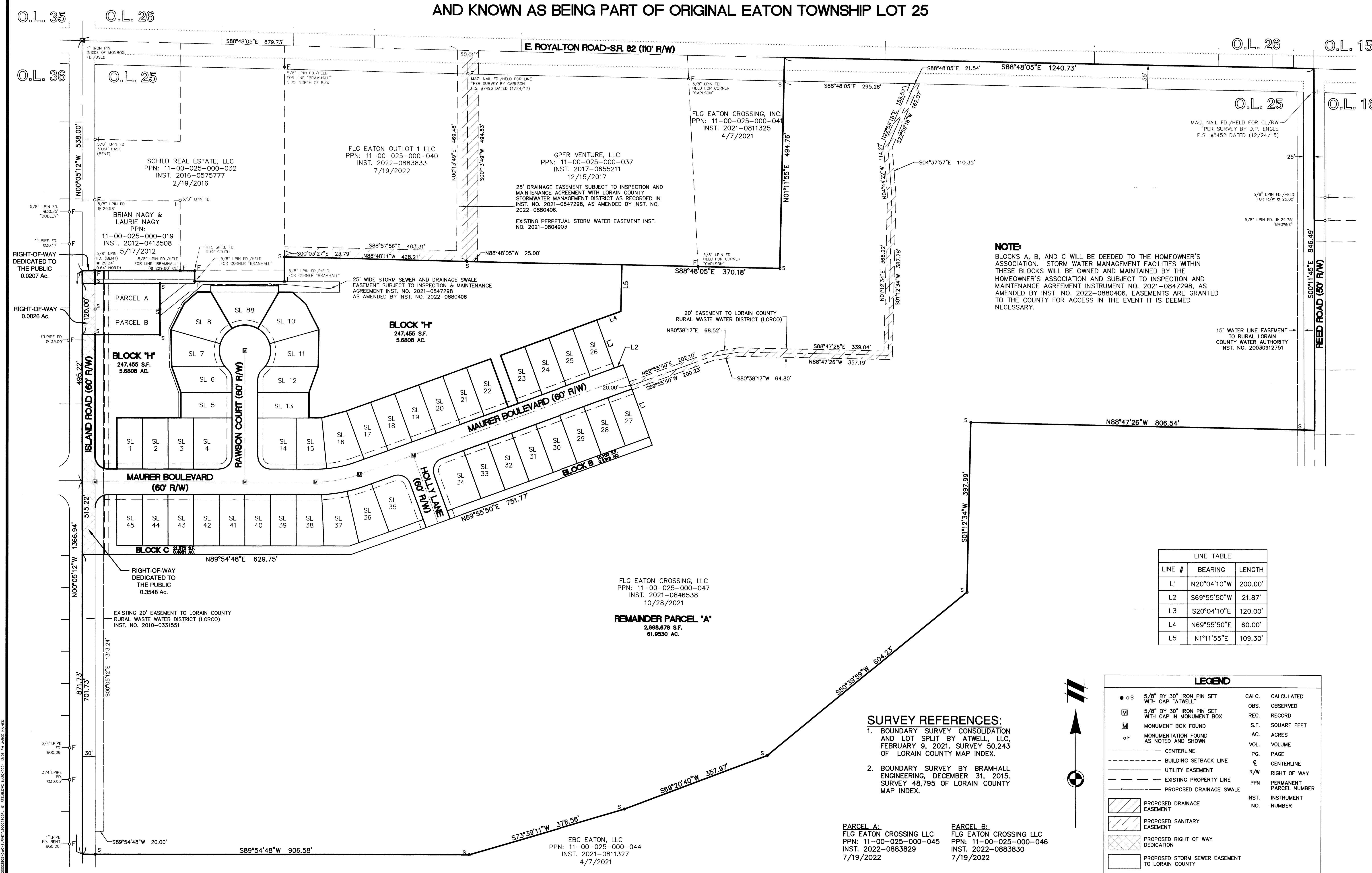


EATON CROSSING SUBDIVISION No. 3

BEING A RE-SUBDIVISION OF SUBLT 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



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

LEGEND

| | | | |
|---------------|---|-------|-------------------------|
| ●○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 |
| ○F | MONUMENTATION FOUND AS NOTED AND SHOWN | S.F. | SQUARE FEET |
| --- | CENTERLINE | AC. | ACRES |
| --- | BUILDING SETBACK LINE | VOL. | VOLUME |
| --- | UTILITY EASEMENT | PG. | PAGE |
| --- | EXISTING PROPERTY LINE | £ | CENTERLINE |
| --- | PROPOSED DRAINAGE SWALE | R/W | RIGHT OF WAY |
| --- | | PPN | PERMANENT PARCEL NUMBER |
| --- | | INST. | INSTRUMENT NUMBER |
| --- | | NO. | NO. |
| [Hatched Box] | PROPOSED DRAINAGE EASEMENT | | |
| [Hatched Box] | PROPOSED SANITARY EASEMENT | | |
| [Hatched Box] | PROPOSED RIGHT OF WAY DEDICATION | | |
| [Hatched Box] | PROPOSED STORM SEWER EASEMENT TO LORAIN COUNTY | | |

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 OCCURRED 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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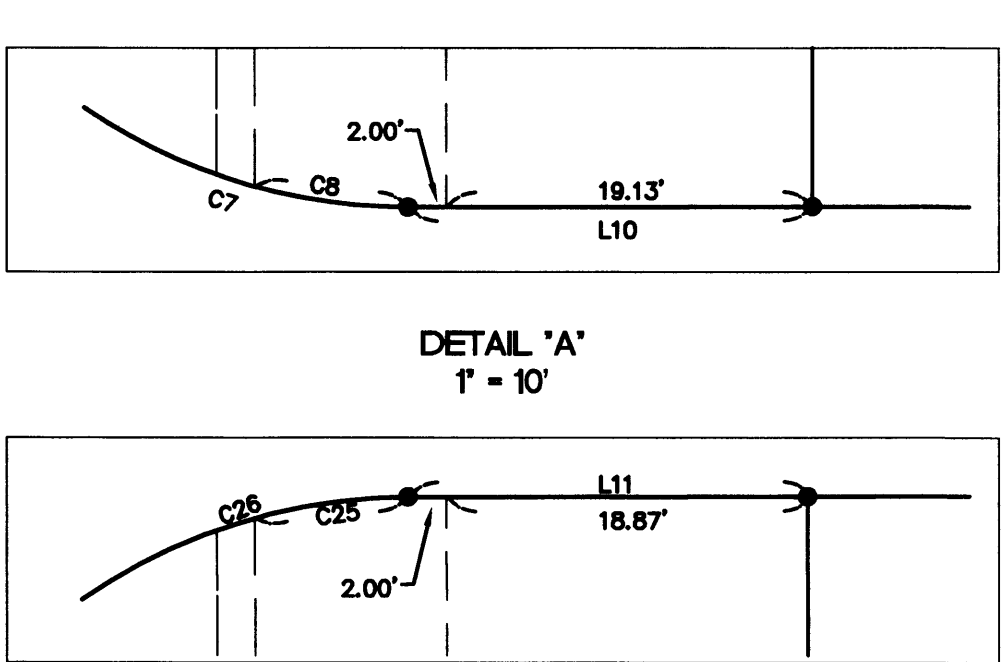
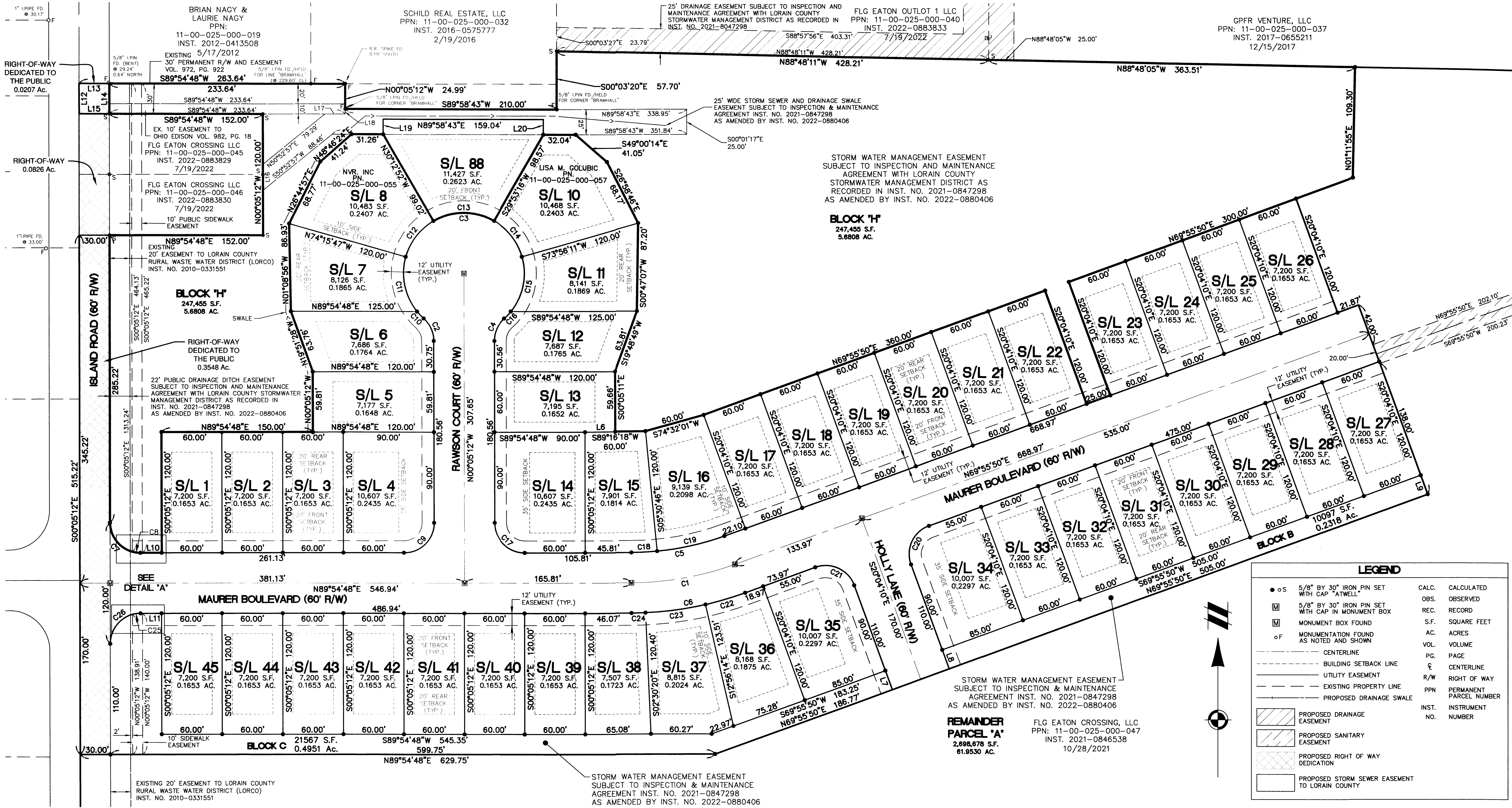
ATWELL
866.850.4200 www.atwell-group.com
7100 E. FLEMING AVE., SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

| | |
|-----------|--|
| CLIENT | PART OF LOT 25 ORIGINAL EATON TOWNSHIP EATON TOWNSHIP LORAIN COUNTY, OHIO |
| DATE | JUNE 2024 |
| REVISIONS | |
| SCALE | 1" = 100 FEET |
| DR. | JVH |
| CH. | MS |
| P.M. | MARC TROTTER |
| BOOK | |
| JOB | 20002805 |
| SHEET NO. | 2 of 3 |

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



| 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 # | BEARING | LENGTH |
| L6 | N89°16'18"E | 30.00' |
| L7 | S20°04'10"E | 20.00' |
| L8 | S20°04'10"E | 20.00' |
| L9 | N20°04'10"W | 20.00' |
| L10 | N89°54'48"E | 21.13' |
| L11 | N89°54'48"E | 20.87' |
| L12 | N0°05'12"W | 30.00' |
| L13 | N89°54'48"E | 30.00' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L14 | S0°05'12"E | 30.00' |
| L15 | S89°54'48"W | 30.00' |
| L16 | N0°05'12"W | 25.75' |
| L17 | S89°54'48"W | 20.04' |
| L18 | S0°05'12"E | 5.01' |
| L19 | N0°01'17"W | 15.00' |
| L20 | S0°01'17"E | 15.00' |

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ATWELL GROUP
866.850.4200 www.atwell-group.com
7100 E. INDEPENDENCE, SUITE 220
COLUMBUS, OHIO 43240

FRONTIER LAND GROUP
EATON CROSSING
SUBDIVISION NO. 3
SUBLOTS 88 AND BLOCK "H"

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

DATE: JUNE 2024

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. J.V.H. | CH. MS
P.M. MARC TROTTER

BOOK ---
JOB 20002805
SHEET NO. 3 of 3

Plat Sheet

Instrument # 2024-0025089 Film # _____

Name of Plat Eaton Crossing Subdivision No. 3

Owner: FLG Eaton Crossing LLC

Description: Situated in Eaton Township, County of Lorain, State of Ohio; Being a Re-Subdivision of Sublot 9 and Block "A" in Eaton Crossing Sub. No 1 Recorded in Plat Vol 112 Pages 53-55. Being a part of Original Eaton Township Lot 25 = 5.9431 acres
Easements also -

Creating Sublot 88 and Block H

Floor Plans: _____

Related/Margin: Plat Vol. 112 Pgs 53-55

Comments: _____

Vol. 116

Receiving Stamp

Pg. 60-61-62

Amount: \$ 263.20

Initials: SC