

WOODS AT EATON SUBDIVISION NO. 1

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOTS 7 AND 14

OWNERS CERTIFICATION AND ACCEPTANCE:

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL LOTS 7 & 14 OF SAID TOWNSHIP, CONTAINING ALL OF A 29.0761 ACRE PARCEL ENTIRELY IN ORIGINAL LOT 7 AND ALL OF A 4.0006 ACRE PARCEL ENTIRELY IN ORIGINAL LOT 14, CONVEYED TO WOODS AT EATON, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 2019-093788 OF THE LORAIN COUNTY RECORDS.

THE UNDERSIGNED WOODS AT EATON, LLC (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS WOODS AT EATON SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 1 TO 50, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND OFFER TO DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, DRAINAGE EASEMENTS AND SIDEWALKS. SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR 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 (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTS TAKING TITLE FROM, UNDER, OR THROUGH, THE UNDERSIGNED.

THE DIMENSIONS OF THE SUBLOTS 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.

WOODS AT EATON, LLC

BY [Signature]
TITLE

NOTARY:

STATE OF OHIO
COUNTY OF: Lorain

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF, WOODS AT EATON, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

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

THIS 13 DAY OF July, 2022.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/1/2023
SANDEE P. REGAL
Notary Public, State of Ohio
My Commission Expires 07/01/2023

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE SAUNDY FAMILY TRUST MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "WOODS AT EATON SUBDIVISION NO. 1" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD, EASEMENT, SIDEWALK AND DRAINAGE PURPOSES AS SHOWN HEREON.

[Signature] TRUSTEE
TITLE

NOTARY:

STATE OF OHIO
COUNTY OF: Lorain

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OR SUCH ENTITY.

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

THIS 27th DAY OF July, 2022.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 1, 2023

[Signature]
HEATHER N. SEEL
Notary Public, State of Ohio
My Commission Expires
7/1/2023

HOMEOWNERS ASSOCIATION NOTES:

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL STORMWATER CONTROL MEASURES IN DRAINAGE EASEMENTS, STORMWATER MANAGEMENT EASEMENTS AND WILLOW CREEK DITCH EASEMENTS.

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL OF THE PUBLIC SIDEWALKS.



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

- 1 COVER SHEET
- 2 OVERALL
- 3 SUBLOTS 1 TO 5
- 4 SUBLOTS 6 TO 10
- 5 SUBLOTS 11 TO 23
- 6 SUBLOTS 24 TO 31

LOT NUMBERS:

WOODS AT EATON SUBDIVISION NO. 1
CONTAINS 50 LOTS NUMBERED 1 TO 50 INCLUSIVE

UTILITY EASEMENTS:

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE PUBLIC AND PSEUDO PUBLIC UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE FEET IN WIDTH AND LENGTH AS SHOWN ON THIS PLAT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS TO CONSTRUCT, PLACE, OPERATE MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS INCLUDING OTHER UTILITIES, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID SERVICES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GRANTOR / OWNER / DEVELOPER:

WOODS AT EATON, LLC
34500 ROYALTON RD.
COLUMBIA STATION, OH 44028
PHONE: 440.748.8231
CONTACT: JONATHAN PALMER



WOODS AT EATON LLC
34500 ROYALTON RD
COLUMBIA STATION, OH 44028
Plat Vol. 112
Pg. 37, 38, 39,
40, 41, 42

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUL 27 2022

J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

APPROVALS AND ACCEPTANCE:

APPROVED THIS 20th DAY OF JULY, 2022.

[Signature]
LORAIN COUNTY ENGINEER

APPROVED THIS 20th DAY OF JULY, 2022.

[Signature]
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 27 DAY OF July, 2022.

[Signature]
CHAIRMAN, BOARD OF EATON TOWNSHIP TRUSTEES

APPROVED THIS 6 DAY OF July, 2022.

[Signature]
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 25th DAY OF July, 2022.

[Signature]
LORAIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

ACREAGE SUMMARY:

RECORD AREA

PARCEL ID# 11-00-007-000-074 (ALL IN O.L. 7)	29.0761 Ac.
PARCEL ID# 11-00-014-000-033 (ALL IN O.L. 14)	4.0006 Ac.
TOTAL	33.0767 Ac.

WOODS AT EATON SUBDIVISION NO. 1

SUBLOTS 1 TO 50	13.0367 Ac.
RIGHT-OF-WAY	3.0251 Ac.
RIGHT-OF-WAY DEDICATED TO COOLEY ROAD	0.4750 Ac.
BLOCK "A"	12.8788 Ac.
BLOCK "B"	3.6611 Ac.
TOTAL	33.0767 Ac.

ORIGINAL LOT TOTALS

SUBDIVISION NO. 1	O.L. 7 29.0761 Ac.
	O.L. 14 4.0006 Ac.
TOTAL	33.0767 Ac.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED WOODS AT EATON SUBDIVISION NO. 1, AS SHOWN HEREON AND CONTAINING 33.0767 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOTS 7 AND 14 IN THE TOWNSHIP OF EATON, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED AS "X" OR "I", IRON PIN MONUMENTS HAVE OR WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES. BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN ANY TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER 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 TO THE BEST OF MY KNOWLEDGE.

[Signature]
ALEX E. MARKS, P.S. 8616

DATE 06/29/2022

ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OHIO 44131
440.349.2000

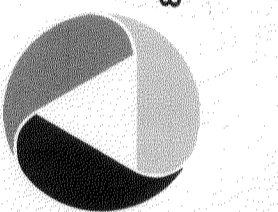


THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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INDEPENDENCE, OH 44131
440.349.2000



ORIGINAL EATON TOWNSHIP LOTS 7 & 14
EATON TOWNSHIP
LORAIN COUNTY
OHIO

CLIENT
WOODS AT EATON, LLC
WOODS AT EATON SUBDIVISION NO. 1 PLAT
COVER SHEET

DATE 7/15/2021

2021.11.19
COMMENTS FROM LORAIN COUNTY ENGINEER:
2022.03.09
UNPLATTED UTILITY LANGUAGE
2022.05.24
COMMENTS FROM TAX MAP DEPT.
2022.06.29
COMMENTS FROM TAX MAP DEPT.

REVISIONS

DR. LAR CH. MS
P.M. ERAK
BOOK
JOB 17003336
SHEET NO.
1 OF 6



Know what's below.
Call before you dig.

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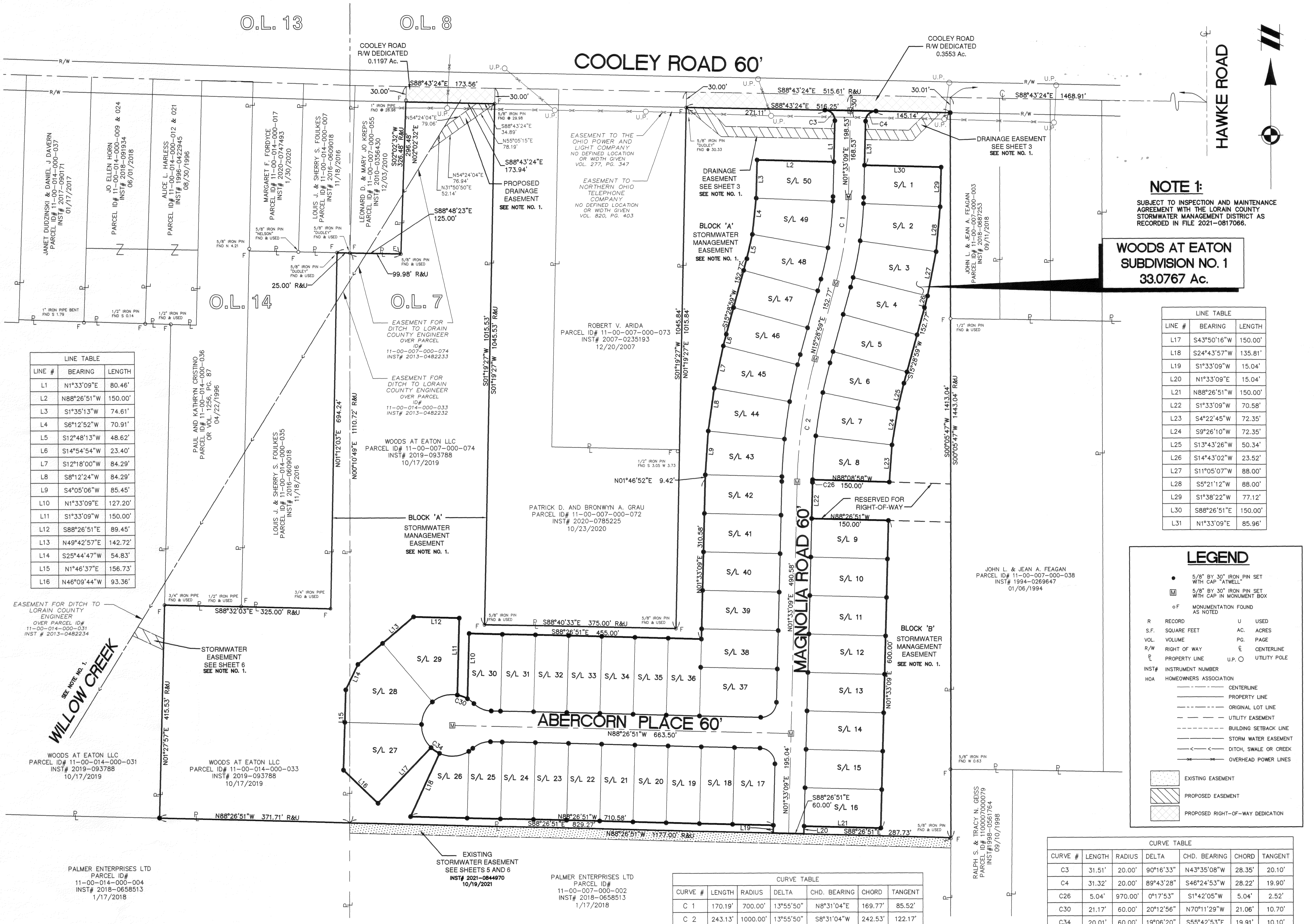
ORIGINAL EATON TOWNSHIP LOTS 7 & 14
EATON TOWNSHIP
LORAIN COUNTY
OHIO

WOODS AT EATON, LLC
WOODS AT EATON
SUBDIVISION NO. 1 PLAT
OVERALL

DATE 7/15/2021
2021 UTILITY COMMENTS FROM LORAIN COUNTY ENGINEER
2021 UTILITY COMMENTS FROM TAX MAP DEPT.
2022 UTILITY COMMENTS FROM TAX MAP DEPT.

REVISIONS
SCALE 0 40 80
1" = 80 FEET
DR. LAR CH. MS
P.M. ERAK
BOOK
JOB 17003336
SHEET NO. 2 OF 6

COOLEY ROAD 60'



NOTE 1:
SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT WITH THE LORAIN COUNTY STORMWATER MANAGEMENT DISTRICT AS RECORDED IN FILE 2021-0817066.

**WOODS AT EATON
SUBDIVISION NO. 1
33.0767 Ac.**

LINE TABLE		
LINE #	BEARING	LENGTH
L17	S43°50'16"W	150.00'
L18	S24°43'57"W	135.81'
L19	S1°33'09"W	15.04'
L20	N1°33'09"E	15.04'
L21	N88°26'51"W	150.00'
L22	S1°33'09"W	70.58'
L23	S42°24'51"W	72.35'
L24	S9°26'10"W	72.35'
L25	S13°43'26"W	50.34'
L26	S14°43'02"W	23.52'
L27	S11°05'07"W	88.00'
L28	S5°21'12"W	88.00'
L29	S1°38'22"W	77.12'
L30	S88°26'51"E	150.00'
L31	N1°33'09"E	85.96'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N1°33'09"E	80.46'
L2	N88°26'51"W	150.00'
L3	S1°35'13"W	74.61'
L4	S6°12'52"W	70.91'
L5	S12°48'13"W	48.62'
L6	S14°54'54"W	23.40'
L7	S12°18'00"W	84.29'
L8	S8°12'24"W	84.29'
L9	S4°05'06"W	85.45'
L10	N1°33'09"E	127.20'
L11	S1°33'09"W	150.00'
L12	S88°26'51"E	89.45'
L13	N49°42'57"E	142.72'
L14	S25°44'47"W	54.83'
L15	N1°46'37"E	156.73'
L16	N46°09'44"W	93.36'

LEGEND	
●	5/8" BY 30" IRON PIN SET WITH CAP "ATWELL"
⊞	5/8" BY 30" IRON PIN SET WITH CAP IN MONUMENT BOX
○	MONUMENTATION FOUND AS NOTED
R	RECORD
S.F.	SQUARE FEET
VOL.	VOLUME
R/W	RIGHT OF WAY
ℓ	PROPERTY LINE
INST#	INSTRUMENT NUMBER
HOA	HOMEOWNERS ASSOCIATION
---	CENTERLINE
---	PROPERTY LINE
---	ORIGINAL LOT LINE
---	UTILITY EASEMENT
---	BUILDING SETBACK LINE
---	STORM WATER EASEMENT
---	DITCH, SWALE OR CREEK
---	OVERHEAD POWER LINES
▨	EXISTING EASEMENT
▨	PROPOSED EASEMENT
▨	PROPOSED RIGHT-OF-WAY DEDICATION

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C 1	170.19'	700.00'	13°55'50"	N8°31'04"E	169.77'	85.52'
C 2	243.13'	1000.00'	13°55'50"	S8°31'04"W	242.53'	122.17'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C3	31.51'	20.00'	90°16'33"	N43°35'08"W	28.35'	20.10'
C4	31.32'	20.00'	89°43'28"	S46°24'53"W	28.22'	19.90'
C26	5.04'	970.00'	0°17'53"	S1°42'05"W	5.04'	2.52'
C30	21.17'	60.00'	20°12'56"	N70°11'29"W	21.06'	10.70'
C34	20.01'	60.00'	19°06'20"	S55°42'53"E	19.91'	10.10'



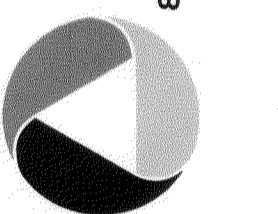
Know what's below.
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ORIGINAL EATON TOWNSHIP LOTS 7 & 14
EATON TOWNSHIP
LORAIN COUNTY
OHIO

CLIENT: WOODS AT EATON, LLC
WOODS AT EATON
SUBDIVISION NO. 1 PLAT
SUBLOTS 1 - 5
SUBLOTS 46 - 50

DATE: 7/15/2021

2021.11.11 COMMENTS FROM LORAIN COUNTY ENGINEER
2022.03.05 UPDATED UTILITY LANGUAGE
2022.05.28 COMMENTS FROM TAX MAP DEPT.
2022.06.29 COMMENTS FROM TAX MAP DEPT.

REVISIONS

NO.	DATE	DESCRIPTION

SCALE 0 15 30
1" = 30 FEET
DR. LAR GH. MS
P.M. ERAK
BOOK
JOB 17003336
SHEET NO. 3 OF 6



COOLEY ROAD 60'

S88°43'24"E 515.61'

S88°43'24"E 1468.91'

HAWKE ROAD

COOLEY ROAD
R/W DEDICATED
0.3553 Ac.

DRAINAGE EASEMENT
SUBJECT TO INSPECTION AND
MAINTENANCE AGREEMENT
WITH THE LORAIN COUNTY
STORMWATER MANAGEMENT
DISTRICT AS RECORDED IN
FILE 2021-0817066.

DRAINAGE EASEMENT
SUBJECT TO INSPECTION AND
MAINTENANCE AGREEMENT
WITH THE LORAIN COUNTY
STORMWATER MANAGEMENT
DISTRICT AS RECORDED IN
FILE 2021-0817066.

BLOCK "A"
560,999 S.F.
12.8788 AC.

STORMWATER
MANAGEMENT
EASEMENT
SUBJECT TO INSPECTION AND
MAINTENANCE AGREEMENT WITH THE
LORAIN COUNTY STORMWATER
MANAGEMENT DISTRICT AS RECORDED
IN FILE 2021-0817066.

JOHN L. & JEAN A. FEAGAN
PARCEL ID# 11-00-007-000-003
INST# 2018-0687253
09/11/2018

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	170.19'	700.00'	13°55'50"	N8°31'04"E	169.77'	85.52'
C3	31.51'	20.00'	90°16'33"	N43°35'08"W	28.35'	20.10'
C4	31.32'	20.00'	89°43'28"	S46°24'53"W	28.22'	19.90'
C5	162.90'	670.00'	13°55'50"	N8°31'04"E	162.50'	81.85'
C6	177.49'	730.00'	13°55'50"	N8°31'04"E	177.05'	89.18'
C11	8.80'	670.00'	0°45'09"	N1°55'43"E	8.80'	4.40'
C12	91.43'	670.00'	7°49'09"	N6°12'52"E	91.36'	45.79'
C13	62.67'	670.00'	5°21'32"	N12°48'13"E	62.64'	31.36'
C14	11.91'	730.00'	0°56'05"	N2°01'12"E	11.91'	5.96'
C15	73.03'	730.00'	5°43'55"	N5°21'12"E	73.00'	36.55'
C16	73.03'	730.00'	5°43'55"	N11°05'07"E	73.00'	36.55'
C17	19.51'	730.00'	1°31'54"	N14°43'02"E	19.51'	9.76'
C18	20.42'	1030.00'	1°08'10"	S14°54'54"W	20.42'	10.21'

ROBERT V. ARIDA
PARCEL ID# 11-00-007-000-073
INST# 2007-0235193
12/20/2007

S/L 46
11,413 S.F.
0.2620 AC.

S/L 47
11,250 S.F.
0.2583 AC.

S/L 48
11,905 S.F.
0.2733 AC.

S/L 49
12,237 S.F.
0.2809 AC.

S/L 50
11,340 S.F.
0.2603 AC.

MAGNOLIA ROAD 60'

S15°28'59"W 152.77'

S15°28'59"W 152.77'

S15°28'59"W 152.77'

S15°28'59"W 152.77'

S15°28'59"W 152.77'

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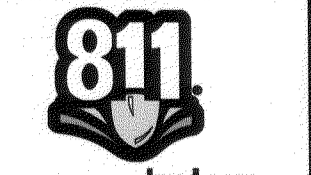
BLOCK "B"
159,479 S.F.
3.6611 AC.

STORMWATER
MANAGEMENT
EASEMENT
SUBJECT TO INSPECTION AND
MAINTENANCE AGREEMENT WITH THE
LORAIN COUNTY STORMWATER
MANAGEMENT DISTRICT AS RECORDED
IN FILE 2021-0817066.

JOHN L. & JEAN A. FEAGAN
PARCEL ID# 11-00-007-000-038
INST# 1994-0269647
01/06/1994

SEE SHEET 2 FOR LEGEND

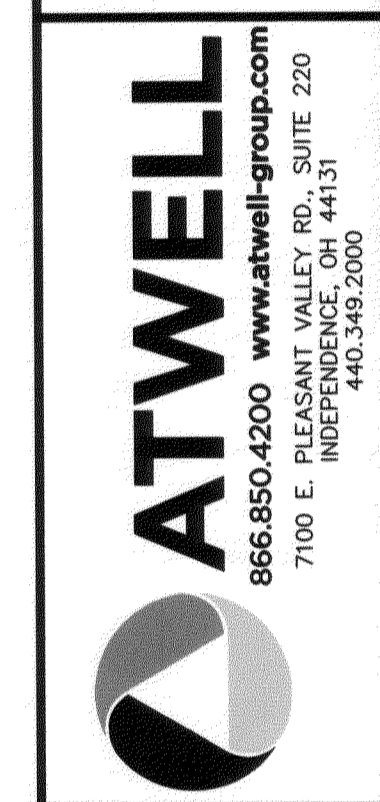
SEE SHEET 4



Call before you dig.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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ORIGINAL EATON TOWNSHIP LOTS 7 & 14
 EATON TOWNSHIP
 LORAIN COUNTY
 OHIO

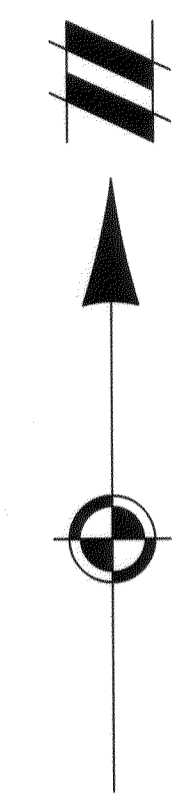
CLIENT: WOODS AT EATON, LLC
 WOODS AT EATON
 SUBDIVISION NO. 1 PLAT
 SUBLOTS 6 - 10
 SUBLOTS 40 - 45

DATE: 7/15/2021
 2021.11.18 COMMENTS FROM LORAIN COUNTY ENGINEER
 2022.03.03 UPDATED UTILITY LANGUAGE
 2022.05.28 COMMENTS FROM TAX MAP DEPT.
 2022.06.29 COMMENTS FROM TAX MAP DEPT.

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 0 15 30
 1" = 30 FEET
 DR. LAR CH. MS
 P.M. ERAK
 BOOK
 JOB: 17003336
 SHEET NO. 4 OF 6



O.L. 7

SEE SHEET 3

MAGNOLIA ROAD 60'

ABERCORN PLACE 60'

SEE SHEET 5

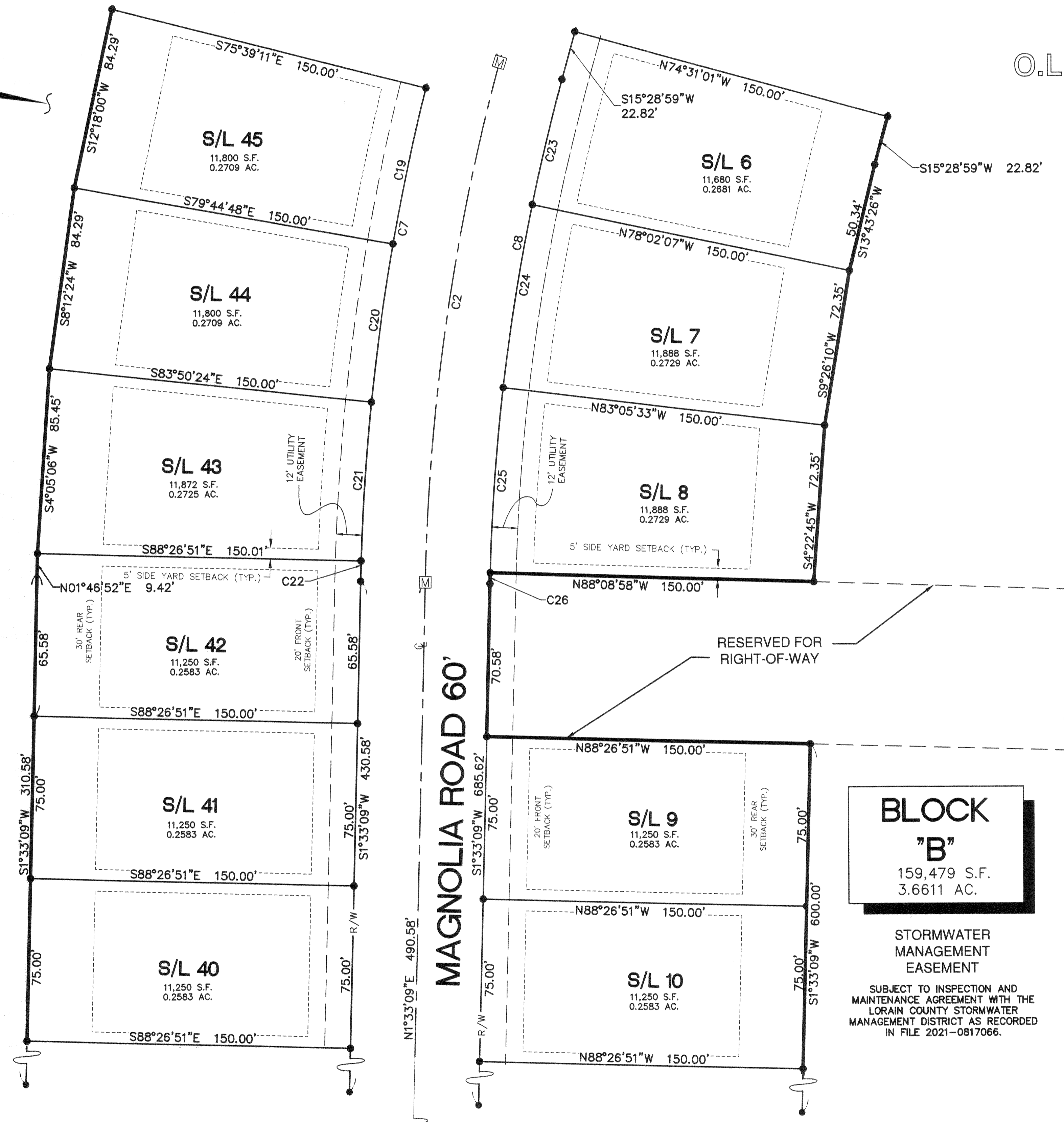
BLOCK "A"
 560,999 S.F.
 12.8788 AC.

STORMWATER MANAGEMENT EASEMENT
 SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT WITH THE LORAIN COUNTY STORMWATER MANAGEMENT DISTRICT AS RECORDED IN FILE 2021-0817066.

ROBERT V. ARIDA
 PARCEL ID# 11-00-007-000-073
 INST# 2007-0235193
 12/20/2007

1/2" IRON PIN F
 FND S 3.05 W
 3.73

PATRICK D. AND BRONWYN A. GRAU
 PARCEL ID# 11-00-007-000-072
 INST# 2020-0785225
 10/23/2020



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C2	243.13'	1000.00'	13°55'50"	S8°31'04"W	242.53'	122.17'
C7	250.43'	1030.00'	13°55'50"	S8°31'04"W	249.81'	125.83'
C8	235.84'	970.00'	13°55'50"	S8°31'04"W	235.26'	118.50'
C19	73.59'	1030.00'	4°05'36"	S12°18'00"W	73.57'	36.81'
C20	73.59'	1030.00'	4°05'36"	S8°12'24"W	73.57'	36.81'
C21	73.41'	1030.00'	4°05'00"	S4°07'06"W	73.39'	36.72'
C22	9.42'	1030.00'	0°31'27"	S1°48'52"W	9.42'	4.71'
C23	59.56'	970.00'	3°31'06"	S13°43'26"W	59.55'	29.79'
C24	85.62'	970.00'	5°03'26"	S9°26'10"W	85.59'	42.84'
C25	85.62'	970.00'	5°03'26"	S4°22'45"W	85.59'	42.84'
C26	5.04'	970.00'	0°17'53"	S1°42'05"W	5.04'	2.52'

BLOCK "B"
 159,479 S.F.
 3.6611 AC.

STORMWATER MANAGEMENT EASEMENT
 SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT WITH THE LORAIN COUNTY STORMWATER MANAGEMENT DISTRICT AS RECORDED IN FILE 2021-0817066.



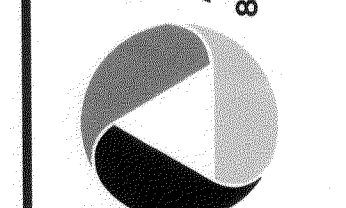
Know what's below.

Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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440.546.2600



ORIGINAL EATON TOWNSHIP LOTS 7 & 14
EATON TOWNSHIP
LORAIN COUNTY
OHIO

WOODS AT EATON, LLC
WOODS AT EATON
SUBDIVISION NO. 1 PLAT
SUBLOTS 11 - 23
SUBLOTS 32 - 39

CLIENT

DATE 7/15/2021

2021.11.19 COMMENTS FROM LORAIN COUNTY ENGINEER
2022.03.01 UPDATED UTILITY LANGUAGE
2022.05.26 COMMENTS FROM TAX MAP DEPT.
2022.06.25 COMMENTS FROM TAX MAP DEPT.

REVISIONS

NO.	DATE	DESCRIPTION

SCALE 0 15 30
1" = 30 FEET

DR. LAR CH. MS

P.M. ERAK

BOOK

JOB 17003336

SHEET NO. 5 OF 6

SEE SHEET 4

BLOCK "A"

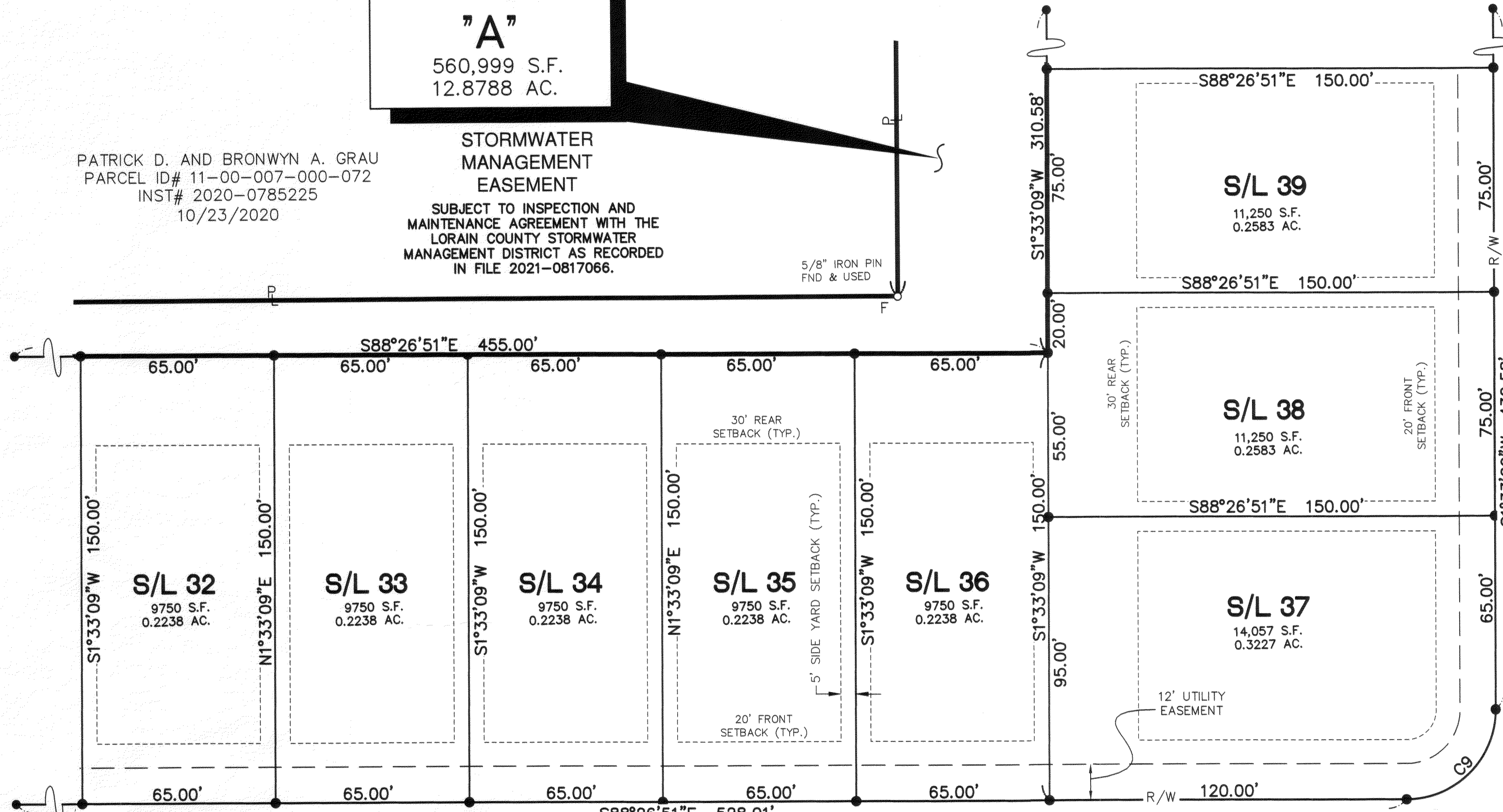
560,999 S.F.
12.8788 AC.

PATRICK D. AND BRONWYN A. GRAU
PARCEL ID# 11-00-007-000-072
INST# 2020-0785225
10/23/2020

STORMWATER MANAGEMENT EASEMENT

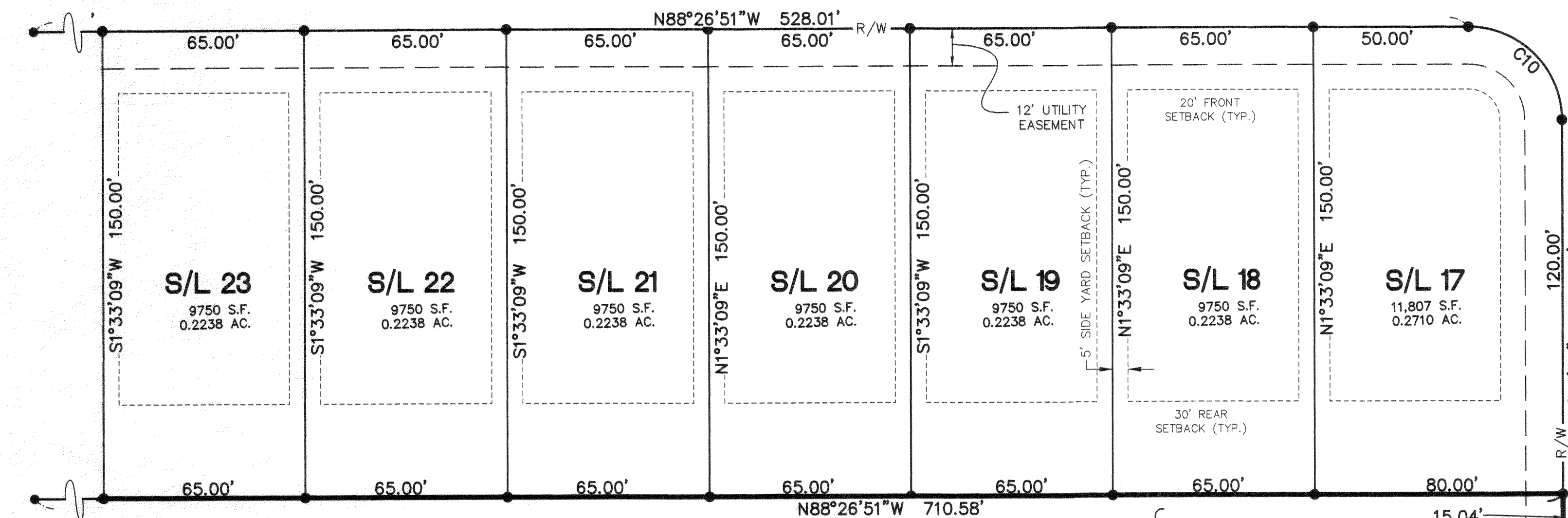
SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT WITH THE LORAIN COUNTY STORMWATER MANAGEMENT DISTRICT AS RECORDED IN FILE 2021-0817066.

5/8" IRON PIN FND & USED



ABERCORN PLACE 60'

N88°26'51"W 663.50'



EXISTING STORMWATER EASEMENT
INST# 2021-0844970
10/19/2021

O.L. 7

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C9	47.12'	30.00'	90°00'00"	N46°33'09"E	42.43'	30.00'
C10	47.12'	30.00'	90°00'00"	N43°26'51"W	42.43'	30.00'

BLOCK "A"

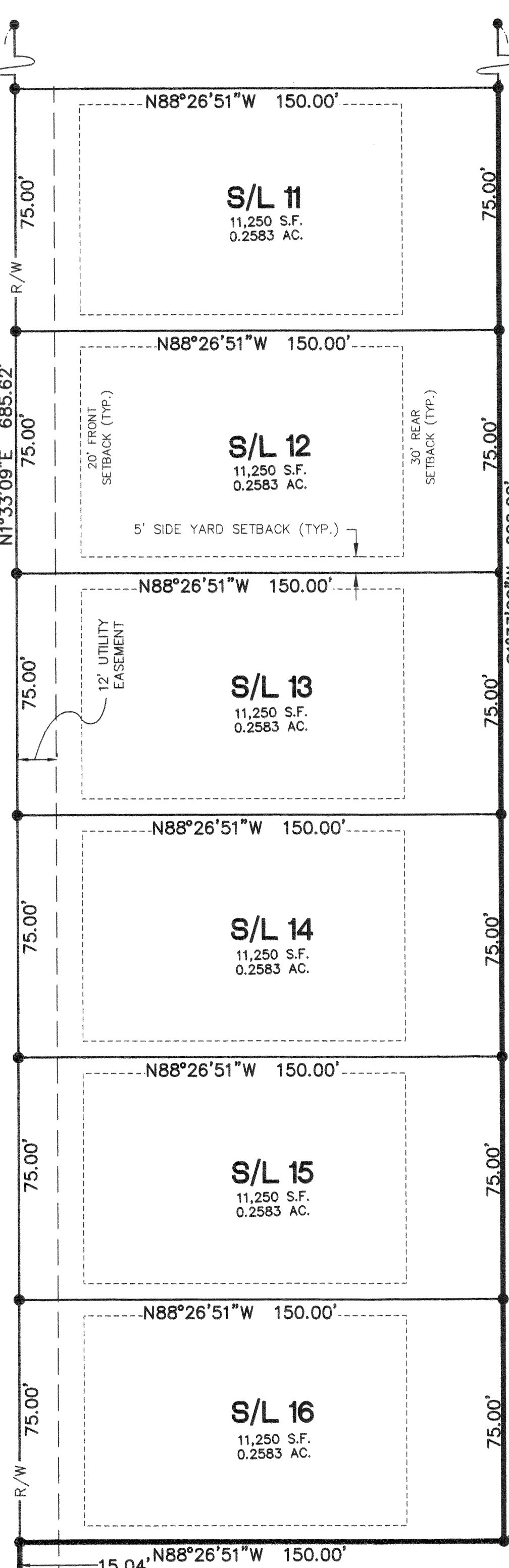
560,999 S.F.
12.8788 AC.

STORMWATER MANAGEMENT EASEMENT

SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT WITH THE LORAIN COUNTY STORMWATER MANAGEMENT DISTRICT AS RECORDED IN FILE 2021-0817066.

MAGNOLIA ROAD 60'

N1°33'09"E 195.04'



BLOCK "B"

159,479 S.F.
3.6611 AC.

STORMWATER MANAGEMENT EASEMENT

SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT WITH THE LORAIN COUNTY STORMWATER MANAGEMENT DISTRICT AS RECORDED IN FILE 2021-0817066.

JOHN L. & JEAN A. FEAGAN
PARCEL ID# 11-00-007-000-038
INST# 1994-0269647
01/06/1994

RALPH RALPH S. & TRACY N. GEISS
PARCEL ID# 1100007000079
INST# 1998-0561764
09/10/1998

PALMER ENTERPRISES LTD
PARCEL ID# 11-00-007-000-002
INST# 2018-0658513
1/17/2018

SEE SHEET 2 FOR LEGEND

SEE SHEET 2 FOR LEGEND

EASEMENT FOR DITCH TO LORAIN COUNTY ENGINEER OVER PARCEL ID# 11-00-014-000-031 INST # 2013-0482234

PAUL AND KATHRYN CRISTINO PARCEL ID# 11-00-014-000-036 OR VOL. 1256, PG. 87 04/22/1996

LOUIS J. & SHERRY S. FOULKES PARCEL ID# 11-00-014-000-035 INST# 2016-0609018 11/18/2016

3/4" IRON PIPE FND & USED

3/4" IRON PIPE FND & USED

1/2" IRON PIPE FND & USED

S88°32'03"E 325.00'

O.L. 14

O.L. 7

PATRICK D. AND BRONWYN A. GRAU PARCEL ID# 11-00-007-000-072 INST# 2020-0785225 10/23/2020

5/8" IRON PIN FND & USED

WILLOW CREEK

SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT WITH THE LORAIN COUNTY STORMWATER MANAGEMENT DISTRICT AS RECORDED IN FILE 2021-0817066.

STORMWATER EASEMENT SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT WITH THE LORAIN COUNTY STORMWATER MANAGEMENT DISTRICT AS RECORDED IN FILE 2021-0817066.

BLOCK "A"

560,999 S.F. 12.8788 AC.

STORMWATER MANAGEMENT EASEMENT

SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT WITH THE LORAIN COUNTY STORMWATER MANAGEMENT DISTRICT AS RECORDED IN FILE 2021-0817066.

WOODS AT EATON LLC PARCEL ID# 11-00-014-000-031 INST# 2019-093788 10/17/2019

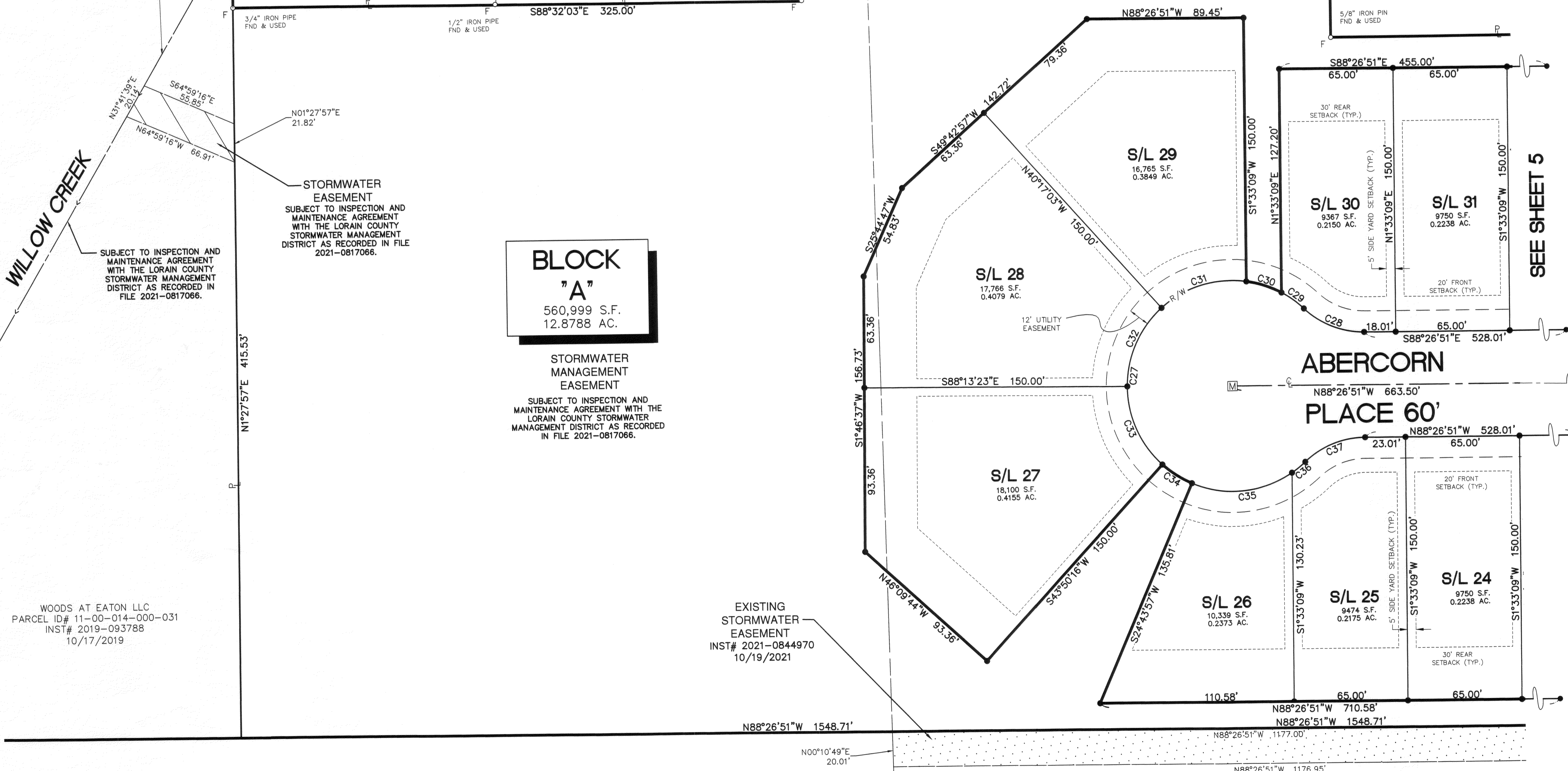
EXISTING STORMWATER EASEMENT INST# 2021-0844970 10/19/2021

PALMER ENTERPRISES LTD PARCEL ID# 11-00-014-000-004 INST# 2018-0658513 1/17/2018

PALMER ENTERPRISES LTD PARCEL ID# 11-00-007-000-002 INST# 2018-0658513 1/17/2018

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C27	279.27'	60.00'	266°41'01"	S1°33'09"W	87.27'	63.58'
C28	37.82'	50.00'	43°20'30"	S66°46'36"E	36.93'	19.87'
C29	15.68'	60.00'	14°58'40"	N52°35'41"W	15.64'	7.89'
C30	21.17'	60.00'	20°12'56"	N70°11'29"W	21.06'	10.70'
C31	52.34'	60.00'	49°59'06"	S74°42'30"W	50.70'	27.97'
C32	50.20'	60.00'	47°56'20"	S25°44'47"W	48.75'	26.68'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C33	50.20'	60.00'	47°56'20"	S22°11'33"E	48.75'	26.68'
C34	20.01'	60.00'	19°06'20"	S55°42'53"E	19.91'	10.10'
C35	59.82'	60.00'	57°07'32"	N86°10'11"E	57.37'	32.66'
C36	9.84'	60.00'	9°23'46"	N52°54'32"E	9.83'	4.93'
C37	37.82'	50.00'	43°20'30"	S69°52'54"W	36.93'	19.87'



SEE SHEET 5

MAGNOLIA ROAD 60'

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CLIENT	WOODS AT EATON, LLC
	WOODS AT EATON SUBDIVISION NO. 1 PLAT
	SUBLOTS 24 - 31
ORIGINAL EATON TOWNSHIP LOTS 7 & 14	
EATON TOWNSHIP	
LORAIN COUNTY	
OHIO	
DATE	7/15/2021
PROJECT COMMENTS FROM LORAIN COUNTY ENGINEER	20220303
UPDATED UTILITY LANGUAGE	20220303
COMMENTS FROM TAX MAP DEPT.	20220303
COMMENTS FROM TAX MAP DEPT.	20220303
REVISIONS	
SCALE	0 15 30 1" = 30 FEET
DR.	LAR CH. MS
P.M.	ERAK
BOOK	
JOB	17003336
SHEET NO.	6 OF 6

Plat Sheet

Instrument # 2022-0884963 Film # _____

Name of Plat: Woods at Eaton Subdivision No. 1

Owner: Woods at Eaton LLC

Description: Situated in the township of Eaton, county of
Lorain & state of Ohio and known as
being part of Original Eaton
Township Lots 7 & 14.
33.0767 acres
Creating sublots 1-50.
& Blocks A & B.
Easements also-

Floor Plans: —

Related/Margin: —

Comments: —

Vol. 112

Pg. 37, 38, 39,
40, 41, 42

Amount: \$518.40

Initials: HR

Receiving Stamp

WOODS AT EATON LLC
34500 ROYALTON RD
COLUMBIA STATION, OH 44028