

# WOODS AT EATON SUBDIVISION NO.2

Being a Subdivision of:  
Part of 11-00-014-000-031, 11-00-014-000-042, and 11-00-027-000-015  
Conveyed to Woods at Eaton LLC by Instrument No. 2019-0734644  
Of Lorain County Records  
Situating in the Township of Eaton, County of Lorain and State of Ohio,  
Being part of Original Eaton Township Lot 27 and Lot 14  
March 18, 2026 Scale 1" = 50'

**OWNERS CERTIFICATE:**

BE IT KNOWN THAT THE UNDERSIGNED, [Signature] AGENT FOR WOODS AT EATON, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS THE WOODS AT EATON SUBDIVISION NO. 2, A SUBDIVISION OF SUBLOTS 51 THROUGH 104 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS MERCER DRIVE, SIXTY-FIVE (65) FEET WIDE, BARNARD STREET, SIXTY-FIVE (65) FEET WIDE, ELLIS AVENUE, SIXTY-FIVE (65) FEET WIDE, FORSYTHE DRIVE, SIXTY-FIVE (65) FEET WIDE, AND THE SOUTHERLY HALF OF COOLEY ROAD, THIRTY (30) FEET WIDE AND NOT HERETOFORE DEDICATED, AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE WOODS AT EATON SUBDIVISIONS, THE EASEMENTS SHOWN HEREON, SAID AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN THE WOODS AT EATON SUBDIVISIONS AS MORE FULLY PROVIDED IN "THE WOODS AT EATON DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS", AS RECORDED AS DOCUMENT NO 2022-0899061 OF THE LORAIN COUNTY RECORDS AND TO BE AMENDED. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS AND SUBJECT TO THE OBLIGATIONS THEREOF.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE TOWNSHIP OF EATON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, [Signature] AGENT FOR WOODS AT EATON, LLC HAS HERETO SET ITS HAND

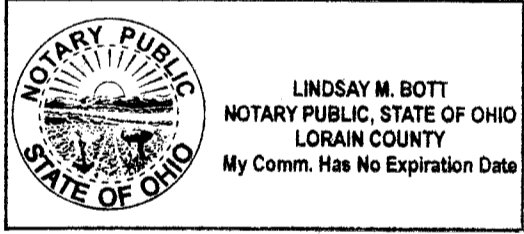
AT Elyria, OHIO, THIS 23 DAY OF March, 2026.

BY: Robert D Yost, Agent

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

STATE OF OHIO )  
COUNTY OF Lorain )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, Robert D Yost WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Elyria, OHIO, THIS 23 DAY OF March, 2026.

Lindsay M Bott  
NOTARY PUBLIC



THIS IS AN ACKNOWLEDGEMENT CLAUSE.  
NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

**MORTGAGE RELEASE:**

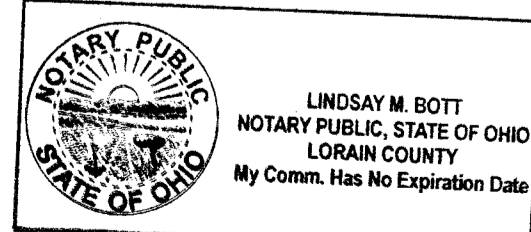
BE IT KNOWN THAT GENES A. SAUTER, MORTGAGEE OF THE LAND INDICATED ON THIS PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN DOCUMENT NO. 2019-0734644 AND SHOWN AS MERCER DRIVE, SIXTY-FIVE (65) FEET WIDE, BARNARD STREET, SIXTY-FIVE (65) FEET WIDE, ELLIS AVENUE, SIXTY-FIVE (65) FEET WIDE, AND FORSYTHE DRIVE, SIXTY-FIVE (65) FEET WIDE, AND THE EASEMENTS HEREIN GRANTED AND RESERVED.

BY: [Signature] TRUSTEE

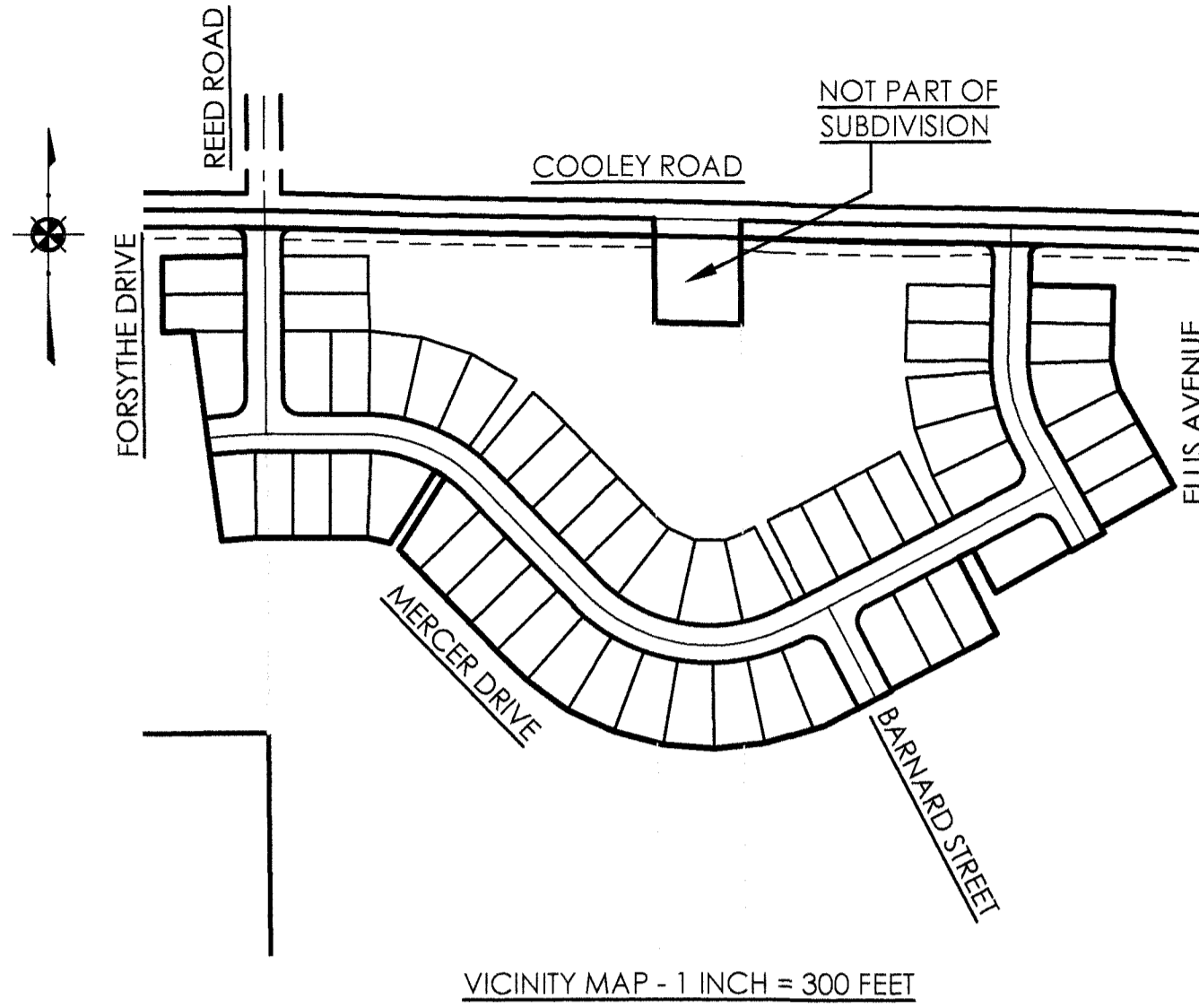
STATE OF OHIO )  
COUNTY OF Lorain ) SS:

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Elyria, OHIO, THIS 23 DAY OF March, 2026

Lindsay M Bott No expiration  
NOTARY PUBLIC MY COMMISSION EXPIRES



THIS IS AN ACKNOWLEDGEMENT CLAUSE.  
NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.



VICINITY MAP - 1 INCH = 300 FEET

**AREA BREAKDOWN:**

ORIGINAL LOT 27 (PPN 11-00-027-000-015 & 11-00-027-000-023)  
AREA IN SUBLOTS ..... 1.0171 ACRES  
AREA IN RIGHT OF WAY ..... 2.4236 ACRES  
LAND REMAINING ..... 50.4590 ACRES

ORIGINAL LOT 14 (PPN 11-00-014-000-031)  
AREA IN SUBLOTS ..... 10.9033 ACRES  
AREA IN RIGHT OF WAY ..... 4.4148 ACRES  
AREA IN BLOCKS ..... 6.9465 ACRES  
LAND REMAINING ..... 66.0496 ACRES

ORIGINAL LOT 14 (PPN 11-00-014-000-042)  
AREA IN SUBLOTS ..... 1.0492 ACRES  
AREA IN RIGHT OF WAY ..... 0.2287 ACRES  
AREA IN BLOCKS ..... 1.2833 ACRES  
LAND REMAINING ..... 1.8497 ACRES

SUBDIVISION 2 TOTAL  
AREA IN SUBLOTS ..... 12.9696 ACRES  
AREA IN RIGHT OF WAY ..... 7.0671 ACRES  
AREA IN BLOCKS ..... 8.2299 ACRES  
LAND REMAINING ..... 97.8224 ACRES

**\*\*HOMEOWNERS ASSOCIATION NOTES:**  
-THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL STORMWATER CONTROL MEASURES IN DRAINAGE EASEMENTS, ACCESS EASEMENTS, STORMWATER MANAGEMENT EASEMENTS AND WILLOW CREEK DITCH EASEMENTS PER INSTRUMENT NO 2024-0030704 AS WELL AS STORM SEWERS.  
-THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL OF THE PUBLIC SIDEWALKS ALONG OPEN SPACE BLOCKS.

**UTILITY EASEMENT:**

THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE TOWNSHIP OF EATON AND TO ALL UTILITY COMPANIES HAVING AN INTEREST HEREIN, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT UNDERGROUND UTILITY EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS; AND SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY, NATURAL GAS, AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC NATURAL GAS AND COMMUNICATION FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GRANTED BY: [Signature] AGENT FOR WOODS AT EATON, LLC,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

**APPROVALS:**

THIS PLAT IS APPROVED BY THE LORAIN COUNTY ENGINEER  
THIS 22 DAY OF April, 2026

[Signature]  
LORAIN COUNTY ENGINEER

THIS PLAT IS APPROVED BY THE LORAIN COUNTY RURAL WASTEWATER DISTRICT (LORCO)  
THIS 24 DAY OF March, 2026

[Signature]  
LORAIN COUNTY RURAL WASTEWATER DISTRICT (LORCO)

THIS PLAT IS APPROVED BY THE TRUSTEES OF EATON TOWNSHIP, OHIO,  
THIS 05 DAY OF May, 2026

[Signature]  
CHAIRMAN

THIS PLAT IS APPROVED BY THE LORAIN COUNTY PROSECUTOR  
THIS 06 DAY OF May, 2026

[Signature]  
LORAIN COUNTY PROSECUTOR

THIS PLAT IS APPROVED BY THE LORAIN COUNTY PLANNING COMMISSION  
THIS 24th DAY OF March, 2026

[Signature]  
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Michael P. Spellacy 03/18/2026  
MICHAEL P. SPELLACY P.S. #8169 DATE

2026-0094827

PLAT Fee: \$432.00 Page 1 of 5  
Recorded: 5/6/2026 at 03:23 PM  
Receipt: 120260010673



Lorain County Recorder Mike Doran  
Plat Vol. 119  
Pgs 46-47-48-49-50

TRANSFERRED

IN COMPLIANCE WITH SEC. 319.27  
OHIO REV. CODE

MAY - 6 2026

J. CRAIG SNODGRASS, CPA, CFP®  
LORAIN COUNTY AUDITOR

CONTRACT No.	23243
	SHEET 1 OF 5

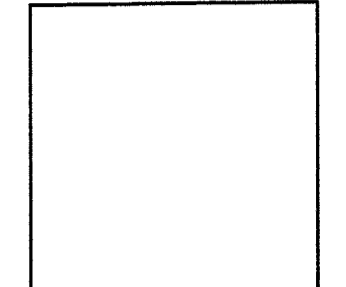
**WOODS AT EATON  
SUBDIVISION NO 2**  
EATON TOWNSHIP - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com



REV. No.	DATE	BY	DESCRIPTION
1.	12/3/25	MPS	Revisions Per Comments From Tax Map
2.	12/18/25	MPS	Revisions to Cover Sheet
3.	2/16/26	MPS	Revisions Per L.C.E. Dated 2/12/26

RIGHT OF WAY TO BE DEDICATED



CENTERLINE CURVE TABLE

PARCEL CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	160.46'	300.00'	30°38'45"	158.56'	S13°20'23"E
C2	384.08'	300.00'	73°21'15"	358.38'	S80°05'17"E
C3	220.07'	275.00'	45°51'02"	214.24'	N66°20'10"W
C4	94.76'	700.00'	7°45'21"	94.68'	S86°51'38"W

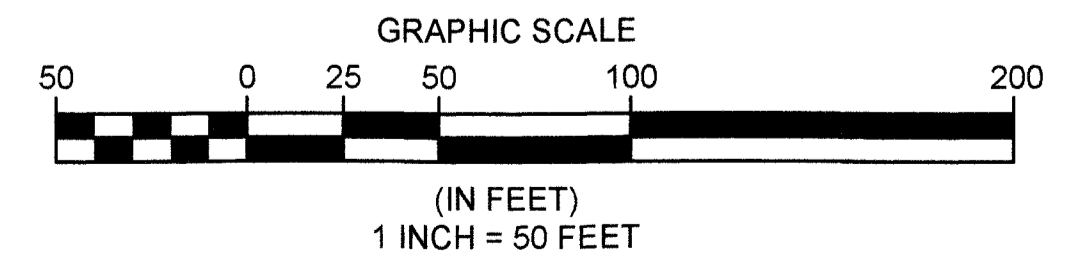
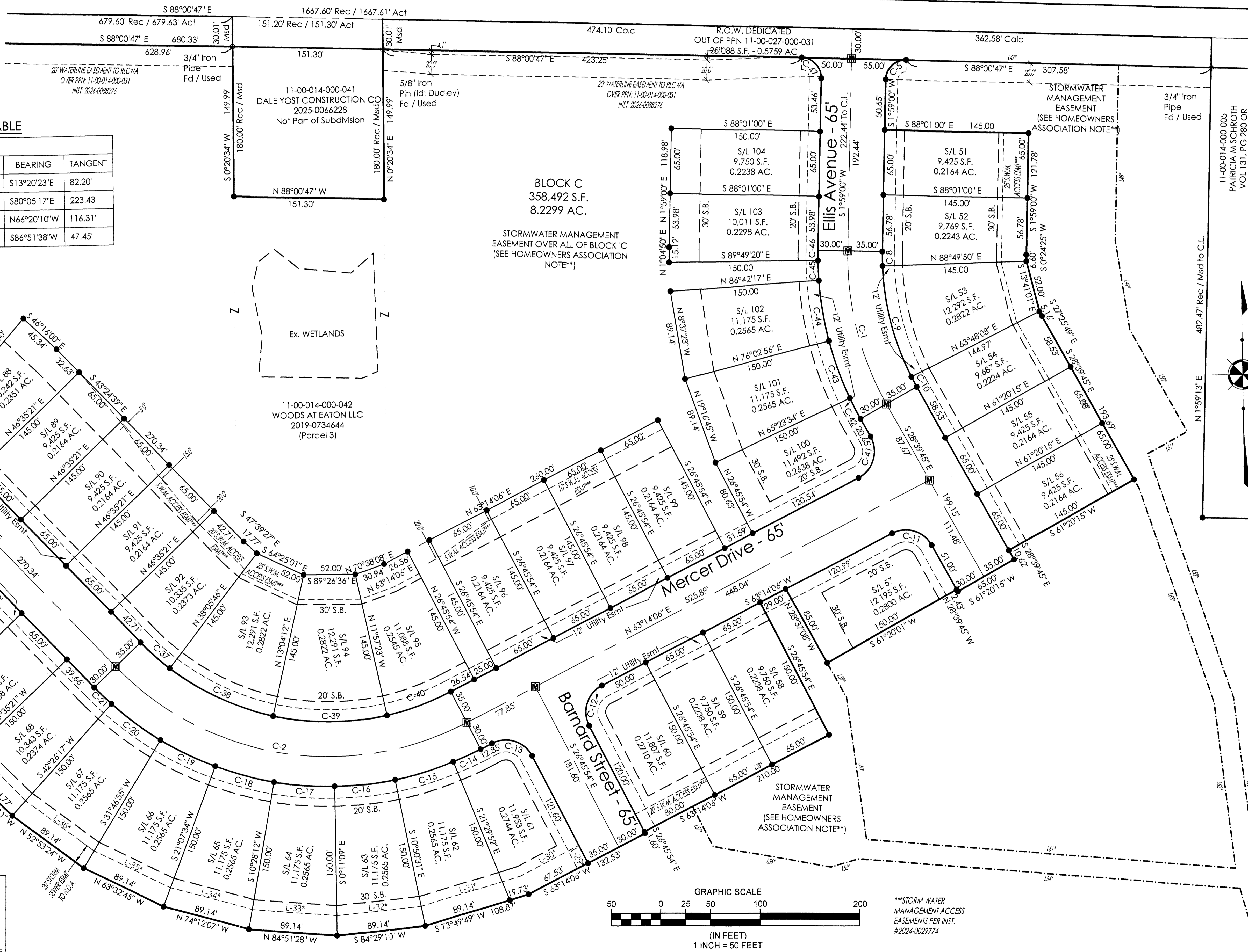
BOUNDARY SURVEY LEGEND

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ▲ SURVEY MARKER NAIL SET
- MONUMENT BOX FOUND AS NOTED
- MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET

BASIS OF BEARINGS  
BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388".

**\*\*HOMEOWNERS ASSOCIATION NOTES:**  
-THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL STORMWATER CONTROL MEASURES IN DRAINAGE EASEMENTS, ACCESS EASEMENTS, STORMWATER MANAGEMENT EASEMENTS AND WILLOW CREEK DITCH EASEMENTS PER INSTRUMENT NO 2024-0030704 AS WELL AS STORM SEWERS.  
-THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL OF THE PUBLIC SIDEWALKS ALONG OPEN SPACE BLOCKS.

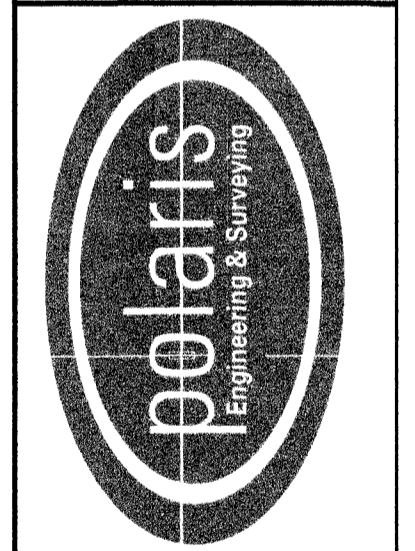


\*\*\*STORM WATER MANAGEMENT ACCESS EASEMENTS PER INST. #2024-0029774

CONTRACT NO.	23243
SHEET	2
OF	5

**WOODS AT EATON SUBDIVISION NO 2**  
EATON TOWNSHIP - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARLTON ROAD, SUITE D  
WILLIAMS HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com



DATE:	3/18/26	DRAWN:	mds
SCALE:	HOR. 1"= 50' VERT. 1"= 100'		
FOLDER:	DWG/Proj/Surveying		
FILENAME:	Record Plat Subd 2		
TAB:	02-Record Plat		
BDY. CHK:	XXX-xxx/20xx		
BASE. CHK:	XXX-xxx/20xx		

REV. No.	DATE	BY

**CENTERLINE CURVE TABLE**

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	160.46'	300.00'	30°38'45"	158.56'	S13°20'23"E	82.20'
C2	384.08'	300.00'	73°21'15"	358.38'	S80°05'17"E	223.43'
C3	220.07'	275.00'	45°51'02"	214.24'	N66°20'10"W	116.31'
C4	94.76'	700.00'	7°45'21"	94.68'	S86°51'38"W	47.45'

**SUBDIVISION BOUNDARY CURVE TABLE**

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C5	31.42'	20.00'	90°00'13"	28.29'	S46°59'06"W	20.00'
C6	20.01'	245.00'	4°40'43"	20.00'	N57°07'17"W	10.01'
C7	31.02'	20.00'	88°52'39"	28.01'	N44°10'12"W	19.61'

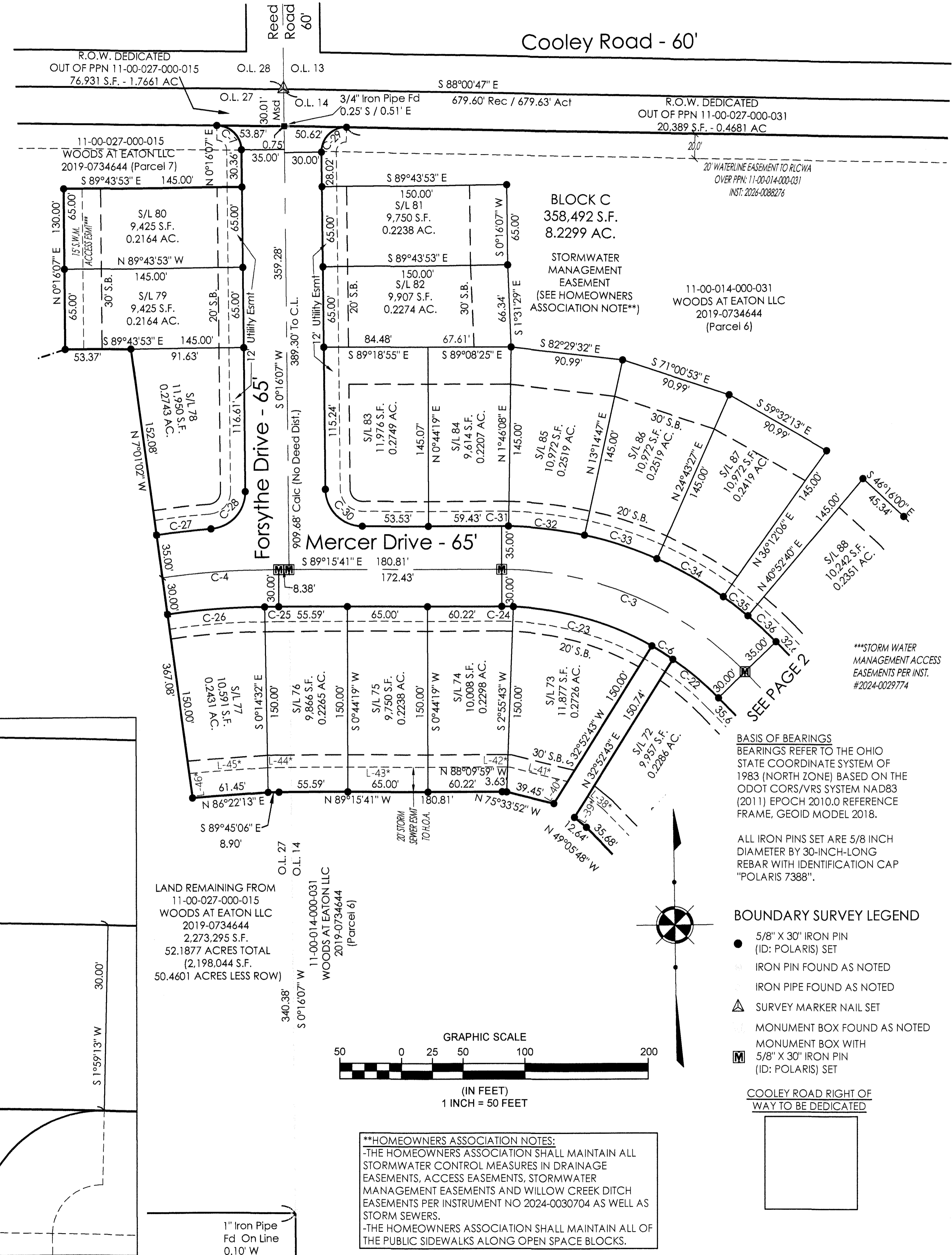
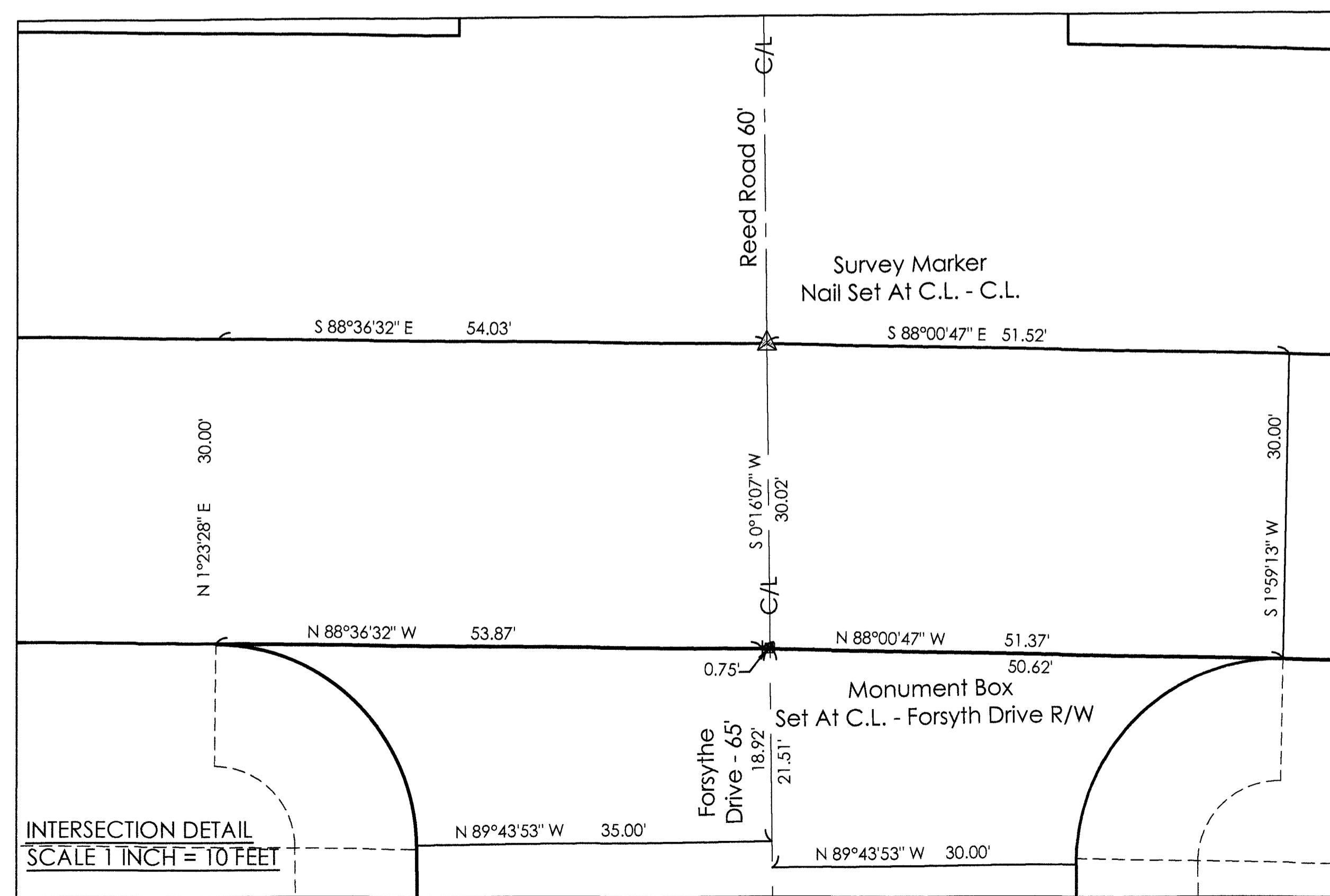
**SUBLOT RIGHT OF WAY CURVE TABLE**

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C8	14.58'	252.24'	3°18'43"	14.58'	S0°23'00"W	7.29'
C9	115.76'	264.29'	25°05'41"	114.83'	S13°41'48"E	58.82'
C10	11.40'	219.35'	2°58'39"	11.40'	S27°15'57"E	5.70'
C11	46.13'	30.00'	88°06'09"	41.72'	N72°42'50"W	29.02'
C12	47.12'	30.00'	90°00'00"	42.43'	S18°14'06"W	30.00'
C13	47.12'	30.00'	90°00'00"	42.43'	N71°45'54"W	30.00'
C14	30.34'	330.00'	5°16'02"	30.33'	N65°52'07"E	15.18'
C15	61.37'	330.00'	10°39'21"	61.29'	N73°49'49"E	30.78'
C16	61.37'	330.00'	10°39'21"	61.29'	N84°29'10"E	30.78'
C17	61.37'	330.00'	10°39'21"	61.29'	S84°51'28"E	30.78'
C18	61.37'	330.00'	10°39'22"	61.29'	S74°12'07"E	30.78'
C19	61.37'	330.00'	10°39'22"	61.29'	S63°32'45"E	30.78'
C20	61.37'	330.00'	10°39'22"	61.29'	S52°53'24"E	30.78'
C21	23.91'	330.00'	4°09'04"	23.90'	S45°29'11"E	11.96'
C22	48.62'	245.00'	11°22'16"	48.54'	N49°05'48"W	24.39'
C23	118.06'	245.00'	27°36'39"	116.93'	N73°15'58"W	60.20'
C24	9.36'	245.00'	2°11'24"	9.36'	N88°09'59"W	4.68'
C25	11.47'	670.00'	0°58'50"	11.47'	N89°45'06"W	5.73'
C26	79.23'	670.00'	6°46'31"	79.18'	S86°22'13"W	39.66'
C27	44.55'	735.00'	3°28'22"	44.54'	S84°43'09"W	22.28'

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C28	45.13'	30.00'	86°11'12"	40.99'	N43°21'44"E	28.07'
C29	32.02'	20.00'	91°43'06"	28.71'	S46°07'40"W	20.61'
C30	46.88'	30.00'	89°31'49"	42.25'	S44°29'47"E	29.75'
C31	5.57'	310.00'	1°01'49"	5.57'	N88°44'47"W	2.79'
C32	62.10'	310.00'	11°28'39"	62.00'	N82°29'32"W	31.15'
C33	62.10'	310.00'	11°28'39"	62.00'	N71°00'53"W	31.15'
C34	62.10'	310.00'	11°28'39"	62.00'	N59°32'13"W	31.15'
C35	25.30'	310.00'	4°40'34"	25.29'	N51°27'37"W	12.66'
C36	30.90'	310.00'	5°42'40"	30.89'	N46°16'00"W	15.46'
C37	39.28'	265.00'	8°29'34"	39.24'	S47°39'27"E	19.68'
C38	115.75'	265.00'	25°01'35"	114.83'	S64°25'01"E	58.81'
C39	115.75'	265.00'	25°01'35"	114.83'	S89°26'36"E	58.81'
C40	68.49'	265.00'	14°48'31"	68.30'	N70°38'21"E	34.44'
C41	48.12'	30.00'	91°53'51"	43.12'	N17°17'10"E	31.01'
C42	23.36'	330.00'	4°03'19"	23.35'	S26°38'06"E	11.68'
C43	61.37'	330.00'	10°39'22"	61.29'	S19°16'45"E	30.78'
C44	61.37'	330.00'	10°39'22"	61.29'	S8°37'23"E	30.78'
C45	20.00'	330.00'	3°28'23"	20.00'	S1°33'31"E	10.00'
C46	10.40'	330.00'	1°48'20"	10.40'	S1°04'50"W	5.20'
C47	31.41'	20.00'	89°59'47"	28.28'	N43°00'54"W	20.00'

**EASEMENT DIMENSIONS  
SUBLOTS 61-77  
NOTED WITH ASTERISK (\*)**

PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L29	20.00'	N26°45'54"W
L30	65.67'	S63°14'06"W
L31	105.15'	S73°49'49"W
L32	85.41'	S84°29'10"W
L33	85.41'	N84°51'28"W
L34	85.41'	N74°12'07"W
L35	85.41'	N63°32'45"W
L36	85.66'	N52°53'24"W
L37	304.42'	N43°38'51"W
L38	16.41'	N49°05'48"W
L39	20.20'	S32°52'43"W
L40	21.08'	N32°52'43"E
L41	48.33'	N75°33'52"W
L42	6.03'	N88°09'59"W
L43	181.09'	N89°15'41"W
L44	9.66'	N89°45'06"W
L45	63.32'	S86°22'13"W
L46	20.04'	S7°01'02"E



BASIS OF BEARINGS  
BEARINGS REFER TO THE OHIO  
STATE COORDINATE SYSTEM OF  
1983 (NORTH ZONE) BASED ON THE  
ODOT CORS/VRS SYSTEM NAD83  
(2011) EPOCH 2010.0 REFERENCE  
FRAME, GEOID MODEL 2018.

ALL IRON PINS SET ARE 5/8 INCH  
DIAMETER BY 30-INCH-LONG  
REBAR WITH IDENTIFICATION CAP  
"POLARIS 7388".

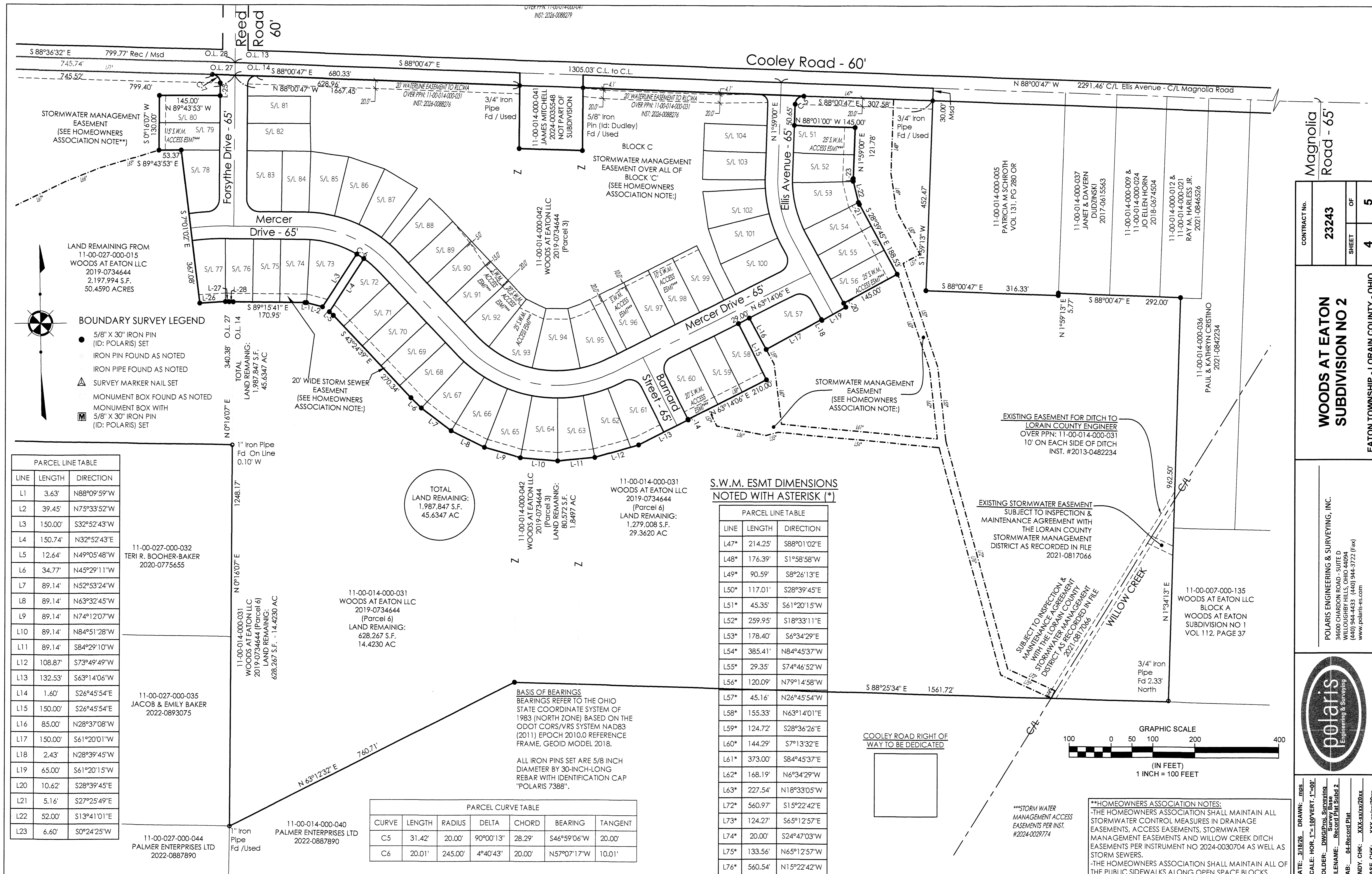
**BOUNDARY SURVEY LEGEND**

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ▲ SURVEY MARKER NAIL SET
- MONUMENT BOX FOUND AS NOTED
- MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET

COOLEY ROAD RIGHT OF WAY TO BE DEDICATED

**\*\*HOMEOWNERS ASSOCIATION NOTES:**  
-THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL STORMWATER CONTROL MEASURES IN DRAINAGE EASEMENTS, ACCESS EASEMENTS, STORMWATER MANAGEMENT EASEMENTS AND WILLOW CREEK DITCH EASEMENTS PER INSTRUMENT NO 2024-0030704 AS WELL AS STORM SEWERS.  
-THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL OF THE PUBLIC SIDEWALKS ALONG OPEN SPACE BLOCKS.

CONTRACT No.	23243	
	SHEET	3
OF	5	
	WOODS AT EATON SUBDIVISION NO 2	
EATON TOWNSHIP - LORAIN COUNTY - OHIO		
POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARBON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com		
DATE: 3/19/26	DRAWN: mbs	
SCALE: HOR. 1"=50'	VERT. 1"=00'	
FOLDER: DWG/Pol. Surveying		
FILENAME: Record Plat Subd 2		
TAB: 03-Record Plat		
BNDY. CHK: XXX:xxj/20xx		
BASE. CHK: XXX:xxj/20xx		
REV. No.	BY	DATE



LAND REMAINING FROM  
11-00-027-000-015  
WOODS AT EATON LLC  
2019-0734644  
2,197,994 S.F.  
50.4590 ACRES

- BOUNDARY SURVEY LEGEND**
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - IRON PIN FOUND AS NOTED
  - IRON PIPE FOUND AS NOTED
  - ▲ SURVEY MARKER NAIL SET
  - MONUMENT BOX FOUND AS NOTED
  - MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET

LINE	LENGTH	DIRECTION
L1	3.63'	N88°09'59"W
L2	39.45'	N75°33'52"W
L3	150.00'	S32°52'43"W
L4	150.74'	N32°52'43"E
L5	12.64'	N49°05'48"W
L6	34.77'	N45°29'11"W
L7	89.14'	N52°53'24"W
L8	89.14'	N63°32'45"W
L9	89.14'	N74°12'07"W
L10	89.14'	N84°51'28"W
L11	89.14'	S84°29'10"W
L12	108.87'	S73°49'49"W
L13	132.53'	S63°14'06"W
L14	1.60'	S26°45'54"E
L15	150.00'	S26°45'54"E
L16	85.00'	N28°37'08"W
L17	150.00'	S61°20'01"W
L18	2.43'	N28°39'45"W
L19	65.00'	S61°20'15"W
L20	10.62'	S28°39'45"E
L21	5.16'	S27°25'49"E
L22	52.00'	S13°41'01"E
L23	6.60'	S0°24'25"W

11-00-027-000-032  
TERI R. BOOHER-BAKER  
2020-0775655

11-00-027-000-035  
JACOB & EMILY BAKER  
2022-0893075

11-00-027-000-044  
PALMER ENTERPRISES LTD  
2022-0887890

**PARCEL CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C5	31.42'	20.00'	90°00'13"	28.29'	S46°59'06"W	20.00'
C6	20.01'	245.00'	4°40'43"	20.00'	N57°07'17"W	10.01'

TOTAL  
LAND REMAINING:  
1,987,847 S.F.  
45.6347 AC

11-00-014-000-042  
WOODS AT EATON LLC  
2019-0734644  
(Parcel 3)  
LAND REMAINING:  
80,572 S.F.  
1.8497 AC

11-00-014-000-031  
WOODS AT EATON LLC  
2019-0734644  
(Parcel 6)  
LAND REMAINING:  
1,279,008 S.F.  
29.3620 AC

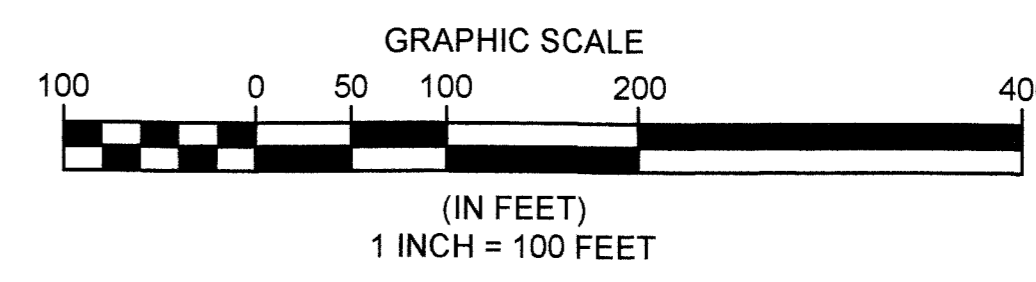
**S.W.M. ESMT DIMENSIONS  
NOTED WITH ASTERISK (\*)**

LINE	LENGTH	DIRECTION
L47*	214.25'	S88°01'02"E
L48*	176.39'	S1°58'58"W
L49*	90.59'	S8°26'13"E
L50*	117.01'	S28°39'45"E
L51*	45.35'	S61°20'15"W
L52*	259.95'	S18°33'11"E
L53*	178.40'	S6°34'29"E
L54*	385.41'	N84°45'37"W
L55*	29.35'	S74°46'52"W
L56*	120.09'	N79°14'58"W
L57*	45.16'	N26°45'54"W
L58*	155.33'	N63°14'01"E
L59*	124.72'	S28°36'26"E
L60*	144.29'	S7°13'32"E
L61*	373.00'	S84°45'37"E
L62*	168.19'	N6°34'29"W
L63*	227.54'	N18°33'05"W
L72*	560.97'	S15°22'42"E
L73*	124.27'	S65°12'57"E
L74*	20.00'	S24°47'03"W
L75*	133.56'	N65°12'57"W
L76*	560.54'	N15°22'42"W

**BASIS OF BEARINGS**  
BEARINGS REFER TO THE OHIO  
STATE COORDINATE SYSTEM OF  
1983 (NORTH ZONE) BASED ON THE  
ODOT CORS/VRS SYSTEM NAD83  
(2011) EPOCH 2010.0 REFERENCE  
FRAME, GEOID MODEL 2018.

ALL IRON PINS SET ARE 5/8 INCH  
DIAMETER BY 30-INCH-LONG  
REBAR WITH IDENTIFICATION CAP  
"POLARIS 7388".

COOLEY ROAD RIGHT OF  
WAY TO BE DEDICATED



\*\*\*STORM WATER  
MANAGEMENT ACCESS  
EASEMENTS PER INST.  
#2024-0029774

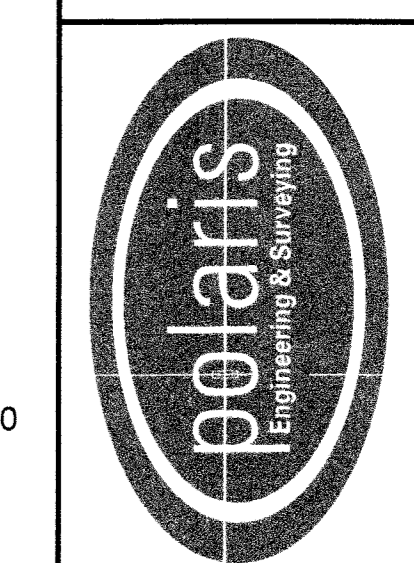
\*\*\*HOMEOWNERS ASSOCIATION NOTES:  
-THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL  
STORMWATER CONTROL MEASURES IN DRAINAGE  
EASEMENTS, ACCESS EASEMENTS, STORMWATER  
MANAGEMENT EASEMENTS AND WILLOW CREEK DITCH  
EASEMENTS PER INSTRUMENT NO 2024-0030704 AS WELL AS  
STORM SEWERS.  
-THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL OF  
THE PUBLIC SIDEWALKS ALONG OPEN SPACE BLOCKS.

**WOODS AT EATON  
SUBDIVISION NO 2**

EATON TOWNSHIP - LORAIN COUNTY - OHIO

CONTRACT No.	23243
SHEET	4
OF	5

POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (fax)  
www.polaris-es.com



DATE: 3/18/26 DRAWN: mbs  
SCALE: HOR. 1"=100' VERT. 1"=50'  
FOLDER: DWG/Proj/Surveying  
FILENAME: Record Plat Subd 2  
TAB: 04-Record Plat  
BNDY: CHK: XXX-xx-xx-20xx  
BASE: CHK: XXX-xx-xx-20xx

