

# MALLARD CREEK STORAGE CONDOMINIUMS PHASE NO. 1

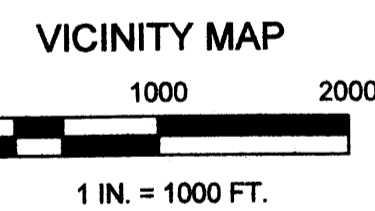
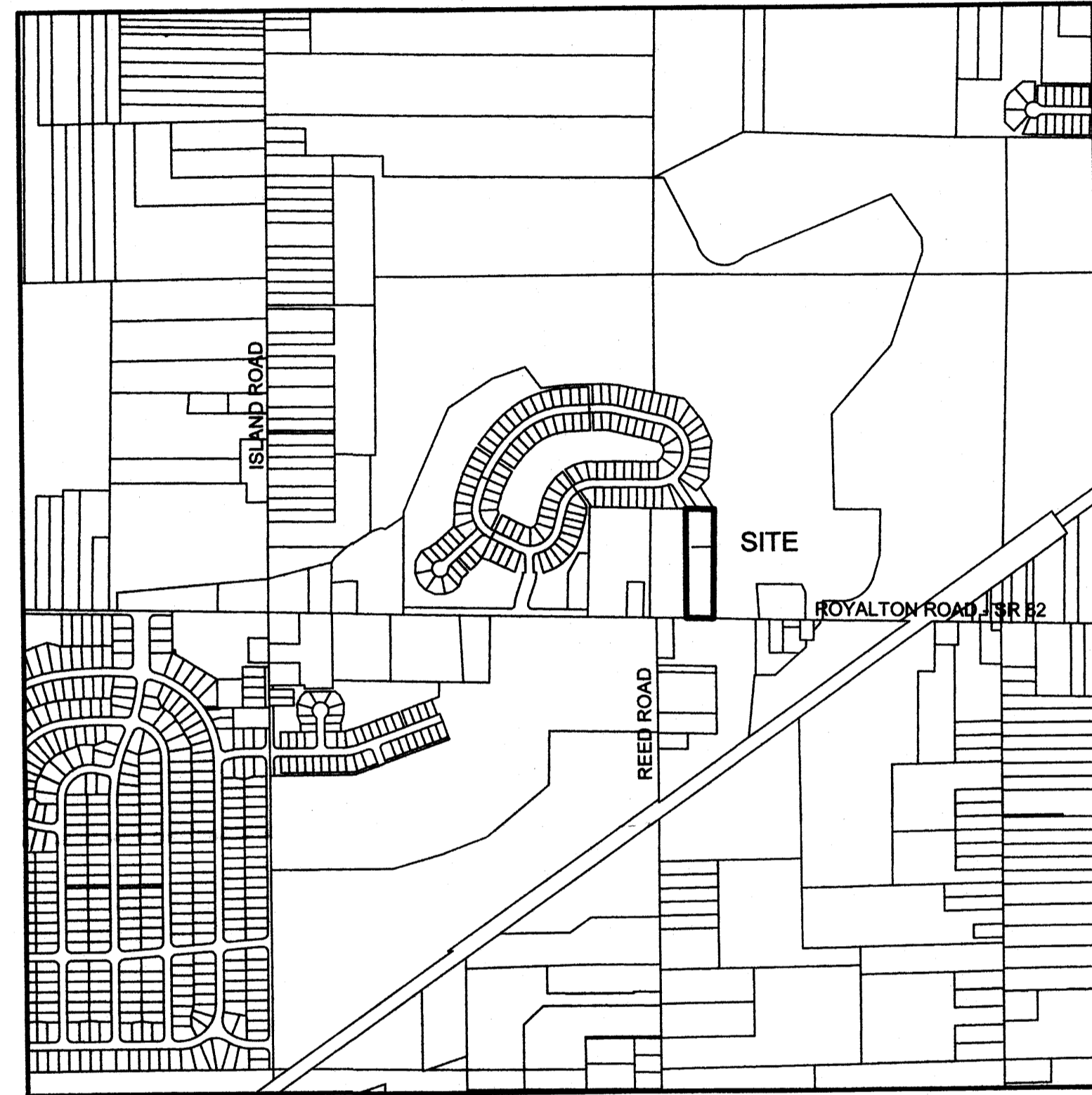
SITUATED IN EATON TOWNSHIP, LORAIN COUNTY, STATE OF OHIO  
PART OF ORIGINAL EATON TOWNSHIP LOT 15

**PREPARED FOR:**

MALLARD CREEK STORAGE, LLC  
34828 ROYALTON ROAD  
GRAFTON, OHIO 44044

**PREPARED BY:**

HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC  
371 LOYOLAD DRIVE  
ELYRIA, OHIO 44035



**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 3157-02  
OHA REV. 06/06  
FEB 28 2024  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 3157-02  
OHA REV. CODE 06/06  
MAR 07 2024  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

2024-0006108  
PLAT FOR: S263.20 Page 1 of 4  
Recorded: 3/7/2024 at 12:22 PM  
Receipt: T20240004383  
Lorain County Recorder Mike Doran

Plat Vol 115  
Pg 49, 50, 51  
Declaration follows  
#2024-0006108

**LEGEND OF SYMBOLS**

- FOUND CENTERLINE MONUMENT
- FOUND IRON PIPE/ROD AS NOTED
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY

**INDEX OF SHEETS**

- 1 CONDOMINIUM SURVEY
- 2 FLOOR PLANS
- 3 ELEVATIONS

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE PREPARED THIS CONDOMINIUM SURVEY. THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDING AS CONSTRUCTED AND THERE ARE NO ENCROACHMENTS ON ADJUTING PROPERTIES. 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: Dale R. Haywood 1/31/2024  
DALE R. HAYWOOD, REGISTERED SURVEYOR NO. 8284



MALLARDS EDGE SUBDIVISION NO. 4  
PLAT VOLUME 106 PAGE 49  
3/21/2019

LEGENDS WAY 60'  
N 35°11'17" W 73.45'  
HERITAGE DRIVE 60'  
36.39' 36.39'

BLOCK F  
78.00'

BLOCK G  
121.02'

5/8" IRON ROD  
ID CAP - KOLE  
FOUND

S 88°43'27" E 200.03' DEED

3/4" IRON PIPE  
FOUND

PARCEL NO. 11-00-015-000-013  
MALLARD CREEK STORAGE LLC  
FILE 2023-0909123  
3/13/2023  
3.6923 AC. SURVEY

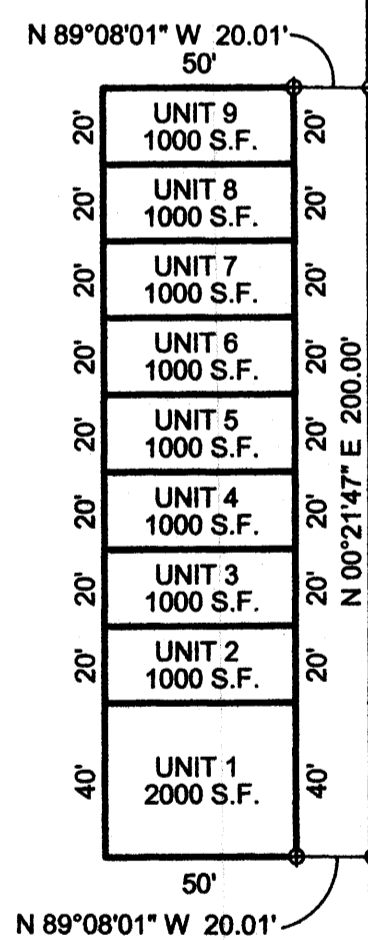
**ACREAGE SUMMARY**

|           |            |
|-----------|------------|
| PHASE 1   | 0.2296 AC. |
| REMAINDER | 3.4627 AC. |

PARCEL NO. 11-00-015-000-012  
JOHNATHAN & JEANNETTE WISE  
DEED VOL. 1328 PG. 101  
4.927 AC. DEED

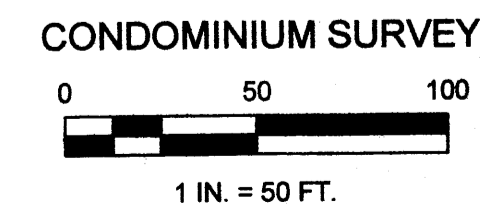
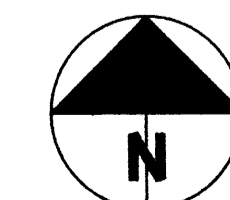
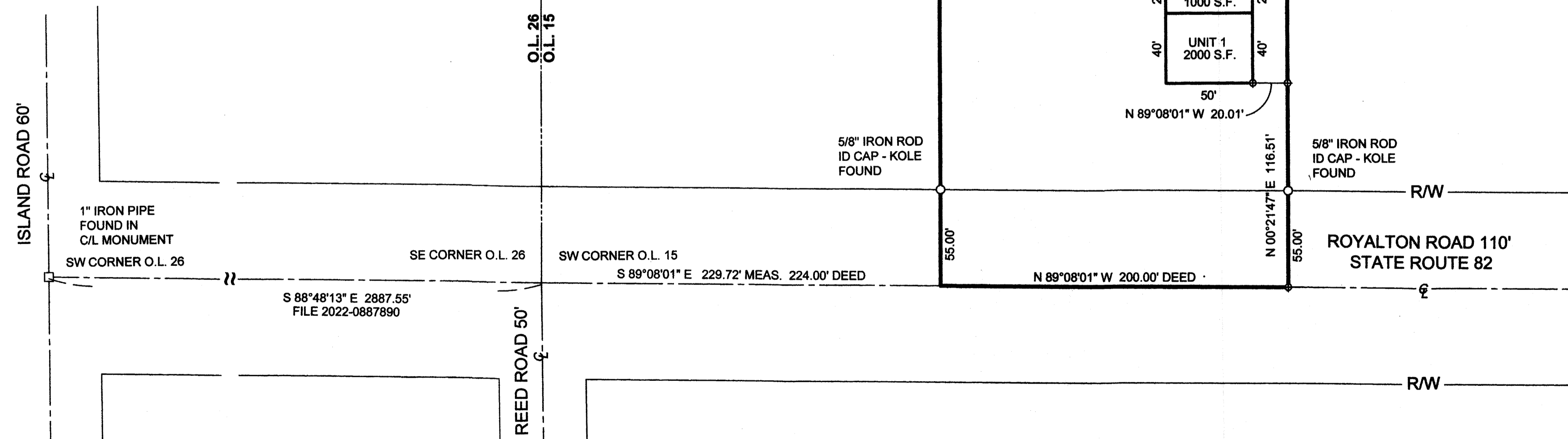
PARCEL NO. 11-00-015-000-047  
PALMER ENTERPRISES LTD.  
FILE 2022-0887890  
174.2650 AC. DEED

BUILDING A  
PHASE #1



5/8" IRON ROD  
ID CAP - KOLE  
FOUND

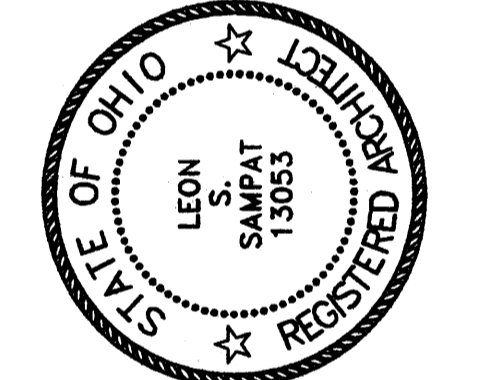
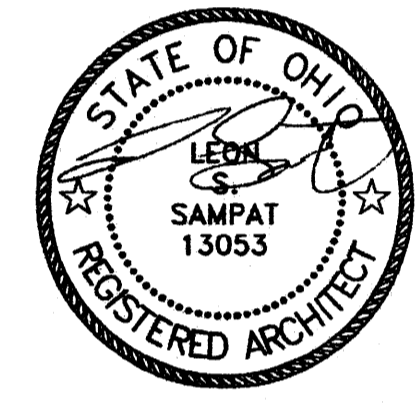
5/8" IRON ROD  
ID CAP - KOLE  
FOUND



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**ARCHITECTS**  
 22062 LORAIN ROAD  
 FAIRVIEW PARK, OHIO 44126  
 PHONE 216-408-6654 FAX 440-76-8857

I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION THE DRAWINGS REPRESENT THE STRUCTURE AS BUILT

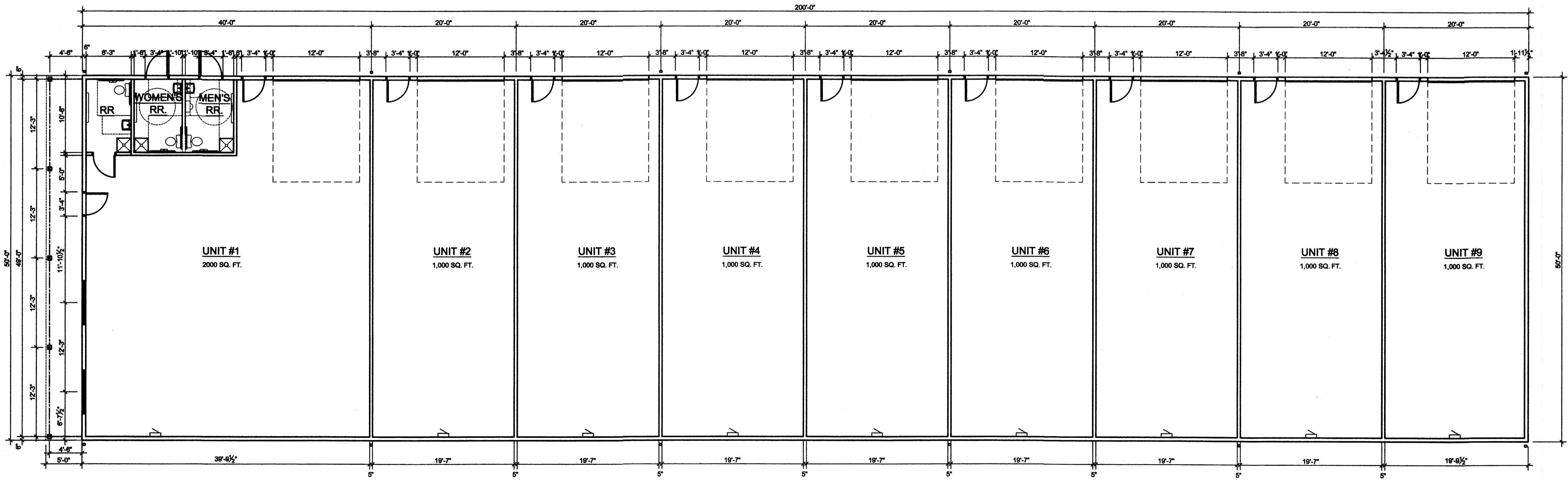


LEON S. SAMPAT  
 LICENSE # 13053  
 EXPIRATION DATE 12/31/2025

NEW DEVELOPMENT FOR:  
**MALLARD CREEK STORAGE CONDOMINIUMS**  
 EATON TOWNSHIP, OHIO

JOB NO: 23-001  
 DATE: 01/10/24  
 ISSUE: REVIEW  
 SHEET:

2 of 3

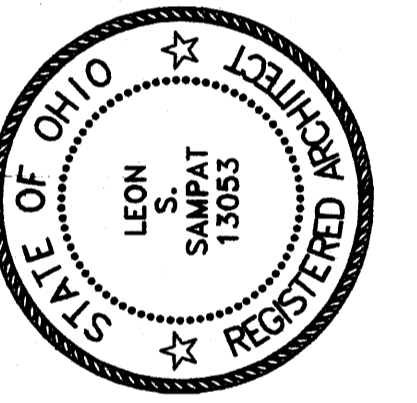


**BLDG.A: PHASE #1-FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



| REV. | DATE |
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**ARCHITECTS**  
 22082 LORAIN ROAD  
 FAIRVIEW PARK, OHIO 44126  
 PHONE 28-408-8884 FAX 440-78-8887



LEON S. SAMPAT  
 LICENSE # 13053  
 EXPIRATION DATE 12/31/2025

NEW DEVELOPMENT FOR:  
**MALLARD CREEK STORAGE  
 CONDOMINIUMS**  
 EATON TOWNSHIP, OHIO

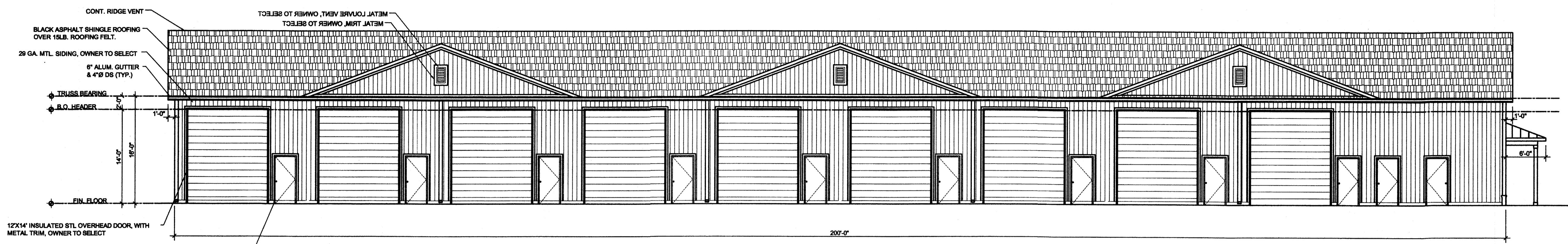
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DATE: 01/10/24

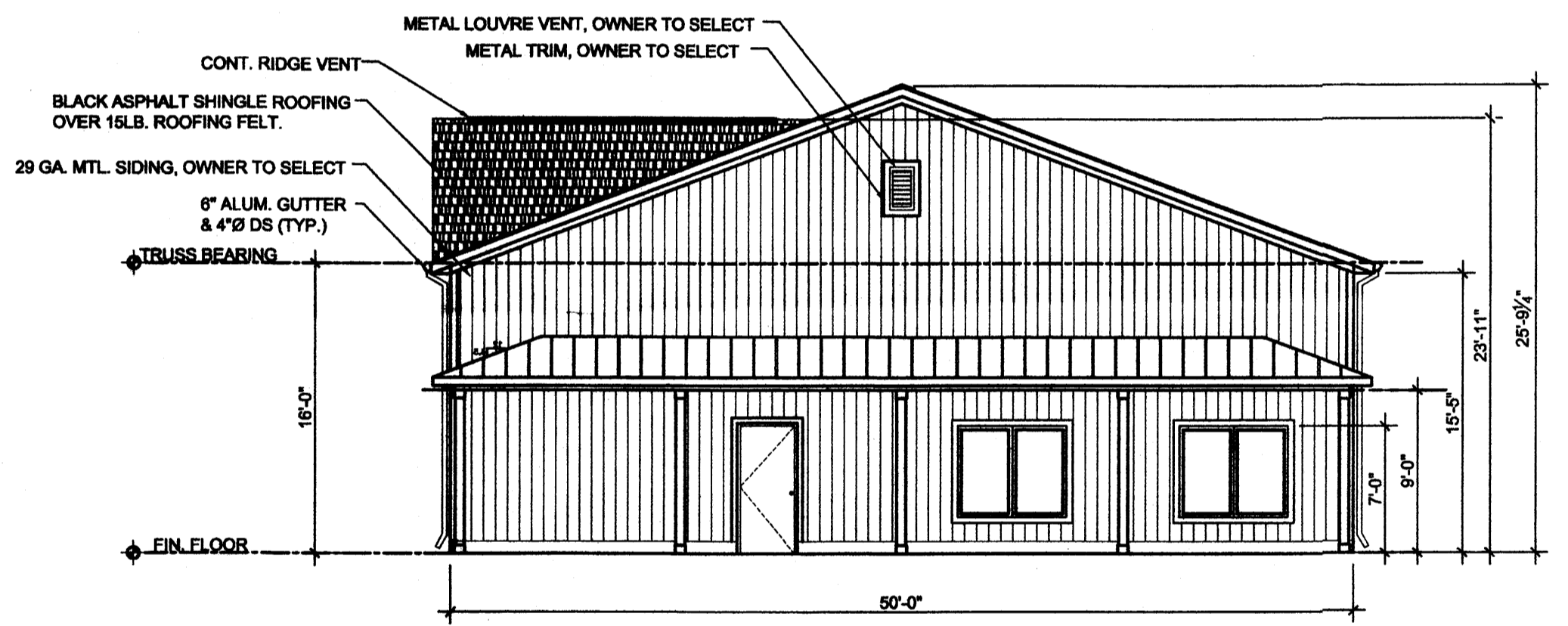
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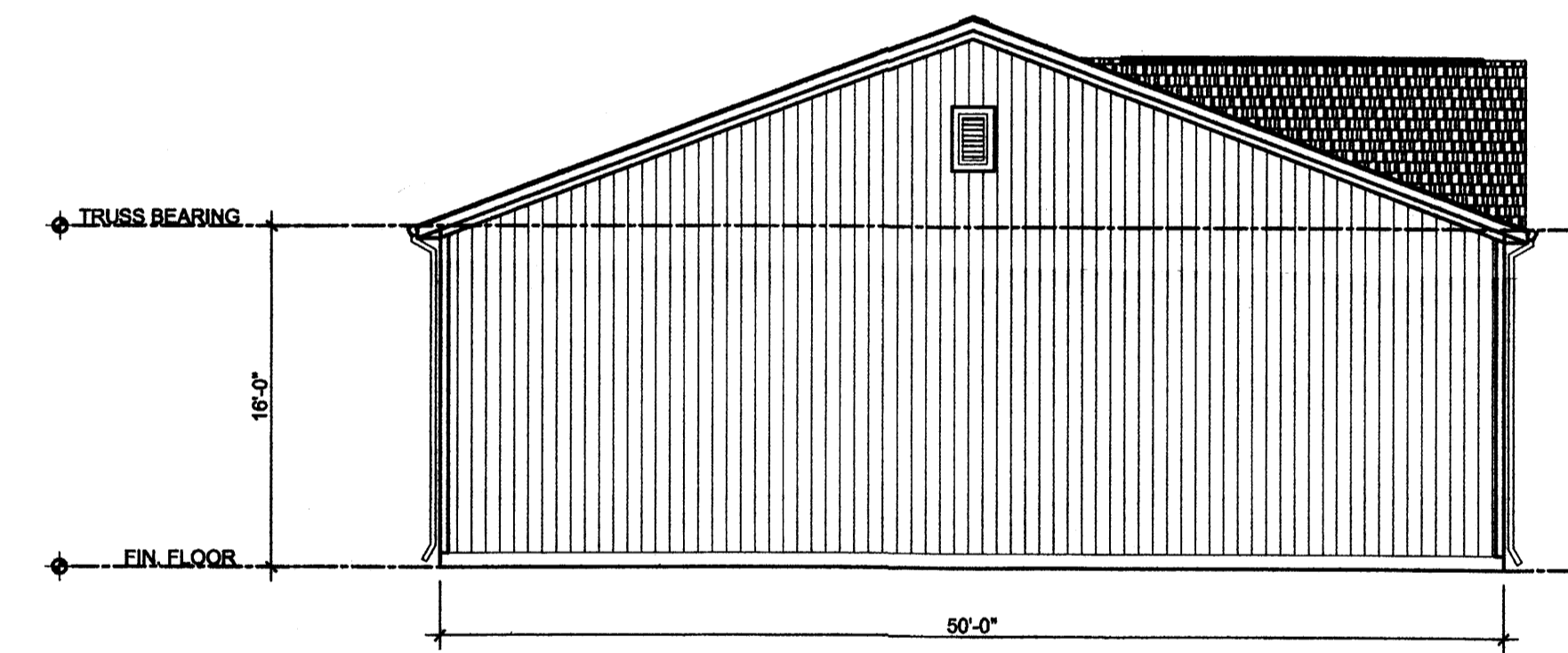
3 of 3



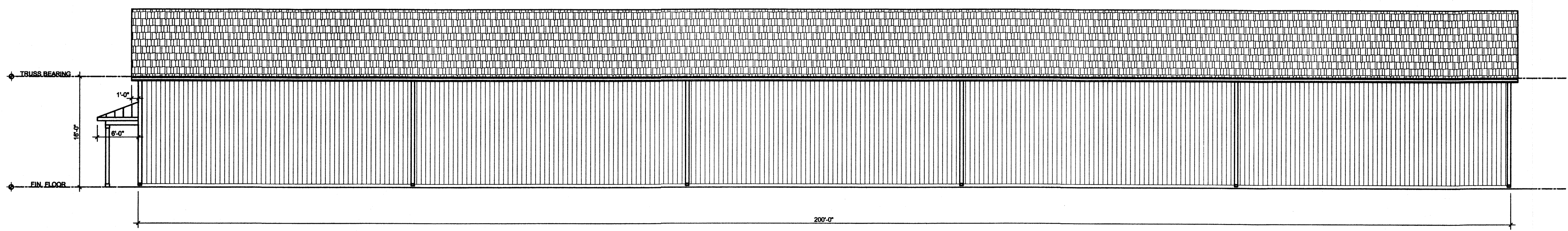
1 WEST ELEVATION BLDG "A"  
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION BLDG "A"  
 SCALE: 1/8" = 1'-0"

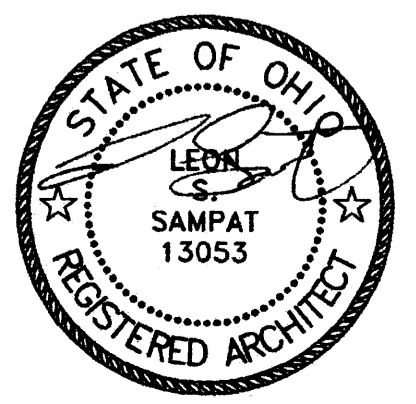


3 NORTH ELEVATION BLDG "A"  
 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION BLDG "A"  
 SCALE: 1/8" = 1'-0"

I CERTIFY THAT WITH THE EXCEPTION OF  
 MINOR ARCHITECTURAL MODIFICATIONS  
 MADE DURING CONSTRUCTION THE  
 DRAWINGS REPRESENT THE STRUCTURE AS  
 BUILT



Plat Sheet

Instrument # 2024-0006108

Film # \_\_\_\_\_

Name of Plat Mallard Creek Storage Condominiums Phase No 1

Owner: Mallard Creek Storage LLC

Description: Situated in Township of Eaton County  
of Lorain and State of Ohio Part of original  
Eaton Township Lot 15  
Containing 3.695 acres  
Creating Units 1-9 concurrent

Floor Plans: /

Related/Margin: Declaration follows # 2024-0006109

Comments: \_\_\_\_\_

Vol. 115

Receiving Stamp

Pg. 49, 50, 51

Amount: ~~131.00~~ 263.20<sub>100</sub>  
Initials: Jh