

MANTLE ROCK ESTATES

PART OF ORIGINAL BROWNHELM TOWNSHIP, LOT NOS. 79 AND 80
TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN, STATE OF OHIO AND BEING PARTS OF ORIGINAL LOT NUMBERS 79 AND 80, CONTAINING 67.5677 ACRES AND BEING THE SAME TRACT AS CONVEYED TO ROLLAND F. AND SHIRLEY A. ANGERSBACH, TRUSTEES AND DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 980560408 RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

THE UNDERSIGNED ROLLAND F. AND SHIRLEY A. ANGERSBACH HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE "MANTLE ROCK ESTATES", A SUBDIVISION OF LOTS 1 TO 34, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETCETERAS 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 THE TOWNSHIP OF BROWNHELM, 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 THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 4th DAY OF AUGUST, 2000.

Robert A. Piazza
WITNESS

Rolland F. Angersbach
ROLLAND F. ANGERSBACH, TRUSTEE

Carolyn A. Cozart
WITNESS

Shirley A. Angersbach
SHIRLEY A. ANGERSBACH, TRUSTEE

NOTARY PUBLIC

STATE OF OHIO
SS

LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR ROLLAND F. ANGERSBACH AND SHIRLEY A. ANGERSBACH WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 4th DAY OF AUGUST, 2000.



ROBERT A. PIAZZA, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 & C.

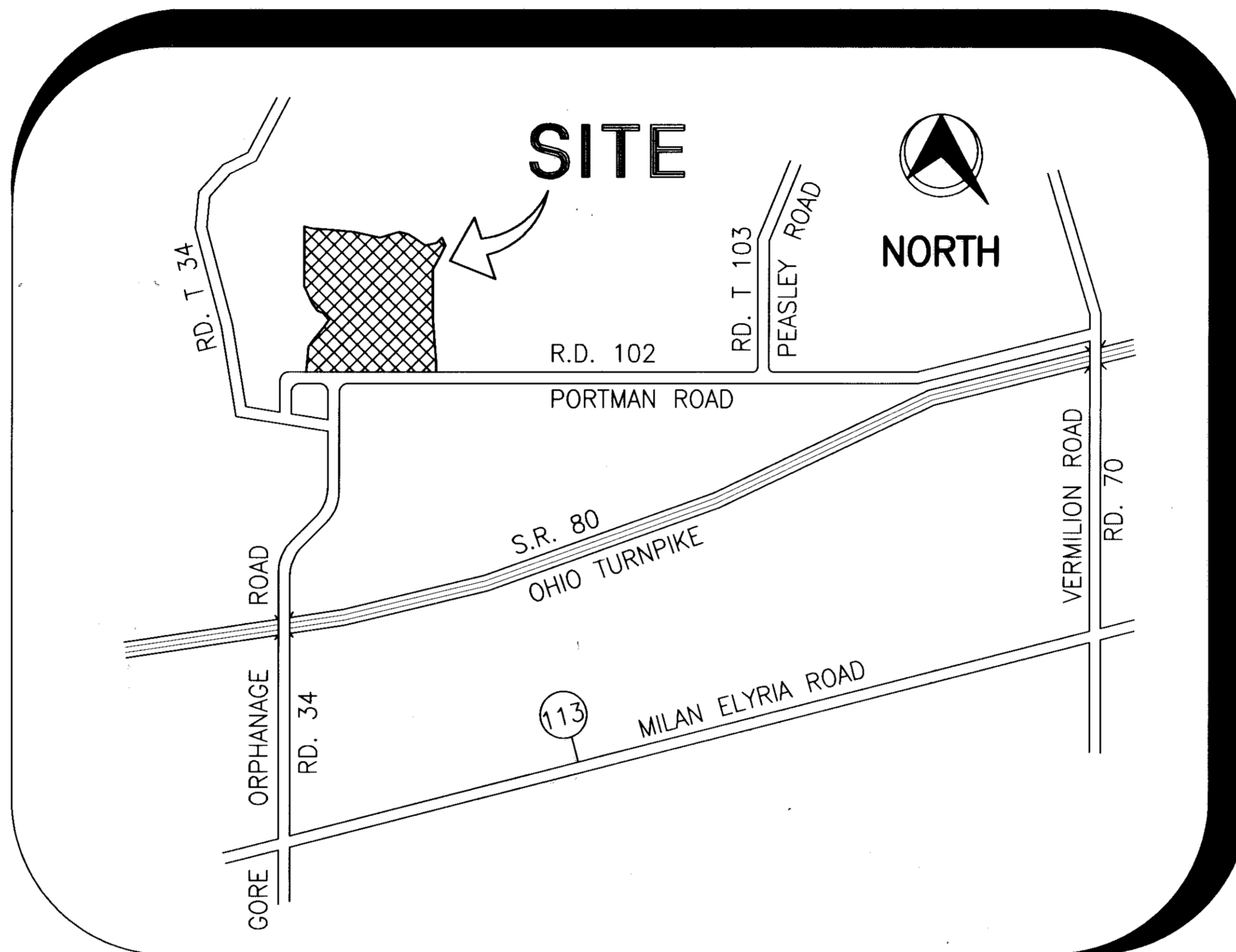
Robert A. Piazza
NOTARY PUBLIC

MY COMM. EXPIRES: _____

UTILITY EASEMENT

UTILITY EASEMENT (OHIO EDISON, TELEPHONE, AND CABLE TV SHARE JOINT TRENCH; GAS LINE TO OCCUPY SAME EASEMENT WITH 4' SEPARATION)

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A TWELVE (12.00) FOOT WIDE EASEMENT AT THE FRONT AND/OR SIDE OF EACH LOT AS IT ABUTS THE DEDICATED STREETS AND HIGHWAYS WITHIN OR ADJACENT TO THIS ALLOTMENT SHALL BE RESERVED FOR THE OHIO EDISON COMPANY, CENTURYTEL OF OHIO, GRAFTON CABLE, AND COLUMBIA GAS OF OHIO TO BE USED FOR INSTALLING, OPERATING, MAINTAINING AND SERVICING OF POLE LINES, UNDERGROUND CABLES AND CONDUITS. THE CHARACTER OF THE INSTALLATION AND STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON, AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES SUCH AS GUYS, CONDUITS, POLES, ANCHORS, TRANSFORMERS, PAD MOUNTED TRANSFORMERS, PADS, HANDHOLES, ETC. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN PREMISES, FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "MANTLE ROCK ESTATES", AS SHOWN HEREON AND CONTAINING 67.5677 ACRES OF LAND IN ORIGINAL BROWNHELM TOWNSHIP, LOT NUMBERS 79 AND 80, IN THE TOWNSHIP OF BROWNHELM, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED , IRON PIN MONUMENTS WILL BE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO A DEED MERIDIAN AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM MEASUREMENTS ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

AREA IN O.L. 79	63.9959 ACRES
AREA IN O.L. 80	3.5718 ACRES
AREA IN 34 SUBLOTS	61.1251 ACRES
AREA IN RIGHT-OF-WAY	6.4426 ACRES
TOTAL AREA IN SUBDIVISION	67.5677 ACRES

BY: Thomas J. Neff
THOMAS J. NEFF
REGISTERED SURVEYOR NO. 7065-OHIO



MORTGAGEE'S CERTIFICATE NO MORTGAGE

THIS IS TO CERTIFY THAT ON THIS PROPERTY MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF "MANTLE ROCK ESTATES" AS SHOWN HEREON, AND PRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HERON.

MORTGAGEE: _____
BY: _____ (TITLE)
WITNESS _____

MORTGAGEE: _____
BY: _____ (TITLE)
WITNESS _____

NOTARY PUBLIC

STATE OF OHIO

SS

LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR _____

WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2000.

NOTARY PUBLIC

MY COMM. EXPIRES: _____

APPROVALS:

APPROVED THIS 16 DAY OF OCT. 2000

James R. Lantry
LORAIN COUNTY ENGINEER

APPROVED THIS 7th DAY OF AUGUST 2000

James F. Boudle, Jr.
LORAIN COUNTY DISTRICT BOARD OF HEALTH

APPROVED THIS 4th DAY OF August 2000

David A. Jones, ADA
LORAIN COUNTY PROSECUTOR

APPROVED THIS 16 DAY OF OCTOBER 2000

Ronald F. Twining
LORAIN COUNTY PLANNING COMMISSION DIRECTOR

APPROVED THIS 4th DAY OF Aug 2000

Richard C. Mordeavin
BOARD OF TOWNSHIP TRUSTEES CHAIRMAN

TRANSFERRED THIS _____ DAY OF _____ 20____

NOV 14 2000
RECEIVED FOR RECORD
at 9:00 clock P.M. in PLAT RECORD
VOL. 67 MARY ANN JAMISON
PAGE 25 Lorain County Recorder
26 incl
86.40
sa

LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.

RECORDED THIS _____ DAY OF _____ 20____ IN PLAT BOOK _____

PAGE NO. _____



NEFF & ASSOCIATES
A PROFESSIONAL CORPORATION
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS

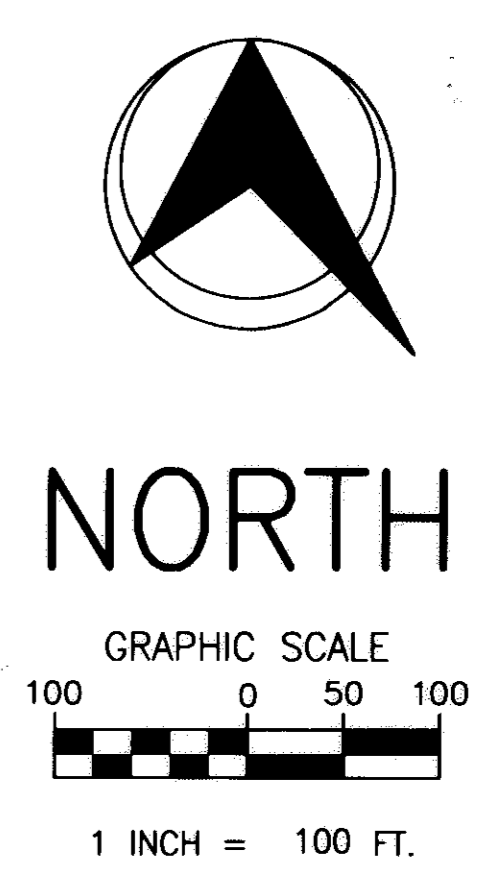
6405 York Road Parma Heights, Ohio 44130
(440) 884-3100 FAX (440) 884-6443

717618

717618

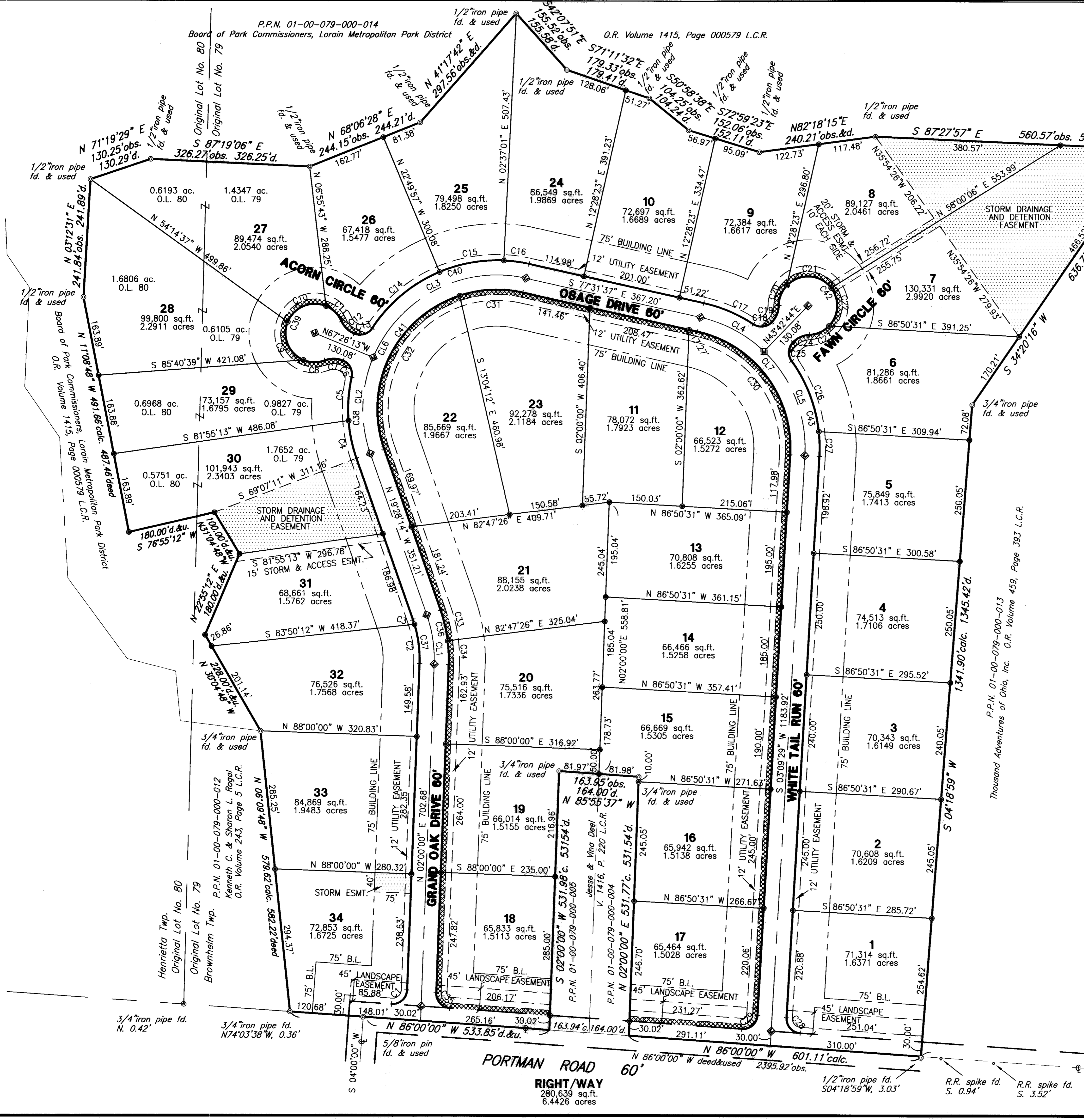
P.P.N. 01-00-079-000-014
Board of Park Commissioners, Lorain Metropolitan Park District
O.R. Volume 1415, Page 000579 L.C.R.

P.P.N. 01-00-078-000-027
Board of Park Commissioners,
Lorain Metropolitan Park District
O.R. Volume 800, Page 370 L.C.R.



- LEGEND**
- CAPPED IRON PIN (SEE NOTE TO RIGHT)
 - MONUMENT BOX AND PIN (TO BE SET AFTER STREET CONSTRUCTION)
 - ⊙ IRON PIN FOUND
 - ▨ STORM WATER MANAGEMENT EASEMENT / STORM SEWER EASEMENT (SEE PLAN)
 - ▩ 10' WATERMAIN EASEMENT
- NOTE:**
- Indicates 5/8" Iron Pin w/cap marked T.J.NEFF-7065 set or to be set. (Pin shown to be set @ individual subplot corners are to be set at time of lot transfer by record surveyor)

CURVE	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	31.07'	48.17'	43.16'	N48°00'00"E	92°00'00"
C2	245.00'	41.26'	81.76'	81.38'	N07°33'37.5"W	19°07'15"
C3	245.00'	5.02'	10.05'	10.05'	N18°17'45.5"W	02°20'59"
C4	305.00'	39.94'	79.43'	79.21'	N12°00'35"W	14°55'18"
C5	305.00'	45.02'	89.40'	89.08'	N03°50'54"E	16°47'40"
C6	30.00'	25.03'	41.72'	38.44'	N27°35'44.5"W	79°40'57"
C7	50.00'	19.87'	37.82'	36.93'	N89°06'28"W	43°20'30"
C8	60.00'	23.84'	45.39'	44.31'	N89°06'28"W	43°20'30"
C9	60.00'	60.00'	94.25'	84.85'	N22°26'13"W	90°00'00"
C10	60.00'	60.00'	94.25'	84.85'	N67°33'47"E	90°00'00"
C11	60.00'	23.84'	45.39'	44.31'	S45°45'58"E	43°20'30"
C12	50.00'	19.87'	37.82'	36.93'	S45°45'58"E	43°20'30"
C13	30.00'	25.03'	41.72'	38.44'	N72°43'18.5"E	79°40'57"
C14	305.00'	94.08'	182.52'	179.81'	N50°01'26.5"E	34°17'13"
C15	305.00'	68.87'	135.47'	134.36'	N79°53'32"E	25°26'58"
C16	305.00'	26.30'	52.47'	52.40'	S82°27'18"E	09°51'22"
C17	305.00'	56.31'	111.37'	110.75'	S67°03'58"E	20°55'18"
C18	30.00'	25.03'	41.72'	38.44'	N83°33'12.5"E	79°40'57"
C19	50.00'	19.87'	37.82'	36.93'	N22°02'29"E	43°20'30"
C20	60.00'	23.84'	45.39'	44.31'	N22°02'29"E	43°20'30"
C21	60.00'	69.87'	103.35'	91.04'	S86°56'29.5"E	98°41'33"
C22	60.00'	51.52'	85.15'	78.18'	S03°03'30.5"W	81°18'27"
C23	60.00'	23.84'	45.39'	44.31'	S65°22'59"W	43°20'30"
C24	50.00'	19.87'	37.82'	36.93'	S65°22'59"W	43°20'30"
C25	30.00'	25.03'	41.72'	38.44'	S03°52'15.5"W	79°40'57"
C26	305.00'	80.26'	156.97'	155.24'	S21°13'35.5"E	29°29'15"
C27	305.00'	25.72'	51.32'	51.26'	S01°39'44.5"E	09°38'27"
C28	30.00'	29.56'	46.68'	42.11'	S41°25'15.5"E	89°09'29"
C29	30.00'	30.44'	47.56'	42.74'	N48°34'44.5"E	90°50'31"
C30	245.00'	208.09'	345.01'	317.20'	N37°11'04"W	80°41'06"
C31	245.00'	67.34'	131.43'	129.86'	S87°06'17"W	30°44'12"
C32	245.00'	250.22'	390.01'	350.11'	S26°07'58.5"W	91°12'25"
C33	305.00'	32.76'	65.27'	65.15'	S13°20'24"E	12°15'40"
C34	305.00'	24.56'	49.02'	48.97'	S02°36'17"E	09°12'34"
C35	30.00'	28.97'	46.08'	41.68'	S42°00'00"E	88°00'00"
C36	305.00'	57.82'	114.29'	113.63'	N08°44'07"W	21°28'14"
C37	245.00'	46.45'	91.81'	91.27'	N08°44'07"W	21°28'14"
C38	305.00'	86.64'	168.83'	166.69'	N03°36'45"W	31°42'58"
C39	60.00'	63.58'	279.28'	87.27'	N22°33'47"E	266°41'00"
C40	305.00'	211.95'	370.46'	348.10'	N67°40'36.5"E	69°35'33"
C41	245.00'	441.48'	521.44'	428.45'	N41°30'04.5"E	121°56'37"
C42	60.00'	63.58'	279.28'	87.27'	S46°17'16"E	266°41'00"
C43	305.00'	108.39'	208.29'	204.27'	S16°24'22"E	39°07'42"
CL1	275.00'	52.14'	103.05'	102.45'	N08°44'07"W	21°28'14"
CL2	275.00'	105.66'	201.75'	197.25'	N01°32'46.5"E	42°02'01"
CL3	275.00'	230.38'	383.54'	353.20'	N62°31'05"E	79°54'36"
CL4	275.00'	76.88'	149.09'	148.09'	S61°54'26.5"E	31°14'21"
CL5	275.00'	126.62'	237.32'	230.03'	S21°33'53.5"E	49°26'45"
CL6	275.00'	495.54'	585.29'	480.91'	N41°30'04.5"E	121°56'37"
CL7	275.00'	233.57'	387.26'	356.05'	S37°11'04"E	80°41'06"



NEFF & ASSOCIATES
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ENGINEERS - PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS
6402 York Road Parma Heights, Ohio 44130
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NA

**MANTLE ROCK SUBDIVISION
SUBDIVISION PLAT**
BROWNHELM TOWNSHIP COUNTY OF LORAIN STATE OF OHIO

SCALE 1"=100'
DRAWN BY DWY
CHECKED BY
DATE FEBRUARY, 2000
REV NO DATE DESCRIPTION

Original Lot No. 79
Original Lot No. 78

SHEET NO. 2 OF 2

67126