

MALLARDS EDGE SUBDIVISION No. 5

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT 26
BEING A RESUBDIVISION OF ALL OF BLOCK "E" IN MALLARDS EDGE SUBDIVISION NO. 4
VOLUME 106 PAGES 49-53



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 MAY 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 THE 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 26
ORIGINAL EATON TOWNSHIP
EATON TOWNSHIP
LORAIN COUNTY, OHIO

PALMER DEVELOPMENT INC.
MALLARDS EDGE
SUBDIVISION NO. 5

DATE: OCTOBER 1, 2021
REVISIONS
DR. BH | CH. MS
P.M. D. HAYWOOD
BOOK N/A
JOB 21001253
SHEET NO. 1 of 3

OWNERS CERTIFICATION AND ACCEPTANCE:

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL EATON TOWNSHIP LOT 26, CONTAINING 20.3621 ACRES, ALL OF WHICH LIE IN ORIGINAL EATON TOWNSHIP LOT 26.

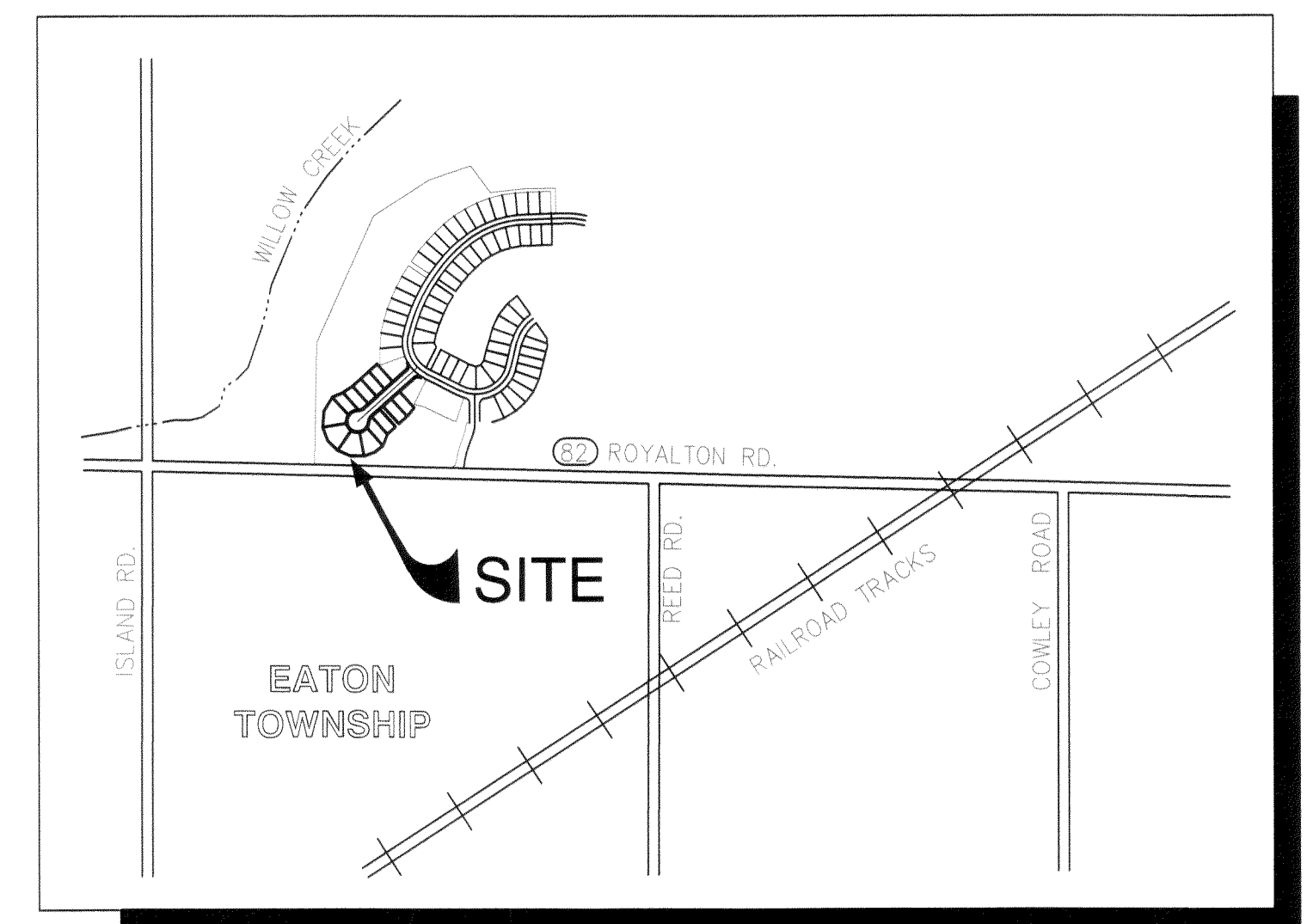
THE UNDERSIGNED OWNER, MALLARDS EDGE LTD, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS MALLARDS EDGE SUBDIVISION NO. 5, A SUBDIVISION OF SUBLOTS 117 TO 131 AND BLOCK "H" INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE TOWNSHIP OF EATON, OHIO, FOR THE BENEFIT OF 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.

MALLARDS EDGE LTD

BY Ronald Palmer
Managing Member
TITLE



VICINITY MAP
NOT TO SCALE

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT N/A MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "MALLARDS EDGE SUBDIVISION NO. 5" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD, SIDEWALK AND DRAINAGE PURPOSES AS SHOWN HEREON.

BY _____
TITLE _____

NOTARY:

STATE OF OHIO

COUNTY OF: LORAIN

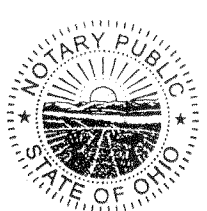
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS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

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

THIS 26th DAY OF SEPTEMBER, 2022.

BY [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: N/A



PHILIP J. TRUAX,
Attorney
Notary Public, State of Ohio
My Commission Has No
Expiration Date
Section 147.03 O.R.C.

ACREAGE SUMMARY:

RECORD AREAS	ACREAGE
BLOCK "E" MALLARDS EDGE SUBDIVISION NO. 4	20.3621 Ac.
TOTAL	20.3621 Ac.

SUBDIVISION NO. 5
LOTS 117-131

SUBLOTS	3.3118 Ac.
RIGHT-OF-WAY	0.7514 Ac.
BLOCK "H"	16.2989 Ac.
TOTAL	20.3621 Ac.

INDEX OF SHEETS:

- 1 COVER SHEET
- 2 OVERALL
- 3 SUBLOTS 117 TO 131

LOT NUMBERS:

MALLARDS' EDGE SUBDIVISION NO. 5
CONTAINS 15 LOTS NUMBERED 117 TO 131 INCLUSIVE

UTILITY EASEMENTS:

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE UTILITY COMPANIES, (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 LAWN, 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.

MALLARDS EDGE LTD

BY Ronald Palmer
Managing Member
TITLE

GRANTOR / OWNER / DEVELOPER:

MALLARDS EDGE LTD
34500 ROYALTON ROAD
COLUMBIA STATION, OH 44028
PHONE: 440.241.0813
CONTACT: RONALD PALMER

APPROVALS:

COUNTY ENGINEER:

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

THIS 27th DAY OF SEPTEMBER, 2022.

BY [Signature]
LORAIN COUNTY ENGINEER

BY [Signature]
LORAIN COUNTY SANITARY ENGINEER

TOWNSHIP TRUSTEES:

THIS PLAT IS APPROVED BY THE EATON TOWNSHIP BOARD OF TRUSTEES

THIS 10th DAY OF OCTOBER, 2022.

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

PLANNING COMMISSION:

THIS PLAT IS APPROVED BY THE LORAIN COUNTY PLANNING COMMISSION

THIS 6th DAY OF OCTOBER, 2022.

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

PROSECUTOR:

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

THIS 6th DAY OF SEPTEMBER, 2022.

BY [Signature]
LORAIN COUNTY PROSECUTOR
(OR RESPONSIBLE OFFICIAL)

MALLARDS EDGE LTD
34500 ROYALTON RD
COLUMBIA STATION, OH 44028

PIAT Vol 113
Pg 70, 71, 73

Doc ID: 023712300004 Type: OFF
KIND: PLAT
Recorded: 10/20/2022 at 09:18:123 AM
Fee Amt: \$265.20 Page 1 of 4
Lorain County, Ohio
Mike Doran County Recorder
File # 2022-0895819

TRANSFERRED

IN COMPLIANCE WITH SEC. 313-202
OHIO REV. CODE
OCT 20 2022
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

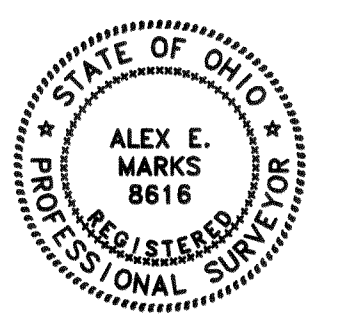
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED MALLARDS EDGE SUBDIVISION NO. 5, AS SHOWN HEREON AND CONTAINING 20.3621 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOT 26 IN THE TOWNSHIP OF EATON, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED AS "M" 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.

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

DATE 09/23/2022

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

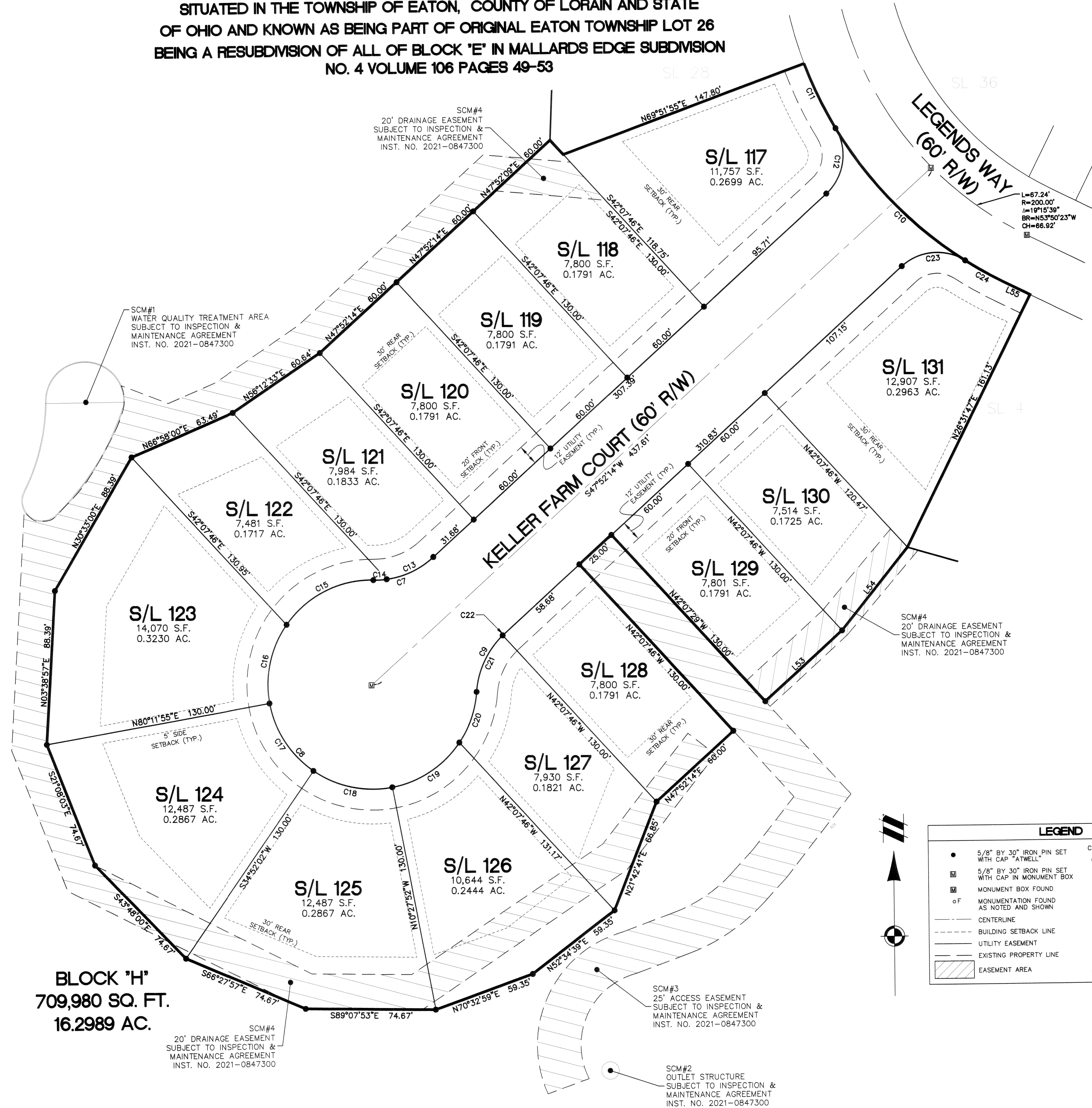


MALLARDS EDGE SUBDIVISION No. 5

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT 26 BEING A RESUBDIVISION OF ALL OF BLOCK 'E' IN MALLARDS EDGE SUBDIVISION NO. 4 VOLUME 106 PAGES 49-53

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C7	37.82'	50.00'	43°20'30"	S69°32'29"W	36.93'	19.87'
C8	279.27'	60.00'	266°41'01"	S42°07'46"E	87.27'	63.58'
C9	37.82'	50.00'	43°20'30"	N26°11'58"E	36.93'	19.87'
C10	107.16'	230.00'	26°41'45"	S43°46'23"E	106.20'	54.57'
C11	41.31'	230.00'	10°17'28"	S25°16'47"E	41.26'	20.71'
C12	41.00'	30.00'	78°17'44"	S8°43'21"W	37.88'	24.42'
C13	30.11'	50.00'	34°30'05"	S65°07'16"W	29.66'	15.53'
C14	7.71'	50.00'	8°50'25"	S86°47'31"W	7.71'	3.86'
C15	58.31'	60.00'	55°40'55"	S63°22'16"W	56.04'	31.69'
C16	47.47'	60.00'	45°19'54"	S12°51'52"W	46.24'	25.06'
C17	47.47'	60.00'	45°19'54"	S32°28'02"E	46.24'	25.06'
C18	47.47'	60.00'	45°19'54"	S77°47'55"E	46.24'	25.06'
C19	47.47'	60.00'	45°19'54"	N56°52'11"E	46.24'	25.06'
C20	31.08'	60.00'	29°40'31"	N19°21'59"E	30.73'	15.89'
C21	36.50'	50.00'	41°49'30"	N25°26'31"E	35.70'	19.11'
C22	1.32'	50.00'	1°30'56"	N47°06'46"E	1.32'	0.66'
C23	39.27'	30.00'	75°00'30"	N85°22'29"E	36.53'	23.02'
C24	25.49'	230.00'	6°20'57"	S60°17'45"E	25.47'	12.76'

LINE TABLE		
LINE #	BEARING	LENGTH
L53	N47°52'14"E	60.01'
L54	N38°50'30"E	60.75'
L55	S63°28'13"E	16.52'



LEGEND	
●	5/8" BY 30" IRON PIN SET WITH CAP "ATWELL"
■	5/8" BY 30" IRON PIN SET WITH CAP IN MONUMENT BOX
■	MONUMENT BOX FOUND
○	MONUMENTATION FOUND AS NOTED AND SHOWN
---	CENTERLINE
---	BUILDING SETBACK LINE
---	UTILITY EASEMENT
---	EXISTING PROPERTY LINE
---	EASEMENT AREA
---	CALC. CALCULATED
---	OBS. OBSERVED
---	REC. RECORD
S.F.	SQUARE FEET
AC.	ACRES
VOL.	VOLUME
PG.	PAGE
℄	CENTERLINE
R/W	RIGHT OF WAY
PPN	PERMANENT PARCEL NUMBER
INST.	INSTRUMENT NUMBER

Know what's below.
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ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

PART OF LOT 26 ORIGINAL EATON TOWNSHIP EATON TOWNSHIP LORAIN COUNTY, OHIO	PALMER DEVELOPMENT INC. MALLARDS EDGE SUBDIVISION NO. 5 SUBLOTS 117-131
CLIENT: PALMER DEVELOPMENT INC. DATE: OCTOBER 1, 2021	
REVISIONS:	
SCALE: 0 15 30 1" = 30 FEET	
DR. BH CH. MS P.M. D. HAYWOOD BOOK N/A JOB 21001253 SHEET NO. 3 of 3	

CAD FILE: 21001253P-01 PH 5 (DRH EDITS).DWG

Plat Sheet

Instrument # 2022-0895819 Film # _____

Name of Plat: MALLARDS EDGE SUBDIVISION NO 5

Owner: MALLARDS EDGE LTD

Description: SITUATED IN THE TOWNSHIP OF EATON,
COUNTY OF LORAIN AND STATE OF OHIO AND
BEING KNOWN AS BEING PART OF ORIGINAL EATON
TOWNSHIP LOT 26 BEING A RESUBDIVISION OF ALL
OF BLOCK E IN MALLARDS EDGE SUBDIVISION NO 4
20.3621 ACRES
CREATING SUBLOTS
117 THRU 131 CONCURRENT
AND
BLOCK H
EASEMENTS ALSO

Floor Plans: _____

Related/Margin: PLAT Vol 106 Pgs 49-53

Comments: _____

Vol. 112

Pg. 70, 71, 72

Receiving Stamp

MALLARDS EDGE LTD
34500 ROYALTON RD
COLUMBIA STATION, OH 44028

Amount: \$ 263.20

Initials: ST