

EATON CROSSING SUBDIVISION NO. 4
SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL EATON TOWNSHIP LOT 25, ALSO BEING THE WHOLE OF "14.9091 ACRE
REMAINDER" PARCEL OF EATON CROSSING SUBDIVISION NO. 2 AS SHOWN BY PLAT RECORDED IN
FILE 2024-0000978 (PLAT VOLUME 114, PAGES 87-91) OF THE LORAIN COUNTY RECORDERS RECORDS

PLANS PREPARED BY:
CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980

OWNERS CERTIFICATE & OFFER OF DEDICATION:

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL EATON TOWNSHIP LOT 25 OF SAID TOWNSHIP CONTAINING 14.9091 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO FLG EATON CROSSING, LLC, AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT NO. 2001-0846538 IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED FLG EATON CROSSING, LLC BY _____, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS EATON CROSSING NO. 4, A SUBDIVISION OF LOTS 89 TO 127, AND BLOCKS 'I', 'J', AND 'K' INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE STREETS, 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 FLG EATON CROSSING, LLC AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS 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.

NAME

TITLE

COUNTY OF Cuyahoga)

STATE OF OHIO) S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE ABOVE NAMED, Mark H. H. H. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Bowling Green, OHIO THIS 23 DAY OF January, 2025.



JEREMY ROSEN
Notary Public, State of Ohio
My Commission Expires
June 19, 2029

NOTARY PUBLIC
MY COMMISSION EXPIRES

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT _____ MORTGAGEE OF THE LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "EATON CROSSING NO. 4" TO BE CORRECT AND DEDICATES TO PUBLIC USE STREETS, SIDEWALKS, AND DRAINAGE PURPOSES AS SHOWN HEREON.

NAME

TITLE

COUNTY OF Cuyahoga)

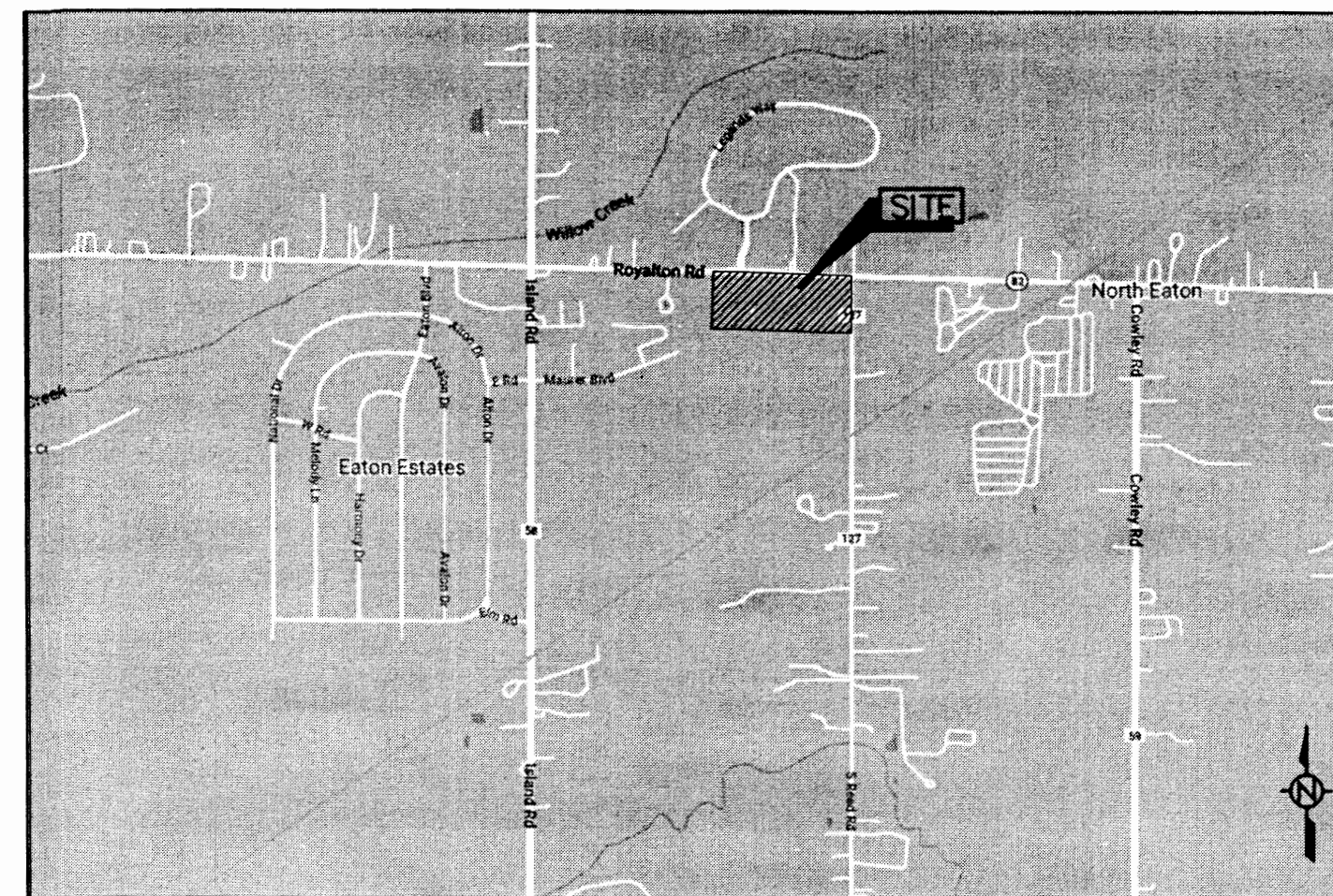
STATE OF OHIO) S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE ABOVE NAMED, Mark H. H. H. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Bridge, OHIO THIS 24 DAY OF January, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES



JEREMY ROSEN
Notary Public, State of Ohio
My Commission Expires
June 19, 2029



LOCATION MAP

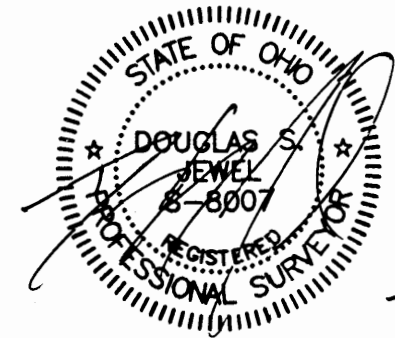
ACREAGE

LOTS (39)	7.8572 Ac.
BLOCK (3)	3.1132 Ac.
DED. STREET	3.9387 Ac.
TOTAL	14.9091 Ac.

CERTIFICATION:

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.



DOUGLAS S. JEWELL, OHIO PROFESSIONAL SURVEYOR S-8007
DATE 22 JANUARY 2025

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

FEB 05 2025

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2025-0041557

PLAT Fee \$176.80 Page 1 of 3
Recorded: 2/5/2025 at 11:04 AM
Receipt: T20250002527



PLAT VOL 117
Pgs 34, 35

APPROVALS:

APPROVED THIS 29 DAY OF JANUARY, 2025.

[Signature]
LORAIN COUNTY ENGINEER

APPROVED THIS 30 DAY OF January, 2025.

[Signature]
LORCO EXECUTIVE DIRECTOR

APPROVED THIS 3 DAY OF Feb., 2025.

[Signature]
CHAIRMAN, BOARD OF EATON
TOWNSHIP TRUSTEES

APPROVED AS TO FORM THIS 5th DAY OF Feb., 2025.

[Signature]
LORAIN COUNTY PROSECUTOR'S
OFFICE

APPROVED THIS 3rd DAY OF February, 2025.

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

UTILITY EASEMENTS:

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE UTILITY COMPANIES, (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) 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 ELECTRONIC 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 GRANTEES 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 RIGHT CONVEYED TO GRANTEES BY THE 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 SERVICES 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

TITLE

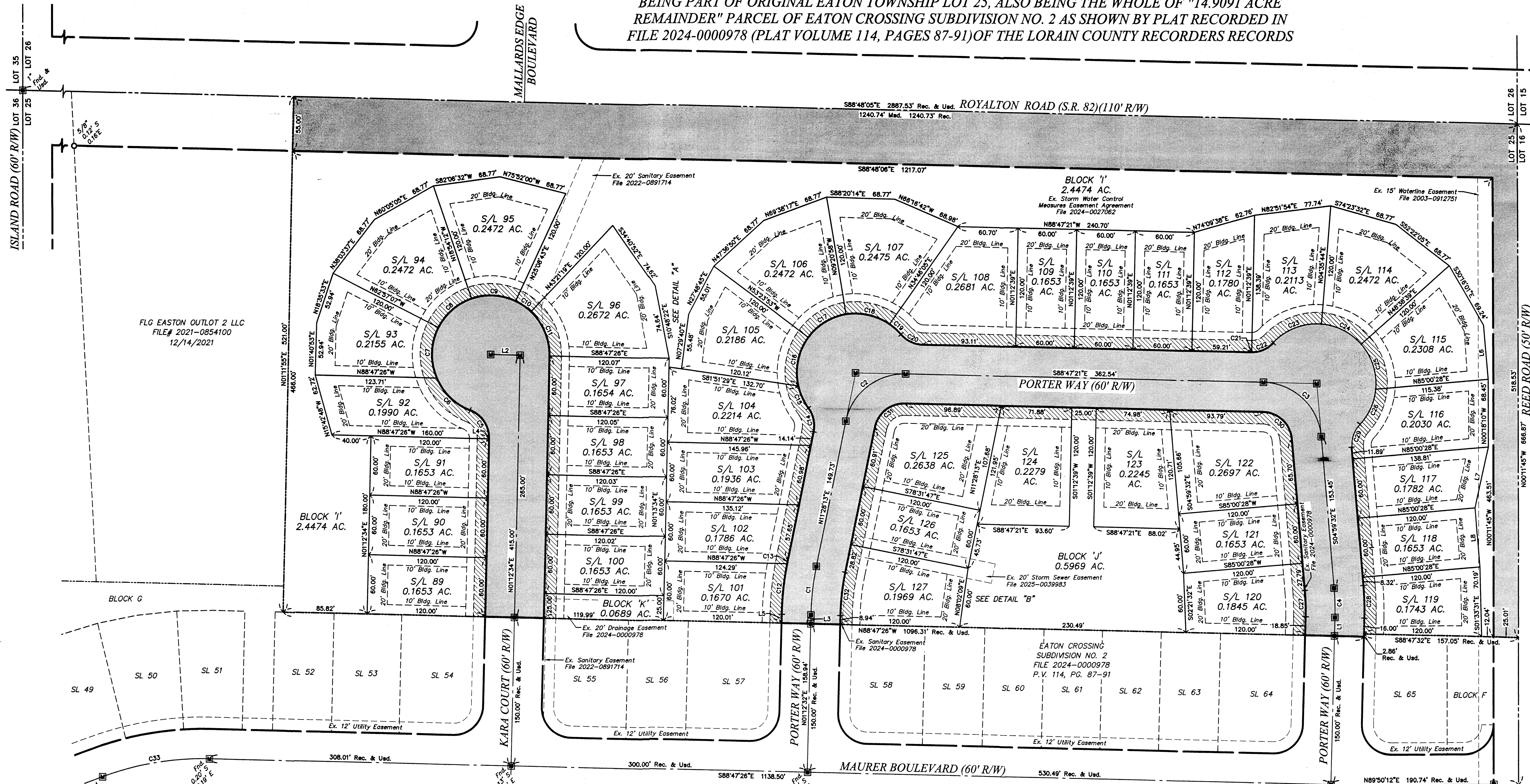
HOMEOWNERS ASSOCIATION NOTES:

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL STORMWATER CONTROL MEASURES IN BLOCKS, DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT EASEMENTS IN ACCORDANCE WITH EASEMENT AGREEMENT FILE 2024-0027062.

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL OF THE PUBLIC SIDEWALKS.

EATON CROSSING SUBDIVISION NO. 4

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL EATON TOWNSHIP LOT 25, ALSO BEING THE WHOLE OF "14.9091 ACRE
REMAINDER" PARCEL OF EATON CROSSING SUBDIVISION NO. 2 AS SHOWN BY PLAT RECORDED IN
FILE 2024-0000978 (PLAT VOLUME 114, PAGES 87-91) OF THE LORAIN COUNTY RECORDERS RECORDS



FLG EASTON OUTLOT 2 LLC
FILE# 2021-0854100
12/14/2021

Curve Table						
Curve #	Radius	Delta	Chord Bearing	Chord Length	Arc Length	Tangent
C1	275.00	101°54'1"	S6°20'22"W	49.19	49.25	24.69
C2	60.00	79°44'26"	S51°20'26"W	76.93	83.50	50.11
C3	60.00	83°47'49"	N46°53'27"W	80.14	87.75	53.83
C4	275.00	61°11'9"	N15°53'53"W	29.69	29.70	14.87
C5	30.00	70°31'44"	N34°03'18"W	34.64	36.93	21.21
C6	60.00	45°54'16"	S46°22'02"E	46.80	48.07	25.41
C7	60.00	50°27'47"	S1°49'00"W	51.15	52.84	28.27
C8	60.00	44°02'55"	S49°04'21"W	45.00	46.13	24.27
C9	60.00	44°02'55"	N86°52'44"W	45.00	46.13	24.27
C10	60.00	181°23'36"	N55°44'59"W	18.99	19.07	9.62
C11	60.00	47°51'15"	N22°43'03"W	48.67	50.11	26.62
C12	305.00	9°38'12"	S6°01'38"W	51.24	51.30	25.71
C13	305.00	0°37'29"	S11°09'28"W	3.33	3.33	1.66
C14	30.00	48°11'27"	N12°37'30"W	24.50	25.23	13.42
C15	60.00	23°51'58"	S24°47'14"E	24.81	24.99	12.68
C16	60.00	49°27'24"	S11°52'27"W	50.20	51.79	27.63
C17	60.00	44°02'57"	S58°37'37"W	45.00	46.13	24.27

Curve Table						
Curve #	Radius	Delta	Chord Bearing	Chord Length	Arc Length	Tangent
C18	60.00	44°06'59"	N77°17'24"W	45.07	46.20	24.31
C19	60.00	14°37'57"	N47°54'56"W	15.28	15.32	7.70
C20	30.00	48°11'23"	S64°41'40"E	24.49	25.23	13.42
C21	30.00	1°30'30"	S89°32'36"E	0.79	0.79	0.39
C22	30.00	46°40'53"	N66°21'43"E	23.77	24.44	12.95
C23	60.00	51°34'32"	S68°48'32"W	52.20	54.01	28.99
C24	60.00	44°02'54"	N63°22'45"W	45.00	46.13	24.27
C25	60.00	46°41'08"	N18°00'44"W	47.55	48.89	25.89
C26	60.00	37°51'57"	N24°15'48"E	38.94	39.65	20.58
C27	245.00	6°11'19"	N15°53'53"W	26.45	26.46	13.24
C28	305.00	6°11'19"	N15°53'53"W	32.93	32.94	16.49
C29	30.00	48°11'19"	S19°06'07"W	24.49	25.23	13.42
C30	30.00	83°47'49"	N46°53'27"W	40.07	43.88	26.92
C31	30.00	79°44'26"	S51°20'26"W	38.46	41.75	25.06
C32	245.00	10°15'41"	S6°20'22"W	43.82	43.88	22.00
C33	300.00	2°16'45"	S80°34'12"W	110.78	111.42	56.36

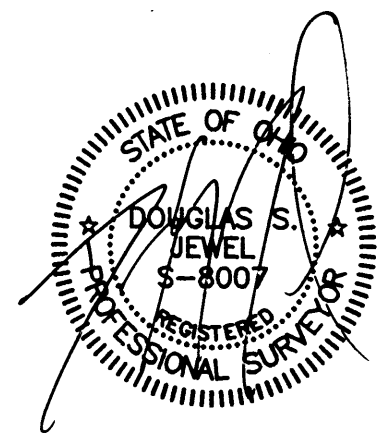
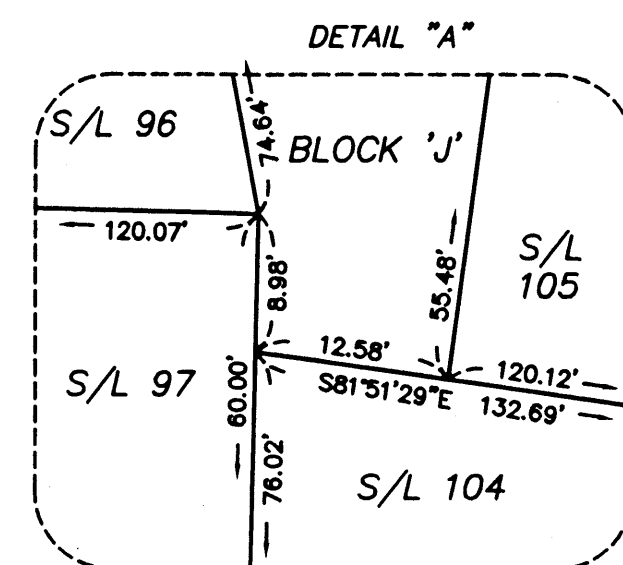
Line Table		
Line #	Direction	Length
L1	N11°14'46"E	18.86
L2	S88°47'26"E	30.00
L3	N11°23'32"E	8.94
L4	N11°23'32"E	0.15
L5	N11°23'32"E	8.94
L6	S4°52'56"E	54.86
L7	S12°24'53"W	62.88
L8	S4°59'32"E	60.00

LEGEND:

- Fnd. - FOUND
- Meas. - MEASURED
- Obs. - OBSERVED
- Rec. - RECORD
- Used. - USED
- Calc. - CALCULATED
- - IRON PIN FND. (NO CAP)
- - MONUMENT BOX W/ IRON PIN SET UNLESS OTHERWISE NOTED
- - DEDICATED STREET OFFER
- - 12' UTILITY/COMMUNICATIONS EASEMENT
- - 20' STORM SEWER EASEMENT

REFERENCE:

LORAIN COUNTY RECORDER'S RECORDS
SURVEY NO. 50243
EATON CROSSING SUBDIVISION NO. 1
FILE: 2022-0891714 (P.V. 112, PG. 53-55)
EATON CROSSING SUBDIVISION NO. 2
FILE: 2024-0000978 (P.V. 114, PG. 87-91)
EATON CROSSING SUBDIVISION NO. 3
FILE: 2024-0025089 (P.V. 116, PG. 60-62)
DEEDS AS LISTED HEREON



EATON CROSSING SUBDIVISION NO. 4

COUNTY OF LORAIN LOCATED IN STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING AND SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

CITY: EATON

TRACT: 25

LOT NUMBER: 25

PROP. OWNER: FLG EATON CROSSING, LLC

DRAWN BY: SG
DATE: 01/22/2024
CHECKED BY: DSJ
DATE: 01/22/2024

PROJECT No. 22-123

ACAD FILE No. 22-123_Plat_01

SCALE: 1"=50'

SHEET NO.

2/2

Plat SheetInstrument # 2025-0041557

Film # _____

Name of Plat: EATON CROSSINGS Subdivision NO 4Owner: FLG EATON CROSSING LLC

Description: SITUATED IN THE TOWNSHIP OF EATON,
COUNTY OF LORAIN, STATE OF OHIO BEING PART OF
ORIGINAL EATON TOWNSHIP LOT 25 ALSO BEING THE
WHOLE OF 14.9091 ACRE REMAINDER PARCEL OF
EATON CROSSING Subdivision NO 2
CREATING Sublots 89-127 concurrent AND
BLOCKS I, J, K 14.9091 ACRES
EASEMENTS ALSO

Floor Plans: /Related/Margin: Plat Vol 114 Pgs 87-91
2024-0000978Comments: /Vol. 117Receiving StampPg. 34, 35Amount: \$176.80Initials: ST