

MALLARDS EDGE SUBDIVISION NO. 4

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO
 PART OF ORIGINAL EATON TOWNSHIP LOTS 15 & 26
 BEING A RESUBDIVISION OF ALL OF BLOCK B IN MALLARDS EDGE SUBDIVISION NO. 3
 RECORDED IN PLAT VOLUME 102 PAGES 26, 27

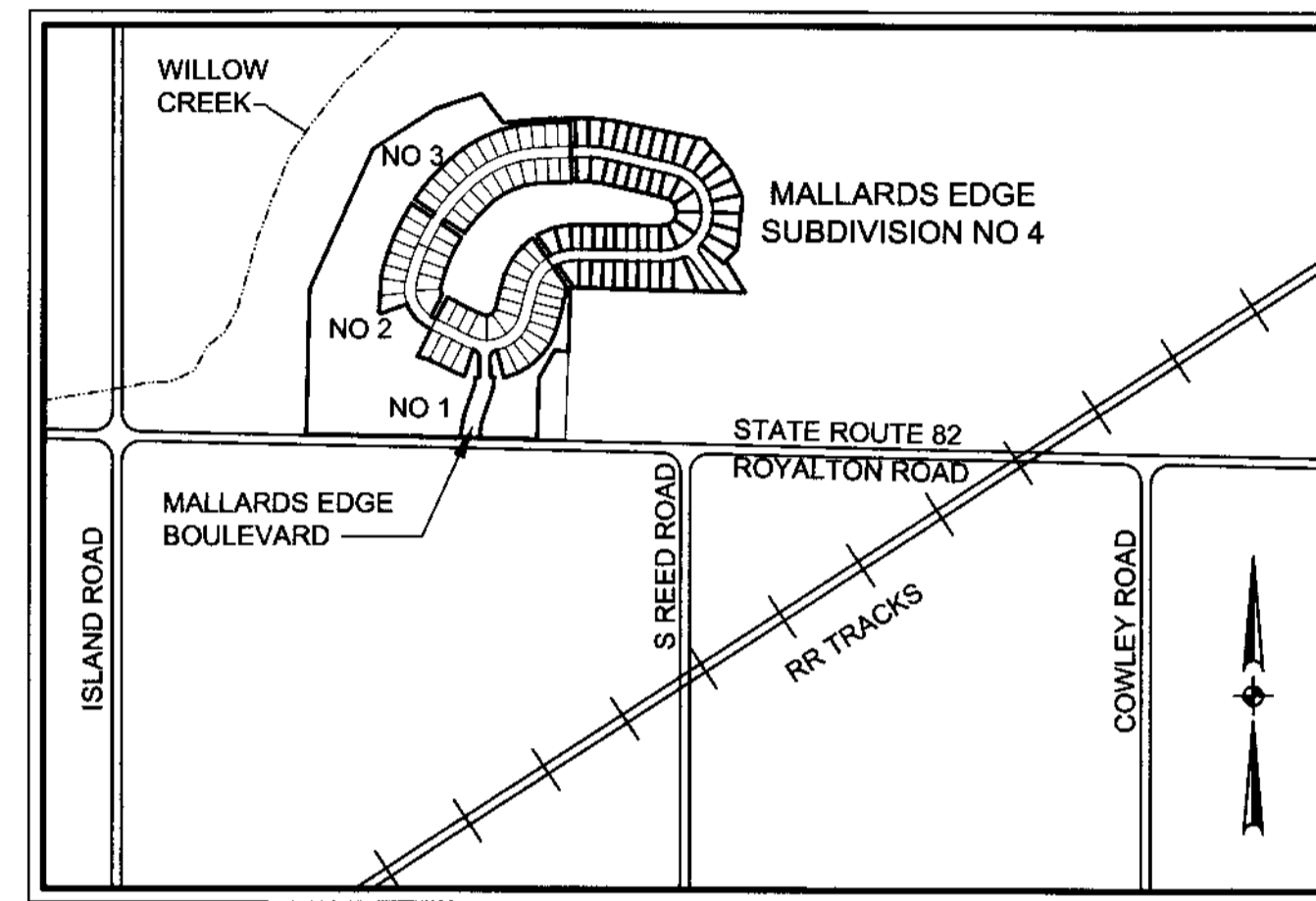
OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOT NOS. 15 AND 26 OF SAID TOWNSHIP CONTAINING 46.3585 ACRES.

THE UNDERSIGNED RONALD PALMER, REPRESENTING MALLARDS EDGE LTD. HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS MALLARDS EDGE SUBDIVISION NO.4, A SUBDIVISION OF LOTS 66 TO 116, INCLUSIVE, AND BLOCKS C TO G, INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

DRAINAGE EASEMENTS AND DRAINAGE OUTLET EASEMENTS AS SHOWN HEREON ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND UNTO THE MALLARDS EDGE HOMEOWNERS ASSOCIATION (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 DRAINAGE 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, AND THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN 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.

THE MALLARDS EDGE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE DETENTION BASIN AND STORM WATER CONTROL MEASURES LOCATED IN BLOCKS C, D, E & G, AND LOCATED IN REAR 25 FOOT AND 30 FOOT DRAINAGE EASEMENTS.



VICINITY MAP

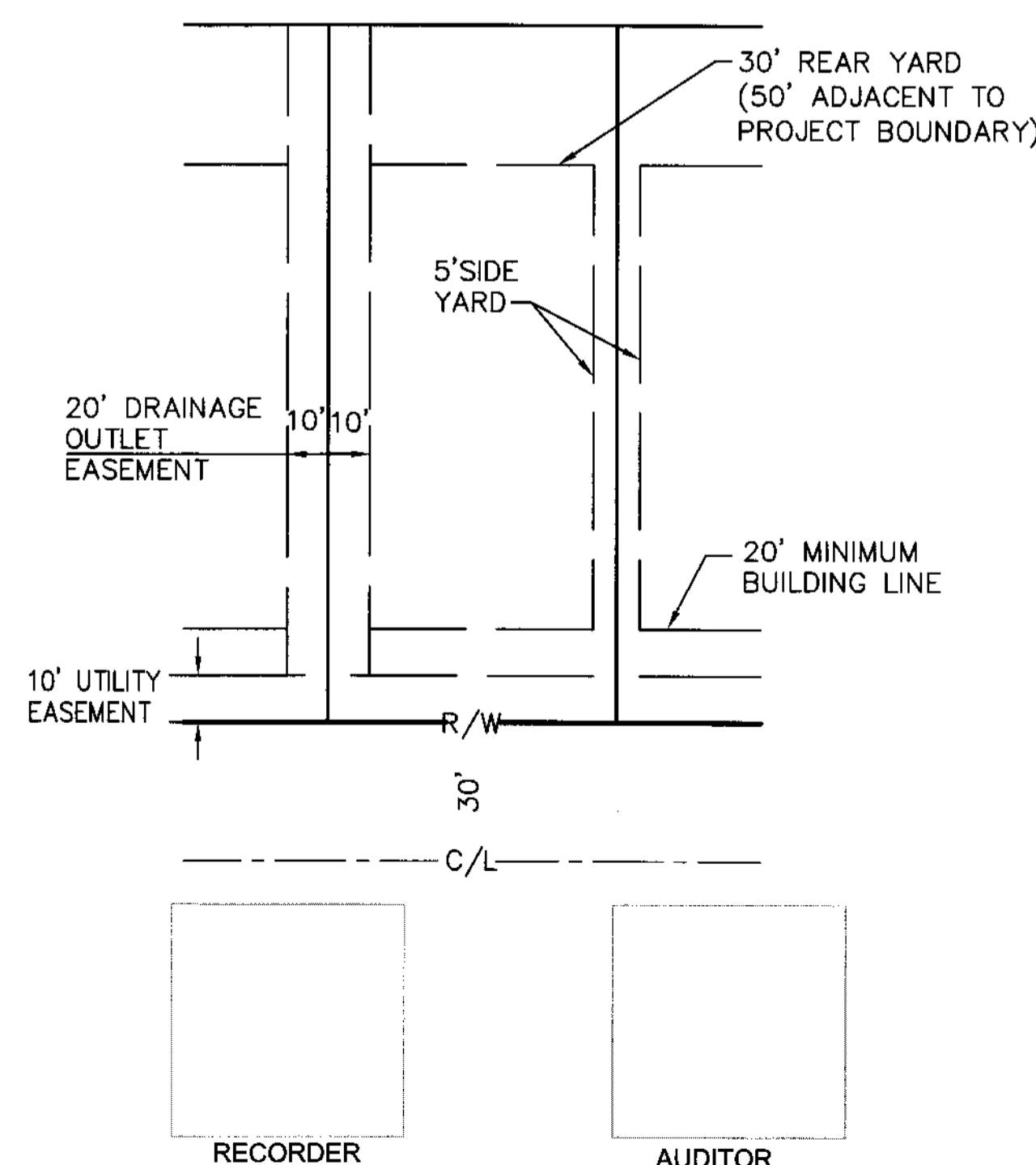
ACREAGE SUMMARY

LOTS 66 - 115	11.4756	Ac
BLOCKS C - G	32.0066	Ac
STREETS	2.8763	Ac
TOTAL	46.3585	Ac
ORIGINAL LOT 15	6.7916	Ac
ORIGINAL LOT 26	39.5669	Ac
TOTAL	46.3585	Ac

PERTINENT SURVEY DOCUMENTS USED

MALLARDS EDGE SUBDIVISION NO 1, PLAT VOL 97 PGS 33, 34, 35
 MALLARDS EDGE SUBDIVISION NO 2, PLAT VOL 100 PGS 36, 37, 38
 MALLARDS EDGE SUBDIVISION NO 3, PLAT VOL 102 PGS 26, 27

TYPICAL LOT DIAGRAM



OFFSITE DRAINAGE OUTLET EASEMENTS

OFFSITE DRAINAGE OUTLET EASEMENTS TO WILLOW CREEK ARE HEREBY GRANTED WHERE INDICATED ON THE PLAT FOR DRAINAGE PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. (SEE A, B, & C)

PALMER ENTERPRISES LTD (PROPERTY OWNER) HEREBY GRANTS THESE OFFSITE DRAINAGE OUTLET EASEMENTS AS SHOWN ON THE PLAT TO THE MALLARDS EDGE HOMEOWNERS ASSOCIATION. PROPERTY OWNER AND/OR MALLARDS EDGE HOMEOWNERS ASSOCIATION SHALL MAINTAIN A CLEAR FLOW TO THE POINT OF THE STORM WATER EXIT TO ANY DRAINAGE EASEMENT SHOWN ON THE PLAT. PROPERTY OWNER AND/OR MALLARDS EDGE HOMEOWNERS ASSOCIATION MAY REDIRECT THE FLOW OR LOCATION OF THE EASEMENTS, PROVIDED THE FLOW THROUGH THE EASEMENT IS NOT DIMINISHED.

Ronald Palmer
 RONALD PALMER, REPRESENTING PALMER ENTERPRISES, LTD
 President
 TITLE

3/14/19
 DATE

NOTARY CERTIFICATE

STATE OF OHIO SS
 LORAIN COUNTY
 BEFORE ME, A NOTARY PUBLIC IN AND FOR LORAIN COUNTY AND STATE OF OHIO, PERSONALLY APPEARED THE ABOVE NAMED RONALD PALMER, REPRESENTING PALMER ENTERPRISES, LTD WHO ACKNOWLEDGED THAT THE SIGNING OF THIS PLAT WAS HIS OWN FREE ACT AND DEED FOR THE PURPOSES HEREON EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT Elgin OHIO THIS 14th DAY OF March, 2019

Kimberly A. Resse
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-7-20

APPROVALS

[Signature] 3/14/19
 LORAIN COUNTY ENGINEER DATE

[Signature] 3/14/19
 LORAIN COUNTY SANITARY ENGINEER DATE

[Signature] 3/14/19
 DIRECTOR, LORAIN COUNTY PLANNING COMMISSION DATE

[Signature] 3/12/19
 CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES DATE

[Signature] 3-15-19
 LORAIN COUNTY PROSECUTOR'S OFFICE DATE

Doc ID: 0206780009 Type: OFF
 Kind: PLAT
 Recorded: 03/21/2019 at 10:26:13 AM
 Fee Amt: \$436.00 Page 1 of 6
 Lorain County, Ohio
 Judith R. Hedrick County Recorder
 File # 2019-0708121

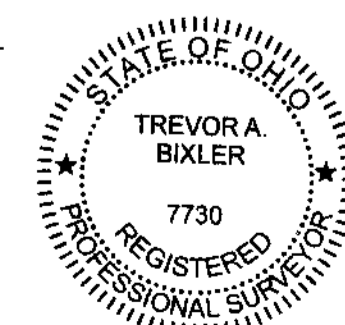
MALLARDS EDGE LTD
 34500 ROYALTON ROAD
 COLUMBIA STATION, OH 44028
 Plat Vol 106
 Pgs 49, 50, 51, 52, 53.

TRANSFERRED
 IN COPY: MARCE WITH SEC. 319-207
 OHIO REV. CODE
 MAR 21 2019
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "MALLARDS EDGE SUBDIVISION NO. 4" AS SHOWN HEREON AND CONTAINING 46.3585 ACRES OF LAND IN EATON TOWNSHIP ORIGINAL LOT NOS. 15 AND 26, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THIS PLAT 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. 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.

T. A. Bixler 3-14-19
 TREVOR A. BIXLER DATE
 PROFESSIONAL SURVEYOR OHIO REG. NO. 7730



Ronald Palmer
 RONALD PALMER, REPRESENTING MALLARDS EDGE LTD.
 Member
 TITLE

3/14/19
 DATE

UTILITY EASEMENT

THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LAND OWNED BY THE GRANTER SHOWN HEREON, A PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT OR RENEW SUCH UNDERGROUND ELECTRIC, AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING GAS, ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SUCH EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID GAS, ELECTRIC, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

Ronald Palmer
 RONALD PALMER, REPRESENTING MALLARDS EDGE LTD.
 Member
 TITLE

3/14/19
 DATE

NOTARY CERTIFICATE

STATE OF OHIO SS
 LORAIN COUNTY
 BEFORE ME, A NOTARY PUBLIC IN AND FOR LORAIN COUNTY AND STATE OF OHIO, PERSONALLY APPEARED THE ABOVE NAMED RONALD PALMER, REPRESENTING MALLARDS EDGE LTD. WHO ACKNOWLEDGED THAT THE SIGNING OF THIS PLAT WAS HIS OWN FREE ACT AND DEED FOR THE PURPOSES HEREON EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT Elgin OHIO THIS 14th DAY OF March, 2019

Kimberly A. Resse
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-7-20

DATE	10/11/2017
DRAWN BY	CCG
CVD BY	CCG
DWG. NAME	
PATH	
F.B.	
REVISIONS	
DESCRIPTION	
BY	

KS Associates, Inc.
 260 Burns Road, Suite 100
 Elyria, OH 44035
 P 440 365 4730
 F 440 365 4790
 www.ksassociates.com

KS ASSOCIATES

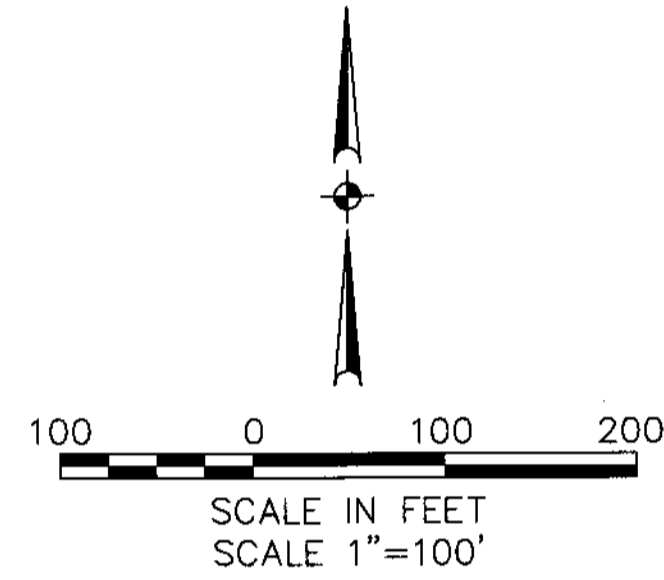
TITLE SHEET
 MALLARDS EDGE
 SUBDIVISION NO. 4
 PART OF EATON TOWNSHIP LOTS 15 & 26
 COUNTY OF LORAIN, STATE OF OHIO

SHEET
 RP1.0
 OF
 5
 JOB NO.
 17107

R:\1700017\07\CIVIL_3D_2014\CURRENT DRAWINGS\SHEETS\PLAT117107-RP1.D.TITLE SHEET.dwg User: P10668 3/14/2019 8:09:02 AM by: MARK A. MOHRBY

LEGEND

- ⊠ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN FOUND AS NOTED
- ⊠ PROPOSED MONUMENT BOX
- 5/8"x30" KS CAPPED PIN SET
LABELED "KS ASSOCS INC PROP MARKER"
- D DEED
- P PLAT
- R RECORD
- S SURVEYED
- FD FOUND
- I.R.C. IRON ROD CAPPED
- I.P. IRON PIN

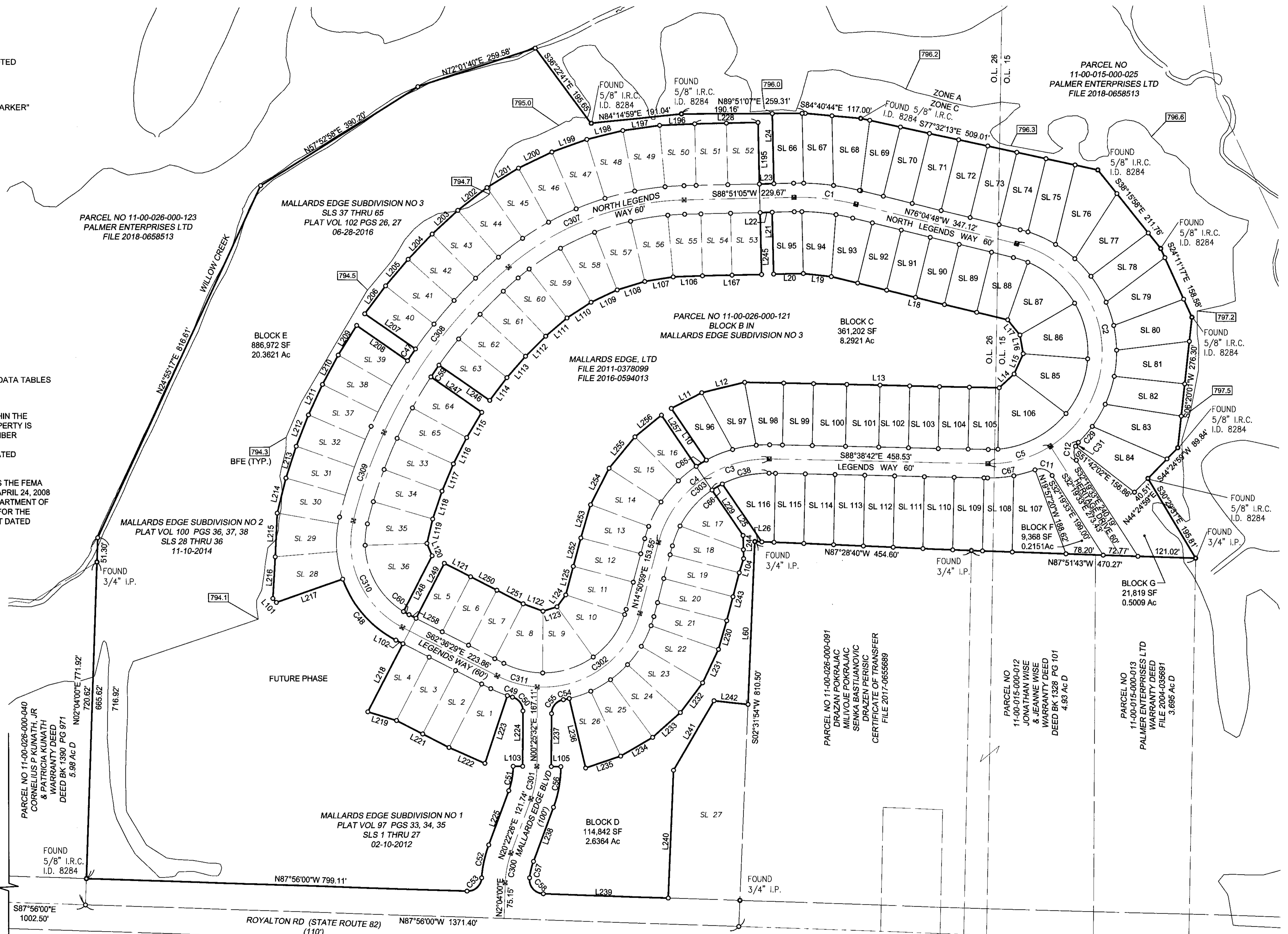


NOTE: SEE SHEET RP.5.0 FOR CURVE AND LINE DATA TABLES

FLOOD PLAIN STATEMENT

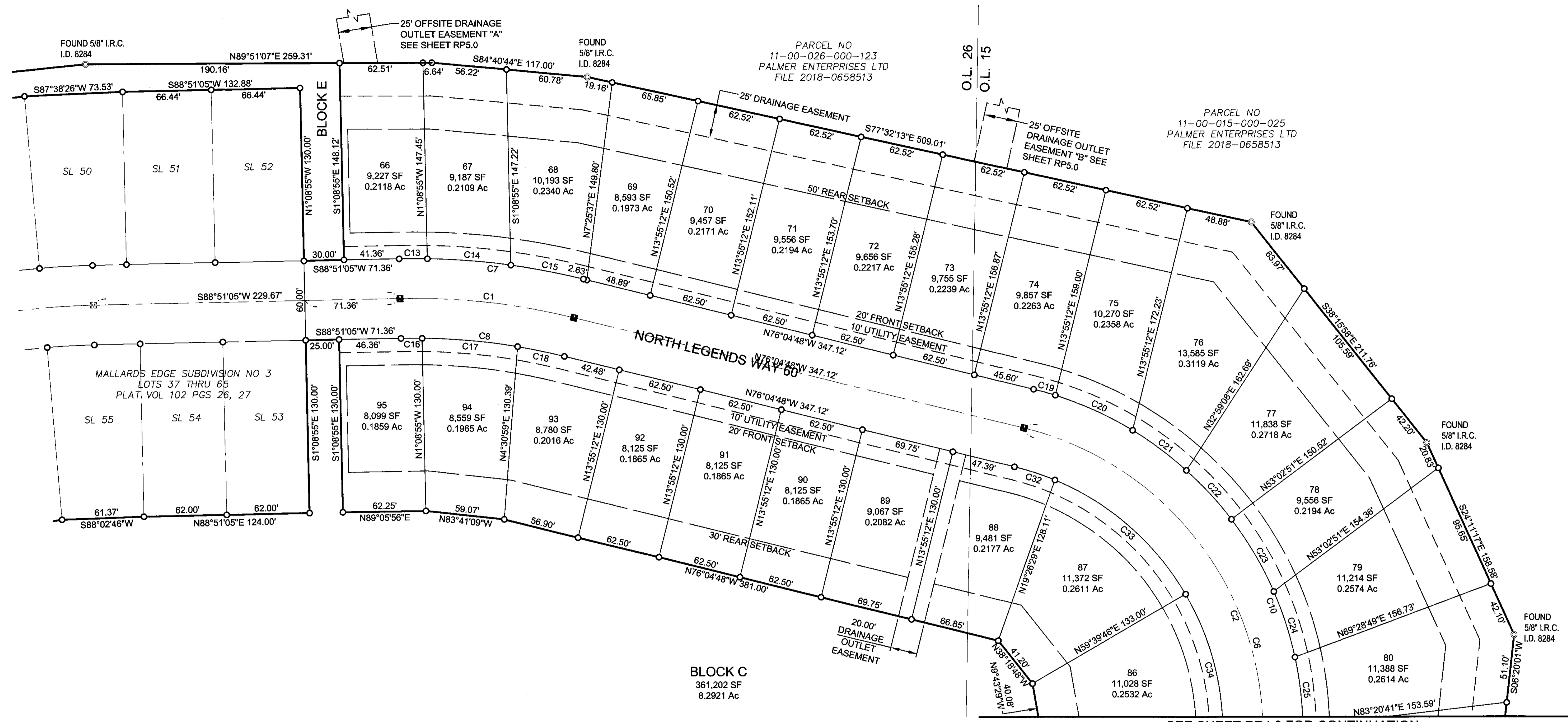
A PORTION OF THE PLATTED PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE A. THE PROPERTY IS DEPICTED ON FEMA FIRM COMMUNITY PANEL NUMBER 3903460110 C DATED SEPTEMBER 30, 1988 AND 390346 0105 B DATED FEBRUARY 4, 1981.

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.



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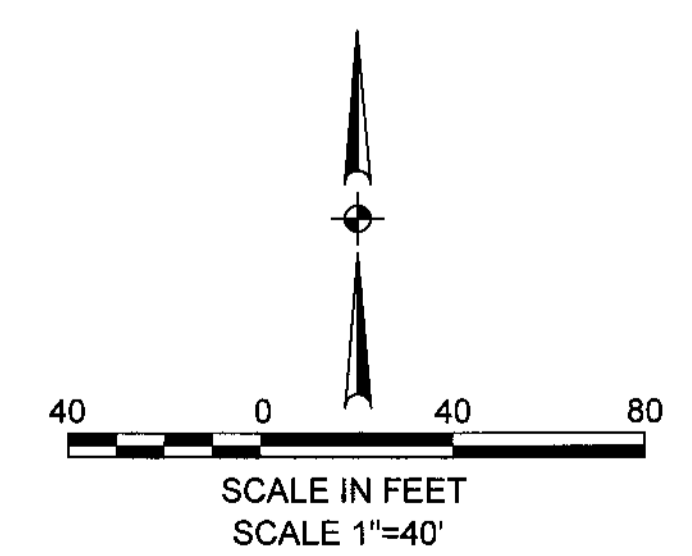
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CHECKED BY: GEF	
DWG. NAME:	
PATH:	
F.B.:	
KS ASSOCIATES, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com	
KS ASSOCIATES	
OVERALL SUBDIVISION PLAN MALLARDS EDGE SUBDIVISION NO. 4 PART OF EATON TOWNSHIP LOTS 15 & 26 COUNTY OF LORAIN, STATE OF OHIO	
SHEET RP.2.0	OF 5
JOB NO.	17107



CURVE TABLE						
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	131.50'	500.00'	15°04'06"	N83°36'51"W	131.12'	66.13'
C2	686.74'	235.00'	167°26'07"	N07°38'15"E	467.18'	2134.61'
C6	548.59'	235.00'	133°45'13"	N09°12'12"W	432.24'	550.33'
C7	139.39'	530.00'	15°04'06"	S83°36'51"E	138.99'	70.10'
C8	123.61'	470.00'	15°04'06"	N83°36'51"W	123.25'	62.16'
C9	599.07'	205.00'	167°26'07"	N07°38'15"E	407.54'	1862.11'
C10	564.35'	265.00'	122°01'06"	N15°04'15"W	463.59'	478.25'
C13	21.15'	530.00'	2°17'11"	S89°59'41"W	21.15'	10.58'
C14	62.85'	530.00'	6°47'38"	N85°27'55"W	62.81'	31.46'
C15	55.39'	530.00'	5°59'17"	N79°04'27"W	55.37'	27.72'
C16	15.89'	470.00'	1°56'15"	N89°49'13"E	15.89'	7.95'
C17	71.95'	470.00'	8°46'17"	S84°49'31"E	71.88'	36.05'

CURVE TABLE						
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C18	35.76'	470.00'	4°21'34"	N78°15'35"W	35.75'	17.89'
C19	16.91'	265.00'	3°39'20"	N74°15'08"W	16.90'	8.46'
C20	63.73'	265.00'	13°46'42"	N65°32'07"W	63.57'	32.02'
C21	50.28'	265.00'	10°52'19"	N53°12'36"W	50.21'	25.22'
C22	50.05'	265.00'	10°49'18"	N42°21'48"W	49.98'	25.10'
C23	63.09'	265.00'	13°38'30"	N30°07'54"W	62.95'	31.70'
C24	51.93'	265.00'	11°13'42"	N17°41'48"W	51.85'	26.05'
C25	52.46'	265.00'	11°20'36"	N6°24'40"W	52.38'	26.32'
C32	31.92'	205.00'	8°55'14"	S71°37'11"E	31.89'	15.99'
C33	132.42'	205.00'	37°00'35"	S48°39'16"E	130.13'	68.61'
C34	122.47'	205.00'	34°13'42"	N13°02'08"W	120.65'	63.12'

- LEGEND**
- ⊕ EXISTING MONUMENT BOX
 - ⊙ IRON PIPE/ IRON PIN FOUND AS NOTED
 - ⊞ PROPOSED MONUMENT BOX
 - 5/8"x30" KS CAPPED PIN SET
LABELED "KS ASSOCS INC PROP MARKER"
 - R RECORD
 - S SURVEYED
 - FD FOUND
 - I.R.C. IRON ROD CAPPED
 - I.P. IRON PIN

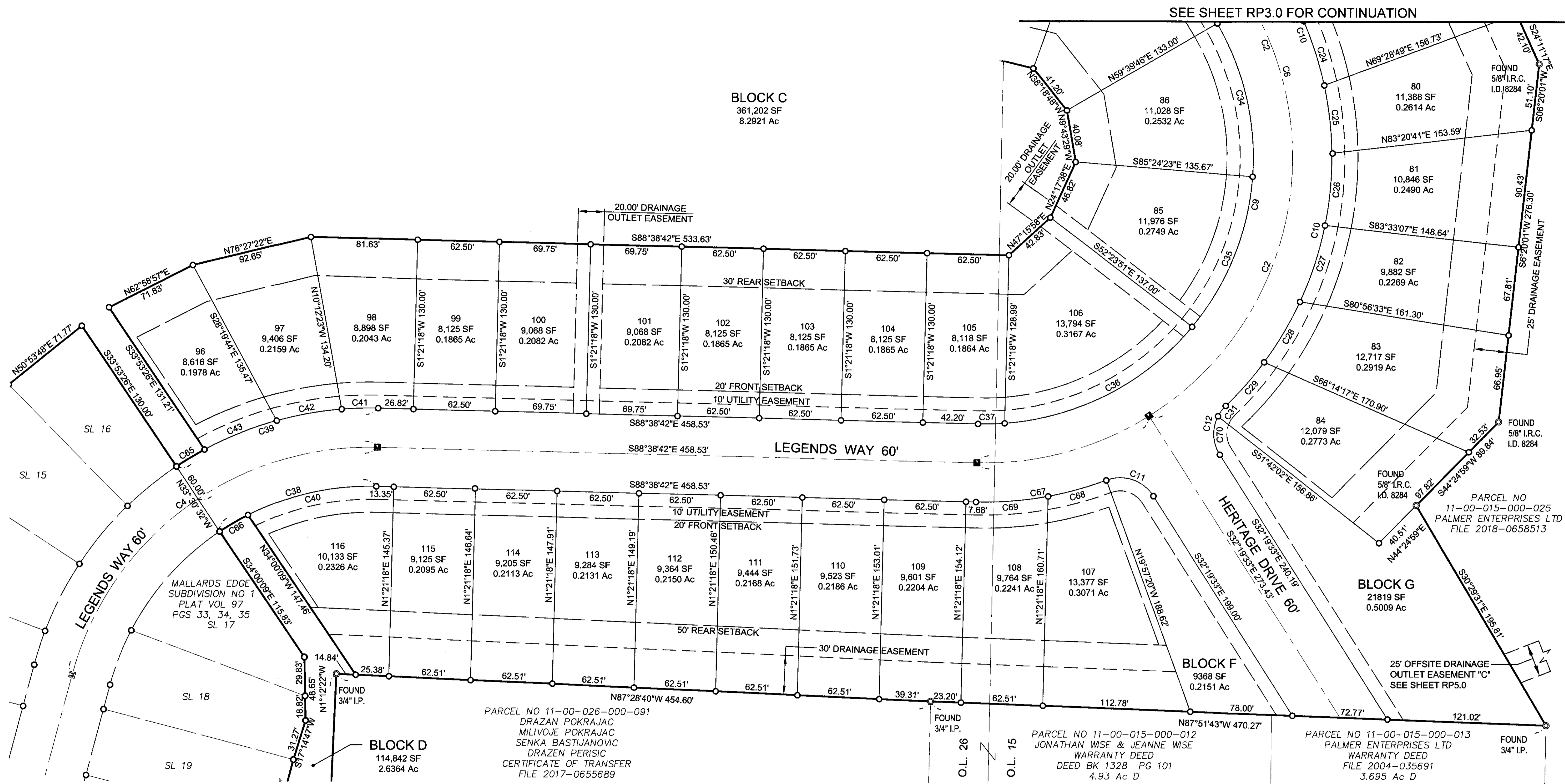


SEE SHEET RP4.0 FOR CONTINUATION

DATE: 10/31/2017	DRAWN BY: GCE	CHECKED BY: CFE	DATE: _____	DESCRIPTION: _____	BY: _____
REVISIONS					
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com					
SUBDIVISION PLAN MALLARDS EDGE SUBDIVISION NO. 4 PART OF EATON TOWNSHIP LOTS 15 & 26 COUNTY OF LORAIN, STATE OF OHIO					
SHEET RP3.0 OF 5 JOB NO. 17107					

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SEE SHEET RP3.0 FOR CONTINUATION

BLOCK C
361,202 SF
8.2921 Ac

BLOCK D
114,842 SF
2.6364 Ac

BLOCK F
9368 SF
0.2151 Ac

BLOCK G
21819 SF
0.5009 Ac

PARCEL NO 11-00-026-000-091
DRAZAN POKRAJAC
MILIVOJE POKRAJAC
SENKA BASTIJANOVIC
DRAZEN PERISIC
CERTIFICATE OF TRANSFER
FILE 2017-0655689

PARCEL NO 11-00-015-000-012
JONATHAN WISE & JEANNE WISE
WARRANTY DEED
DEED BK 1328 PG 101
4.93 Ac D

PARCEL NO 11-00-015-000-013
PALMER ENTERPRISES LTD
WARRANTY DEED
FILE 2004-035691
3.695 Ac D

MALLARDS EDGE
SUBDIVISION NO 1
PLAT VOL 97
PGS 33, 34, 35
SL 17

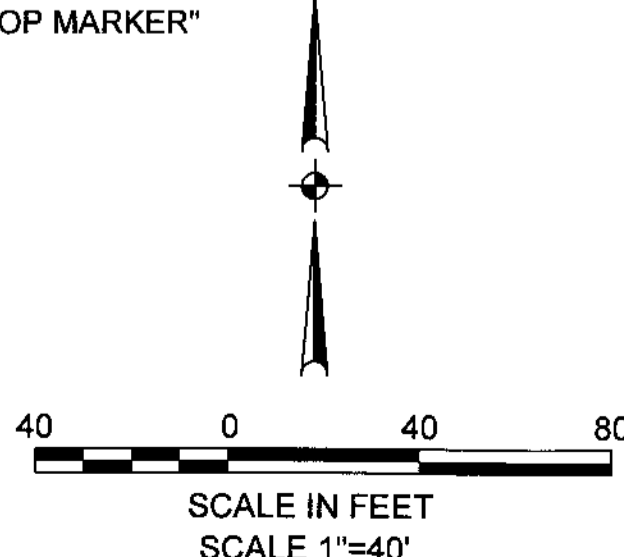
PARCEL NO
11-00-015-000-025
PALMER ENTERPRISES LTD
FILE 2018-0658513

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C2	686.74'	235.00'	167°26'07"	N07°38'15"E	467.18'	2134.61'
C3	144.76'	235.00'	35°17'40"	S73°42'28"W	142.48'	74.76'
C4	313.79'	235.00'	76°30'19"	S53°06'09"W	290.99'	185.28'
C5	138.15'	235.00'	33°40'54"	N74°30'51"E	136.17'	71.13'
C6	548.59'	235.00'	133°45'13"	N09°12'12"W	432.24'	550.33'
C9	599.07'	205.00'	167°26'07"	N07°38'15"E	407.54'	1862.11'
C10	564.35'	265.00'	122°01'06"	S15°04'15"E	463.59'	478.25'
C11	40.98'	30.00'	78°15'55"	N71°27'30"W	37.87'	24.41'
C12	40.98'	30.00'	78°15'51"	S06°48'23"W	37.87'	24.41'
C23	63.09'	265.00'	13°38'30"	N30°07'54"W	62.95'	31.70'
C24	51.93'	265.00'	11°13'42"	N17°41'48"W	51.85'	26.05'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C25	52.46'	265.00'	11°20'36"	N06°24'40"W	52.38'	26.32'
C26	55.73'	265.00'	12°02'57"	N5°17'07"E	55.63'	27.97'
C27	61.86'	265.00'	13°22'26"	N17°59'49"E	61.72'	31.07'
C28	53.84'	265.00'	11°38'28"	N30°30'16"E	53.75'	27.01'
C29	44.46'	265.00'	9°36'48"	N41°07'54"E	44.41'	22.28'
C31	10.06'	30.00'	19°12'19"	N36°20'08"E	10.01'	5.08'
C34	122.47'	205.00'	34°13'42"	S13°02'08"E	120.65'	63.12'
C35	126.20'	205.00'	35°16'22"	N21°42'54"E	124.22'	65.17'
C36	165.73'	205.00'	46°19'16"	S62°30'43"W	161.26'	87.70'
C37	20.33'	205.00'	5°40'58"	S88°30'49"W	20.32'	10.17'
C38	126.51'	205.00'	35°21'27"	S73°40'35"W	124.51'	65.34'

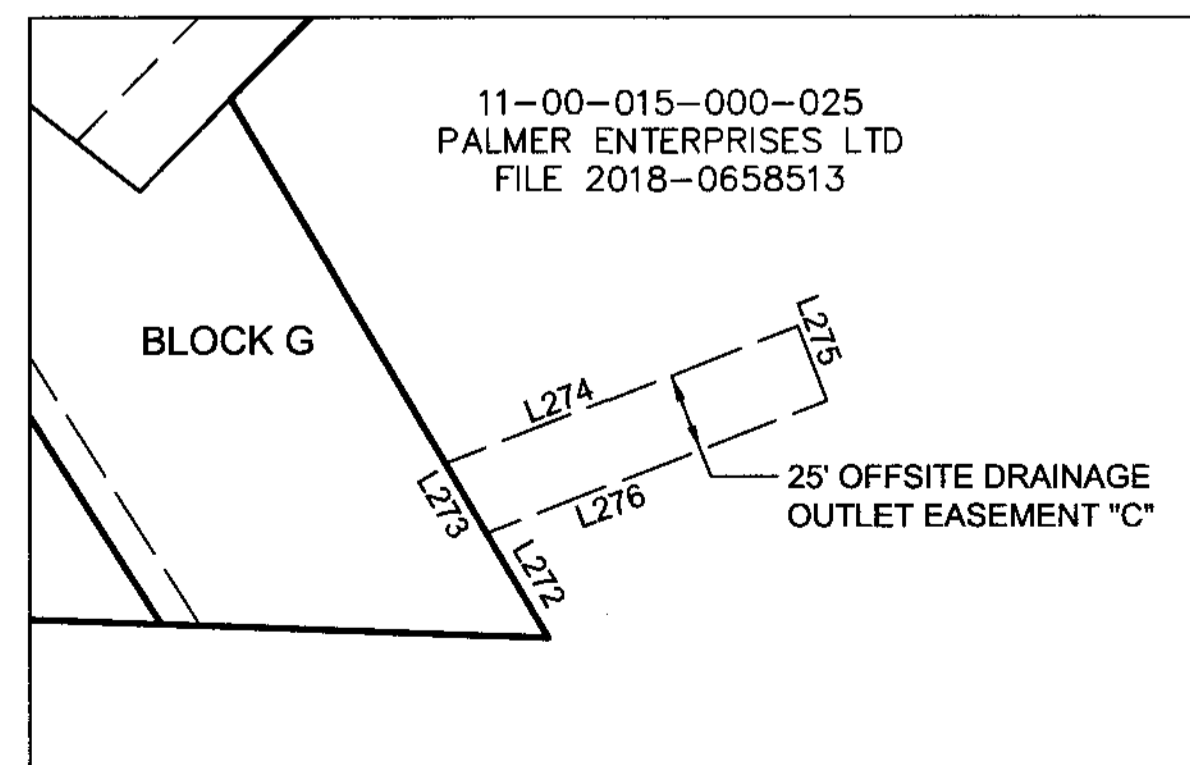
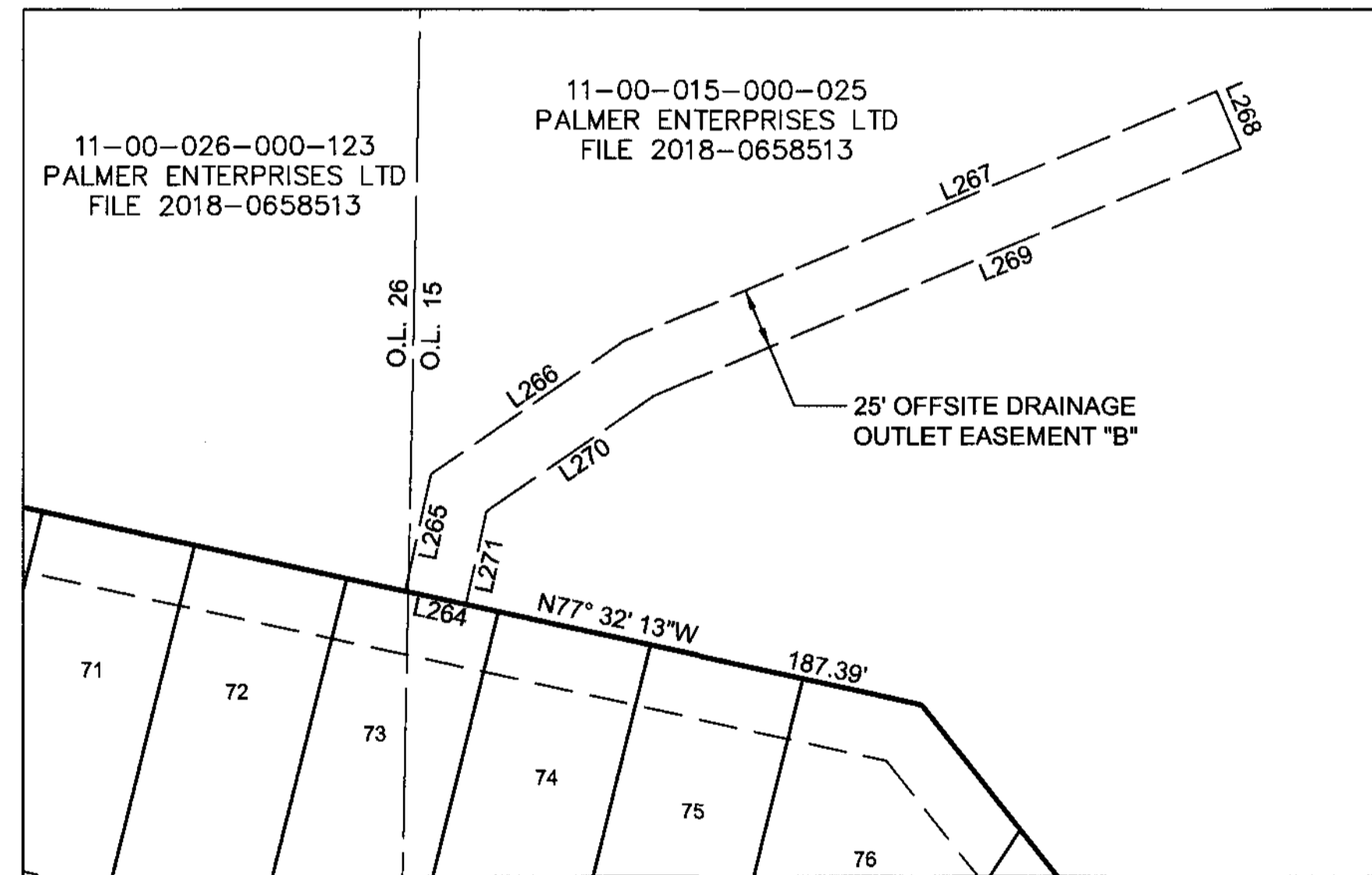
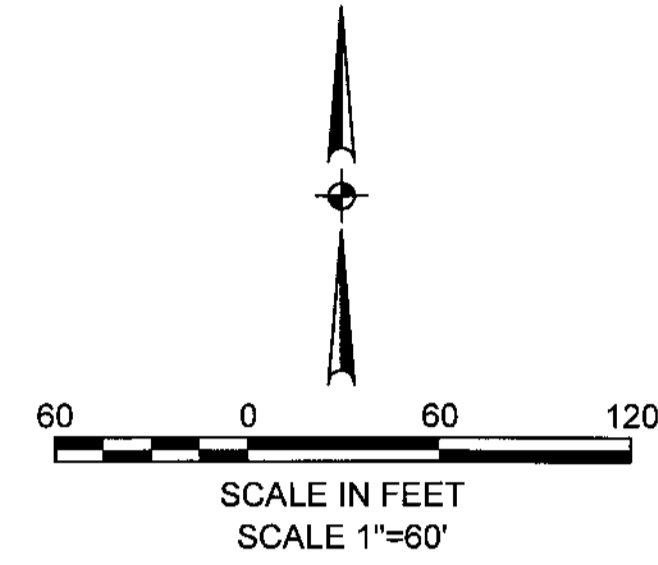
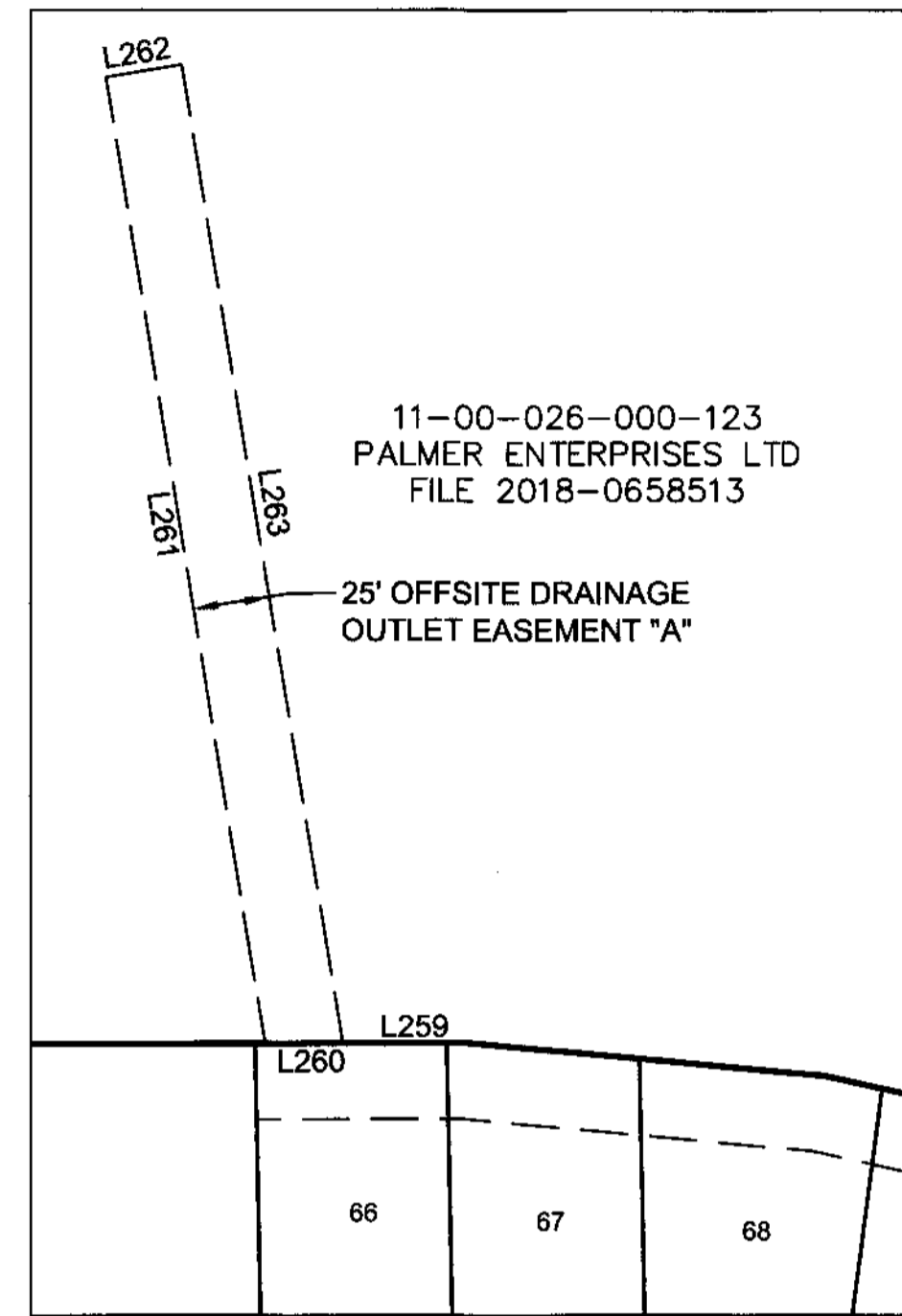
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C39	163.02'	265.00'	35°14'45"	N73°43'56"E	160.46'	84.18'
C40	101.44'	205.00'	28°21'10"	N77°10'43"E	100.41'	51.78'
C41	27.97'	265.00'	6°02'47"	S88°19'55"W	27.95'	14.00'
C42	50.43'	265.00'	10°54'14"	S79°51'24"W	50.36'	25.29'
C43	59.58'	265.00'	12°52'56"	S67°57'50"W	59.46'	29.92'
C65	25.04'	265.00'	5°24'48"	S58°48'58"W	25.03'	12.53'
C66	25.06'	205.00'	7°00'17"	S59°30'00"W	25.05'	12.55'
C67	101.50'	265.00'	21°56'46"	S80°22'55"W	100.88'	51.38'
C68	46.28'	265.00'	10°00'23"	N74°24'43"E	46.22'	23.20'
C69	55.22'	265.00'	11°56'23"	N85°23'07"E	55.12'	27.71'
C70	30.92'	30.00'	59°03'31"	N02°47'47"W	29.57'	16.99'

- LEGEND**
- ⊠ EXISTING MONUMENT BOX
 - ⊙ IRON PIPE/ IRON PIN FOUND AS NOTED
 - ⊡ PROPOSED MONUMENT BOX
 - 5/8"x30" KS CAPPED PIN SET
LABELED "KS ASSOCS INC PROP MARKER"
 - R RECORD
 - S SURVEYED
 - FD FOUND
 - I.R.C. IRON ROD CAPPED
 - I.P. IRON PIN



DATE: 10/11/2017	DRAWN BY: CCE	CHKD BY: CCE	DWG. NAME:	PATH:	F.B.:
REVISIONS					
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com					
SUBDIVISION PLAN MALLARDS EDGE SUBDIVISION NO. 4 PART OF EATON TOWNSHIP LOTS 15 & 26 COUNTY OF LORAIN, STATE OF OHIO					
SHEET RP4.0			OF 5		
JOB NO. 17107					

OFFSITE DRAINAGE EASEMENT DETAILS



LINE TABLE		
LINE NO	LENGTH	DIRECTION
L10	131.21'	S33°53'26"E
L11	71.83'	S62°58'57"W
L12	92.65'	S76°27'22"W
L13	533.63'	N88°38'42"W
L14	42.83'	S47°15'58"W
L15	46.82'	S24°17'38"W
L16	40.08'	S09°43'29"E
L17	41.20'	S38°18'48"E
L18	381.00'	S76°04'48"E
L19	59.07'	S83°41'09"E
L20	62.25'	N89°05'56"E
L21	130.00'	S01°08'55"E
L22	25.00'	N88°51'05"E
L23	30.00'	S88°51'05"W
L24	148.12'	S01°08'55"E
L25	147.46'	S34°00'09"E
L26	14.84'	N87°28'40"W
L60	343.03'	S02°31'54"W
L101	11.25'	S41°16'02"E
L102	16.52'	S62°36'29"E
L103	20.00'	N89°34'28"W
L104	31.27'	N17°14'47"E
L105	20.00'	N89°34'28"W
L106	61.37'	N88°02'46"E
L107	60.52'	N81°06'43"E
L108	60.52'	N72°56'17"E
L109	60.52'	N64°45'51"E
L110	60.52'	N56°35'25"E
L111	59.10'	N49°16'33"E
L112	59.90'	N45°00'59"E
L113	59.90'	N41°01'59"E
L114	59.90'	N37°02'59"E
L115	61.99'	N31°00'08"E
L116	61.99'	N26°52'49"E
L117	61.99'	N22°45'30"E
L118	61.99'	N18°38'10"E
L119	52.73'	N13°20'17"E
L120	28.22'	N22°15'12"W
L121	62.00'	N62°36'29"W
L122	44.33'	N69°38'19"W
L123	30.90'	S72°27'03"W
L124	30.90'	S36°24'25"W
L125	61.94'	S14°54'19"W
L167	124.00'	N88°51'05"E
L195	130.00'	N01°08'55"W
L196	73.53'	S87°38'26"W
L197	77.92'	S82°09'00"W

LINE TABLE		
LINE NO	LENGTH	DIRECTION
L198	77.92'	S76°09'06"W
L199	77.92'	S70°09'11"W
L200	77.92'	S64°09'16"W
L201	77.92'	S58°09'21"W
L202	77.72'	S52°10'01"W
L203	73.25'	S47°29'20"W
L204	73.25'	S43°56'14"W
L205	73.25'	S40°23'08"W
L206	73.25'	S36°50'02"W
L207	130.00'	S54°56'31"E
L208	130.05'	N54°56'31"W
L209	73.65'	S31°49'05"W
L210	70.57'	S28°19'17"W
L211	70.57'	S24°53'59"W
L212	70.57'	S21°28'41"W
L213	70.57'	S18°03'22"W
L214	75.89'	S14°07'24"W
L215	92.09'	S02°47'03"W
L216	87.75'	S03°23'20"W
L217	147.80'	N70°43'40"E
L218	161.13'	S27°23'31"W
L219	62.99'	S72°47'08"E
L221	124.00'	S62°36'29"E
L222	82.47'	S65°56'35"E
L223	150.00'	N18°23'44"E
L224	116.34'	S00°25'32"W
L225	121.74'	S20°22'26"W
L228	132.88'	S88°51'05"W
L229	115.83'	N34°00'09"W
L230	62.79'	N16°05'27"E
L231	77.93'	N25°22'10"E
L232	78.24'	N36°51'37"E
L233	78.17'	N48°22'09"E
L234	77.61'	N59°49'52"E
L235	77.59'	N71°15'01"E
L236	150.00'	S13°02'27"E
L237	111.28'	N00°25'32"E
L238	121.74'	S20°22'26"W
L239	262.07'	N87°56'00"W
L240	269.00'	S02°31'54"W
L241	168.86'	S30°21'23"W
L242	71.76'	N83°45'28"W
L243	104.00'	N14°50'59"E
L244	48.65'	N01°12'22"W
L245	130.00'	N01°08'55"W
L246	130.00'	S54°56'31"E
L247	130.07'	N54°56'31"W

LINE TABLE		
LINE NO	LENGTH	DIRECTION
L248	131.81'	N27°23'31"E
L249	130.00'	S27°23'31"W
L250	62.00'	N62°36'29"W
L251	62.00'	N62°36'29"W
L252	62.00'	S14°54'19"W
L253	73.18'	S16°28'19"W
L254	85.91'	S26°57'49"W
L255	85.85'	S39°26'44"W
L256	71.77'	S50°53'48"W
L257	130.00'	N33°53'28"W
L258	16.52'	N62°36'29"W
L259	40.58'	S89°51'07"W
L260	25.32'	S89°51'07"W
L261	320.74'	N09°18'50"W
L262	25.00'	N80°41'10"E
L263	324.77'	S09°18'50"E
L264	25.00'	N77°32'13"W
L265	47.97'	N12°27'47"E
L266	94.16'	N55°20'05"E
L267	258.41'	N66°59'37"E
L268	25.00'	S23°00'23"E
L269	255.86'	S66°59'37"W
L270	81.79'	S55°20'05"W
L271	38.16'	S12°27'47"W
L272	37.97'	N30°29'31"W
L273	25.32'	N30°29'31"W
L274	118.05'	N68°41'31"E
L275	25.00'	S21°18'29"E
L276	114.01'	S68°41'31"W

CURVE TABLE						
CURVE#	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	131.50'	500.00'	15°04'06"	N83°36'51"W	131.12'	66.13'
C2	686.74'	235.00'	167°26'07"	N7°38'15"E	467.18'	2134.61'
C3	144.76'	235.00'	35°17'40"	S73°42'28"W	142.48'	74.76'
C4	313.79'	235.00'	76°30'19"	S53°06'09"W	290.99'	185.28'
C5	138.15'	235.00'	33°40'54"	N74°30'51"E	136.17'	71.13'
C11	40.98'	30.00'	78°15'55"	N71°27'30"W	37.87'	24.41'
C12	40.98'	30.00'	78°15'51"	S06°48'23"W	37.87'	24.41'
C29	44.46'	265.00'	9°36'48"	N41°07'54"E	44.41'	22.28'
C31	10.06'	30.00'	19°12'19"	S36°20'08"W	10.01'	5.08'
C38	122.88'	205.00'	34°20'37"	S17°46'32"W	121.05'	63.35'
C47	30.00'	1051.80'	01°38'04"	S34°14'27"W	30.00'	15.00'
C48	173.96'	230.00'	43°20'09"	S40°56'24"E	169.84'	91.38'
C49	11.33'	240.00'	02°42'17"	S72°57'24"E	11.33'	5.67'
C50	39.13'	30.00'	74°44'05"	S36°56'30"E	36.42'	22.91'
C51	52.22'	150.00'	19°56'54"	S10°23'59"W	51.96'	26.38'
C52	71.08'	250.00'	16°17'25"	S12°13'44"W	70.84'	35.78'
C53	46.07'	30.00'	87°58'59"	S48°04'31"W	41.67'	28.96'
C54	12.69'	240.00'	03°01'46"	N78°28'26"E	12.69'	6.35'
C55	41.66'	30.00'	79°33'47"	N40°12'26"E	38.39'	24.98'
C56	87.04'	250.00'	19°56'54"	N10°23'59"E	86.60'	43.97'
C57	35.60'	150.00'	13°35'48"	N13°34'32"E	35.51'	17.88'
C58	49.59'	30.00'	94°42'39"	N40°34'41"W	44.13'	32.57'
C59	30.00'	991.80'	01°44'00"	N34°11'29"E	30.00'	15.00'
C60	13.50'	170.00'	04°32'57"	N60°20'01"W	13.49'	6.75'
C65	25.04'	265.00'	05°24'48"	S58°48'58"W	25.03'	12.53'
C66	25.06'	205.00'	07°00'17"	N59°30'00"E	25.05'	12.55'
C67	101.50'	265.00'	21°56'46"	S80°22'55"W	100.88'	51.38'
C300	63.90'	200.00'	18°18'23"	S11°13'13"W	63.63'	32.23'
C301	69.63'	200.00'	19°56'52"	N10°23'59"E	69.28'	35.17'
C302	288.09'	210.00'	78°36'09"	N54°09'04"E	266.03'	171.89'
C303	313.79'	235.00'	76°30'19"	S53°06'09"W	290.99'	185.28'
C307	402.33'	584.60'	39°25'55"	S69°08'08"W	394.44'	209.50'
C308	438.72'	1021.80'	24°36'01"	S37°07'10"W	435.36'	222.79'
C309	196.99'	1021.80'	11°02'44"	S19°17'47"W	196.68'	98.80'
C310	266.62'	200.00'	76°22'54"	S24°25'02"E	247.31'	157.33'
C311	87.74'	210.00'	23°56'22"	S74°34'40"E	87.11'	44.52'

DATE: 10/11/2017
 DRAWN BY: []
 C/D BY: []
 DWG. NAME: []
 PATH: []
 F.B. []

REVISIONS

KS Associates, Inc.
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KS ASSOCIATES

LINE AND CURVE TABLES
 MALLARDS EDGE
 SUBDIVISION NO. 4
 PART OF EATON TOWNSHIP LOTS 15 & 26
 COUNTY OF LORAIN, STATE OF OHIO

SHEET
 RP5.0
 OF
 5

JOB NO.
 17107

Plat Sheet

Instrument # 2019-0708121

Film # -

Name of Plat: Mallards Edge Subdivision No. 4

Owner: Mallards Edge Ltd.

Description: Situated in the Township of Eaton,
County of Lorain, state of Ohio: being part of
Eaton Township lots 15 and 26 total acres = 46.3585
Easements Also -
Creating Sublots 66 thru. 116 inclusive -
Blocks C-D-E-F-G-

Floor Plans: /

Related/Margin: Plat Volume 102 Pg. 26, 27

Comments:

Vol. 106

Pg. 49, 50, 51, 52, 53

Amount: \$ 436.⁰⁰

Initials: SC

Receiving Stamp

MALLARDS EDGE LTD
34500 ROYALTON ROAD
COLUMBIA STATION, OH 44028