

EATON CROSSING 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 LOT 25

OWNER'S CERTIFICATION AND OFFER OF DEDICATION:

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL LOT 25 OF SAID TOWNSHIP, CONTAINING 79.4601 ACRES OF A 79.9610 ACRE PARCEL ENTIRELY IN ORIGINAL LOT 25, CONVEYED TO FLG EATON CROSSING, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 2021-0846538 OF THE LORAIN COUNTY RECORDS.

THE UNDERSIGNED FLG EATON CROSSING, LLC (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS EATON CROSSING SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 1 TO 45, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS 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 PARTIES 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.

FLG EATON CROSSING, LLC

[Signature]
BY
MANAGER
TITLE

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT CF BANK N.A. MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "EATON CROSSING SUBDIVISION NO. 1" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD, SIDEWALK AND DRAINAGE PURPOSES AS SHOWN HEREON.

[Signature]
BY MARK A. NYKAZO
SVP
TITLE

NOTARY:

STATE OF OHIO

COUNTY OF: Cuyahoga

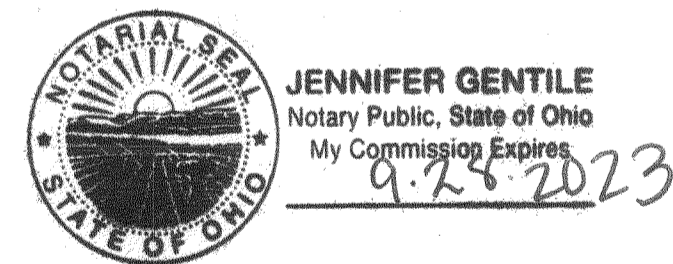
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS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

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

THIS 22nd DAY OF August, 2022.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9.28.2023



ACREAGE SUMMARY:

RECORD AREAS

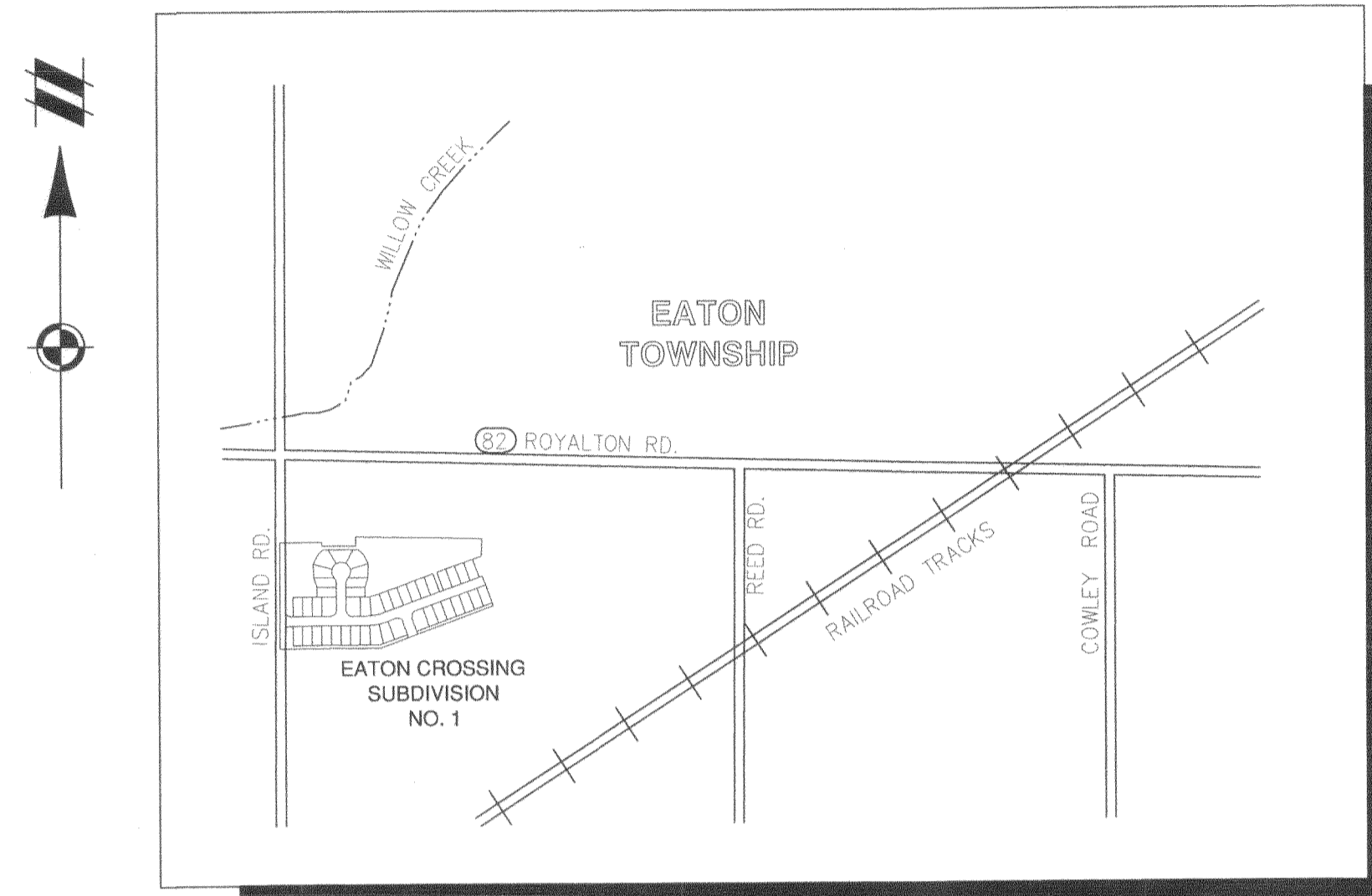
PPN 11-00-025-000-047	79.4596 Ac.
TOTAL	79.4596 Ac.

SUBDIVISION NO. 1 LOTS 1-45

SUBLOTS	8.1074 Ac.
RIGHT-OF-WAY	2.9368 Ac.
BLOCK "A"	5.7355 Ac.
BLOCK "B"	0.2318 Ac.
BLOCK "C"	0.4951 Ac.
TOTAL	17.5066 Ac.

TOTALS

SUBDIVISION NO. 1	17.5066 Ac.
REMAINDER "A"	61.9530 Ac.
TOTAL	79.4596 Ac.



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

- 1 COVER SHEET
- 2 OVERALL
- 3 SUBLOTS 1 TO 45

LOT NUMBERS:

EATON CROSSING SUBDIVISION NO. 1
CONTAINS 45 LOTS NUMBERED 1 TO 45 INCLUSIVE

UTILITY EASEMENTS:

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO UTILITIES SPECIFICALLY INCLUDING BUT NOT LIMITED TO:

THE TOWNSHIP OF EATON, OHIO EDISON, WINDSTREAM ENGINEERING, TIME WARNER CABLE, LORAIN COUNTY RURAL WASTEWATER DISTRICT, LORAIN COUNTY STORMWATER MANAGEMENT DISTRICT, RURAL LORAIN COUNTY WATER AUTHORITY AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR, SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS SERVICE AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID 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 ELECTRIC, GAS SERVICE 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 PROPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

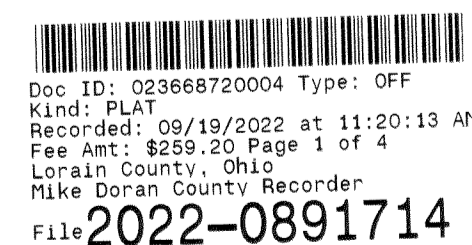
HOMEOWNERS ASSOCIATION NOTES:

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

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL OF THE PUBLIC SIDEWALKS.

GRANTOR / OWNER / DEVELOPER:

FRONTIER LAND GROUP/ FLG EATON CROSSING LLC
25700 SCIENCE PARK DR
SUITE 360
BEACHWOOD, OH 44122
PHONE: 216.342.4348



JEREMY H ROSEN
2415 WHITE RD
UNIVERSITY HEIGHTS, OH 44118

Plat Vol. 112
Pg. 53, 54, 55

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
SEP 19 2022

J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

APPROVALS:

COUNTY ENGINEER:

THIS PLAT IS APPROVED BY THE ENGINEER OF THE COUNTY OF LORAIN

THIS 19th DAY OF August, 2022.

[Signature]
LORAIN COUNTY ENGINEER

[Signature]
LORAIN COUNTY SANITARY ENGINEER

TOWNSHIP TRUSTEES:

THIS PLAT IS APPROVED BY THE EATON TOWNSHIP BOARD OF TRUSTEES

THIS 31st DAY OF August, 2022.

[Signature]
EATON TOWNSHIP BOARD OF TRUSTEES CHAIRPERSON
(OR RESPONSIBLE OFFICIAL)

PLANNING COMMISSION:

THIS PLAT IS APPROVED BY THE LORAIN COUNTY PLANNING COMMISSION

THIS 25th DAY OF August, 2022.

[Signature]
LORAIN COUNTY PLANNING COMMISSION CHAIRPERSON
(OR RESPONSIBLE OFFICIAL)

PROSECUTOR:

THIS PLAT IS APPROVED BY THE LORAIN COUNTY PROSECUTOR'S OFFICE

THIS 25th DAY OF August, 2022.

[Signature]
LORAIN COUNTY PROSECUTOR
(OR RESPONSIBLE OFFICIAL)

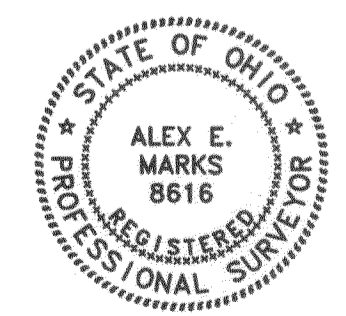
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED EATON CROSSING SUBDIVISION NO. 1, AS SHOWN HEREON AND CONTAINING 17.5503 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOT 25 IN THE TOWNSHIP OF EATON, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED AS "•" OR "■", 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: 08/17/2022

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

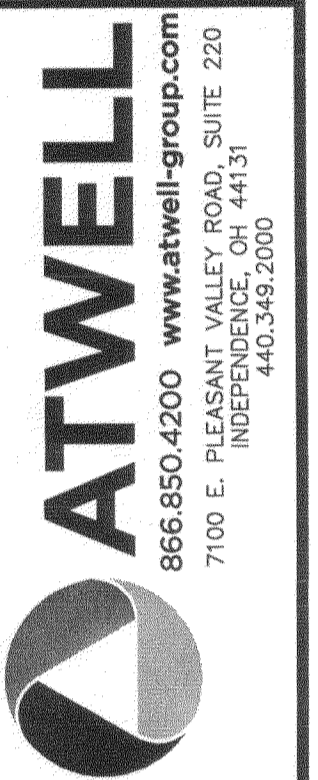


Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. 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 OCCASIONED 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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PART OF LOT 25
ORIGINAL EATON TOWNSHIP
EATON TOWNSHIP
LORAIN COUNTY, OHIO

FRONTIER LAND GROUP
EATON CROSSING
SUBDIVISION NO. 1

CLIENT

DATE: AUGUST 2022

REVISIONS

DR. BH | CH. MS

P.M. D.HAYWOOD

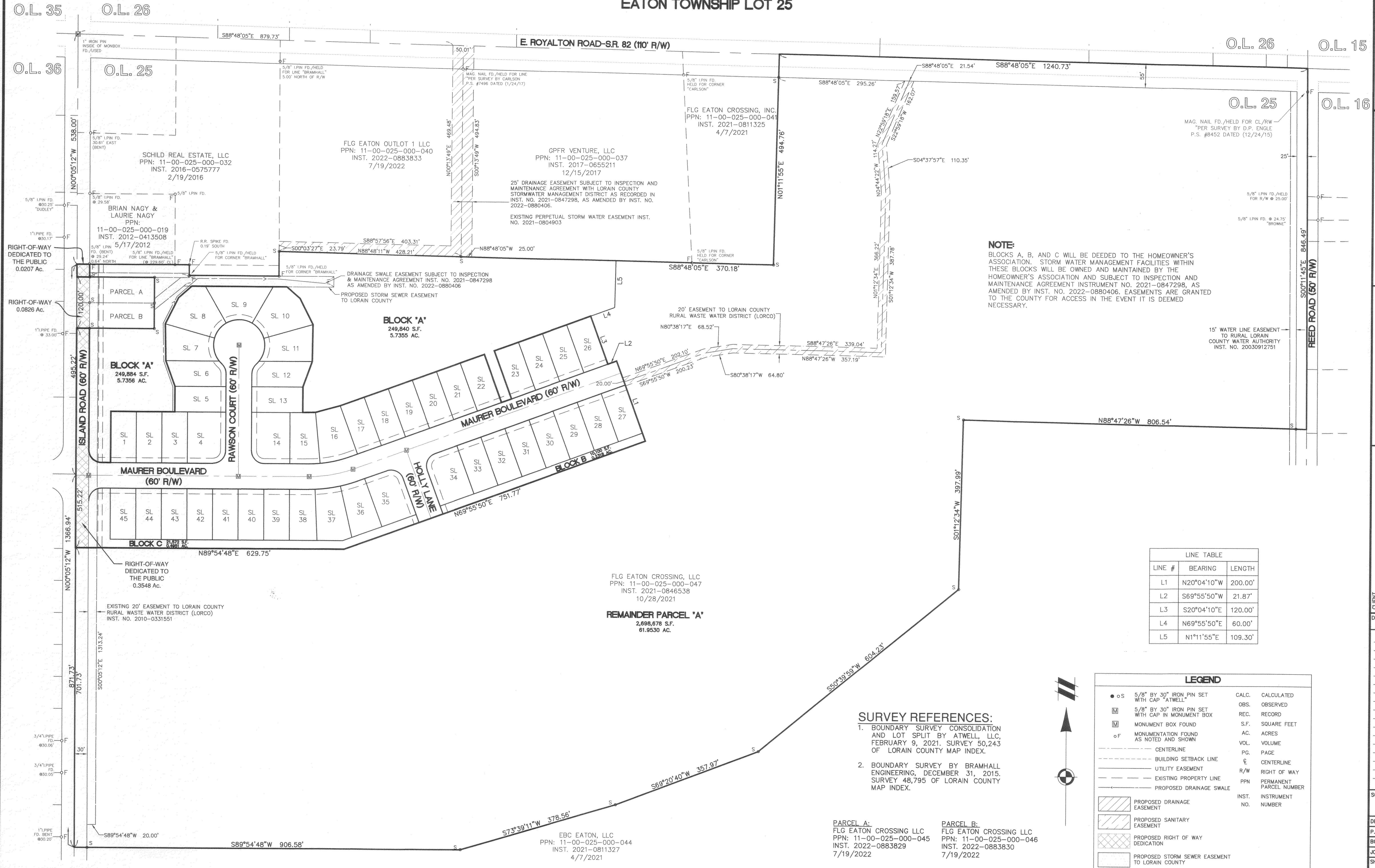
BOOK ---

JOB 20002805

SHEET NO. 1 of 3

EATON CROSSING 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 LOT 25



NOTE:
BLOCKS A, B, AND C WILL BE DEEDED TO THE HOMEOWNER'S ASSOCIATION. STORM WATER MANAGEMENT FACILITIES WITHIN THESE BLOCKS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT INSTRUMENT NO. 2021-0847298, AS AMENDED BY INST. NO. 2022-0880406. EASEMENTS ARE GRANTED TO THE COUNTY FOR ACCESS IN THE EVENT IT IS DEEMED NECESSARY.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N20°04'10"W	200.00'
L2	S69°55'50"W	21.87'
L3	S20°04'10"E	120.00'
L4	N69°55'50"E	60.00'
L5	N1°11'55"E	109.30'

SURVEY REFERENCES:
1. BOUNDARY SURVEY CONSOLIDATION AND LOT SPLIT BY ATWELL, LLC, FEBRUARY 9, 2021, SURVEY 50,243 OF LORAIN COUNTY MAP INDEX.
2. BOUNDARY SURVEY BY BRAMHALL ENGINEERING, DECEMBER 31, 2015, SURVEY 48,795 OF LORAIN COUNTY MAP INDEX.

LEGEND			
● o S	5/8" BY 30" IRON PIN SET WITH CAP "ATWELL"	CALC.	CALCULATED
○	5/8" BY 30" IRON PIN SET WITH CAP IN MONUMENT BOX	OBS.	OBSERVED
M	MONUMENT BOX FOUND	REC.	RECORD
□	MONUMENTATION FOUND AS NOTED AND SHOWN	S.F.	SQUARE FEET
o F		AC.	ACRES
---	CENTERLINE	VOL.	VOLUME
---	BUILDING SETBACK LINE	PG.	PAGE
---	UTILITY EASEMENT	¢	CENTERLINE
---	EXISTING PROPERTY LINE	R/W	RIGHT OF WAY
---	PROPOSED DRAINAGE SWALE	PPN	PERMANENT PARCEL NUMBER
---		INST.	INSTRUMENT
---		NO.	NUMBER
[Hatched]	PROPOSED DRAINAGE EASEMENT		
[Dotted]	PROPOSED SANITARY EASEMENT		
[Cross-hatched]	PROPOSED RIGHT OF WAY DEDICATION		
[Dashed]	PROPOSED STORM SEWER EASEMENT TO LORAIN COUNTY		

PARCEL A:
FLG EATON CROSSING LLC
PPN: 11-00-025-000-044
INST. 2022-0883829
7/19/2022

PARCEL B:
FLG EATON CROSSING LLC
PPN: 11-00-025-000-046
INST. 2022-0883830
7/19/2022

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866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OH 44131
440.346.2000

FRONTIER LAND GROUP	PART OF LOT 25
EATON CROSSING SUBDIVISION NO. 1	ORIGINAL EATON TOWNSHIP
OVERALL	EATON TOWNSHIP
CLIENT	LORAIN COUNTY, OHIO
DATE	AUGUST 2022
REVISIONS	
SCALE	0 50 100 1" = 100 FEET
DR. BH	CH. MS
P.M. D.HAYWOOD	
BOOK	
JOB	20002805
SHEET NO.	2 of 3

EATON CROSSING 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 LOT 25

811
 Know what's below.
 Call before you dig.

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ATWELL
 866.850.4200 www.atwell-group.com
 7100 E. PLUMMER LANE, SUITE 220
 INDEPENDENCE, OH 44131-4400

PART OF LOT 25
 ORIGINAL EATON TOWNSHIP
 EATON TOWNSHIP
 LORAIN COUNTY, OHIO

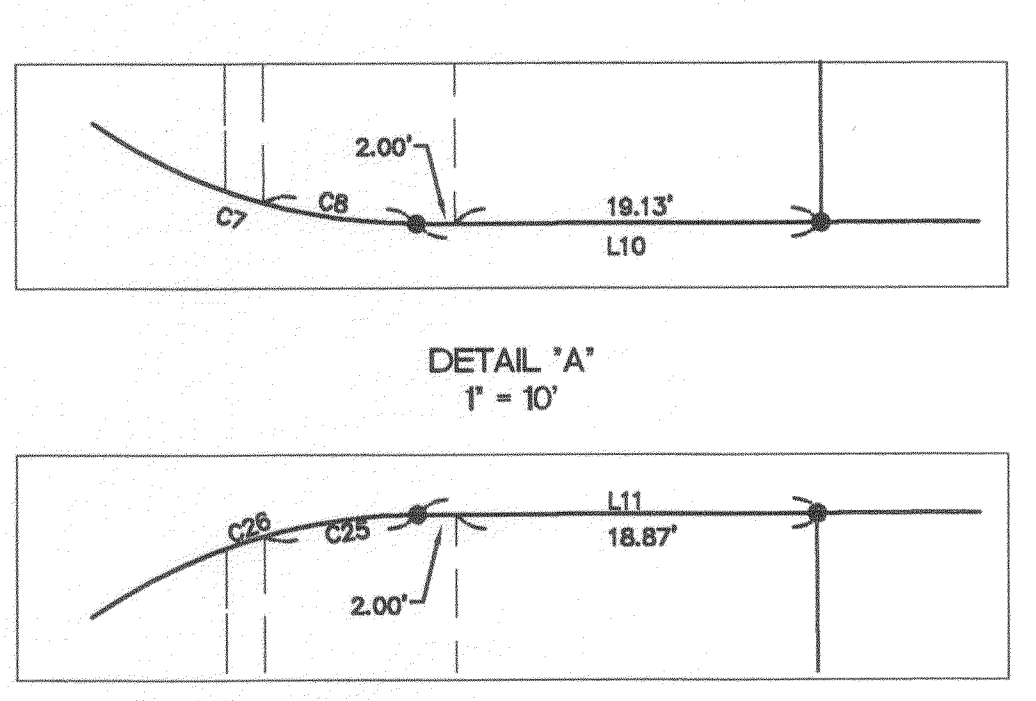
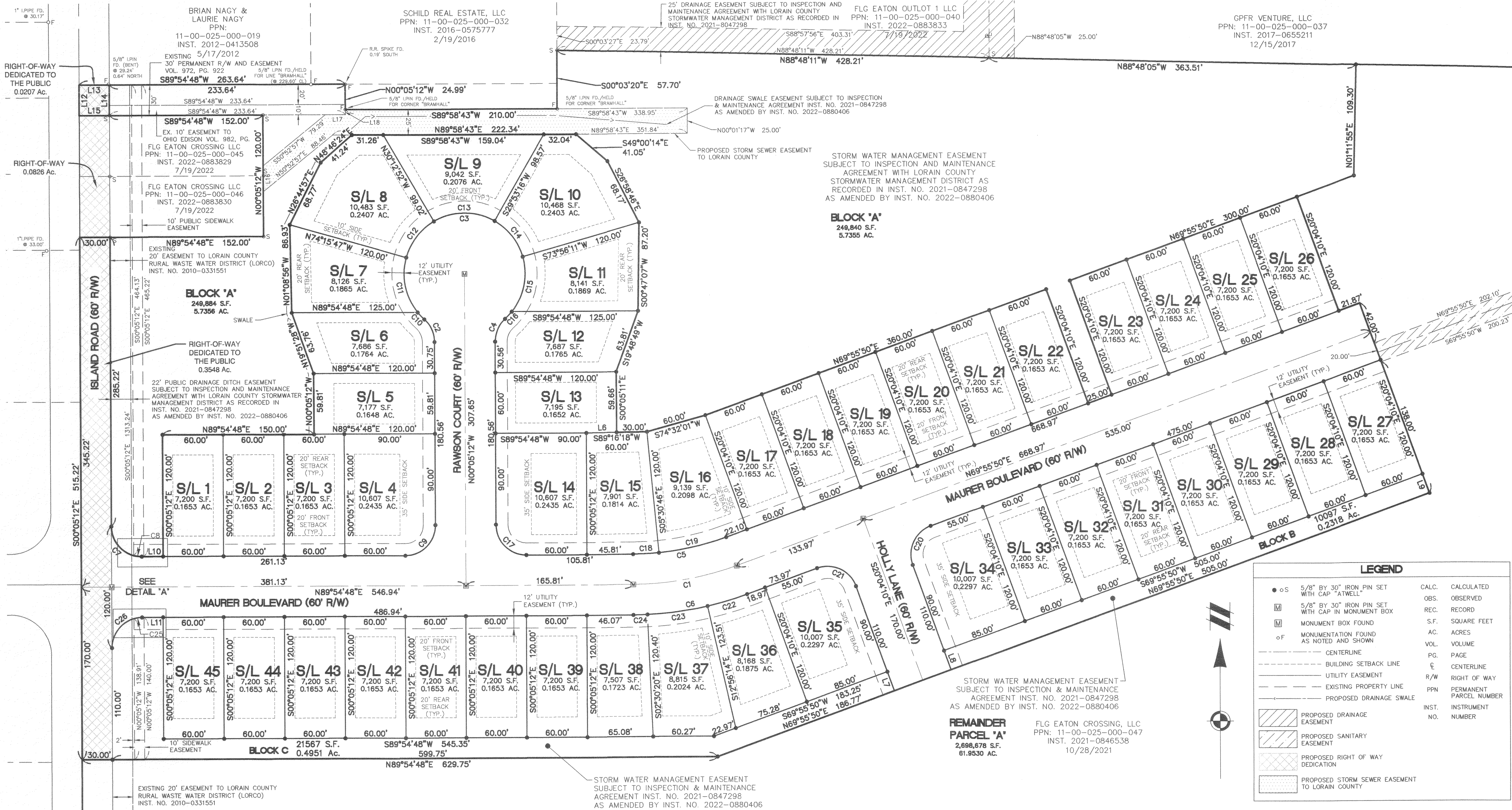
FRONTIER LAND GROUP
 EATON CROSSING
 SUBDIVISION NO. 1
 SUBLOTS 1-45

CLIENT
 DATE
 AUGUST 2022

REVISIONS

SCALE 0 25 50
 1" = 50 FEET

DR. BH | CH. MS
 P.M. D.HAYWOOD
 BOOK ---
 JOB 20002805
 SHEET NO. 3 of 3



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	104.63'	300.00'	19°58'59"	N79°55'19"E	104.10'	52.85'
C2	25.23'	30.00'	48°11'23"	N24°10'53"W	24.49'	13.42'
C3	289.42'	60.00'	276°22'46"	N89°54'48"E	80.00'	53.67'
C4	25.23'	30.00'	48°11'23"	S24°00'30"W	24.49'	13.42'
C5	94.17'	270.00'	19°58'59"	N79°55'19"E	93.69'	47.57'
C6	115.09'	330.00'	19°58'59"	S79°55'19"W	114.51'	58.14'
C7	47.12'	30.00'	90°00'00"	S45°05'12"E	42.43'	30.00'
C8	8.10'	30.00'	15°27'58"	S82°21'13"E	8.07'	4.07'
C9	47.12'	30.00'	90°00'00"	N44°54'48"E	42.43'	30.00'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C10	9.53'	60.00'	9°05'48"	N43°43'41"W	9.52'	4.77'
C11	57.51'	60.00'	54°55'00"	N11°43'17"W	55.33'	31.18'
C12	46.13'	60.00'	44°02'55"	N37°45'40"E	45.00'	24.27'
C13	62.94'	60.00'	60°06'08"	N89°50'12"E	60.09'	34.71'
C14	46.13'	60.00'	44°02'55"	S38°05'16"E	45.00'	24.27'
C15	57.43'	60.00'	54°50'17"	S11°21'20"W	55.26'	31.13'
C16	9.77'	60.00'	9°19'43"	S43°26'20"W	9.76'	4.90'
C17	47.12'	30.00'	90°00'00"	S45°05'12"E	42.43'	30.00'
C18	25.57'	270.00'	5°25'34"	N87°12'01"E	25.56'	12.79'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C19	68.60'	270.00'	14°33'25"	N77°12'32"E	68.41'	34.48'
C20	47.12'	30.00'	90°00'00"	S24°55'50"W	42.43'	30.00'
C21	47.12'	30.00'	90°00'00"	N65°04'10"W	42.43'	30.00'
C22	41.08'	330.00'	7°07'56"	N73°29'48"E	41.05'	20.57'
C23	60.08'	330.00'	10°25'55"	N82°16'43"E	60.00'	30.12'
C24	13.93'	330.00'	2°25'08"	N88°42'14"E	13.93'	6.97'
C25	8.10'	30.00'	15°27'58"	S82°10'49"W	8.07'	4.07'
C26	47.12'	30.00'	90°00'00"	S44°54'48"W	42.43'	30.00'

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L6	N89°16'18"E	30.00'	L14	S0°05'12"E	30.00'
L7	S20°04'10"E	20.00'	L15	S89°54'48"W	30.00'
L8	S20°04'10"E	20.00'	L16	S0°05'12"E	25.75'
L9	N20°04'10"W	20.00'	L17	S89°54'48"W	20.04'
L10	N89°54'48"E	21.13'	L18	S0°05'12"E	5.01'
L11	N89°54'48"E	20.87'			
L12	N0°05'12"W	30.00'			
L13	N89°54'48"E	30.00'			