

EATON CROSSING SUBDIVISION NO. 2

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL EATON TOWNSHIP LOT 25

11/22/2023
11/6/2023
10/2/2023
7/7/2023

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOT 25 SAID TOWNSHIP CONTAINING 12.5064 ACRES IN ORIGINAL LOT 25 AND BEING ALL OF A PARCEL CONVEYED TO FLG EATON CROSSING, LLC AND DESCRIBED IN FILE 2021-0846538 OF THE LORAIN COUNTY RECORDS.

THE UNDERSIGNED FLG EATON CROSSING, LLC HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS EATON CROSSING SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 46 THROUGH 87, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME, AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, SIDEWALKS, AND IMPROVEMENTS 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 OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF HIMSELF 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 HEREBY GRANTED WHERE INDICATED ON THE PLAT FOR PUBLIC DRAINAGE AND SIDEWALK PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

FLG EATON CROSSING, LLC

BY [Signature]
TITLE MANAGER

NOTARIAL SEAL

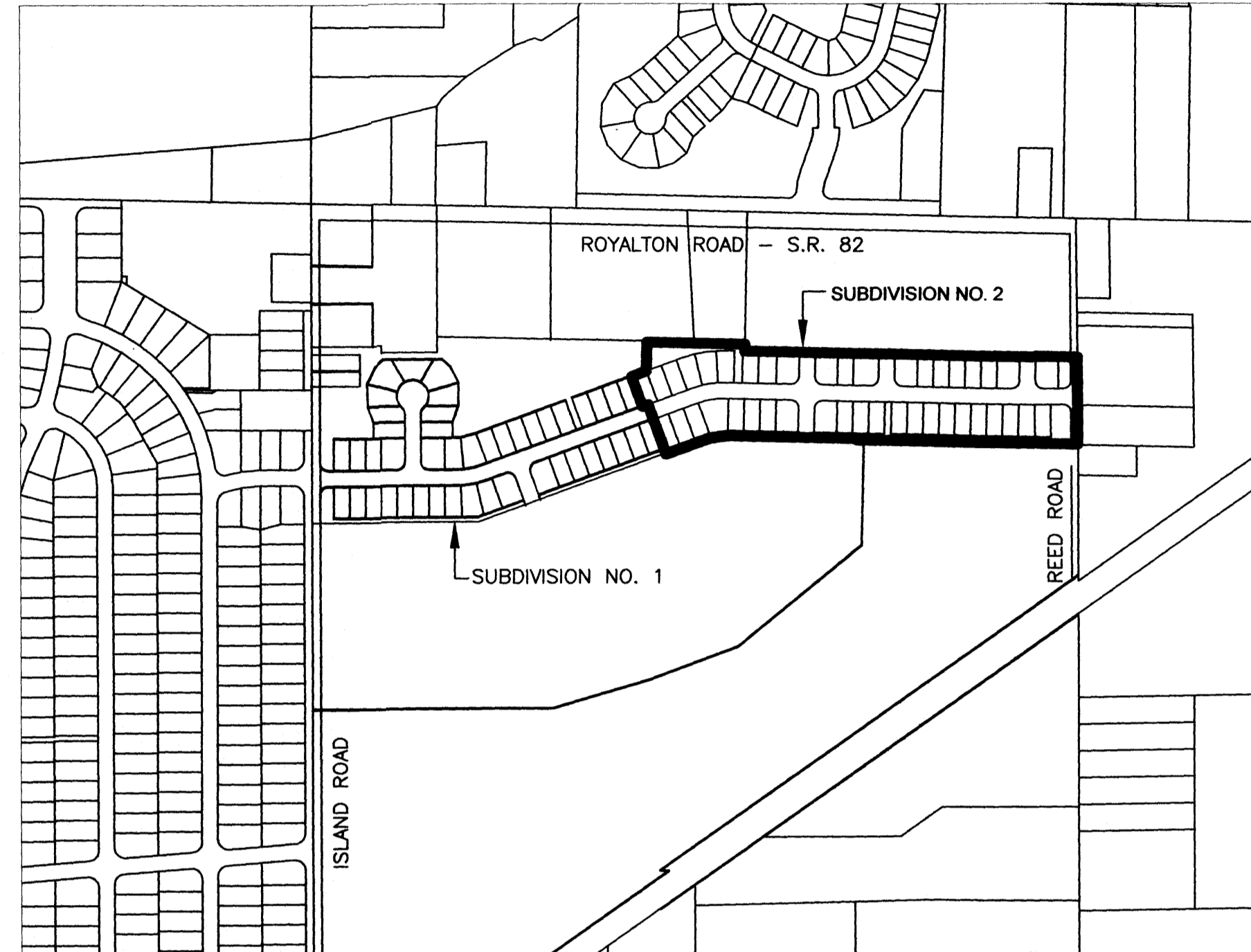
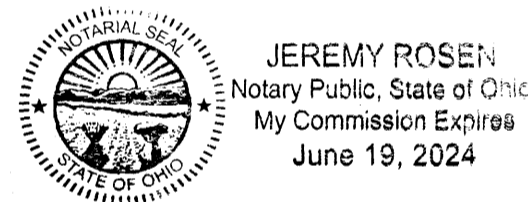
STATE OF OHIO _____
COUNTY OF Cuyahoga

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

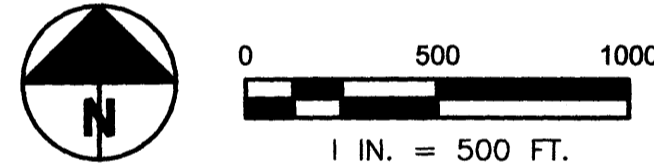
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 11th DAY OF December, 2023

NOTARY PUBLIC [Signature]
MY COMMISSION EXPIRES: 06/19/2024



VICINITY MAP



INDEX OF SHEETS

1. TITLE SHEET
2. OVERALL MAP
3. DETAIL MAP - WEST PORTION
4. DETAIL MAP - EAST PORTION
5. DETAIL MAP - POND EASEMENT

12' UTILITY EASEMENTS GRANT

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 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.

FLG EATON CROSSING, LLC

BY [Signature]
TITLE MANAGER

HOMEOWNERS ASSOCIATION

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

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL PUBLIC SIDEWALKS.

APPROVAL OF SUBDIVISION ENDORSEMENTS

APPROVED THIS 4th DAY OF JANUARY, 2024 [Signature]
LORAIN COUNTY ENGINEER

APPROVED THIS 4th DAY OF JANUARY, 2024 [Signature]
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 10th DAY OF Jan, 2024 [Signature]
CHAIRMAN, BOARD OF EATON TOWNSHIP TRUSTEES

APPROVED AS TO FORM THIS 9th DAY OF January, 2024 [Signature]
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 9th DAY OF January, 2024 [Signature]
DIRECTOR, LORAIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

COMMISSIONER'S RESOLUTION OF ACCEPTANCE AND DEDICATION NO. _____ DATE _____

ACREAGE SUMMARY

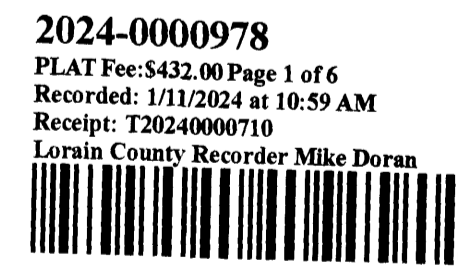
PARCEL NO. 11-00-025-000-096	61.9530 AC.
NORTH REMAINDER	14.9091 AC.
SOUTH REMAINDER	34.5379 AC.
SUBLOTS 46 THROUGH 87	7.6807 AC.
STREETS	3.1226 AC.
BLOCKS D, E, F, G	1.7031 AC.
TOTAL	12.5064 AC.

LEGEND OF SYMBOLS

- FOUND CENTERLINE MONUMENT
- FOUND IRON PIPE/ROD AS NOTED
- SET 5/8" CAPPED IRON ROD
- SET CENTERLINE MONUMENT

SURVEY REFERENCE

LORAIN COUNTY #50243
PREPARED BY: ALEX MARKS, PS
DATED: 2/9/2021



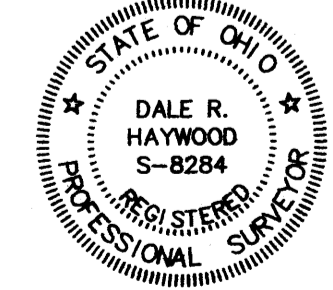
DIAT Vol 114
Pgs 87, 88, 89
90, 91

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "EATON CROSSING SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 12.5064 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOT 25, LORAIN COUNTY, OHIO, AT ALL POINTS INDICATED @, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS INDICATED OR ■, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN REFERENCE STATE PLANE, OHIO NORTH ZONE AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

BY [Signature] 11/22/23
DALE R. HAYWOOD, REGISTERED SURVEYOR NO. 8284



MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT CF BANK N.A. MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "EATON CROSSING SUBDIVISION NO. 2" TO BE CORRECT AND DEDICATE TO PUBLIC USE ROADS, SIDEWALKS, AND DRAINAGE PURPOSES AS SHOWN HEREON.

BY [Signature]
TITLE SVP

NOTARIAL SEAL

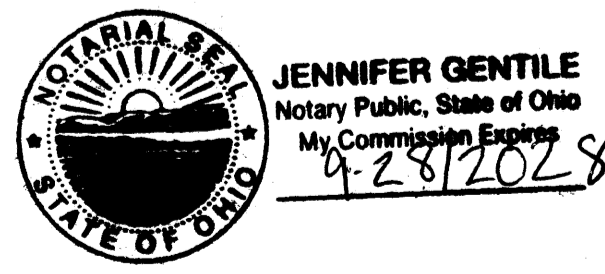
STATE OF OHIO _____
COUNTY OF Cuyahoga

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

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

THIS 11th DAY OF December, 2023

NOTARY PUBLIC [Signature]
MY COMMISSION EXPIRES: 9/23/2028



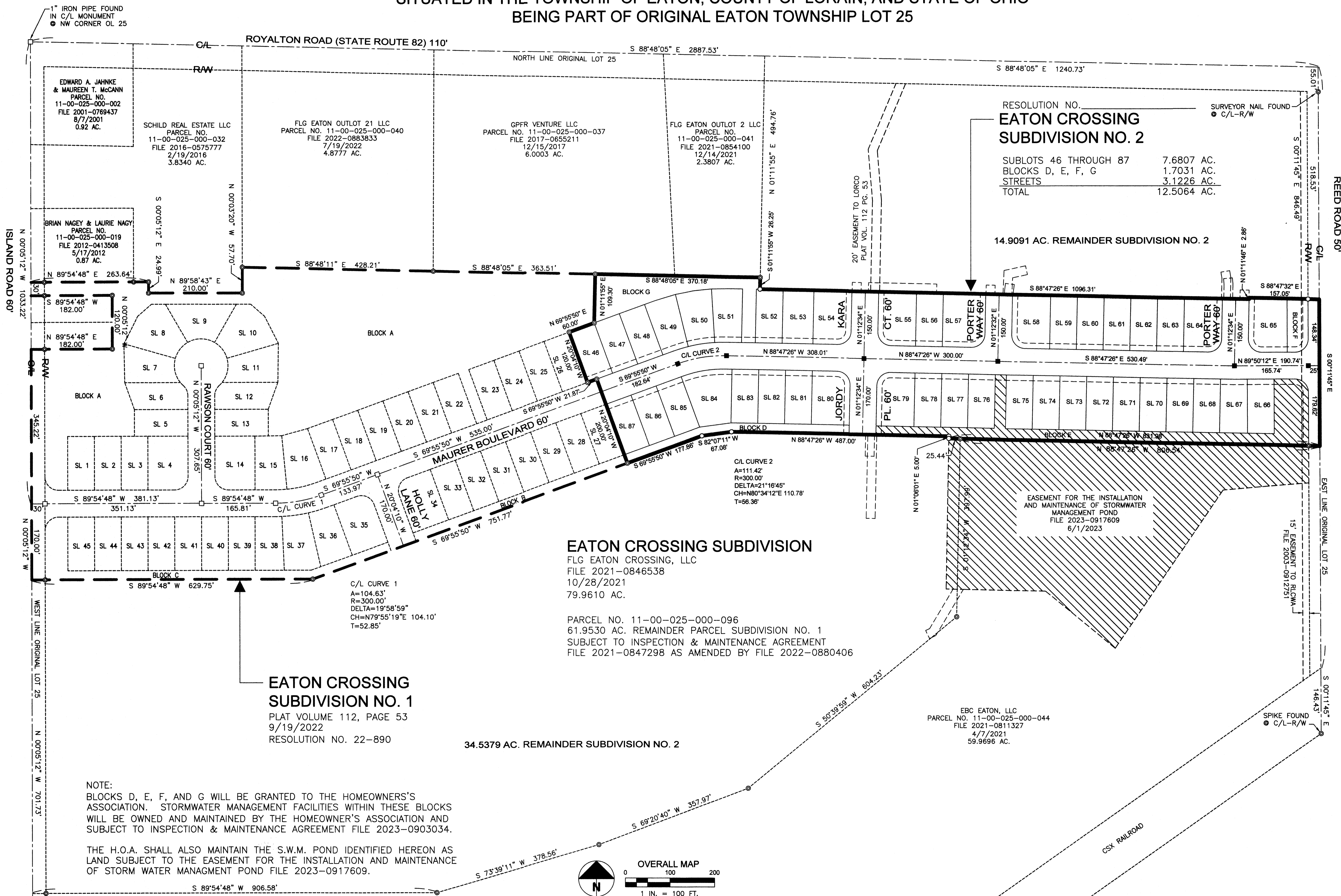
EATON CROSSING SUBDIVISION NO. 2
EATON TOWNSHIP, LORAIN COUNTY, STATE OF OHIO
PART OF ORIGINAL EATON TOWNSHIP LOT 25

TITLE SHEET

EATON CROSSING SUBDIVISION NO. 2

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL EATON TOWNSHIP LOT 25

11/22/2023
11/6/2023
10/2/2023
7/7/2023



RESOLUTION NO. _____ SURVEYOR NAIL FOUND
EATON CROSSING SUBDIVISION NO. 2
 SUBLOTS 46 THROUGH 87 7.6807 AC.
 BLOCKS D, E, F, G 1.7031 AC.
 STREETS 3.1226 AC.
 TOTAL 12.5064 AC.

14.9091 AC. REMAINDER SUBDIVISION NO. 2

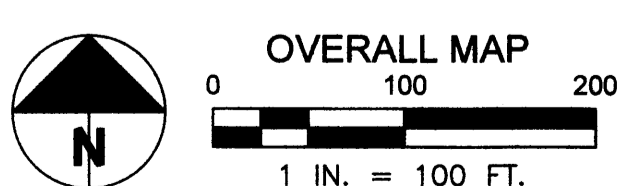
EATON CROSSING SUBDIVISION
 FLG EATON CROSSING, LLC
 FILE 2021-0846538
 10/28/2021
 79.9610 AC.

PARCEL NO. 11-00-025-000-096
 61.9530 AC. REMAINDER PARCEL SUBDIVISION NO. 1
 SUBJECT TO INSPECTION & MAINTENANCE AGREEMENT
 FILE 2021-0847298 AS AMENDED BY FILE 2022-0880406

EATON CROSSING SUBDIVISION NO. 1
 PLAT VOLUME 112, PAGE 53
 9/19/2022
 RESOLUTION NO. 22-890

34.5379 AC. REMAINDER SUBDIVISION NO. 2

NOTE:
 BLOCKS D, E, F, AND G WILL BE GRANTED TO THE HOMEOWNERS'S ASSOCIATION. STORMWATER MANAGEMENT FACILITIES WITHIN THESE BLOCKS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO INSPECTION & MAINTENANCE AGREEMENT FILE 2023-0903034.
 THE H.O.A. SHALL ALSO MAINTAIN THE S.W.M. POND IDENTIFIED HEREON AS LAND SUBJECT TO THE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF STORM WATER MANAGEMENT POND FILE 2023-0917609.



EATON CROSSING SUBDIVISION NO. 2
 EATON TOWNSHIP, LORAIN COUNTY, STATE OF OHIO
 PART OF ORIGINAL EATON TOWNSHIP LOT 25

OVERALL MAP

SHEET
2 OF 5

EATON CROSSING SUBDIVISION NO. 2

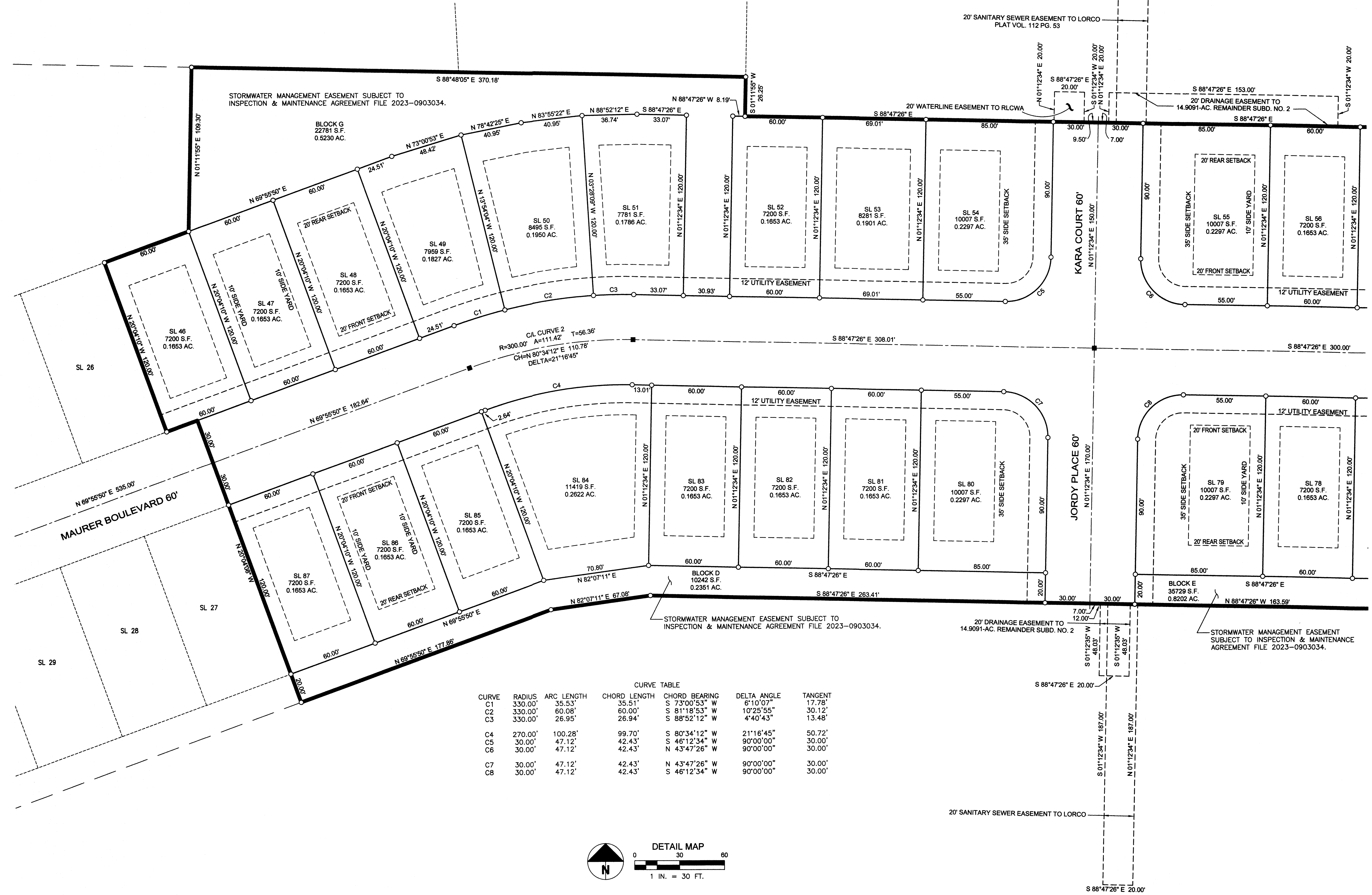
SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL EATON TOWNSHIP LOT 25

11/22/2023
11/6/2023
10/2/2023
7/7/2023

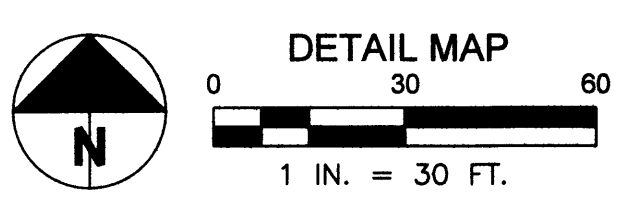
EATON CROSSING SUBDIVISION NO. 2
EATON TOWNSHIP, LORAIN COUNTY, STATE OF OHIO
PART OF ORIGINAL EATON TOWNSHIP LOT 25

DETAIL MAP

SHEET
3 OF 5



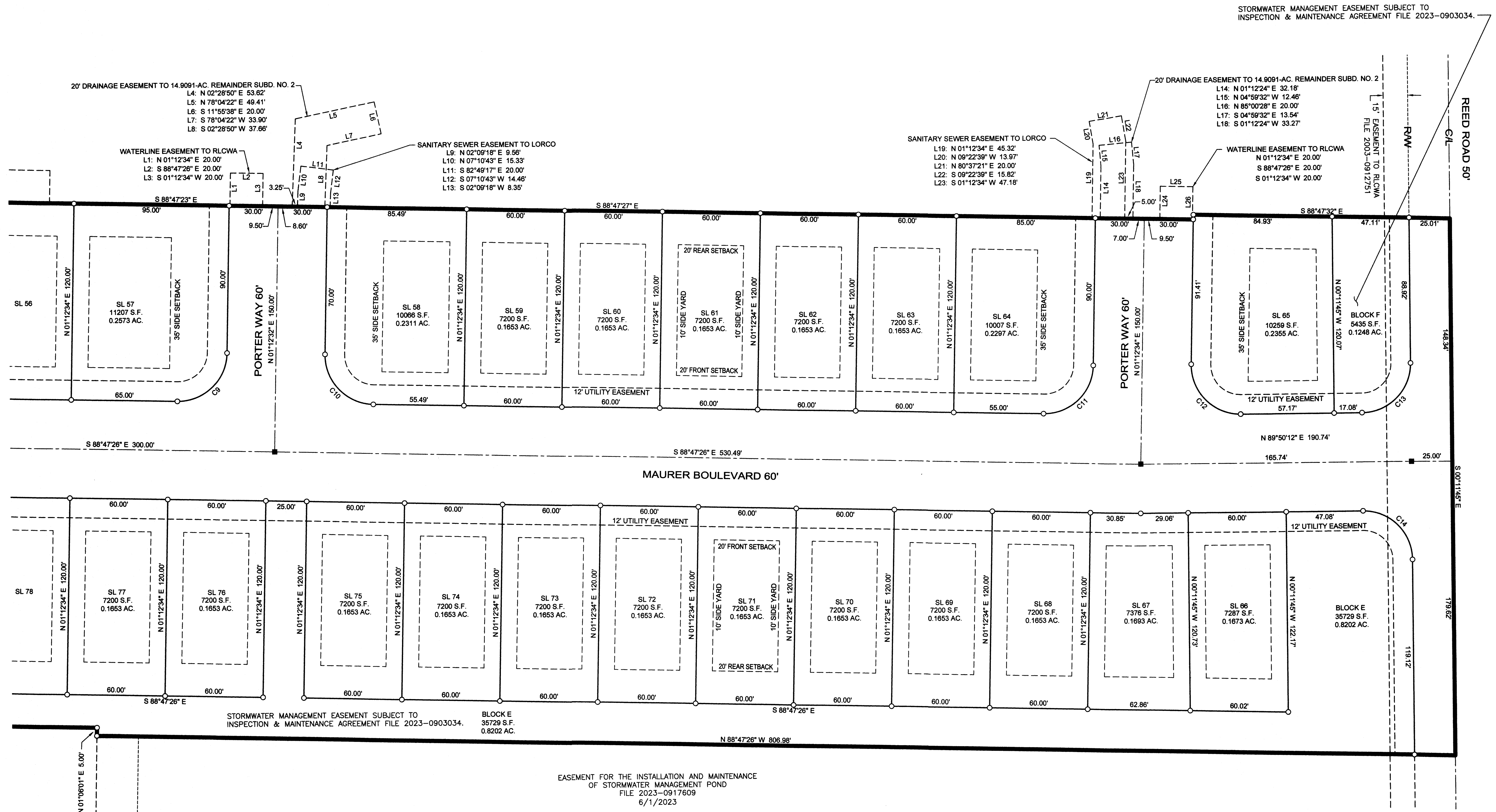
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	330.00'	35.53'	35.51'	S 73°00'53" W	6°10'07"	17.78'
C2	330.00'	60.08'	60.00'	S 81°18'53" W	10°25'55"	30.12'
C3	330.00'	26.95'	26.94'	S 88°52'12" W	4°40'43"	13.48'
C4	270.00'	100.28'	99.70'	S 80°34'12" W	21°16'45"	50.72'
C5	30.00'	47.12'	42.43'	S 46°12'34" W	90°00'00"	30.00'
C6	30.00'	47.12'	42.43'	N 43°47'26" W	90°00'00"	30.00'
C7	30.00'	47.12'	42.43'	N 43°47'26" W	90°00'00"	30.00'
C8	30.00'	47.12'	42.43'	S 46°12'34" W	90°00'00"	30.00'



EATON CROSSING SUBDIVISION NO. 2

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL EATON TOWNSHIP LOT 25

11/22/2023
11/6/2023
10/2/2023
7/7/2023

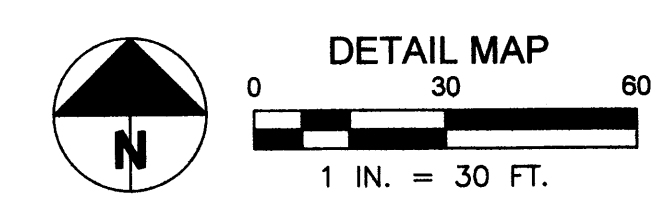


EATON CROSSING SUBDIVISION NO. 2
EATON TOWNSHIP, LORAIN COUNTY, STATE OF OHIO
PART OF ORIGINAL EATON TOWNSHIP LOT 25

DETAIL MAP

SHEET 4 OF 5

EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER MANAGEMENT POND
FILE 2023-0917609
6/1/2023



CURVE TABLE							
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	
C9	30.00'	47.12'	42.43'	S 46°12'34" W	90°00'00"	30.00'	
C10	30.00'	47.12'	42.43'	N 43°47'26" W	90°00'00"	30.00'	
C11	30.00'	47.12'	42.43'	S 46°12'34" W	89°59'59"	30.00'	
C12	30.00'	47.84'	42.93'	N 44°28'37" W	91°22'22"	30.73'	
C13	30.00'	47.14'	42.44'	S 44°49'14" W	90°01'58"	30.02'	
C14	30.00'	47.11'	42.41'	N 45°10'46" W	89°58'02"	29.98'	

EATON CROSSING SUBDIVISION NO. 2

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL EATON TOWNSHIP LOT 25

11/22/2023
11/6/2023
10/2/2023
7/7/2023

BLOCK E
PARCEL NO. 11-00-025-000-096
PARCEL NO. 11-00-025-000-044

WET EXTENDED DETENTION BASIN & ACCESS
INSPECTION AND MAINTENANCE AGREEMENT
FILE 2023-0903034
AND
EASEMENT FOR THE INSTALLATION AND MAINTENANCE
OF STORMWATER MANAGEMENT POND
FILE 2023-0917609
6/1/2023

FLG EATON CROSSING, LLC
PARCEL NO. 11-00-025-000-096
FILE 2021-0846538
10/28/2021
79.9610 AC.

PARCEL NO. 11-00-025-000-096
PARCEL NO. 11-00-025-000-044

N 01°06'01" E 341.40'

15.49'

23.01'

N 88°47'26" W 222.81'
184.31'

FILE 2023-0933862
DRAINAGE EASEMENT
10/24/2023

EBC EATON, LLC
PARCEL NO. 11-00-025-000-044
FILE 2021-0811327
4/7/2021
59.9696 AC.

N 89°31'58" E 102.45'

S 89°31'58" W 119.84'

N 64°16'00" E 10.00'

S 64°16'00" W 16.00'

FILE 2023-0933862
DRAINAGE EASEMENT
10/24/2023

20' DRAINAGE EASEMENT TO 34.5379-AC. REMAINDER SUBD. NO. 2

N 50°41'49" W 201.96'

S 34°26'11" W 428.00'

S 85°15'22" W 193.22'

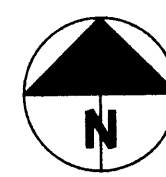
15' EASEMENT TO R/W
FILE 2003-0912751

R/W

REED ROAD 50'
C/L

EATON CROSSING SUBDIVISION NO. 2
EATON TOWNSHIP, LORAIN COUNTY, STATE OF OHIO
PART OF ORIGINAL EATON TOWNSHIP LOT 25

DETAIL MAP



DETAIL MAP
0 30 60
1 IN. = 30 FT.

SHEET
5 OF 5