EATON CROSSING SUBDIVISION No. 3

BEING A RE-SUBDIVISION OF SUBLOT 9 AND BLOCK "A" IN EATON CROSSING SUB NO. 1 RECORDED IN PLAT VOLUME 112, PG. 53-55 OF LORAIN COUNTY RECORDS

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 5.9431 ACRES OF A 5.9431 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. 3, A SUBDIVISION OF LOTS 88 AND BLOCK "H", 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	
· MM	
BY	4
MANAGER, AVTHORIZED	REYFESENTATIVE

MORTGAGEE'S CERTIFICATE:

SHOWN HEREON. DO HEREBY ACCEPT THIS PLAT OF "EATON CROSSING SUBDIVISION NO. 3" TO BI CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD, SIDEWALK AND DRAINAGE PURPOSES AS

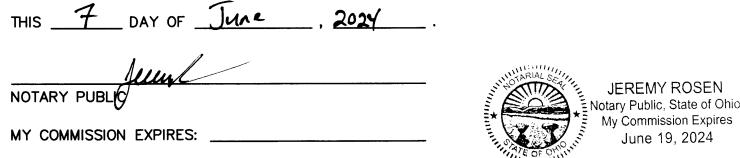
M. Q. Mylaca BY MARC Nylaca	
BY MARK Nykaka	
SVP	
TITLE	

NOTARY:

STATE OF OHIO

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

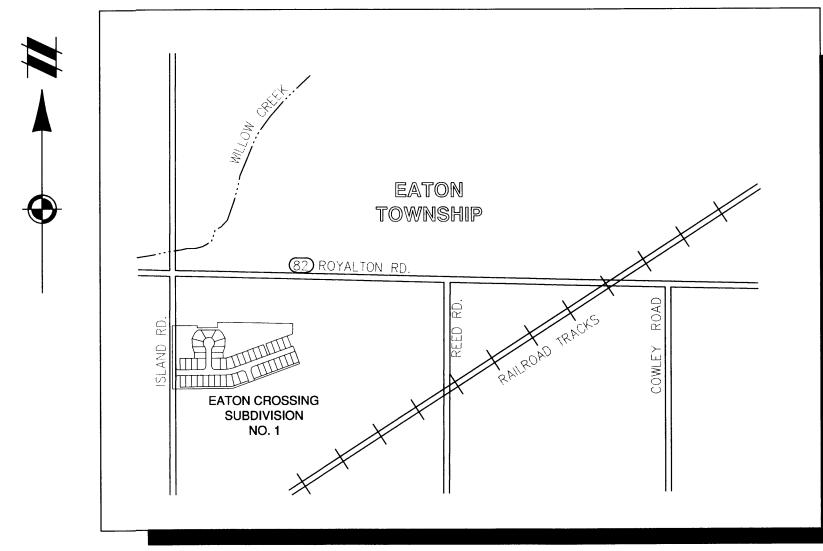


ACREAGE SUMMARY:

SUBDIVISION NO. 3 LOT 88

SUBLOTS	0.2623 Ac.
BLOCK "H"	5.6808 Ac.
TOTAL	5.9431 Ac.

2024-0025089 PLAT Fee: \$263.20 Page 1 of 4 Recorded: 9/3/2024 at 01:41 PM Receipt: T20240018042



VICINITY MAP

INDEX OF SHEETS:

.... COVER SHEET 2 OVERALL

3 SUBLOTS 88 AND BLOCK "H"

LOT NUMBERS:

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 GRANTEES) 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 GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS SERVICE AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES 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

APPROVALS:

COUNTY ENGINEER:

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

THIS,,,
0001
LORAIN COUNTY ENGINEER
LONAIN COONTY ENGINEER
1 1801
Im Carney P.C. P. J.
LORAIN COUNTY SANITARY ENGINEER

THIS	21 st	DAY OF _	JULY	_, 2024.
			T	

(OR RESPONSIBLE OFFICIAL)

PLANNING COMMISSION:

THIS PLAT IS APPROVED BY THE LORAIN COUNTY PLANNING COMMISSION

THIS	DAY OF _	JUNE	, 2024.
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PROSECUTOR:

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

THIS .	22	DAY OF	JONE	_, 2624
_				

(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. 3, 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.

Peter Erak	
PETAR ERAK P.S. 8719	-

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



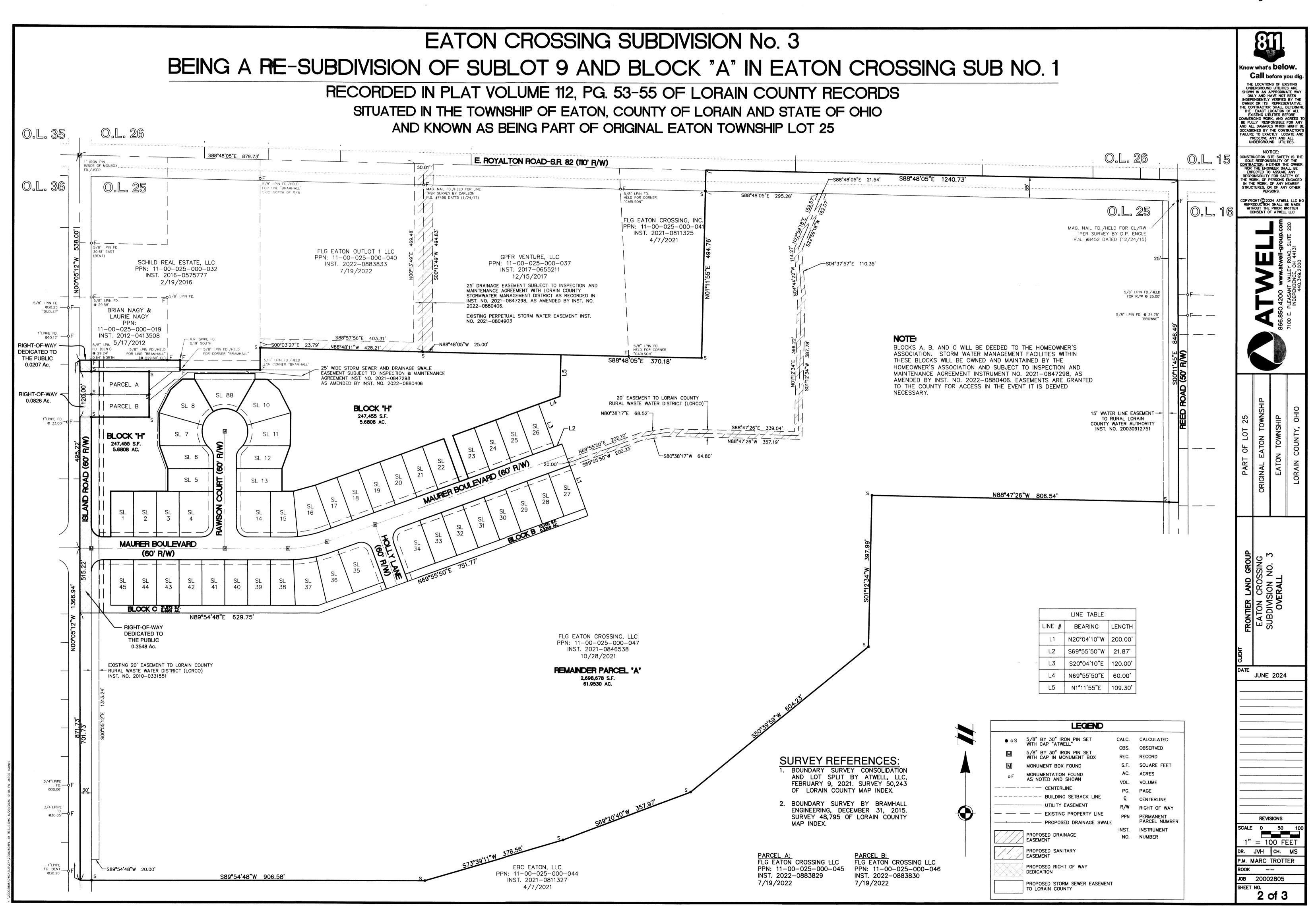


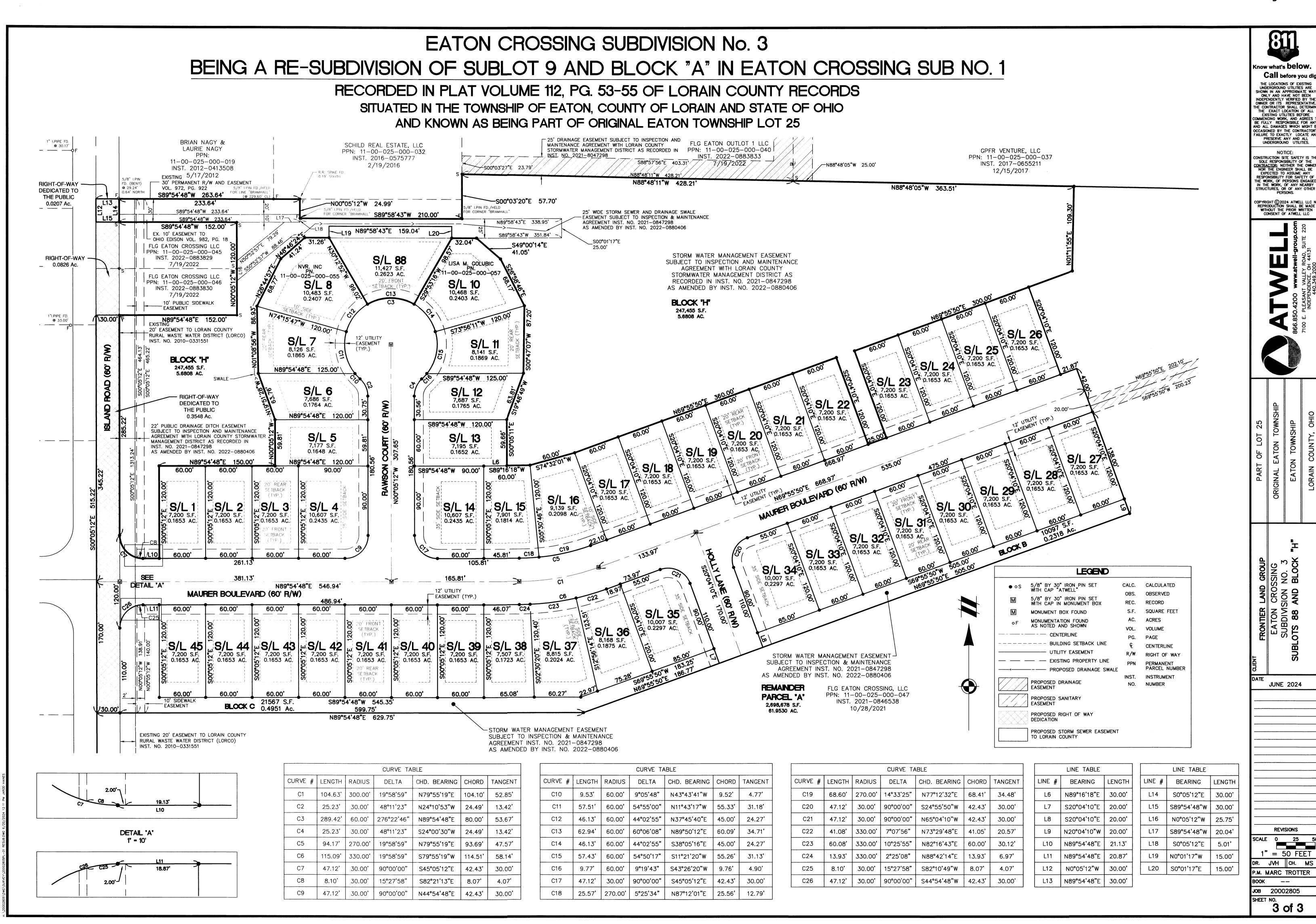
MAY 2024

REVISIONS

JVH CH. MS M. MARC TROTTER ___ 20002805

1 of 3





Plat Sheet

Instrument #	± 2024-0025089	- Film#	
Name of Pla	t <u>Eaton Crossir</u>	19 Subdivision Noi3	
Owner:		Crossing LLC -	
- Recorde - of Origi	Situated in n, State of Ohio of 9 and Block "A" is of in Plat Vol 112 had Eaton Township news also-	Eaton Township, Co : Being a Re-Subdiv n Eaton Crossing Sub- Pages 53-55: Being a pa p Lot 25 = 5.9431 acre	unk isiol No rut
Creatin	ig Subjet 88 an	rol Block H	
	· · · · · · · · · · · · · · · · · · ·	•	
Floor Plans:		_	-
Related/Ma	rgin: Plat Vol. 112	Pgs 53-5S	
Comments:		·	
Vo1	116	Receiving Stamp	
<i>- D</i>			
Amount: 5	\$ 263.20 SC		٠.