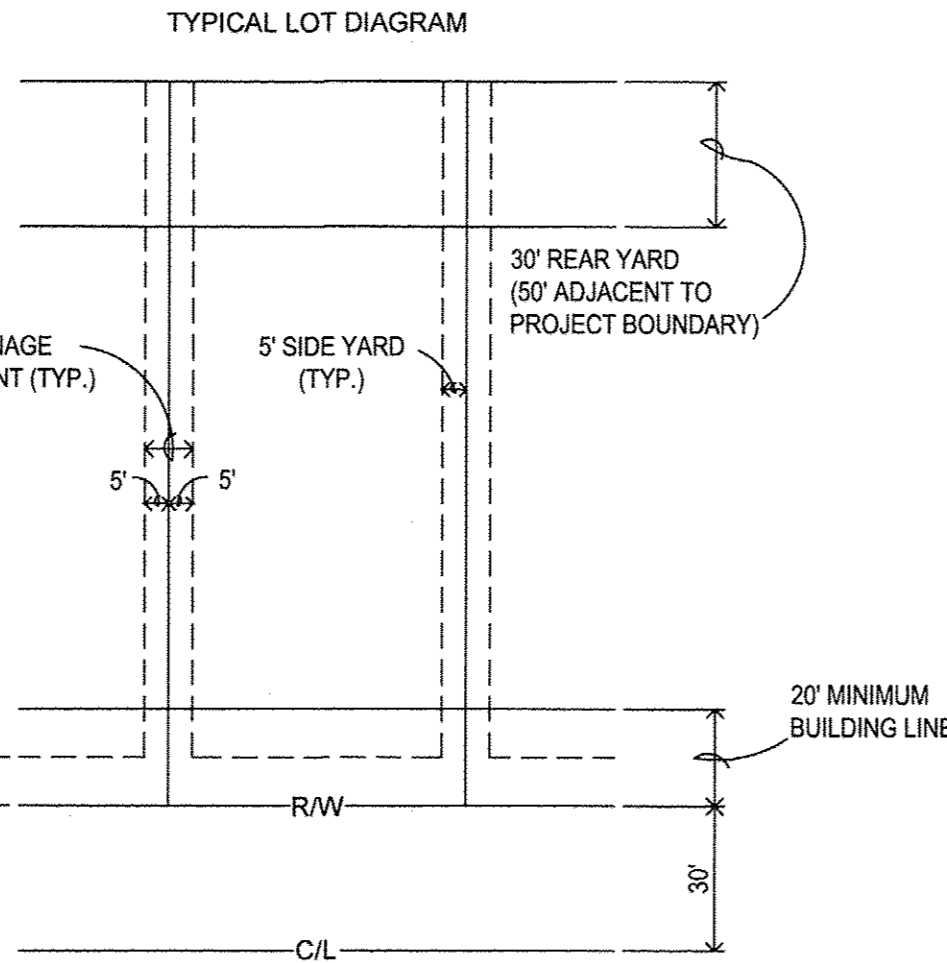
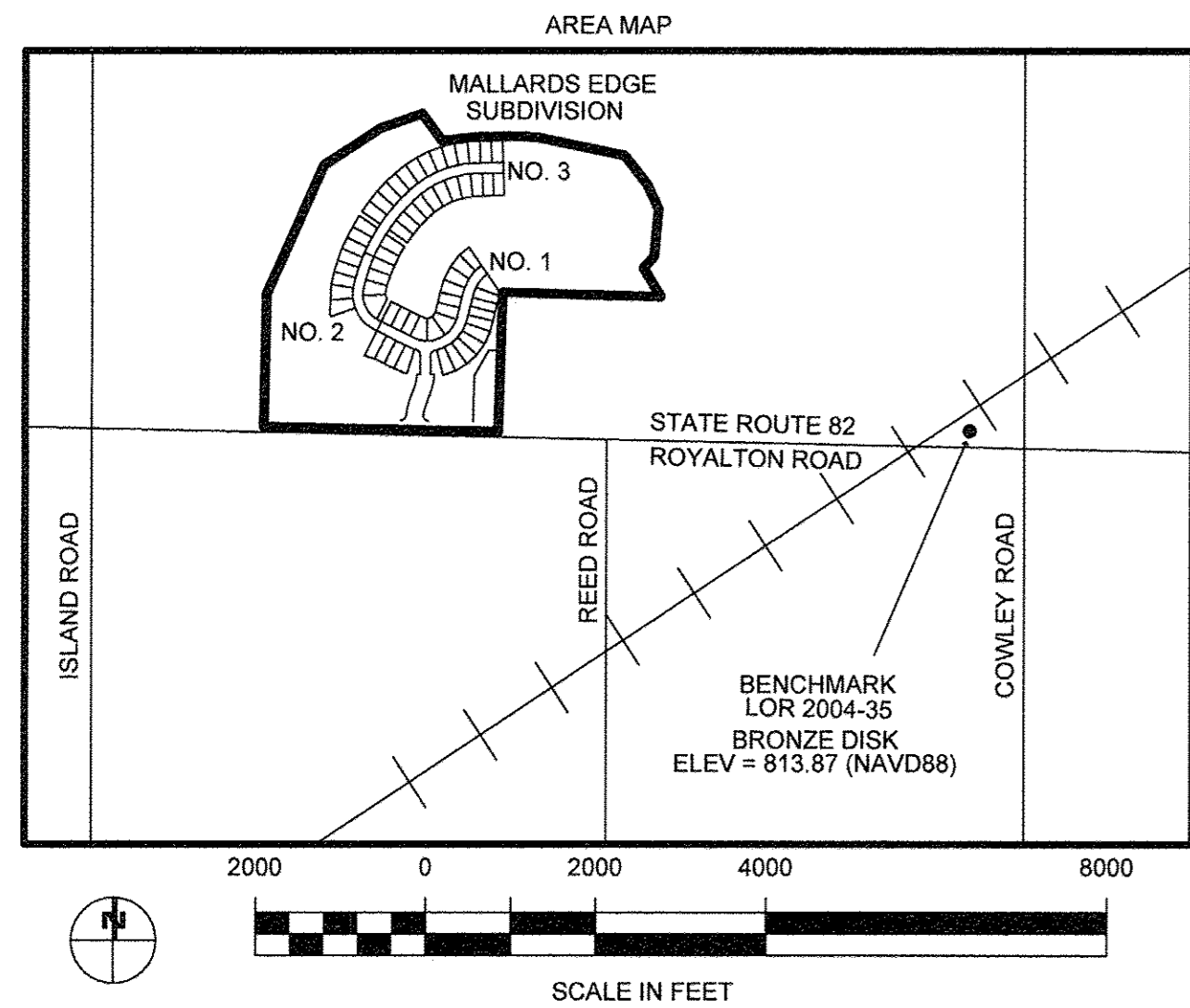


MALLARDS EDGE SUBDIVISION, NO. 3

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO
 PART OF ORIGINAL EATON TOWNSHIP LOTS 15 & 26
 TOWNSHIP 5 NORTH, RANGE 16 WEST, CONNECTICUT WESTERN RESERVE
RESUBDIVISION OF ALL
 BEING A PART OF BLOCK A IN MALLARDS EDGE SUBDIVISION, NO. 2
 RECORDED 11-10-2014 IN PLAT VOLUME 100 PAGES 36, 37, 38



OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOTS 15 & 26 OF SAID TOWNSHIP CONTAINING 53.6132 ACRES, AND BEING A PART OF BLOCK A IN MALLARDS EDGE SUBDIVISION, NO. 2 RECORDED 11-10-2014 IN PLAT BOOK 100 PAGES 36, 37, 38 IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED RONALD L. PALMER HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS MALLARDS EDGE SUBDIVISION, NO. 3, A SUBDIVISION OF LOTS 37 TO 65, INCLUSIVE, AND BLOCK B, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDES, 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 OF 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.

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND DOES GRANT UNTO THE BOARD OF TOWNSHIP TRUSTEES (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND AND MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN THE SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 1st DAY OF June, 2016.

WITNESS: Ronald L. Palmer
 SIGNED: Ronald L. Palmer
 RONALD L. PALMER
 MALLARDS EDGE, LTD.

NOTARIAL SEAL

STATE OF OHIO
 COUNTY OF LORAIN

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR RONALD L. PALMER, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 1st DAY OF June, 2016.

BY: Ronald L. Palmer NOTARY PUBLIC MY COMMISSION HAS NO EXPIRATION

APPROVALS

APPROVED THIS 9th DAY OF JUNE, 2016
Kenneth P. Carney, P.E., P.S.
 KENNETH P. CARNEY, P.E., P.S.
 LORAIN COUNTY ENGINEER

APPROVED THIS 9th DAY OF JUNE, 2016
Kenneth P. Carney, P.E., P.S.
 KENNETH P. CARNEY, P.E., P.S.
 LORAIN COUNTY SANITARY ENGINEER

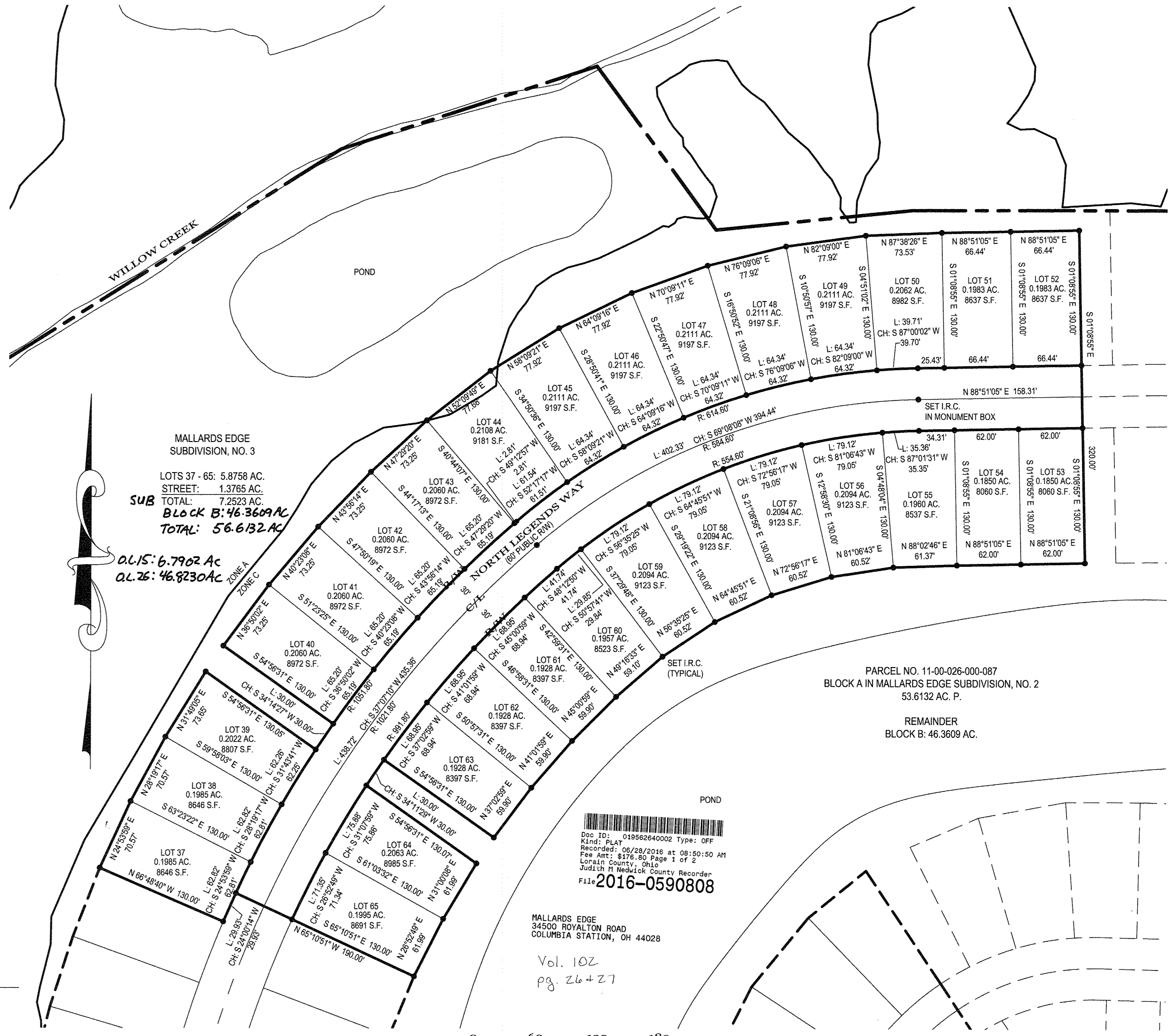
APPROVED THIS 10th DAY OF JUNE, 2016
Matthew Hignett
 MATTHEW HIGNETT
 CHAIRMAN, BOARD OF EATON TOWNSHIP TRUSTEES

APPROVED AS TO FORM THIS 17th DAY OF JUNE, 2016
Gerald Innes
 GERALD INNES, ASSISTANT PROSECUTING ATTORNEY
 LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 9th DAY OF JUNE, 2016
Donald E. Manca, Director
 DONALD E. MANCA, DIRECTOR
 LORAIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FILED FOR RECORD THIS DAY OF , 20
 AT , M. RECORDED THIS DAY OF , 20
 IN PLAT BOOK , PAGE NO.

LORAIN COUNTY RECORDER



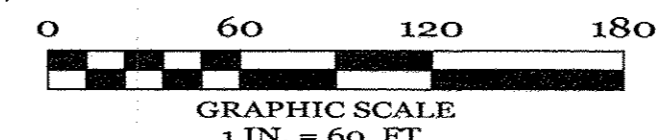
MALLARDS EDGE SUBDIVISION, NO. 3
 LOTS 37 - 65: 5.8758 AC.
 STREET: 1.3765 AC.
 SUB TOTAL: 7.2523 AC.
 Block B: 46.3609 AC
 TOTAL: 56.6132 AC

Q.L. 15: 6.7902 AC
 Q.L. 26: 46.8230 AC

Doc ID: 018522640002 Type: OFF
 Kind: PLAT
 Recorded: 06/28/2016 at 08:50:50 AM
 Fee Amt: \$176.80 Page 1 of 2
 Lorraine County, Ohio
 Judith M. Medwick, County Recorder
 File # 2016-0590808

MALLARDS EDGE
 34500 ROYALTON ROAD
 COLUMBIA STATION, OH 44028

Vol. 102
 pg. 26 + 27



NOTES:

SIZE OF MONUMENTATION FOUND IS NOTED ON MAP AND IS AT GRADE UNLESS NOTED OTHERWISE. MONUMENTATION ABOVE GRADE IS NOTED (+) AND BELOW GRADE IS NOTED (-). THE MONUMENTATION I.D. IS NOTED WHERE EXISTS AND LEGIBLE. IRON RODS SET ARE 30" LONG, 5/8" DIAMETER REBAR WITH I.D. CAP "HAYWOOD 8284" AND SET TO GRADE. SURVEYOR NAILS SET INCLUDE I.D. DISK. CORNERS NOT MONUMENTED ARE LABELED CALCULATED POINT.

COURSES DETERMINED FOR THIS SURVEY ARE COMPARED TO RECORD COURSES AND NOTED WHEN THEY VARY. DISTANCES SHOWN ON THE MAP ARE IN FEET AND DECIMAL PARTS THEREOF.

DOCUMENTS USED ARE CITED ON THE MAP. EASEMENTS OR OTHER RESTRICTIONS MAY AFFECT INSTANT PARCEL. THE SURVEYOR DID NOT RESEARCH THE TITLE ABSTRACT.

OCCUPATION IS CONSISTENT WITH TITLE LINES.

BASIS OF BEARINGS DESCRIBED IN RECORD DESCRIPTIONS OF INSTANT PARCEL, ADJOINING PARCELS, AND ADJACENT PARCELS MAY REFERENCE DIFFERENT MERIDIANS. COURSES LABELED ON THIS SURVEY MAP THAT REFERENCE A DIFFERENT MERIDIAN FROM THE MERIDIAN USED TO DESCRIBE THE BOUNDARIES OF INSTANT PARCEL ARE ENCLOSED IN PARENTHESIS ().

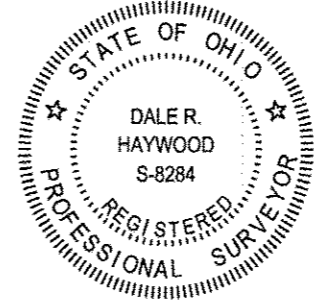
THE BASIS OF BEARINGS FOR INSTANT SURVEY IS S 87°56'00" E FOR THE CENTERLINE OF STATE ROUTE 82 AS RECORDED IN DEED NO. 2003-0972570. REFER TO MAP FOR LOCATION OF LINE USED TO ESTABLISH THE BASIS OF BEARINGS.

LEGEND:

- | | | | |
|---------------------------|-------------------------------|-------------------------------------|---|
| A/C = AIR CONDITIONER | EX. = EXISTING | M.H. = MANHOLE | R. = RADIUS |
| AC. = ACRE | F.F. = FINISHED FLOOR | N.G. = NATURAL GRADE | REC. = RECORD |
| ADJ. = ADJOINER | F.G. = FINISHED GRADE | O.R. = OFFICIAL RECORDS | RES. = RESIDENCE |
| ADJC. = ADJACENT | F.H. = FIRE HYDRANT | O.U.W. = OVERHEAD UTILITY WIRES | RW = RIGHT OF WAY |
| B.L. = BUILDING LINE | FIL. = FLOWLINE | P. = PLAT | S.F. = SQUARE FEET |
| B.O.C. = BACK OF CURB | G.F. = GARAGE FLOOR | PCL. = PARCEL | T. = TANGENT |
| CH. = CHORD | G.M. = GAS METER | P.C. = POINT OF CURVATURE | T.C. = TOP OF CURB |
| CONC. = CONCRETE | G.V. = GAS VALVE | P.R.C. = POINT OF REVERSE CURVATURE | T.O.B. = TOP OF BANK |
| C. CALC. = CALCULATED | I.D. = IDENTIFICATION | P.I. = POINT OF INTERSECTION | TEL. = TELEPHONE |
| C.B. = CATCH BASIN | I.P. = IRON PIPE | P.T. = POINT OF TANGENCY | T.B.M. = TEMPORARY BENCHMARK |
| C.O. = CLEAN OUT | I.P.C. = IRON PIPE & I.D. CAP | P.O.L. = POINT ON LINE | TIE = PERPENDICULAR DISTANCE TO BOUNDARY LINE |
| C/L. = CENTERLINE | I.R. = IRON ROD | PROP. = PROPOSED | U.E. = UTILITY EASEMENT |
| D. = DEED | I.R.C. = IRON ROD & I.D. CAP | P.S. = PROFESSIONAL SURVEYOR | U.P. = UTILITY POLE |
| D.S. = DOWNSPOUT | D.H. = DRILL HOLE | SAN. = SANITARY | WAT. = WATER |
| D.H. = DRILL HOLE | E.O.P. = EDGE OF PAVEMENT | STM. = STORM | W.M. = WATER METER |
| E.O.P. = EDGE OF PAVEMENT | E.O.W. = EDGE OF WATER | SWR. = SEWER | W.V. = WATER VALVE |
| ELEC. = ELECTRIC | ELEV. = ELEVATION | S.V.C. = SERVICE | W.W. = WATER WELL |
| ELEV. = ELEVATION | L.P. = LIGHT POLE | S.Y. = SIDE YARD | W.W. = WATER WELL |
| | M. = MEASURED | R.Y. = REAR YARD | Δ = DELTA = INCLUDED ANGLE |

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED MALLARDS EDGE SUBDIVISION, NO. 3 AS SHOWN HEREON AND CONTAINING 53.6132 ACRES OF LAND IN ORIGINAL LOTS 15 & 26 OF EATON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED -O-, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED -I-, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED 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 FIELD MEASUREMENTS OF 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. ALL OF WHICH I CERTIFY TO BE CORRECT.



FIELD: OCTOBER 23, 2014
 DRAWING: APRIL 13, 2015
Dale Haywood
 DALE HAYWOOD, P.S.
 OHIO REG. S-8284

SEE SHEET 2 FOR CURVE TABLE

Haywood Civil Engineering & Land Surveying, Inc.

Dale R. Haywood, P.S.
 Professional Land Surveyor

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 JUN 2 8 2016
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR
 (440) 897-3655
 dh@dhsurveying.com

FLOODPLAIN STATEMENT

A PORTION OF THE PLATTED PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE A. THE PROPERTY IS DEPICTED ON FEMA FIRM COMMUNITY PANEL NUMBER 3903460110 C DATED SEPTEMBER 30, 1988 AND 390346 0105 B DATED FEBRUARY 4, 1981.

THE ZONE A DELINEATED ON THIS PLAT REFLECTS THE FEMA APPROVED LETTER OF MAP AMENDMENT DATED APRIL 24, 2008 AND THE APPROVAL LETTER FROM THE OHIO DEPARTMENT OF NATURAL RESOURCES DATED FEBRUARY 1, 2005 FOR THE 100-YR BFE. THIS LETTER APPROVES THE REPORT DATED JUNE 10, 2004 DETERMINING THE 100-YR BFE.

C/L CURVE SCHEDULE (THIS SHEET)					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
CL1	63.90'	200.00'	32.23'	S 11°13'13" W 63.63'	18°18'23"
CL2	69.63'	200.00'	35.17'	N 10°23'50" E 69.28'	19°56'52"
CL3	87.74'	210.00'	44.52'	S 74°34'40" E 87.11'	23°56'22"
CL4	67.23'	200.00'	33.94'	S 52°58'39" E 66.92'	19°15'40"
CL5	199.39'	200.00'	108.86'	S 14°47'12" E 191.23'	57°07'14"
CL6	196.99'	1021.80'	98.80'	S 19°17'47" W 196.68'	11°02'44"
CL7	438.72'	1021.80'	222.79'	S 37°07'10" W 435.36'	24°36'01"
CL8	402.33'	584.60'	209.50'	S 69°08'08" W 394.44'	39°25'55"
CL9	288.09'	210.00'	171.89'	N 54°09'04" E 266.03'	78°36'09"
CL10	169.03'	235.00'	88.36'	S 35°27'19" W 165.41'	41°12'39"

R/W CURVE SCHEDULE (REFER TO SHEET 1)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
LOT 37	29.93'	1051.80'	14.97'	S 24°00'14" W 29.93'	1°37'49"
LOT 37	62.82'	1051.80'	31.42'	S 24°53'59" W 62.81'	3°25'18"
LOT 38	62.82'	1051.80'	31.42'	S 20°19'17" W 62.81'	3°25'18"
LOT 39	62.26'	1051.80'	31.14'	S 31°43'41" W 62.25'	3°23'29"
LOT 40	65.20'	1051.80'	32.61'	S 36°50'02" W 65.19'	3°33'06"
LOT 41	65.20'	1051.80'	32.61'	S 40°23'08" W 65.19'	3°33'06"
LOT 42	65.20'	1051.80'	32.61'	S 43°56'14" W 65.19'	3°33'06"
LOT 43	65.20'	1051.80'	32.61'	S 47°29'20" W 65.19'	3°33'06"
LOT 44	2.81'	1051.80'	1.42'	S 49°12'57" W 2.81'	0°09'18"
LOT 44	61.54'	614.60'	30.80'	S 52°17'17" W 61.51'	5°44'13"
LOT 45	64.34'	614.60'	32.20'	S 58°09'21" W 64.32'	5°59'55"
LOT 46	64.34'	614.60'	32.20'	S 64°09'16" W 64.32'	5°59'55"
LOT 47	64.34'	614.60'	32.20'	S 70°09'11" W 64.32'	5°59'55"
LOT 48	64.34'	614.60'	32.20'	S 76°09'06" W 64.32'	5°59'55"
LOT 49	64.34'	614.60'	32.20'	S 82°09'00" W 64.32'	5°59'55"
LOT 50	39.71'	614.60'	19.86'	S 87°00'02" W 39.70'	3°42'08"
LOT 55	35.36'	554.60'	17.68'	S 87°01'31" W 35.35'	3°39'10"
LOT 56	79.12'	554.60'	39.63'	S 61°08'43" W 79.05'	8°10'26"
LOT 57	79.12'	554.60'	39.63'	S 72°56'17" W 79.05'	8°10'26"
LOT 58	79.12'	554.60'	39.63'	S 64°45'51" W 79.05'	8°10'26"
LOT 59	79.12'	554.60'	39.63'	S 56°35'25" W 79.05'	8°10'26"
LOT 60	29.85'	554.60'	14.93'	S 50°57'41" W 29.84'	3°05'01"
LOT 60	41.74'	991.80'	20.87'	S 48°12'50" W 41.74'	2°24'41"
LOT 61	68.95'	991.80'	34.49'	S 45°00'59" W 68.94'	3°59'00"
LOT 62	68.95'	991.80'	34.49'	S 41°01'59" W 68.94'	3°59'00"
LOT 63	68.95'	991.80'	34.49'	S 37°02'59" W 68.94'	3°59'00"
LOT 64	75.88'	991.80'	37.96'	S 31°07'59" W 75.86'	4°23'01"
LOT 65	71.35'	991.80'	35.69'	S 28°52'49" W 71.34'	4°07'19"
BETWEEN LOTS 39, 40	30.00'	1051.80'	15.00'	S 34°14'27" W 30.00'	1°38'04"
BETWEEN LOTS 63, 64	30.00'	991.80'	15.00'	S 34°11'29" W 30.00'	1°44'00"

