

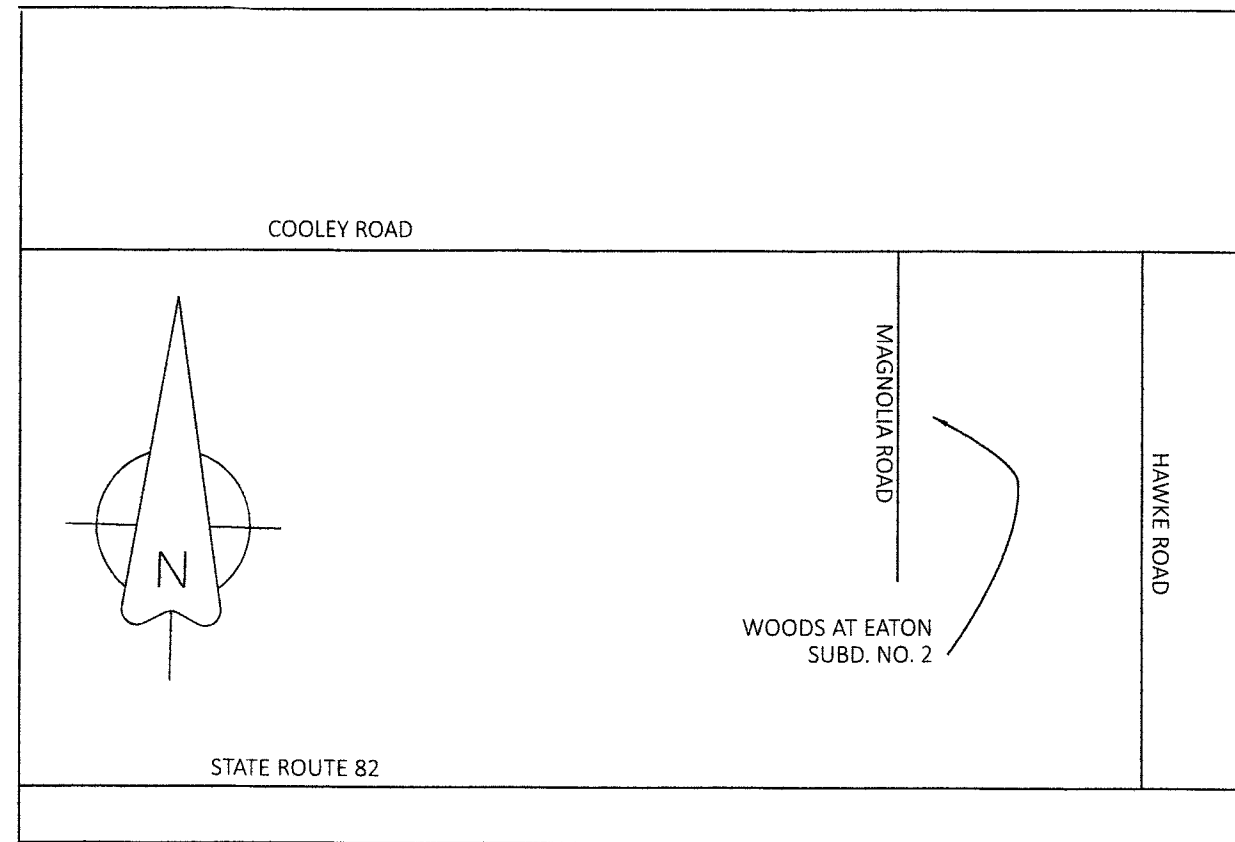
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE RE-PLATTED A PORTION OF WOODS AT EATON SUBDIVISION NO. 1, AS SHOWN HEREON, CONTAINING 3.6610 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOT NO. 7, LORAIN COUNTY OHIO. DISTANCE SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DESCRIBE ANGLES ONLY. THE PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY, ALL OF WHICH I CERTIFY TO BE CORRECT.

THOMAS A. SIMON, REGISTERED PROFESSIONAL SURVEYOR NO. S-7775

ACCEPTANCE

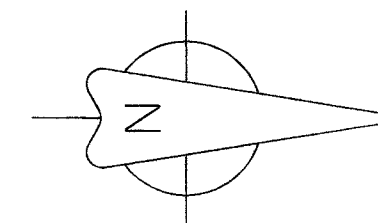
THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE COUNTY OF LORAIN ON THIS 3 DAY OF June, 2026.

CHAIRMAN, PLANNING COMMISSION



VICINITY MAP N.T.S.

0 60 120 180



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	20.00'	19.91'	31.33'	89°44'24"	28.22'	N 46°24'53" E
C2	700.00'	85.52'	170.19'	13°55'49"	169.77'	S 08°31'04" W
C3	1000.00'	122.17'	243.13'	13°55'49"	242.53'	S 08°31'04" W
C4	970.00'	2.52'	5.04'	0°17'52"	5.04'	N 01°42'05" E

11-00-007-000-002
PALMER ENTERPRISES, LTD.
DOC. #20220887889
8/18/22

11-00-007-000-079
C T REALTY, LTD.
DOC. #20240015472
6/6/24

11-00-007-000-083
NICHOLAS & SHANNON KISHMARTON
DOC. #20210832130
8/3/21

OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED Robert Yost MEMBER WOODS AT EATON, LLC, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT OF RE-SUBDIVISION OF WOODS AT EATON SUBDIVISION NO. 1 AND DOES HEREBY ACCEPT THE SAME TO BE CORRECT.

MEMBER, WOODS AT EATON, LLC

COUNTY OF LORAIN
STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, Robert Yost, MEMBER WOODS AT EATON, LLC WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Elyria, OHIO THIS 2nd DAY OF June, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2026-06-01

JOSEPH J. BOTT
NOTARY PUBLIC, STATE OF OHIO
LORAIN COUNTY
My Comm. Has No Expiration Date

Course	Bearing	Distance
L1	N 01°33'09" E	15.04'
L2	N 04°22'45" E	72.35'
L3	N 09°26'10" E	72.35'
L4	N 13°43'26" E	50.34'
L5	N 14°43'02" E	23.52'
L6	N 11°05'07" E	88.00'
L7	N 05°21'12" E	88.00'
L8	N 01°38'22" E	77.12'

DRAINAGE EASEMENT
SUBJECT TO INSPECTION
AND MAINTENANCE AGREEMENT
WITH LORAIN COUNTY STORM
WATER MANAGEMENT DISTRICT
AS RECORDED IN FILE NO.
20210817066

2026-0098301

PLAT Fee \$90.40 Page 1 of 1
Recorded: 6/3/2026 at 01:41 PM
Receipt: T20260013142

Lorain County Recorder Mike Doran



TRANSFERRED
IN COMPLIANCE WITH REG. 319-200
OHIO REV. CODE

JUN - 3 2026

J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Plat Vol 119
Pg 65

WOODS AT EATON SUBDIVISION NO. 3
BEING A RE-SUBDIVISION OF
BLOCK "B" OF
WOODS AT EATON SUBDIVISION NO. 1
AS RECORDED IN PLAT VOLUME 112 PAGE 37
OF LORAIN COUNTY MAP RECORDS
CREATING SUBLOT NO. 105 AND
BLOCK "D"

AND BEING KNOWN AS PART OF ORIGINAL EATON
TOWNSHIP LOT NO. 7

COUNTY OF LORAIN STATE OF OHIO
MARCH, 2026 SCALE: 1" = 60'

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
TSIMON@WINDSTREAM.NET