

ACCEPTANCE & DEDICATION

TIMBER CREEK SUBDIVISION No. 2

GRANT OF EASEMENT

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL TOWNSHIP LOT NO. 45, AND CONTAINING 67.2551 ACRES, AND KNOWN AS BEING PART OF THE SAME TRACT AS CONVEYED TO NORTH BAY INVESTMENTS, LLC AND DESCRIBED IN THE DEEDS RECORDED IN INSTRUMENT No. 2018-0688717, 2018-0688718 & 2019-0743413 AND FURTHER BEING THE WHOLE OF BLOCK "C" OF THE TIMBER CREEK SUBDIVISION No. 1 AS RECORDED IN PLAT VOLUME 108, PAGES 29-32 OF LORAIN COUNTY RECORDER'S RECORDS.

THE UNDERSIGNED RON RUSSELL, REPRESENTING NORTH BAY INVESTMENTS, LLC, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS TIMBER CREEK SUBDIVISION No. 2, A SUBDIVISION OF LOTS 18 THRU 52, INCLUSIVE, AND BLOCKS "D" & "E", INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVE STRIPS, ETC. SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE IN 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 (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.

THE TIMBER CREEK HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE STORMWATER CONTROL BASIN AND STORMWATER CONTROL MEASURES LOCATED IN BLOCK "E".

THE TIMBER CREEK HOMEOWNERS ASSOCIATION SHALL ALSO MAINTAIN THE STORMWATER CONTROL MEASURE LOCATED ALONG WILLOW CREEK / HALES-HARRINGTON DITCH.

THE STORM WATER MANAGEMENT EASEMENT HEREIN LABELED "E1" AND THE DITCH MAINTENANCE EASEMENT LABELED "E3" ARE HEREBY GRANTED TO THE LORAIN COUNTY COMMISSIONERS FOR THE PURPOSES STATED IN THE "INSPECTION AND MAINTENANCE AGREEMENT FOR STORM WATER CONTROL MEASURES" AND RECORDED AT INSTRUMENT FILE 2019-725304 OF LORAIN COUNTY RECORDS.

NORTH BAY INVESTMENTS

By Ron Russell

12-22-2020

RON RUSSELL REPRESENTING NORTH BAY INVESTMENTS, LLC

DATE

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET HIS HANDS THE 22 DAY OF DECEMBER, 2020.

WITNESS:

Erin Koz

[Signature]

Stacie Mercurio

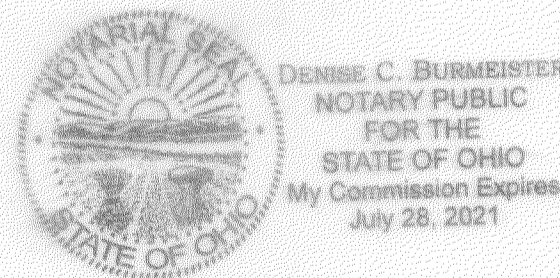
[Signature]

STATE OF OHIO } COUNTY OF CUYAHOGA } SS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE NAMED Ron Russell

WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT STRANISVILLE, OH, THIS 22 DAY OF DECEMBER, 2020.

[Signature] NOTARY PUBLIC



CREATING SUBLOTS Nos. 18 THRU 52 and BLOCKS "D" and "E" AND BEING A REPLAT OF BLOCK "C" OF TIMBER CREEK SUBDIVISION No. 1 AS RECORDED IN PLAT VOLUME 108, PAGES 29-32 OF THE LORAIN COUNTY RECORDER'S RECORDS

PREPARED BY:

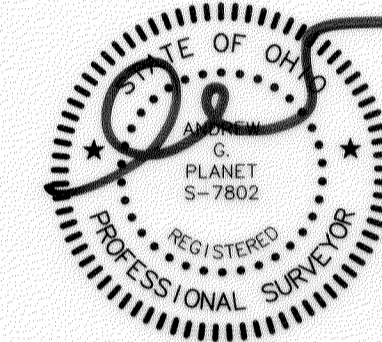
SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT No. 45.

ROLLING & HOCEVAR, INC. CIVIL ENGINEERS, SURVEYORS

257 SOUTH COURT STREET SUITE 6 - MEDINA, OHIO 44256 PHONE: (330) 723-1828 FAX: (330) 723-6637

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED "TIMBER CREEK SUBDIVISION No. 2" AS SHOWN HEREON AND CONTAINING 67.2551 ACRES OF LAND IN ORIGINAL LOT 45 OF EATON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED O / ●, IRON PIN MONUMENTS WERE FOUND OR SET AND AT ALL POINTS THUSLY INDICATED □ / ■, ADJUSTABLE MONUMENT BOX ASSEMBLIES WERE FOUND OR SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBED ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

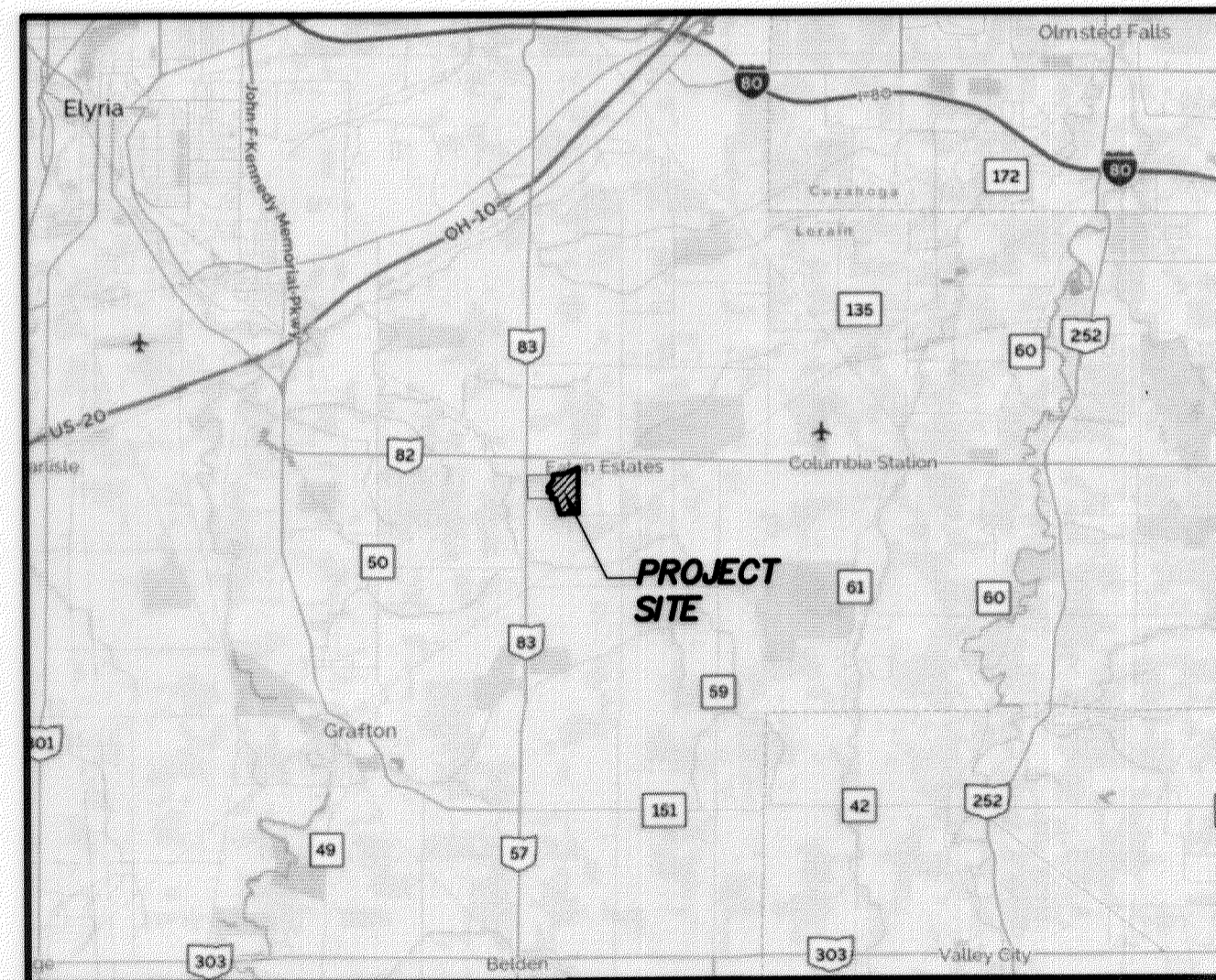


[Signature]

ANDREW G. PLANET, P.S. REGISTERED SURVEY No. S-7802

12-18-2020

DATE



VICINITY MAP

SUBDIVISION SUMMARY

LAND IN 35 SUBLOTS.....	55.1544	ACRES
LAND IN DEDICATED R-O-W.....	1.5130	ACRES
LAND IN BLOCKS.....	10.5876	ACRES
SUBDIVISION TOTAL.....	67.2550	ACRES

APPROVALS

APPROVED THIS 1st DAY OF FEBRUARY, 2021

[Signature] KENNETH P. CARNEY, P.E., P.S. LORAIN COUNTY ENGINEER

APPROVED THIS 30 DAY OF December, 2020

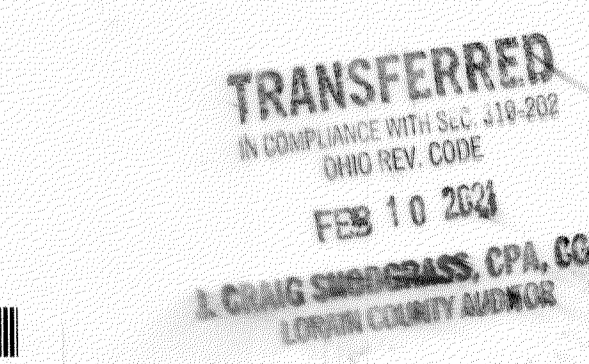
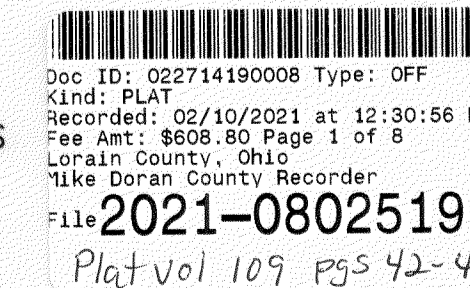
[Signature] EUGENE TOY, EXECUTIVE DIRECTOR LORAIN COUNTY RURAL WASTEWATER DISTRICT (LORCO)

APPROVED THIS 21 DAY OF December, 2020

[Signature] LORAIN COUNTY SOIL AND WATER CONSERVATION DISTRICT

APPROVED THIS 5th DAY OF Feb, 2020

[Signature] MATTHEW HIGNETT CHAIRMAN, BOARD OF EATON TOWNSHIP TRUSTEES



JARDINAL HOPE EXAM 36040 CARONIA CIRCLE AVON, OH 44011

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED Ron Russell WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT STRANISVILLE, OH THIS 22 DAY OF DECEMBER, 2020.

[Signature] NOTARY PUBLIC



APPROVED THIS 21st DAY OF December, 2020

[Signature] GERALD INNES, ASSISTANT PROSECUTING ATTORNEY LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 22nd DAY OF December, 2020

[Signature] DONALD ROMANCAK, DIRECTOR LORAIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Property Line Table		
Line	Length	Bearing
L1	OMITTED	
L2	17.96'	N 89°18'07" E
L3	16.58'	N 63°33'35" E
L4	30.00'	N 63°33'35" E
L5	10.71'	N 63°33'35" E
L6	OMITTED	
L7	41.26'	N 63°33'35" E
L8	30.00'	N 63°33'35" E
L9	30.00'	N 61°39'02" E
L10	30.00'	N 63°33'35" E
L11	30.00'	N 63°33'35" E
L12	30.00'	N 63°33'35" E
L13	2.57'	N 63°33'35" E
L14	12.80'	N 00°41'53" W
L15	12.80'	N 00°41'53" W
L16	47.95'	N 87°59'25" E
L17	47.95'	N 87°59'25" E
L18	35.97'	N 83°07'56" E
L19	OMITTED	
L20	40.00'	S 66°21'48" E
L21	40.51'	S 17°18'20" E
L22	OMITTED	
L23	OMITTED	

Easement Line Table		
Line #	Length	Direction
E1	OMITTED	
E2	OMITTED	
E3	OMITTED	
E4	OMITTED	
E5	OMITTED	
E6	OMITTED	
E7	OMITTED	
E8	OMITTED	
E9	OMITTED	
E10	OMITTED	
E11	OMITTED	
E12	OMITTED	
E13	OMITTED	
E14	50.53'	N49° 23' 20"E
E15	466.24'	S88° 40' 21"E
E16	50.01'	S00° 25' 07"W
E17	55.57'	N88° 40' 21"W
E18	20.20'	S58° 44' 04"W
E19	18.97'	N53° 40' 27"W
E20	360.92'	N88° 40' 21"W

Easement Line Table		
Line #	Length	Direction
E21	OMITTED	
E22	OMITTED	
E23	OMITTED	
E24	OMITTED	
E25	OMITTED	
E26	OMITTED	
E27	OMITTED	
E28	OMITTED	
E29	OMITTED	
E30	OMITTED	
E31	OMITTED	
E32	OMITTED	
E33	OMITTED	
E34	OMITTED	
E35	14.83'	N00° 25' 07"E
E36	56.35'	N58° 44' 04"E
E37	18.71'	N02° 58' 16"E
E38	76.92'	N54° 26' 03"E
E39	47.35'	N60° 01' 41"E
E40	66.42'	N43° 36' 17"E

Easement Line Table		
Line #	Length	Direction
E41	117.87'	N69° 46' 08"E
E42	30.17'	S87° 23' 30"E
E43	51.49'	N67° 34' 46"E
E44	38.92'	N59° 02' 24"E
E45	94.20'	N73° 43' 40"E
E46	147.98'	N88° 22' 28"E
E47	58.46'	N76° 37' 55"E
E48	94.87'	N67° 10' 29"E
E49	57.01'	N81° 25' 12"E
E50	57.68'	S89° 14' 31"E
E51	178.39'	N57° 56' 48"E
E52	69.57'	N73° 52' 24"E
E53	25.54'	N45° 51' 22"E
E54	53.40'	N00° 02' 21"W
E55	OMITTED	
E56	OMITTED	
E57	OMITTED	
E58	OMITTED	
E59	OMITTED	
E60	OMITTED	

Curve Data Table						
Curve	Length	Radius	Tangent	Delta	Chord	Ch. Bearing
C1	189.42'	275.00'	98.64'	39°27'52"	185.69'	N 70°48'24" E
C2	183.48'	275.00'	95.30'	38°13'39"	180.10'	S 70°11'17" W
C3	150.51'	335.00'	76.55'	25°44'32"	149.25'	N 76°25'51" E
C4	29.29'	335.00'	14.66'	05°00'35"	29.28'	N 86°47'50" E
C5	121.22'	335.00'	61.28'	20°43'57"	120.56'	N 73°55'34" E
C6	47.12'	300.00'	30.00'	90°00'00"	42.43'	N 45°41'53" W
C7	40.29'	300.00'	23.84'	76°56'27"	37.33'	S 37°46'21" W
C8	65.83'	300.00'	33.05'	12°34'18"	65.69'	N 83°00'58" E
C9	68.96'	300.00'	34.63'	13°10'14"	68.81'	N 70°08'42" E
C10	28.16'	300.00'	15.21'	53°46'42"	27.14'	N 36°40'14" E
C11	44.92'	80.00'	23.07'	32°10'26"	44.34'	S 25°52'05" W
C12	57.68'	80.00'	30.16'	41°18'39"	56.44'	S 62°36'38" W
C13	47.36'	80.00'	24.39'	33°54'56"	46.67'	S 79°46'35" W
C14	30.18'	80.00'	15.27'	21°36'50"	30.00'	N 52°00'42" W
C15	60.36'	80.00'	31.70'	43°13'40"	58.94'	N 19°35'27" W
C16	30.18'	80.00'	15.27'	21°36'50"	30.00'	N 12°49'47" E
C17	59.43'	80.00'	31.16'	42°33'46"	58.07'	N 44°55'06" E
C18	75.82'	80.00'	41.03'	54°18'16"	73.02'	S 86°38'54" E
C19	29.82'	30.00'	16.27'	56°56'39"	28.60'	N 87°58'06" W
C20	28.61'	365.00'	14.31'	42°29'29"	28.60'	N 65°48'19" E
C21	52.18'	365.00'	26.14'	81°13'0"	52.14'	N 72°08'49" E
C22	40.29'	300.00'	23.84'	76°56'27"	37.33'	S 37°46'21" W
C23	65.83'	300.00'	33.05'	12°34'18"	65.69'	N 83°00'58" E
C24	68.96'	300.00'	34.63'	13°10'14"	68.81'	N 70°08'42" E
C25	80.00'	245.00'	40.36'	18°42'34"	79.65'	S 67°11'34" W
C26	28.92'	245.00'	14.48'	6°45'49"	28.90'	S 54°27'22" W
C27	39.05'	305.00'	19.55'	7°20'12"	39.03'	N 54°44'34" E
C28	171.20'	305.00'	87.92'	32°09'37"	168.96'	N 74°29'28" E
C29	52.19'	365.00'	26.14'	08°11'30"	52.14'	N 72°08'49" E
C30	28.61'	365.00'	14.31'	04°29'29"	28.61'	N 65°48'19" E
C31	150.51'	335.00'	76.55'	25°44'32"	149.25'	N 76°25'51" E
C32	29.29'	335.00'	14.66'	05°00'35"	29.28'	N 86°47'50" E
C33	121.22'	335.00'	61.28'	20°43'57"	120.56'	N 73°55'34" E
C34	44.92'	80.00'	23.07'	32°10'26"	44.34'	N 25°52'05" E
C35	57.68'	80.00'	30.16'	41°18'39"	56.44'	N 62°36'38" E
C36	47.36'	80.00'	24.39'	33°54'56"	46.67'	S 79°46'35" E
C37	30.18'	80.00'	15.27'	21°36'50"	30.00'	S 52°00'42" E
C38	60.36'	80.00'	31.70'	43°13'40"	58.94'	S 19°35'27" E
C39	30.18'	80.00'	15.27'	21°36'50"	30.00'	S 12°49'47" E
C40	59.43'	80.00'	31.16'	42°33'46"	58.07'	S 44°55'06" W
C41	75.82'	80.00'	41.03'	54°18'16"	73.02'	N 86°38'54" W
C42	29.82'	30.00'	16.27'	56°56'39"	28.60'	N 87°58'06" W
C43	28.16'	30.00'	15.21'	53°46'42"	27.14'	N 36°40'14" E
C44	130.60'	88.00'	80.68'	85°01'55"	118.94'	N 79°44'19" W
C45	82.24'	128.77'	42.58'	35°35'26"	80.85'	N 18°55'39" W
C46	83.38'	286.91'	41.99'	16°39'07"	83.09'	S 08°57'29" E
C47	195.48'	453.08'	99.28'	24°43'12"	193.97'	N 04°55'27" W
C48	150.34'	403.08'	76.06'	21°22'15"	149.47'	N 06°35'55" W
C49	97.92'	336.91'	49.31'	16°39'07"	97.57'	S 08°57'29" E
C50	50.31'	78.77'	26.04'	36°35'26"	49.46'	N 18°55'39" W
C51	56.40'	38.00'	34.84'	85°01'55"	51.36'	N 79°44'19" W
C52	105.57'	87.50'	60.28'	69°07'32"	99.28'	N 08°07'21" E
C53	37.28'	37.50'	20.34'	56°57'36"	35.76'	N 02°02'23" E
C54	OMITTED					
C55	51.59'	80.00'	26.73'	36°56'50"	50.70'	S 22°43'42" E
C56	OMITTED					
C57	OMITTED					
C58	OMITTED					
C59	OMITTED					
C60	OMITTED					
C61	OMITTED					
C62	OMITTED					

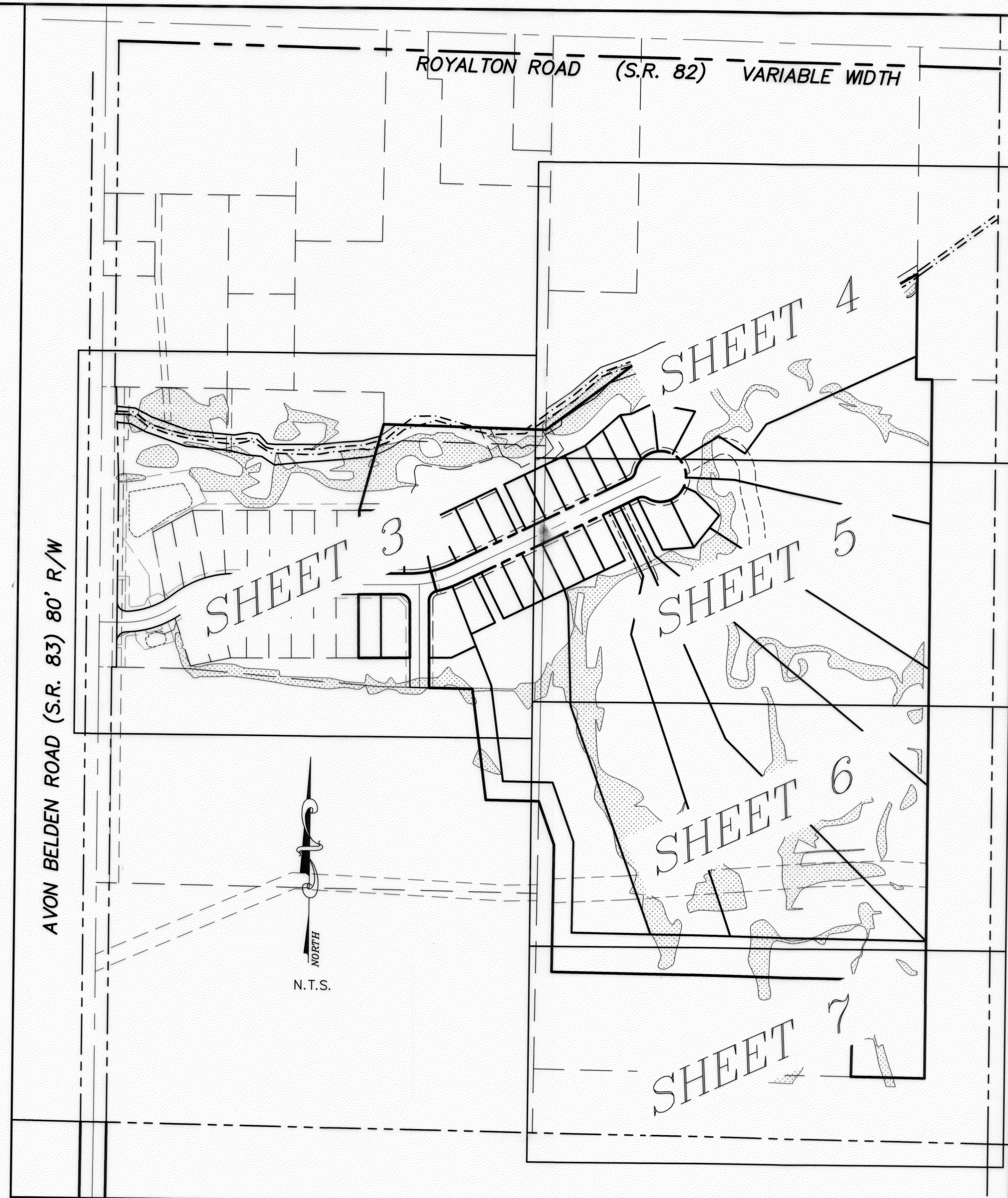
Easement Line Table		
Line #	Length	Direction
E61	OMITTED	
E62	OMITTED	
E63	OMITTED	
E64	OMITTED	
E65	OMITTED	
E66	OMITTED	
E67	OMITTED	
E68	OMITTED	
E69	OMITTED	
E70	OMITTED	
E71	OMITTED	
E72	OMITTED	
E73	OMITTED	
E74	OMITTED	
E75	OMITTED	
E76	42.83'	N87° 59' 25"E
E77	53.00'	N26° 20' 14"W
E78	26.00'	N08° 12' 42"E
E79	23.00'	N32° 43' 30"E
E80	42.00'	N07° 32' 48"W

Easement Line Table		
Line #	Length	Direction
E81	OMITTED	
E82	18.00'	N78° 43' 09"E
E83	86.00'	S80° 35' 52"E
E84	34.00'	N87° 52' 19"E
E85	103.00'	N71° 14' 07"E
E86	8.31'	N21° 53' 49"E
E87	100.71'	N24° 31' 42"W
E88	33.34'	S88° 40' 21"E
E89	95.68'	S24° 31' 42"E
E90	60.36'	S62° 19' 07"E
E91	10.00'	S26° 26' 25"E
E92	85.25'	N63° 33' 35"E
E93	34.31'	N44° 51' 14"E
E94	68.43'	N32° 02' 21"W
E95	12.13'	S88° 40' 21"E
E96	14.94'	N52° 32' 35"E
E97	83.02'	S32° 02' 21"E
E98	58.28'	S44° 51' 14"W
E99	159.36'	S63° 33' 35"W
E100	OMITTED	

Easement Line Table		
Line #	Length	Direction
E101	OMITTED	
E102	OMITTED	
E103	OMITTED	
E104	46.25'	N10° 59' 37"E
E105	146.45'	S57° 38' 42"E
E106	OMITTED	
E107	OMITTED	
E108	OMITTED	
E109	OMITTED	
E110	OMITTED	
E111	OMITTED	
E112	OMITTED	
E113	OMITTED	
E114	OMITTED	
E115	OMITTED	
E116	OMITTED	
E117	82.45'	S11° 06' 04"E
E118	10.00'	N63° 33' 35"E
E119	233.06'	S26° 26' 25"E
E120	74.44'	S42° 41' 07"W

Easement Line Table		
Line #	Length	Direction
E121	96.78'	N10° 59' 37"E
E122	233.06'	N26° 26' 25"W
E123	10.00'	N63° 33' 35"E
E124	105.82'	N57° 44' 44"E
E125	55.89'	N57° 38' 42"W
E126	114.21'	S57° 44' 44"W
E127	OMITTED	
E128	OMITTED	
E129	OMITTED	
E130	OMITTED	
E131	OMITTED	
E132	OMITTED	
E133	35.30'	S26° 20' 14"E
E134	OMITTED	
E135	OMITTED	
E136	OMITTED	
E137	5.27'	N37° 13' 22"W

Easement Line Table		
Line #	Length	Direction
E138	OMITTED	
E139	OMITTED	
E140	OMITTED	
E141	OMITTED	
E142	OMITTED	
E143	OMITTED	
E144	OMITTED	
E145	OMITTED	
E146	OMITTED	
E147	65.01'	N00° 25' 07"E
E148	96.03'	N54° 26' 37"E
E149	118.52'	N49° 05' 00"E
E150	125.64'	N69° 39' 07"E
E151	78.22'	N62° 23' 25"E
E152	154.33'	N80° 04' 06"E
E153	154.95'	N87° 50' 42"E
E154	106.80'	N63° 18' 42"E
E155	93.90'	N82° 46' 45"E
E156	82.88'	N79° 07' 48"E
E157	263.82'	N56° 55' 24"E
E158	27.76'	S00° 02' 21"E

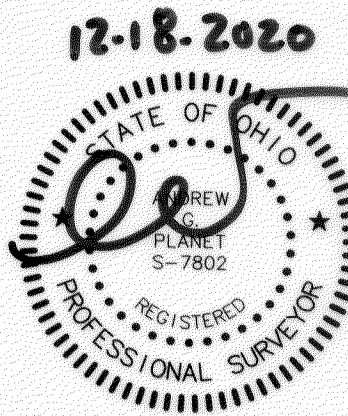


OVERALL SITE / INDEX MAP

DECEMBER, 2020



CIVIL ENGINEERING & SURVEYING
257 SOUTH COURT STREET
SUITE 6
MEDINA, OHIO 44256
PHONE: (330)723-1828
FAX: (330)723-6637



PROJECT No. 22,430
TIMBER CREEK SUBDIVISION
No. 2 SHEET 2 of 7

AVON BELDEN ROAD (S.R. 83) VARIED WIDTH

ROYALTON ROAD (S.R. 82) VARIABLE WIDTH

MISC. SUBDIVISION NOTES:

- THE DITCH MAINTENANCE EASEMENT SHOWN ALONG WILLOW CREEK/HALES-HARRINGTON DITCH IS A STORM WATER CONTROL MEASURE THAT WILL BE MAINTAINED BY THE TIMBER CREEK HOMEOWNERS ASSOCIATION.
- THE TIMBER CREEK HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE STORMWATER MANAGEMENT BASINS.

LEGEND

- - 5/8" IRON PIN FOUND W/CAP
 - - 5/8" IRON PIN SET W/CAP ROLLING-HOCEVAR
 - - MONUMENT BOX W/ IRON PIN FOUND
 - - MONUMENT BOX W/ IRON PIN SET
 - - 5/8" IRON PIN FOUND (NO CAP)
 - - IRON PIPE FOUND
 - - STONE FOUND
 - ☆ - RAILROAD SPIKE FOUND
 - ⊠ - WOOD POST FOUND
 - ▲ - PK NAIL SET
 - △ - PK NAIL FOUND
- Fnd. - FOUND
Msd. - MEASURED
Obs. - OBSERVED
Rec. - RECORD
Usd. - USED

EASEMENT DEDICATION

- (E1) STORMWATER MANAGEMENT EASEMENTS SHOWN ON THIS PLAT ARE TO BE DEDICATED TO THE TIMBER CREEK HOMEOWNERS ASSOCIATION & LORAIN COUNTY ENGINEERS.
- (E2) THE 20' WIDE FOREST BUFFER EASEMENT SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE TIMBER CREEK HOMEOWNERS ASSOCIATION
- (E3) VARIED WIDTH (MIN. 50') DITCH MAINTENANCE EASEMENT SHOWN ON THIS PLAT TO BE DEDICATED TO THE TIMBER CREEK HOMEOWNER ASSOCIATION & LORAIN COUNTY ENGINEERS.
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- (E6) DITCH MAINTENANCE EASEMENT SHOWN ON THIS PLAT TO BE DEDICATED TO THE TIMBER CREEK HOMEOWNER ASSOCIATION & LORAIN COUNTY ENGINEERS.

P.N. 11-00-045-000-027
RAYMOND FRANCIS ZWOLENIK, TRUSTEE UNDER THE
RAYMOND FRANCIS ZWOLENIK TRUST AGREEMENT
DATED SEPTEMBER 18, 2019
INST. 2019-0733378
10/07/2019

P.N. 11-00-045-000-037
EATON TOWNSHIP TRUSTEES

P.N. 11-00-045-000-052
EATON TOWNSHIP
INSTR. NO. 2017-0640992
08/17/2017

(H.O.A. COMMON AREA)
BLOCK "A"
8.0031 Ac.

(H.O.A. COMMON AREA)
BLOCK "E"
171,044 sq.ft.
3.9266 acres

TIMBER CREEK SUBDIVISION NO. 1
PLAT VOLUME 108, PAGES 29-32
07/08/2020

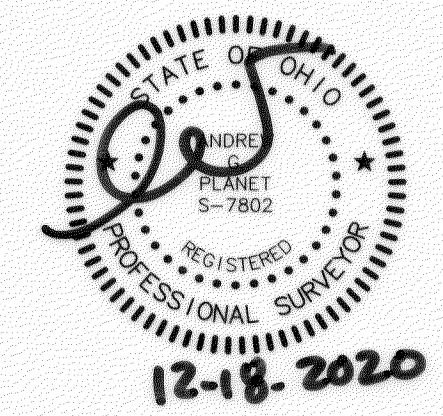
P.N. 11-00-045-000-080
BLOCK "C"
0.7302 Ac.

(H.O.A. COMMON AREA)
BLOCK "B"
1.6151 Ac.

P.N. 11-00-045-000-054
COTO LLC
INSTR. No. 2018-0688715
D.B.G. GROUP, LTD
INSTR. No. 2018-0688716
19.2025 Ac

P.N. 11-00-045-000-081
NORTH BAY INVESTMENTS, LLC
29.1774 Ac. (ORIGINAL)
10.3307 Ac. (REMAINDER)
INSTR. No. 2018-0688717
INSTR. No. 2018-0688718

P.N. 11-00-045-000-057
NORTH BAY INVESTMENTS, LLC
INSTR. NO. 2019-0743413
56.1942 ACRES
12/26/2019



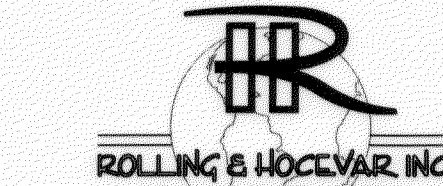
NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

SCALE: 1" = 50'

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

DECEMBER, 2020



ROLLING & HOYER, INC.
A Geo-Intelligent Group Affiliate
CIVIL ENGINEERING & SURVEYING
257 SOUTH COURT STREET
SUITE 6
MEDINA, OHIO 44256
PHONE: (330)723-1828
FAX: (330)723-6637

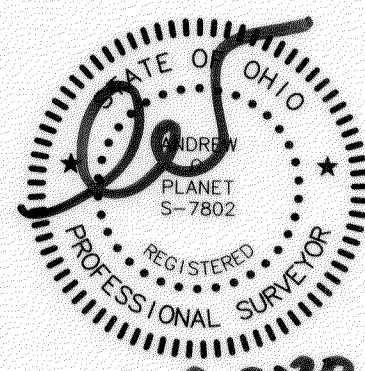
PROJECT No. 22,430

TIMBER CREEK SUBDIVISION
No. 2 SHEET 3 of 7

SEE SHEET 3 FOR CONTINUATION

LEGEND

- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP ROLLING-HOCEVAR
- - MONUMENT BOX W/ IRON PIN FOUND
- - 5/8" IRON PIN FOUND (NO CAP)
- - IRON PIPE FOUND
- - STONE FOUND
- ☆ - RAILROAD SPIKE FOUND
- ⊠ - WOOD POST FOUND
- ▲ - PK NAIL SET
- △ - PK NAIL FOUND
- Fnd. - FOUND
- Msd. - MEASURED
- Obs. - OBSERVED
- Rec. - RECORD
- Usd. - USED



NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

P.N. 11-00-045-000-049
THOMAS J. KILPATRICK & JOHN D. KILPATRICK
INSTR. NO. 20000705875
09/12/2000

ROYALTON ROAD (S.R. 82) VARIABLE WIDTH

EASEMENT DEDICATION

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- THE TIMBER CREEK HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE STORMWATER MANAGEMENT BASINS.

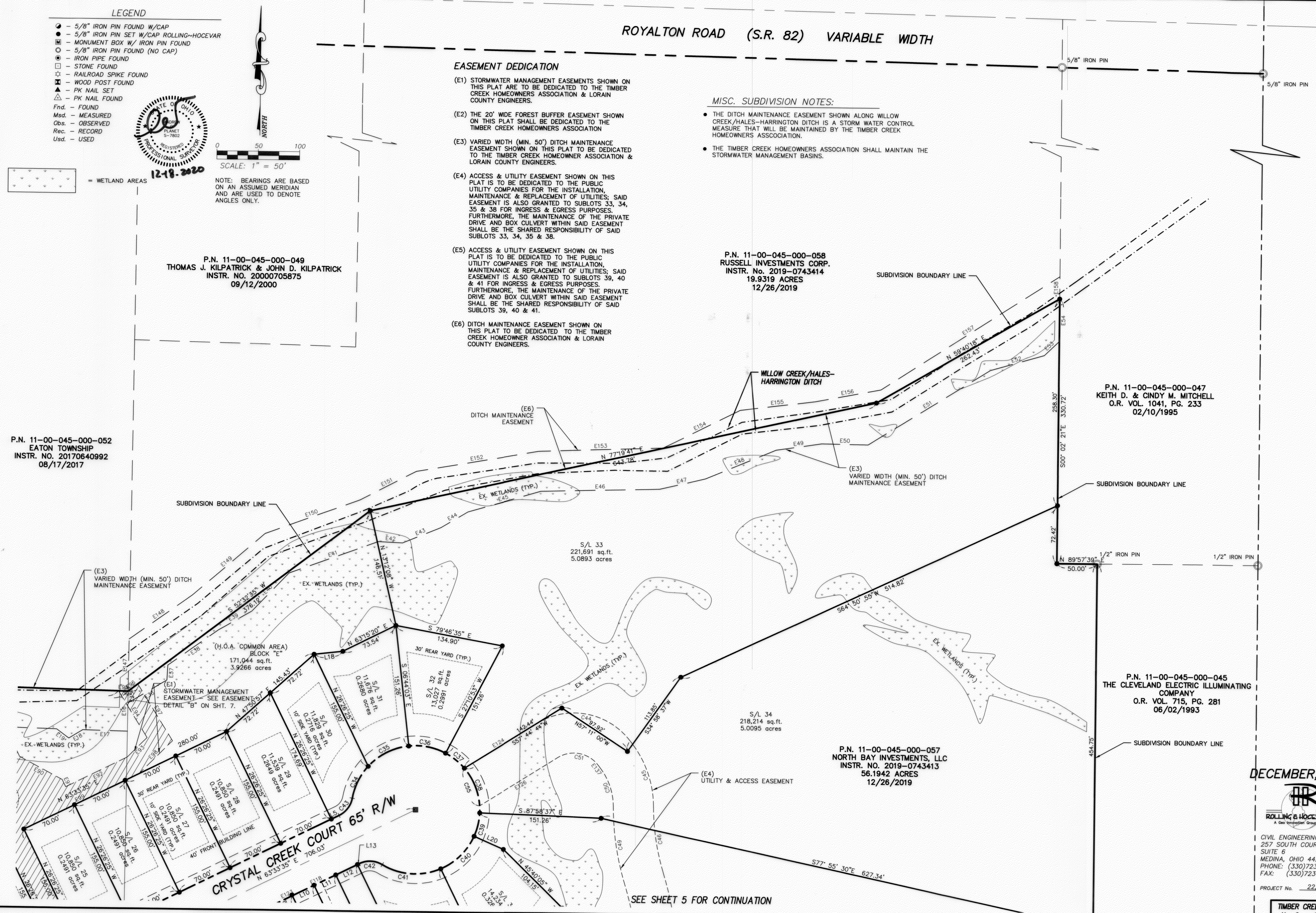
P.N. 11-00-045-000-052
EATON TOWNSHIP
INSTR. NO. 20170640992
08/17/2017

P.N. 11-00-045-000-058
RUSSELL INVESTMENTS CORP.
INSTR. No. 2019-0743414
19.9319 ACRES
12/26/2019

P.N. 11-00-045-000-047
KEITH D. & CINDY M. MITCHELL
O.R. VOL. 1041, PG. 233
02/10/1995

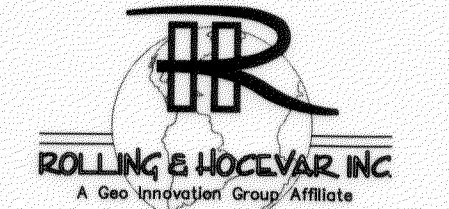
P.N. 11-00-045-000-045
THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
O.R. VOL. 715, PG. 281
06/02/1993

P.N. 11-00-045-000-057
NORTH BAY INVESTMENTS, LLC
INSTR. NO. 2019-0743413
56.1942 ACRES
12/26/2019



SEE SHEET 5 FOR CONTINUATION

DECEMBER, 2020



CIVIL ENGINEERING & SURVEYING
257 SOUTH COURT STREET
SUITE 6
MEDINA, OHIO 44256
PHONE: (330)723-1828
FAX: (330)723-6637

PROJECT No. 22,430

TIMBER CREEK SUBDIVISION
No. 2 SHEET 4 OF 7

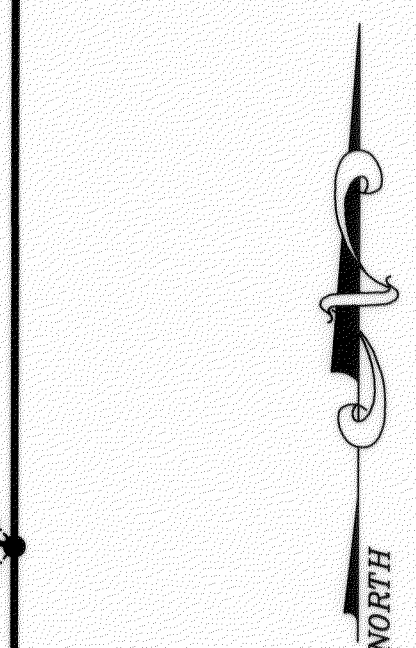
SEE SHEET 4 FOR CONTINUATION

LEGEND

- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP ROLLING-HOCEVAR
- - MONUMENT BOX W/ IRON PIN FOUND
- - MONUMENT BOX W/ IRON PIN SET
- - 5/8" IRON PIN FOUND (NO CAP)
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- Fnd. - FOUND
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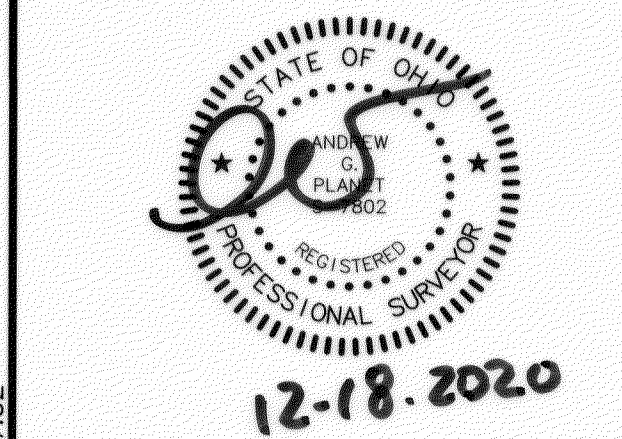
WETLAND AREAS

SUBDIVISION BOUNDARY LINE



SCALE: 1" = 50'

NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



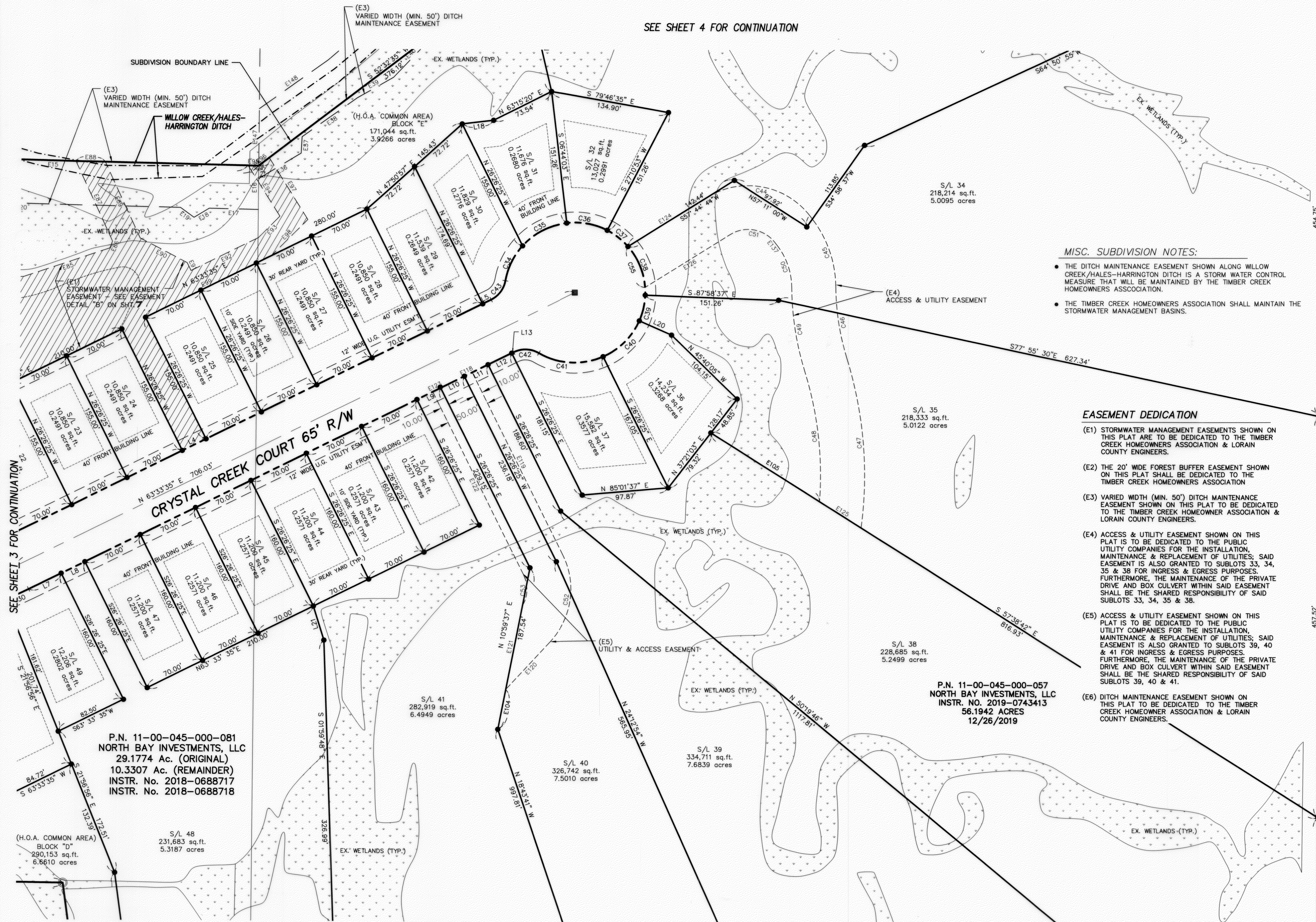
P.N. 11-00-045-000-045 THE CLEVELAND ELECTRIC ILLUMINATING COMPANY O.R. VOL. 715, PG. 281 06/02/1993

DECEMBER, 2020

ROLLING & HOCEVAR INC. CIVIL ENGINEERING & SURVEYING 257 SOUTH COURT STREET SUITE 6 MEDINA, OHIO 44256 PHONE: (330)723-1828 FAX: (330)723-6637

PROJECT No. 22,430

TIMBER CREEK SUBDIVISION No. 2 SHEET 5 OF 7



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

MISC. SUBDIVISION NOTES:

- THE DITCH MAINTENANCE EASEMENT SHOWN ALONG WILLOW CREEK/HALES-HARRINGTON DITCH IS A STORM WATER CONTROL MEASURE THAT WILL BE MAINTAINED BY THE TIMBER CREEK HOMEOWNERS ASSOCIATION.
- THE TIMBER CREEK HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE STORMWATER MANAGEMENT BASINS.

EASEMENT DEDICATION

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P.N. 11-00-045-000-081 NORTH BAY INVESTMENTS, LLC 29.1774 Ac. (ORIGINAL) 10.3307 Ac. (REMAINDER) INSTR. No. 2018-0688717 INSTR. No. 2018-0688718

P.N. 11-00-045-000-057 NORTH BAY INVESTMENTS, LLC INSTR. NO. 2019-0743413 56.1942 ACRES 12/26/2019

(H.O.A. COMMON AREA) BLOCK "D" 290,153 sq.ft. 6.6610 acres

S/L 48 231,683 sq.ft. 5.3187 acres

S/L 41 282,919 sq.ft. 6.4949 acres

S/L 40 326,742 sq.ft. 7.5010 acres

S/L 39 334,711 sq.ft. 7.6839 acres

S/L 38 228,685 sq.ft. 5.2499 acres

S/L 35 218,333 sq.ft. 5.0122 acres

S/L 34 218,214 sq.ft. 5.0095 acres

(H.O.A. COMMON AREA) BLOCK "E" 171,044 sq.ft. 3.9266 acres

S/L 32 13,907 sq.ft. 0.2891 acres

S/L 31 11,516 sq.ft. 0.2646 acres

S/L 30 10,850 sq.ft. 0.2491 acres

S/L 29 10,850 sq.ft. 0.2491 acres

S/L 28 10,850 sq.ft. 0.2491 acres

S/L 27 10,850 sq.ft. 0.2491 acres

S/L 26 10,850 sq.ft. 0.2491 acres

S/L 25 10,850 sq.ft. 0.2491 acres

S/L 24 10,850 sq.ft. 0.2491 acres

S/L 23 10,850 sq.ft. 0.2491 acres

S/L 22 10,850 sq.ft. 0.2491 acres

S/L 21 10,850 sq.ft. 0.2491 acres

S/L 20 10,850 sq.ft. 0.2491 acres

S/L 19 10,850 sq.ft. 0.2491 acres

S/L 18 10,850 sq.ft. 0.2491 acres

S/L 17 10,850 sq.ft. 0.2491 acres

S/L 16 10,850 sq.ft. 0.2491 acres

S/L 15 10,850 sq.ft. 0.2491 acres

S/L 14 10,850 sq.ft. 0.2491 acres

S/L 13 10,850 sq.ft. 0.2491 acres

S/L 12 10,850 sq.ft. 0.2491 acres

S/L 11 10,850 sq.ft. 0.2491 acres

S/L 10 10,850 sq.ft. 0.2491 acres

S/L 9 10,850 sq.ft. 0.2491 acres

S/L 8 10,850 sq.ft. 0.2491 acres

S/L 7 10,850 sq.ft. 0.2491 acres

S/L 6 10,850 sq.ft. 0.2491 acres

S/L 5 10,850 sq.ft. 0.2491 acres

S/L 4 10,850 sq.ft. 0.2491 acres

S/L 3 10,850 sq.ft. 0.2491 acres

S/L 2 10,850 sq.ft. 0.2491 acres

S/L 1 10,850 sq.ft. 0.2491 acres

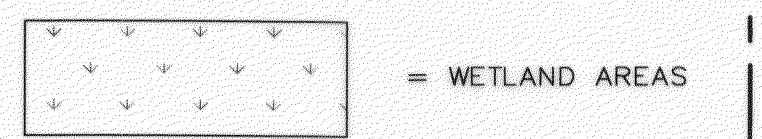
SEE SHEET 5 FOR CONTINUATION

MISC. SUBDIVISION NOTES:

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LEGEND

- - 5/8" IRON PIN FOUND W/CAP
 - - 5/8" IRON PIN SET W/CAP ROLLING-HOCEVAR
 - ◻ - MONUMENT BOX W/ IRON PIN FOUND
 - - MONUMENT BOX W/ IRON PIN SET
 - - 5/8" IRON PIN FOUND (NO CAP)
 - - IRON PIPE FOUND
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 - △ - PK NAIL FOUND
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EASEMENT DEDICATION

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P.N. 11-00-045-000-081
 NORTH BAY INVESTMENTS, LLC
 29.1774 Ac. (ORIGINAL)
 10.3307 Ac. (REMAINDER)
 INSTR. No. 2018-0688717
 INSTR. No. 2018-0688718

SEE SHEET 3 FOR CONTINUATION

P.N. 11-00-045-000-057
 NORTH BAY INVESTMENTS, LLC
 INSTR. NO. 2019-0743413
 56.1942 ACRES
 12/26/2019

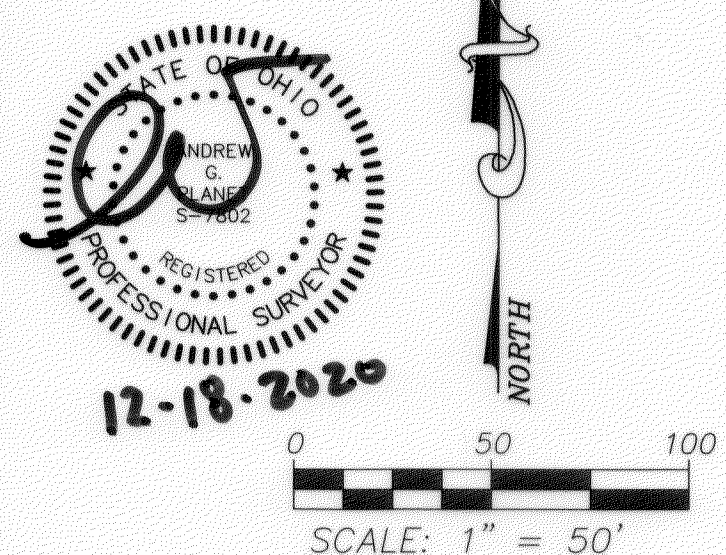
P.N. 11-00-045-000-054
 COTO LLC
 INSTR. No. 2018-0688715
 D.B.G. GROUP, LTD
 INSTR. No. 2018-0688716
 19.2025 Ac

P.N. 11-00-045-000-018
 BUCKEYE TERMINALS, LLC
 INSTR. NO. 2011-0376677

P.N. 11-00-045-000-045
 THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
 O.R. VOL. 715, PG. 281
 06/02/1993

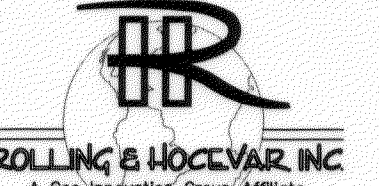
P.N. 11-00-045-000-055
 D.B.G. GROUP, LTD. & COTO, LLC
 7.4748 Ac.
 INSTR. No. 2018-0688720

SEE SHEET 7 FOR CONTINUATION



NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

DECEMBER, 2020



CIVIL ENGINEERING & SURVEYING
 257 SOUTH COURT STREET
 SUITE 6
 MEDINA, OHIO 44256
 PHONE: (330)723-1828
 FAX: (330)723-6637

PROJECT No. 22,430

TIMBER CREEK SUBDIVISION No. 2 SHEET 6 OF 7

SEE SHEET 6 FOR CONTINUATION

P.N. 11-00-045-000-018
BUCKEYE TERMINALS, LLC
INSTR. NO. 2011-0376677

P.N. 11-00-045-000-055
D.B.G. GROUP, LTD. & COTO, LLC
7.4748 Ac.
INSTR. No. 2018-0688720

P.N. 11-00-045-000-057
NORTH BAY INVESTMENTS, LLC
INSTR. NO. 2019-0743413
56.1942 ACRES
12/26/2019

P.N. 11-00-045-000-045
THE CLEVELAND ELECTRIC ILLUMINATING
COMPANY
O.R. VOL. 715, PG. 281
06/02/1993

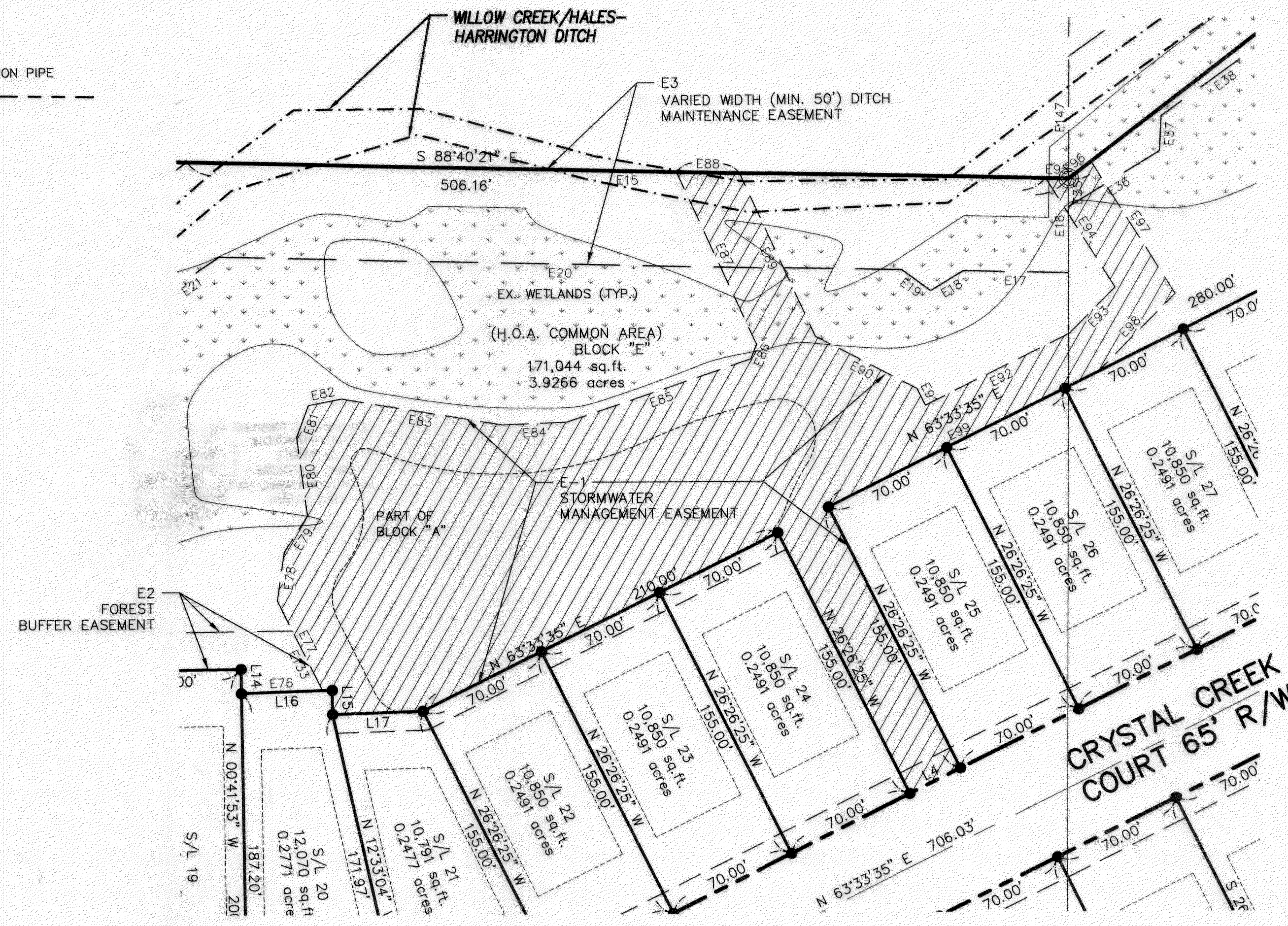
1/2" IRON PIN

1/2" IRON PIN

3/4" IRON PIPE

1/2" IRON PIPE

LOT 45 LOT 36
LOT 44 LOT 37



EASEMENT DETAIL "B"

SCALE: 1" = 50'

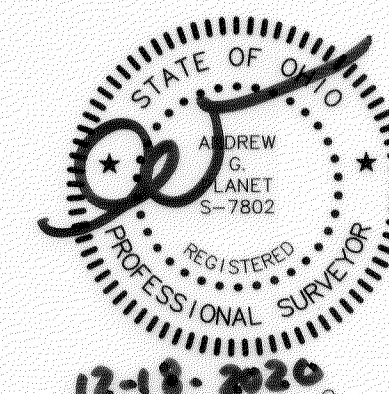
LEGEND

- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP ROLLING-HOCEVAR
- - MONUMENT BOX W/ IRON PIN FOUND
- - MONUMENT BOX W/ IRON PIN SET
- - 5/8" IRON PIN FOUND (NO CAP)
- - IRON PIPE FOUND
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- ▲ - PK NAIL SET
- △ - PK NAIL FOUND
- Fnd. - FOUND
- Msd. - MEASURED
- Obs. - OBSERVED
- Rec. - RECORDED
- Usd. - USED

WETLAND AREAS

EASEMENT DEDICATION

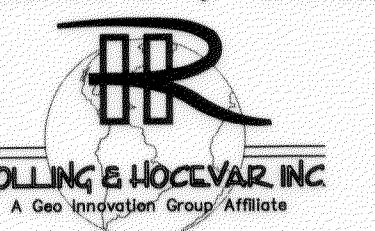
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SCALE: 1" = 50'

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DECEMBER, 2020



CIVIL ENGINEERING & SURVEYING
257 SOUTH COURT STREET
SUITE 6
MEDINA, OHIO 44256
PHONE: (330)723-1828
FAX: (330)723-6637

PROJECT No. 22,430

TIMBER CREEK SUBDIVISION
No. 2 SHEET 7 OF 7

Plat Sheet

Instrument # 20210802519

Film # _____

Name of Plat: Timber Creek Subdivision No. 2

Owner: North Bay Investments LLC

Description: Situated in the township of Eaton
County of Lorain and State of Ohio and known
as being part of original Eaton Township Lot No. 45
Creating Sublots Nos 18 thru 52 and Blocks "D"
and "E" and being a replat of block "C" of
Timber Creek Subdivision No. 1 as recorded in
plat volume 108 pages 29-32 of Lorain County
Recorders records.

Acres 67.2551

Floor Plans: _____

Related/Margin: P.V. 108 pg 29

Comments: _____

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Receiving Stamp

Pg. 42, 43, 44, 45, 46, 47, 48

Amount: 608.80

Initials: DT