

886712

886712 # 1920

FILE 4783

SUBDIVISION PLAT FOR

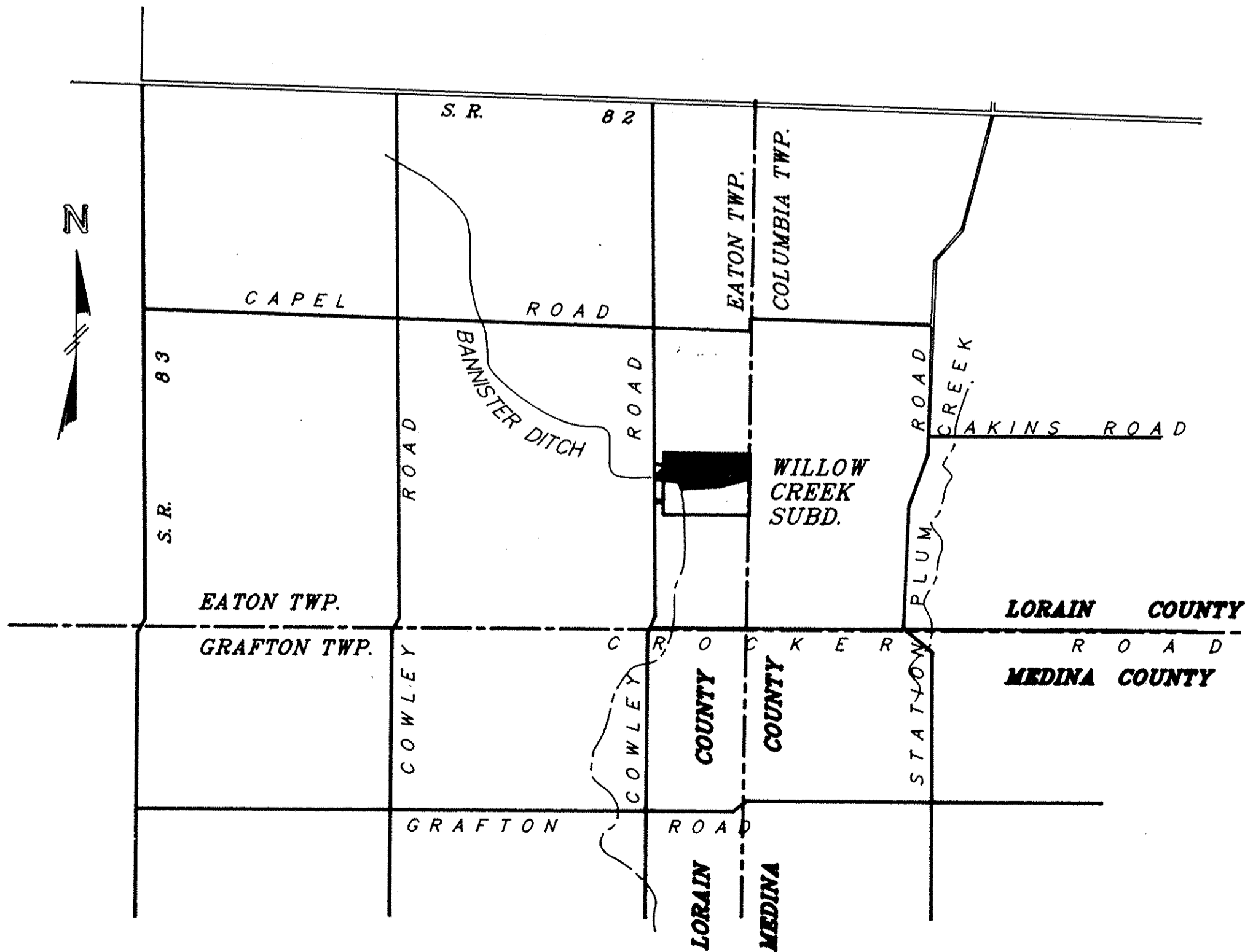
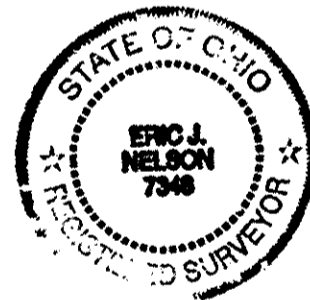
WILLOW CREEK SUBDIVISION NO. 1

OF PART OF ORIGINAL EATON TOWNSHIP LOT NO. 2 AND SUBLot 8 (V. 36 PG. 20 L.C.R.R.) OF FRONTIER ACERS SUB. NO. 1 NOW IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, AND STATE OF OHIO.

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "WILLOWCREEK SUBDIVISION NO. 1" AS SHOWN HEREON, CONTAINING 49.61 ACRES OF LAND IN THE CITY OF EATON, COUNTY OF LORAIN AND STATE OF OHIO. 5/8" CAPPED IRON PINS WERE SET AT ALL POINTS MARKED THUS [symbol]; 5/8" CAPPED IRON PINS IN MONUMENT BOXES WERE SET AT ALL POINTS MARKED THUS [symbol]; DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO DEFINE ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SEPTEMBER 2002

Eric J. Nelson
ERIC J. NELSON P.S.
GILES NELSON & ASSOC. INC.
CIVIL ENGINEERING & SURVEYING
27201 S. R. 82 - SUITE #2
COLUMBIA TWP. OHIO 44028
PH 440 236 6267 F 236 6270



OWNER CERTIFICATION ---

SITUATED IN THE CITY OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL EATON TOWNSHIP LOT NO. 2, CONTAINING 49.61 ACRES OF LAND AND BEING PART OF THE SAME TRACT OF LAND CONVEYED TO WILLOW CREEK-EATON L.L.C., AS DESCRIBED IN INSTRUMENT NO. 2002 OF LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED, RICHARD BERAN, MEMBER OF WILLOW CREEK-EATON LLC HEREBY CERTIFIES THAT THE PLAT SHOWN HEREON CORRECTLY REPRESENTS HIS "WILLOW CREEK SUBDIVISION", A SUBDIVISION OF LOTS 1 THRU 16, INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS. FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

DISTANCES SHOWN HEREON ARE 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.

Richard Beran, Member, 12/2/02

Witness, 12-2-02, John Hall

COUNTY OF LORAIN, S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE OF OHIO, DID PERSONALLY APPEAR RICHARD BERAN, REPRESENTATIVE OF WILLOW CREEK-EATON L.L.C., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF DECEMBER, 2002.

Notary Public, April 23, 2006

BANK CERTIFICATION ---

THIS IS TO CERTIFY THAT THE UNDERSIGNED 5/3 BANK, HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN THE "WILLOW CREEK SUBD." SUBDIVISION HAVING EXAMINED THE FOREGOING PLAT, DOES HEREBY ACCEPT THE SAME AS CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE, STREETS AS SHOWN HEREON, THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

12/4/02, 5/3RD BANK

COUNTY OF LORAIN, S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE OF OHIO, DID PERSONALLY APPEAR, Timothy M. Brown, LEGAL REPRESENTATIVE OF 5/3 BANK, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 4th DAY OF DECEMBER, 2002.

Notary Public, My Commission Exp. June 6, 2005

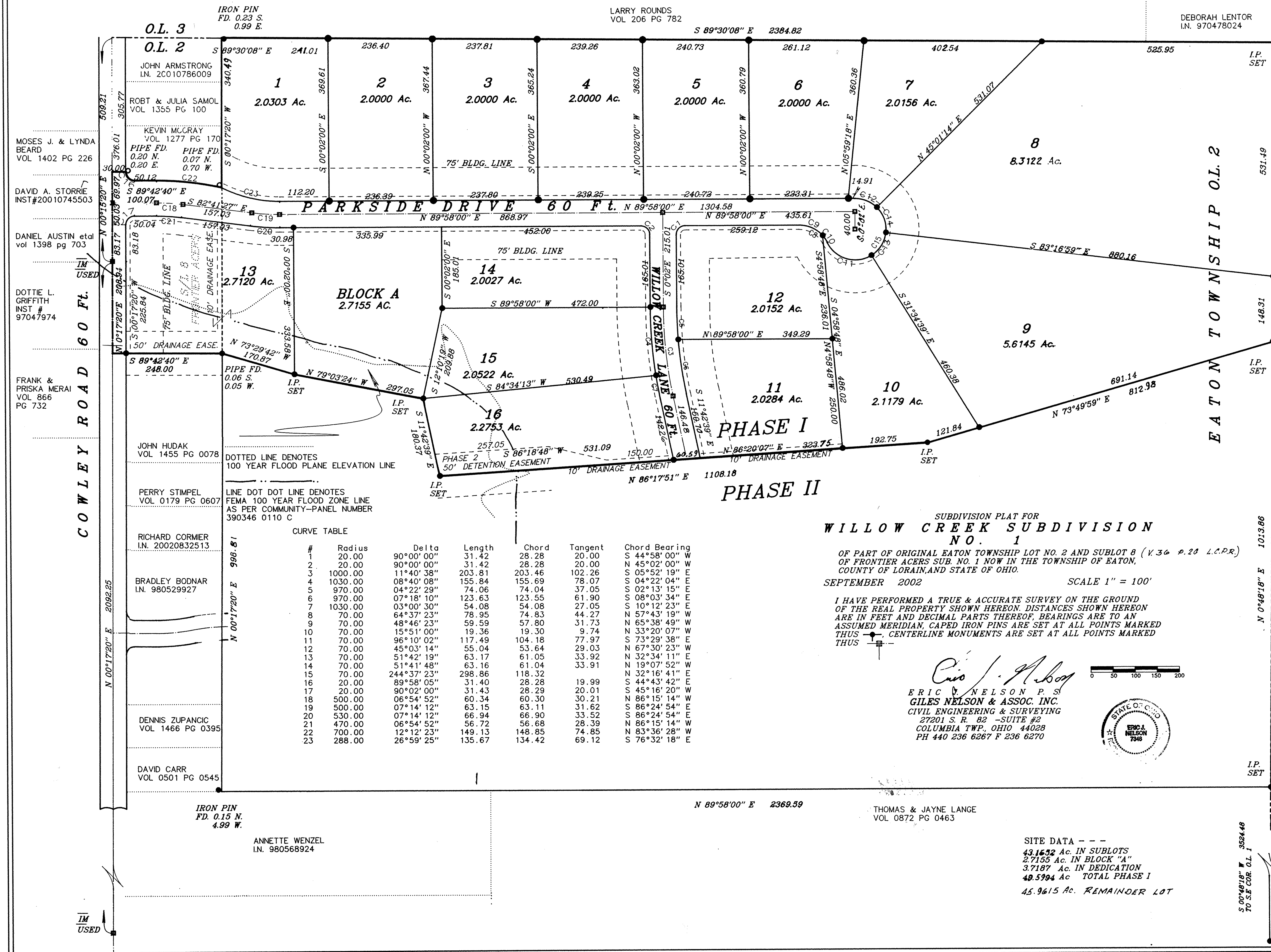
APPROVALS ---

- APPROVED THIS 19th DAY OF DECEMBER, 2002.
APPROVED THIS 19th DAY OF DECEMBER, 2002.
APPROVED THIS 7th DAY OF JANUARY, 2003.
APPROVED THIS 9th DAY OF JANUARY, 2002.
APPROVED AS TO FORM THIS 9th DAY OF DECEMBER, 2002.
APPROVED THIS 12th DAY OF DECEMBER, 2002.

Signatures of Lorain County Engineer, Sanitary Engineer, Board of Health, Planning Commission Director, Prosecutors Office, and Board of Eaton Township Trustees.

TRANSFERRED IN COMPLIANCE WITH SEC. 319.022 OHIO REV. CODE
JAN 27 2003
MARK R. STEWART
LORAIN COUNTY AUDITOR
AUDITOR ---

JAN 27 2003
RECEIVED FOR RECORD
2:28 P.M. IN RECORD
VOL. 74 MARY ANN JAMISON
PAGE 8 Lorain County Recorder
86,4006 (S&W)
Box 1104 AND
RECORDER ---



IRON PIN  
FD. 0.23 S.  
0.99 E.

LARRY ROUNDS  
VOL 206 PG 782

DEBORAH LENTOR  
I.N. 970478024

O.L. 3  
O.L. 2  
JOHN ARMSTRONG  
I.N. 20010786009

ROBT & JULIA SAMOL  
VOL 1355 PG 100

KEVIN MCCRAY  
VOL 1277 PG 170  
PIPE FD. 0.20 N. 0.07 N.  
0.20 E. 0.70 W.  
C22

MOSES J. & LYNDA  
BEARD  
VOL 1402 PG 226

DAVID A. STORRIE  
INST#20010745503

DANIEL AUSTIN et al  
vol 1398 pg 703

IM USED

DOTTIE L. GRIFFITH  
INST # 97047974

FRANK & PRISKA MERAI  
VOL 866 PG 732

JOHN HUDAK  
VOL 1455 PG 0078

PERRY STIMPEL  
VOL 0179 PG 0607

RICHARD CORMIER  
I.N. 20020832513

BRADLEY BODNAR  
I.N. 980529927

DENNIS ZUPANCIC  
VOL 1466 PG 0395

DAVID CARR  
VOL 0501 PG 0545

IRON PIN  
FD. 0.15 N.  
4.99 W.

ANNETTE WENZEL  
I.N. 980568924

N 89°58'00" E 2369.59

THOMAS & JAYNE LANGE  
VOL 0872 PG 0463

SITE DATA ---  
43.1532 Ac. IN SUBLOTS  
2.7155 Ac. IN BLOCK "A"  
3.7187 Ac. IN DEDICATION  
48.5994 Ac. TOTAL PHASE I  
45.9615 Ac. REMAINDER LOT

S. 00°48'18" W 3524.48  
TO SE COR. O.L. 1

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	20.00	90°00'00"	31.42	28.28	20.00	S 44°58'00" W
2	20.00	90°00'00"	31.42	28.28	20.00	N 45°02'00" E
3	1000.00	11°40'38"	203.46	102.26	78.07	S 05°52'19" E
4	1030.00	08°40'08"	155.84	74.04	37.05	S 04°22'04" E
5	970.00	04°22'29"	74.06	37.05	19.30	S 02°13'15" E
6	970.00	07°18'10"	123.63	61.90	27.05	S 08°03'34" E
7	1030.00	03°00'30"	54.08	27.05	9.74	S 10°12'23" E
8	70.00	64°37'23"	78.95	44.27	31.73	N 57°43'19" W
9	70.00	48°46'23"	59.59	31.73	19.30	N 65°38'49" W
10	70.00	15°51'00"	19.36	9.74	77.97	N 33°20'07" W
11	70.00	96°10'02"	117.49	104.18	29.03	S 73°29'38" E
12	70.00	45°03'14"	55.04	53.64	33.92	N 67°30'23" W
13	70.00	51°42'19"	63.17	61.05	33.91	N 32°34'11" E
14	70.00	51°41'48"	63.16	61.04	19.99	N 19°07'52" W
15	70.00	244°37'23"	298.86	118.32	20.01	N 32°16'41" E
16	20.00	89°58'05"	31.40	28.28	30.21	S 44°43'42" E
17	20.00	90°02'00"	31.43	28.29	30.21	S 45°16'20" W
18	500.00	06°54'52"	60.34	60.30	31.62	N 86°15'14" W
19	500.00	07°14'12"	63.15	63.11	33.52	S 86°24'54" E
20	530.00	07°14'12"	66.94	66.90	28.39	S 86°24'54" E
21	470.00	06°54'52"	56.72	56.68	74.85	N 86°15'14" W
22	700.00	12°12'23"	149.13	148.85	69.12	N 83°36'28" W
23	288.00	26°59'25"	135.67	134.42	69.12	S 76°32'18" E

SUBDIVISION PLAT FOR  
**WILLOW CREEK SUBDIVISION  
NO. 1**

OF PART OF ORIGINAL EATON TOWNSHIP LOT NO. 2 AND SUBLOT 8 (V. 36 P. 20 L.C.P.R.)  
OF FRONTIER ACERS SUB. NO. 1 NOW IN THE TOWNSHIP OF EATON,  
COUNTY OF LORAIN, AND STATE OF OHIO.  
SEPTEMBER 2002 SCALE 1" = 100'

I HAVE PERFORMED A TRUE & ACCURATE SURVEY ON THE GROUND  
OF THE REAL PROPERTY SHOWN HEREON. DISTANCES SHOWN HEREON  
ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN  
ASSUMED MERIDIAN. CAPED IRON PINS ARE SET AT ALL POINTS MARKED  
THUS CENTERLINE MONUMENTS ARE SET AT ALL POINTS MARKED  
THUS

*Eric J. Nelson*  
ERIC J. NELSON P.S.  
GILES NELSON & ASSOC. INC.  
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