PREVIOUSLY DEDICATED, BUT NOT ACCEPTED BY EATON TOWNSHIP IS HEREBY VACATED BY THIS PLAT AND RESUBDIVIDED.



MINIMUM LOT SKETCH
NO SCALE

DATE	DESCRIPTION	BY
5-08-2013	ORIGINAL ISSUE	JRK

REVISIONS

DATE: 4-08-2013
DRAWN BY: CCC
CH'D BY: MAY
DWG. NAME:
PATH: 13101\CIVIL 3D\CURRENT DWGS\PLAT DWGS

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RECORD PLAT
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OF PART OF
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TOWNSHIP OF EATON COUNTY OF LORAIN STATE OF OHIO

SHEET 3 OF 3

JOB NO. 13101

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