

#545192

FINAL PLAT

PLANS APPROVED BY:

#545192

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, AND STATE OF OHIO, BEING PART OF EATON TOWNSHIP ORIGINAL LOT 98, AND CONTAINING 14.5949 ACRES.

THE UNDERSIGNED Kevin Flanigan HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS TANGLEWOOD SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 47 THROUGH 55, INCLUDING BLOCK C, DOES HEREBY ACKNOWLEDGE THE PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH ALL OR PARTS OF THE EASEMENTS 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 THEMSELVES 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 WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET HIS HAND THIS 07 DAY OF June, 1998.

SHAMROCK DEVELOPMENT CO., INC.

BY: Kevin J. Flanigan, Partner
KEVIN J. FLANIGAN

Michelle L. Williamson
WITNESS

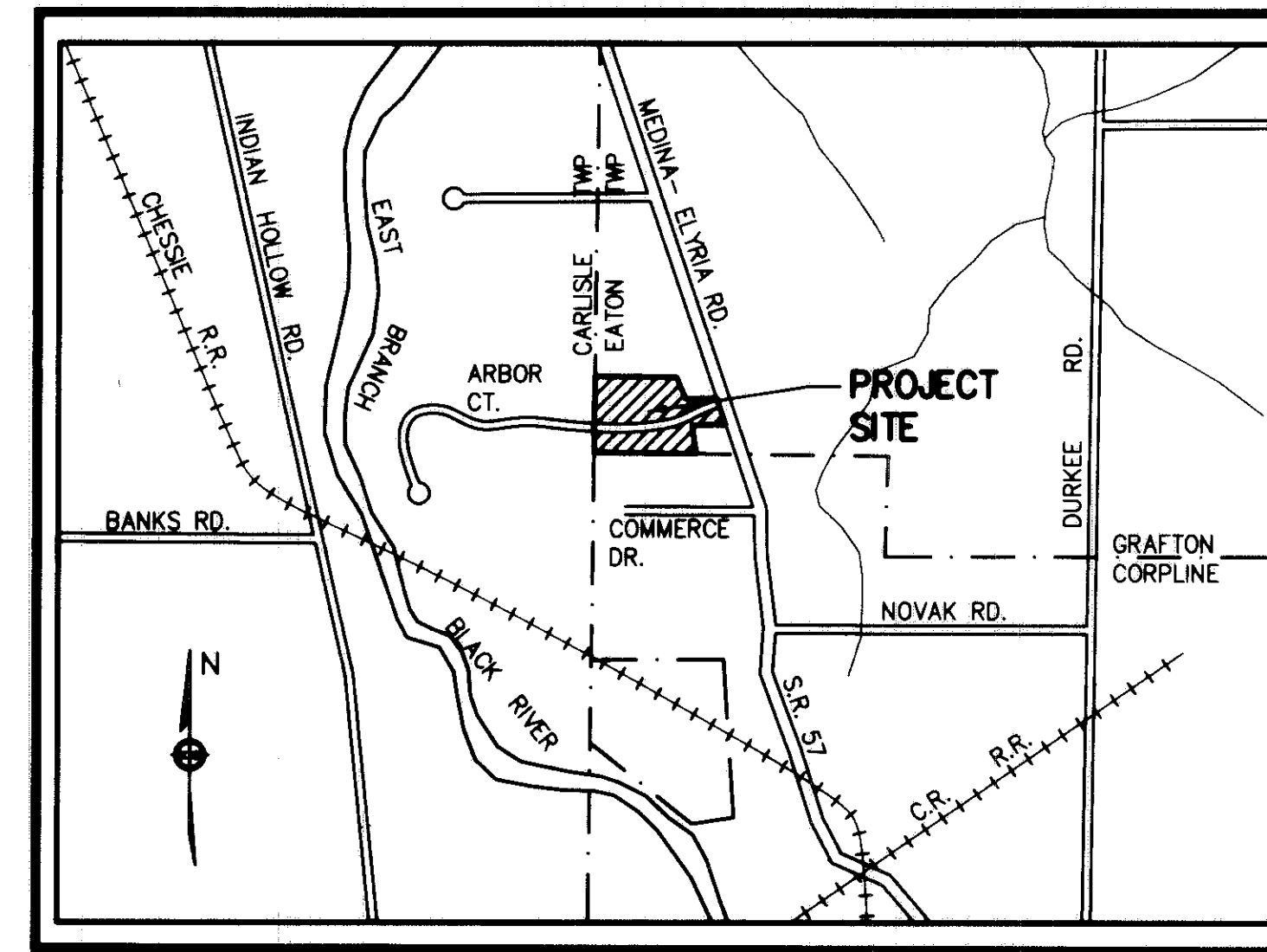
TANGLEWOOD SUBDIVISION

NO. 2

BEING PART OF

ORIGINAL EATON TOWNSHIP LOT NO. 98

COUNTY OF LORAIN STATE OF OHIO



AREA MAP - NO SCALE

AREA IN BLOCK C 0.5002 ACRE
AREA IN 9 SUBLOTS 14.0947 ACRES
TOTAL AREA IN SUBDIVISION 14.5949 ACRES

- LEGEND
- IRON PIN FOUND
 - IRON PIN SET
 - MONUMENT BOX

NOTARY PUBLIC

COUNTY OF LORAIN
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR KEVIN J. FLANIGAN

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF TANGLEWOOD SUBDIVISION NO. 2, AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 07 DAY OF June, 1998

Michelle L. Williamson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/1/2003

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT LORAIN NATIONAL BANK

MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF TANGLEWOOD SUBDIVISION NO. 2, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON.

AND: John A. Funderburg, Vice President

BY: Kevin J. Flanigan, Kevin P. Wilkins, Vice President

WITNESS Kevin Schultz

NOTARY PUBLIC

COUNTY OF LORAIN
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Kevin J. Flanigan REPRESENTING Shamrock Development Co., Inc. WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF TANGLEWOOD SUBDIVISION NO. 2 AND THAT IT WAS THEIR OWN FREE ACT AND DEED ON BEHALF OF Shamrock Development Co., Inc. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Eaton, OHIO, THIS 07 DAY OF June, 1998.

Karen L. Schultz
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 31, 2000

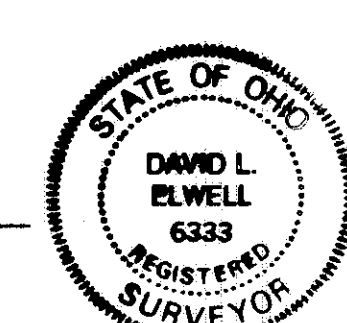
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, THE SHAMROCK DEVELOPMENT CO., INC., I HAVE SURVEYED AND PLATTED TANGLEWOOD SUBDIVISION NO. 2, AS SHOWN HEREON AND CONTAINING 14.5949 ACRES OF LAND IN ORIGINAL LOT 98 IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO.

AT ALL POINTS INDICATED ○ OR ○ IRON PIN MONUMENTS WERE EITHER FOUND OR SET. (SEE LEGEND)

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND ARE FOR THE PURPOSE OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.

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



TRANSFERRED
IN COMPLIANCE WITH SEC. 3119-0202
OHIO REV. CODE
JUN 22 1998
MARK R. STEWART
LORAIN COUNTY AUDITOR

JUN 22 1998
RECEIVED FOR RECORD
at 3:42 o'clock P.M. in 212 RECORD
VOL. 61 MARY ANN JAMISON
PAGE 5 Lorain County Recorder
12 and 13 inc. 36 me
Box: L.C.T. (L.M.)
LORAIN COUNTY RECORDER

DATE: 07-22-97	
DRAWN BY: AMK/YY	
CHD BY: DLE	
F.S.	
DWG. NAME: 8888-12-TRAM	
07-22-97	ORIGINAL ISSUE

TANGLEWOOD SUBDIVISION NO. 2
PART OF EATON TOWNSHIP ORIGINAL LOT 98
EATON TOWNSHIP • LORAIN COUNTY • STATE OF OHIO

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036
PHONE (216) 322-6317 * FAX (216) 284-0623

SHEET 1 OF 2
JOB NO. 90438-A

#545192

#545192

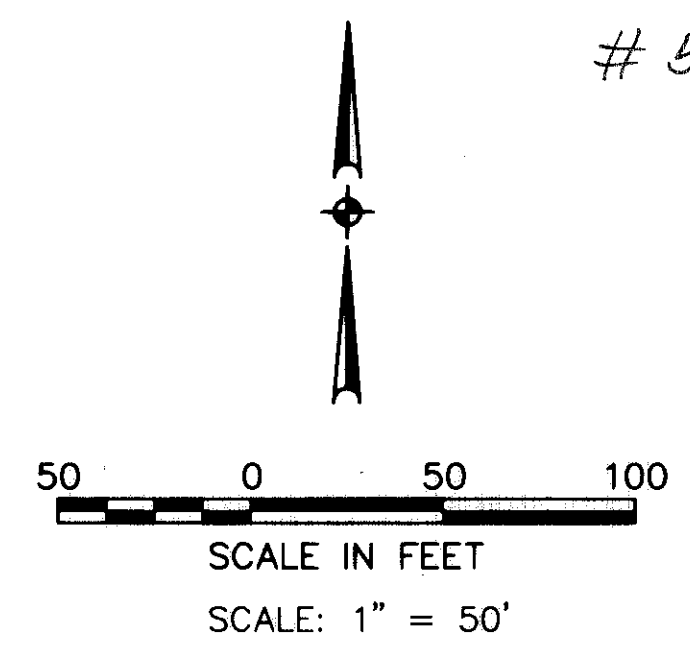
SECTION 16

5/8" I.P. FND.
0.19 N
0.03 W

O.L. 98

JOSEPH R. HAMM &
AIMEE E. BOUTIN
O.R.V. 1261 P. 815

THOMAS J. & MARGARET M. FITZMAURICE
O.R.V. 1053 P. 233



TANGLEWOOD SUBDIVISION
VOL. 51 P. 36-38

S/L 1

429.05' PLAT & USED
N00°25'55"E

I.P. FND.
1.06 F
0.04 S

95.60' R & U
MON. BOX
FND. & USED

TANGLEWOOD SUBDIVISION
VOL. 51 P. 36-38

S/L 46

323.59' PLAT & USED
S00°25'55"W

SECTION 16
SECTION 25

DON EDWARD RADER
D.V. 670 P. 222

1/2" I.P. FND.
1.42 N
0.22 E

WALTER & MARIE RADER
D.V. 787 P. 290

SECTION 25
CARLISLE TOWNSHIP
EATON TOWNSHIP
VILLAGE OF GRAFTON
O.L. 99

SHAMROCK DEVELOPMENT COMPANY
O.R.V. 69 P. 914

VILLAGE OF GRAFTON
O.L. 99

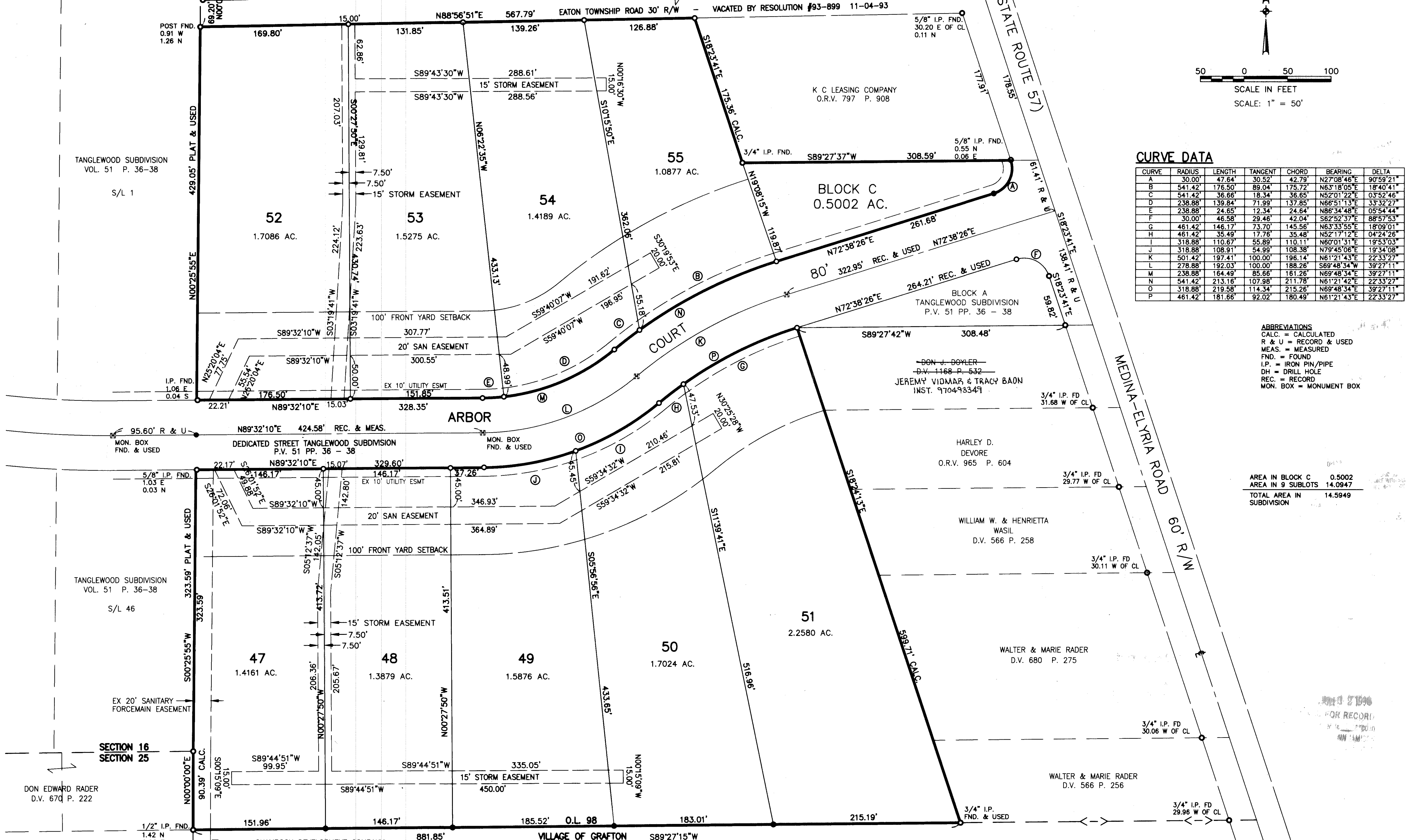
DATE:	07-22-97
DRAWN BY:	AMK/YY
CHK'D BY:	DLE
F.B.:	
DWG. NAME:	ROAD-25-PLAT
REVISIONS:	
07-22-97	ORIGINAL ISSUE

FINAL PLAT
**TANGLEWOOD SUBDIVISION
 NO. 2**
 PART OF EATON TOWNSHIP ORIGINAL LOT 98
 EATON TOWNSHIP * LORAIN COUNTY * STATE OF OHIO

KS ASSOCIATES, INC.
 ENGINEERS/SURVEYORS
 424 Middle Avenue
 P.O. Box 89
 Elyria, Ohio 44036
 PHONE: (216) 322-6317 * FAX: (216) 284-0623

**KS ASSOCIATES
 INCORPORATED**

SHEET
2 OF
2
 JOB NO.
90438-A



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	30.00'	47.64'	30.52'	42.79'	N27°08'46"E	90°59'21"
B	541.42'	176.50'	89.04'	175.72'	N63°18'05"E	18°40'41"
C	541.42'	36.66'	18.34'	36.65'	N52°01'22"E	03°52'46"
D	238.88'	139.84'	71.99'	137.85'	N66°51'13"E	33°32'27"
E	238.88'	24.65'	12.34'	24.64'	N86°34'48"E	05°54'44"
F	30.00'	46.58'	29.46'	42.04'	S62°52'37"E	88°57'53"
G	461.42'	146.17'	73.70'	145.56'	N63°33'55"E	18°09'01"
H	461.42'	35.49'	17.76'	35.48'	N52°17'12"E	04°24'26"
I	318.88'	110.67'	55.89'	110.11'	N60°01'31"E	19°53'03"
J	318.88'	108.91'	54.99'	108.38'	N79°45'06"E	19°34'08"
K	501.42'	197.41'	100.00'	196.14'	N61°21'43"E	22°33'27"
L	278.88'	192.03'	100.00'	188.26'	S69°48'34"W	39°27'11"
M	238.88'	164.49'	85.66'	161.26'	N69°48'34"E	39°27'11"
N	541.42'	213.18'	107.98'	211.78'	N61°21'42"E	22°33'27"
O	318.88'	219.58'	114.34'	215.26'	N69°48'34"E	39°27'11"
P	461.42'	181.66'	92.02'	180.49'	N61°21'43"E	22°33'27"

ABBREVIATIONS
 CALC. = CALCULATED
 R & U = RECORD & USED
 MEAS. = MEASURED
 FND. = FOUND
 I.P. = IRON PIN/PIPE
 DH = DRILL HOLE
 REC. = RECORD
 MON. BOX = MONUMENT BOX

AREA IN BLOCK C 0.5002
 AREA IN 9 SUBLOTS 14.0947
 TOTAL AREA IN
 SUBDIVISION 14.5949