

# 26114

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# Garden Of Eaton Allotment No. 1

Owner and Developer:  
T. O. M. COMPANY, INC.  
Tom Stemmer, Jr. - President

ORIGINAL LOT NO. 57 - EATON TOWNSHIP - LORAIN COUNTY - OHIO  
SCALE: 1"=100' DECEMBER - 1978  
Gary E. Penfound - Reg. Surveyor No. 4457

### OWNER'S CERTIFICATE:

This is to certify that I, Tom Stemmer, Jr., as President of T. O. M. COMPANY, INC., owner of the land embraced by this plat of GARDEN OF EATON ALLOTMENT No. 1, do hereby accept this plat to be correct and dedicate to public use Boardwalk Avenue and Park Place Drive as shown hereon, and reserve easements where indicated on the plat for utility and drainage purposes above and beneath the surface of the ground.

T. O. M. COMPANY, INC.  
Capel Road - Eaton Twp.  
By Tom Stemmer, Jr.  
President

### SURVEYOR'S CERTIFICATE:

This is to certify that at the request of Tom Stemmer, Jr., I have surveyed and platted GARDEN OF EATON ALLOTMENT No. 1 as shown hereon. Distances are shown in feet and decimal parts thereof. • indicates iron pin monument set unless otherwise designated. ○ indicates railroad spike set in pavement. Heavy line indicates outline of Allotment. This plat embraces 26.5624 Acres of land in Original Lot No. 57 of Eaton Township, including 2.4194 Acres to be dedicated as Boardwalk Avenue and Park Place Drive. All of which I certify to be correct. Dimensions on curves are shown by arc measurements and chord measurements in the accompanying CURVE DATA TABLE.

Gary E. Penfound  
Gary E. Penfound  
Reg. Surveyor No. 4457  
962 N. Pasadena Ave.  
Elyria, Ohio 44035

State of Ohio

County of Lorain s:s:

Before me, a Notary Public in and for said County and State, did personally appear Tom Stemmer, Jr. as President of T. O. M. Company, Inc., who acknowledged the signing of this plat to be his own free act and deed, and the wishes of T. O. M. Co., Inc. In witness whereof I have hereunto set my hand and official seal at Elyria, Ohio, on this 17th Day of January, 1979.

Carol J. West Notary Public  
My Commission expires June 19, 1980

Situated in the Township of Eaton, County of Lorain and State of Ohio, and being part of Original Lot No. 57, containing 26.5624 Acres, and being the same tract as conveyed to T. O. M. Company, Inc. and described in deed recorded in Deed Book 1189, Page 483, in the Recorder's Office of Lorain County, Ohio.

The undersigned Tom Stemmer, Jr., as President of T. O. M. Company, Inc. hereby certifies that the attached plat correctly represents his and its "GARDEN OF EATON ALLOTMENT NO. 1", a subdivision of lots 1 to 19, inclusive, and do hereby acknowledge this plat of same and dedicate to public use as such, all or parts of the roads, boulevards, cul-de-sacs, parks, planting 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, health or other lawful rules and regulations including the applicable off-street parking and loading requirements of Lorain County, Ohio, for the benefit of themselves and all other subsequent parties taking title from, under or through the undersigned.

Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground.

In Witness whereof the undersigned have hereunto set their hands this 30th day of April, 1979.

Witness James M. Kunkle Signed Tom Stemmer, Jr.  
President, T. O. M. Company, Inc.

Approved this 19th Day of APRIL, 1979 Lawrence V. McEllicity  
Lorain County Engineer

Approved this 19th Day of APRIL, 1979 Lawrence V. McEllicity  
Lorain Co. Sanitary Engineer

Approved this 18th Day of JANUARY, 1979 John J. Greer  
Health Commissioner, Lorain Co. District Board of Health

Approved this 30 Day of APRIL, 1979 Richard W. McGinnis  
Director, Lorain County Regional Planning Commission

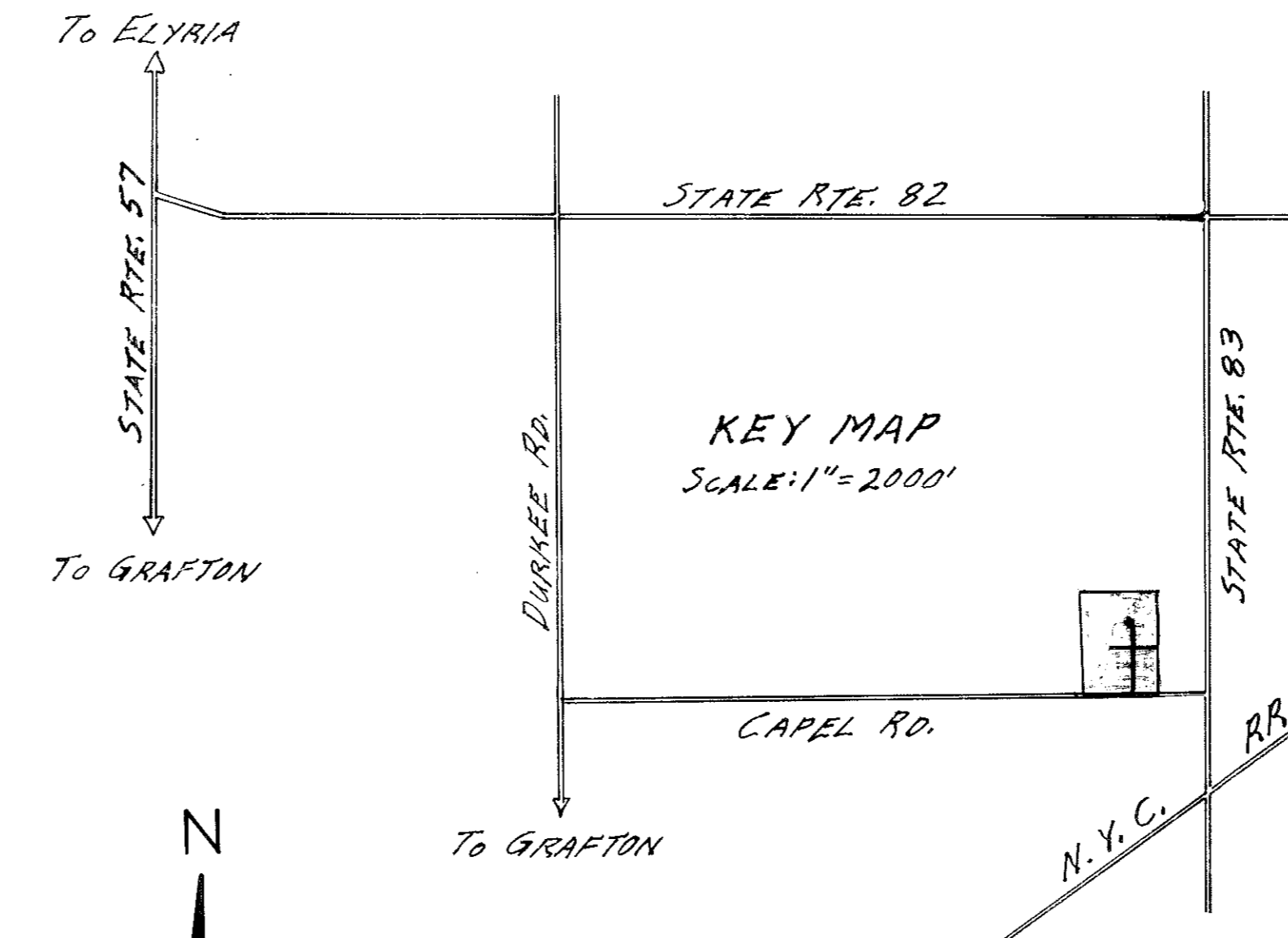
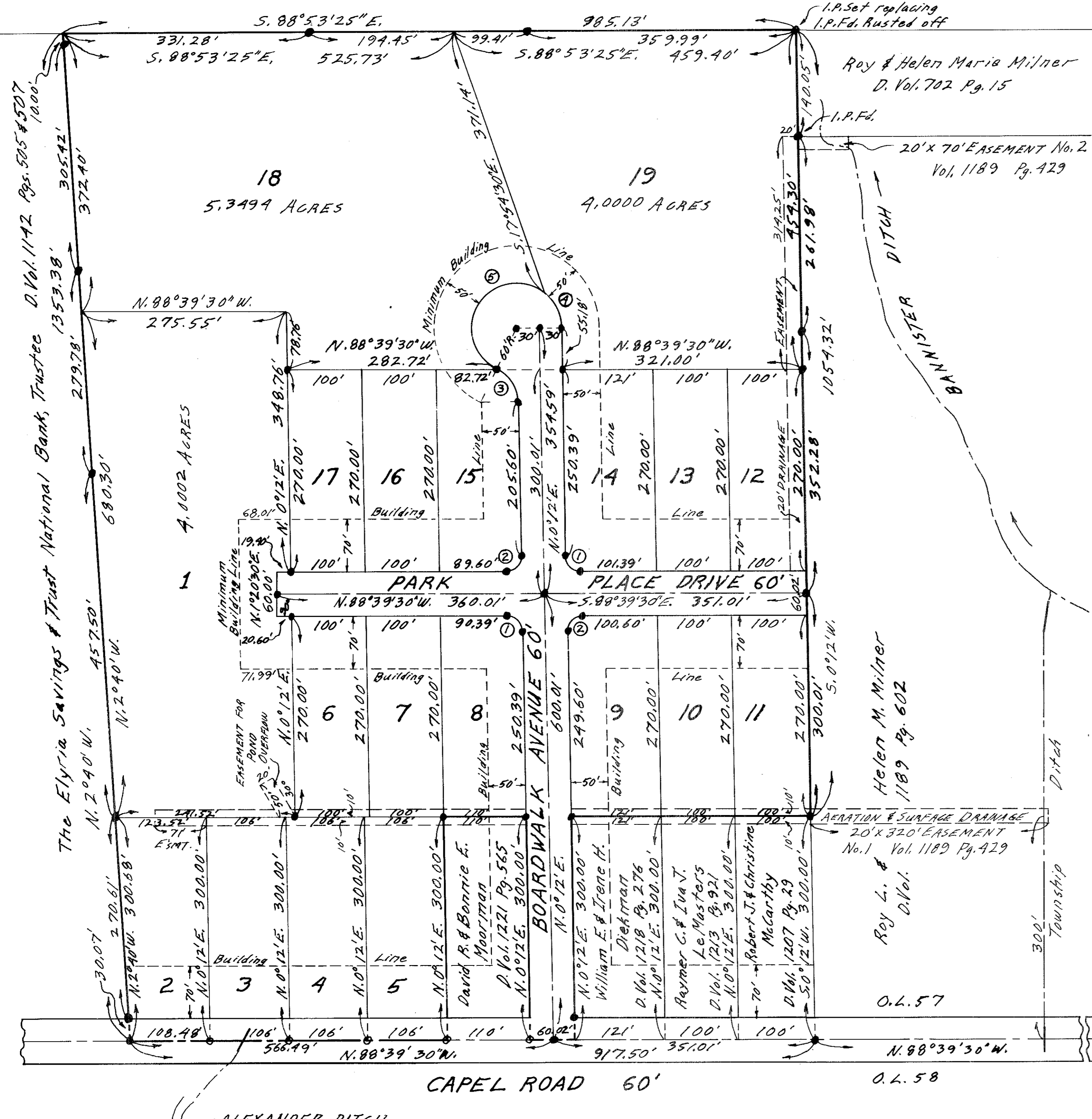
Transferred this 3 Day of May, 1979  
Lorain County Auditor

Filed for Record this 3 Day of May, 1979, at 9:34 a.m.  
Recorded this 3 Day of May, 1979 in Plat Book 34 Page 75

James J. Brown  
Lorain County Recorder

CURVE DATA TABLE						
CURVE	RAD.	A	ARC	CHD.	CHD. BEARING	TAN.
①	20'	88°51'30"	31.02'	28.00'	N.44°13'45"W.	19.61'
②	20'	91°08'30"	31.81'	28.56'	N.45°46'15"E.	20.40'
③	50'	62°57'50"	54.95'	52.22'	N.31°16'55"W.	—
④	60'	51°58'40"	54.43'	52.58'	N.25°47'20"W.	—
⑤	60'	190°59'10"	200.00'	119.45'	S.32°43'45"W.	—

William D. & Karen J. Carpenter D. Vol. 1125 Pg. 804



TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
MAY 3 1979  
JULIAN A. PUOR  
LORAIN COUNTY AUDITOR

Not mailed title (see green) 17.28/75