

EATON CROSSING SUBDIVISION NO. 5

SSITUATED 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 "34.5379 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:

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 34.5379 ACRES, AND BEING PART OF 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 Mark Cole, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS EATON CROSSING NO. 5, A SUBDIVISION OF LOTS 128 TO 173, AND BLOCKS 'L' AND 'M' INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, 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.

Mark Cole
NAME
MANAGER
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 Cole, 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 Beachwood OHIO THIS 14 DAY OF May, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES June 19, 2029
JEREMY ROSEN
Notary Public, State of Ohio
My Commission Expires
June 19, 2029

MORTGAGEE'S CERTIFICATE:

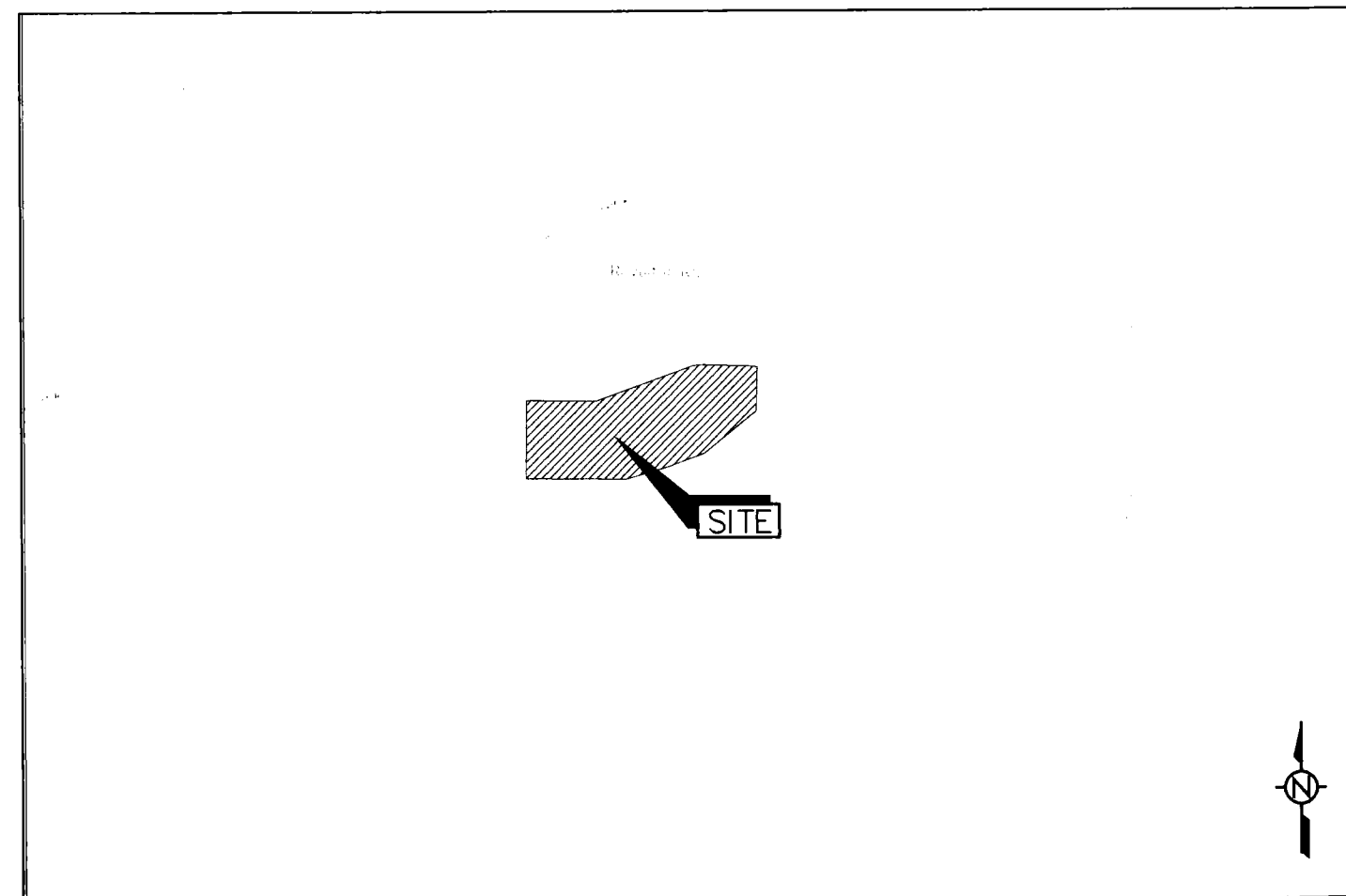
THIS IS TO CERTIFY THAT CF Bank N.A. MORTGAGEE OF THE LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "EATON CROSSING NO. 5" TO BE CORRECT AND DEDICATE TO PUBLIC USE ROADS, SIDEWALKS, AND DRAINAGE PURPOSES AS SHOWN HEREON.

Mark Cole
NAME
SVP
TITLE

COUNTY OF Cuyahoga)
STATE OF OHIO) S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE FOREMENTIONED INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID FOREMENTIONED, AND BY AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS ITS FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.

JENNIFER GENTILE
Notary Public, State of Ohio
My Commission Expires
9/28/2028



LOCATION MAP

ACREAGE

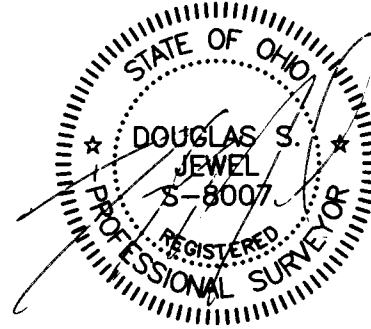
LOTS (46)	9.1718 Ac.
BLOCK (2)	21.8187 Ac.
DED. STREET	3.5474 Ac.
TOTAL	34.5379 Ac.

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.

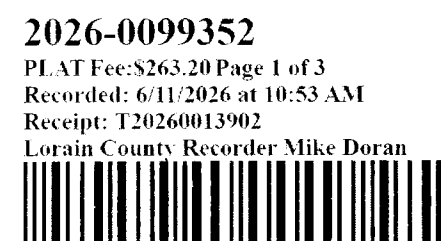
DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

PS. #8007 11 DECEMBER 2025
DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007 DATE



TRANSFERRED
IN COMPLIANCE WITH SEC. 319.002
OHIO REV. CODE
JUN 11 2026

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



PLAT VOL 114
Pgs 66, 67, 68

APPROVALS:

APPROVED THIS DAY OF , 2024.
LORAIN COUNTY ENGINEER
He M. Toy
APPROVED THIS 5th DAY OF June, 2026.
LORCO EXECUTIVE DIRECTOR
He M. Toy
APPROVED THIS 9th DAY OF June, 2026.
CHAIRMAN, BOARD OF EATON TOWNSHIP TRUSTEE
He M. Toy
APPROVED AS TO FORM THIS 8th DAY OF June, 2026.
LORAIN COUNTY PROSECUTOR'S OFFICE
He M. Toy
APPROVED THIS 3rd DAY OF June, 2026.
LORAIN COUNTY PLANNING COMMISSION CHAIRPERSON (OR RESPONSIBLE OFFICER)
He M. Toy

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 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 Mark Cole
TITLE MANAGER

HOMEOWNERS ASSOCIATION NOTES:

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL STORMWATER CONTROL FACILITIES IN BLOCKS, DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT EASEMENTS IN ACCORDANCE WITH EASEMENT AGREEMENT FILES 2025-0065304 & 2025-0066097.

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL OF THE PUBLIC SIDEWALKS.

SEE HOMEOWNERS ASSOCIATION DECLARATION AS RECORDED IN FILE NO. 2022-0895699, AND DECLARATION OF EASEMENTS FILE 2025-0077750.

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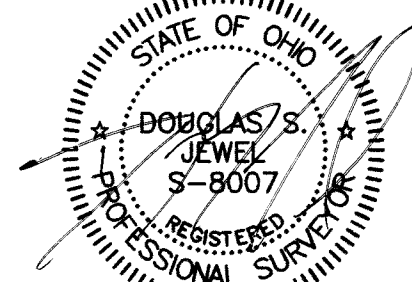
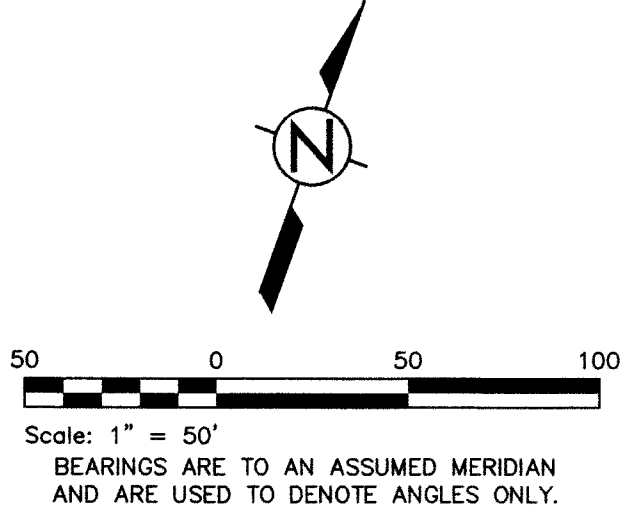
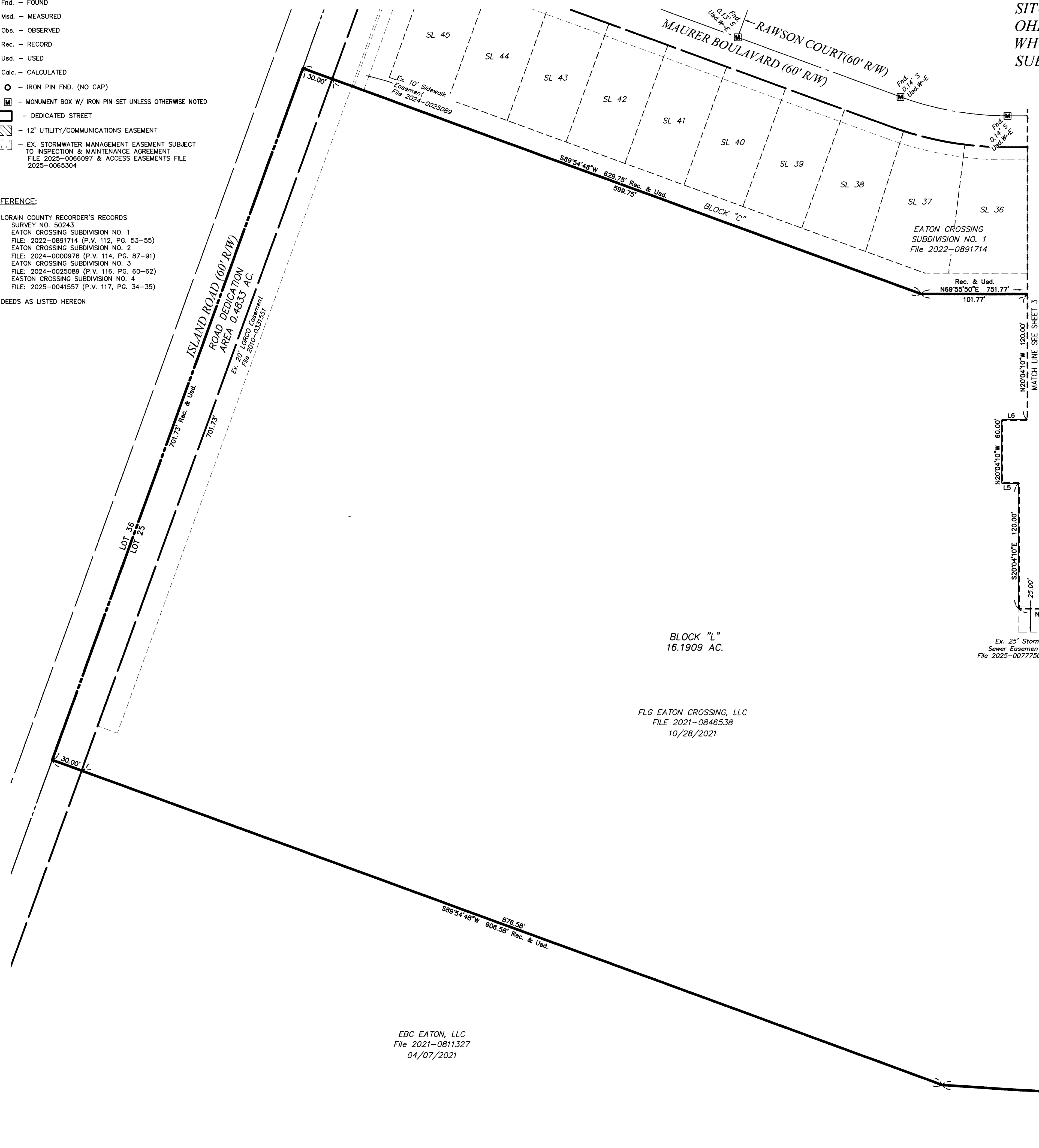
- LEGEND:
- Fnd. - FOUND
 - Msd. - MEASURED
 - Obs. - OBSERVED
 - Rec. - RECORD
 - Usd. - USED
 - Calc. - CALCULATED
 - - IRON PIN FND. (NO CAP)
 - - MONUMENT BOX W/ IRON PIN SET UNLESS OTHERWISE NOTED
 - DEDICATED STREET
 - 12' UTILITY/COMMUNICATIONS EASEMENT
 - EX. STORMWATER MANAGEMENT EASEMENT SUBJECT TO INSPECTION & MAINTENANCE AGREEMENT FILE 2025-0065304 & ACCESS EASEMENTS FILE 2025-0065304

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)
EATON CROSSING SUBDIVISION NO. 4
FILE: 2025-0041557 (P.V. 117, PG. 34-35)
DEEDS AS LISTED HEREON

Line Table		
Line #	Direction	Length
L1	N1°06'01"E	5.00
L2	S88°47'26"E	25.44
L3	S73°39'11"W	378.56
L4	S20°04'10"E	20.00
L5	S69°55'50"W	15.83
L6	N69°55'50"E	24.00

Curve Table					
Curve #	Radius	Delta	Chord Bearing	Chord Length	Arc Length
C1	275.00	21°16'45"	S80°34'12"W	101.55	102.13
C2	275.00	18°32'27"	S80°3'40"E	88.60	88.99
C3	30.00	90°00'00"	N24°55'50"E	42.43	47.12
C4	30.00	90°00'00"	S65°04'10"E	42.43	47.12
C5	305.00	11°36'46"	S75°44'13"W	61.71	61.82
C6	305.00	9°39'58"	S86°22'35"W	51.39	51.46
C7	30.00	90°00'00"	N46°12'34"E	42.43	47.12
C8	245.00	2°41'01"	S07°56"E	11.47	11.48
C9	30.00	18°53'35"	S10°55'14"E	9.85	9.89
C10	30.00	37°42'48"	S39°13'26"E	19.39	19.75
C11	60.00	53°13'06"	N31°28'17"W	53.75	55.73
C12	60.00	47°14'09"	N18°45'21"E	48.08	49.47
C13	60.00	44°02'55"	N64°23'53"E	45.00	46.13
C14	60.00	44°02'55"	S71°33'12"E	45.00	46.13
C15	60.00	44°02'55"	S27°30'17"E	45.00	46.13
C16	60.00	19°28'16"	S41°51'19"W	20.29	20.39
C17	60.00	23°31'30"	S25°45'12"W	24.46	24.64
C18	30.00	42°09'30"	N16°26'12"E	21.58	22.07
C19	305.00	5°51'07"	S1°42'59"E	31.14	31.15
C20	30.00	90°00'00"	N43°47'26"W	42.43	47.12
C21	245.00	21°16'45"	S80°34'12"W	90.47	90.99
C22	30.00	90°00'00"	S24°55'50"W	42.43	47.12
C23	30.00	11°50'04"	S25°59'12"E	6.19	6.20
C24	30.00	36°21'19"	S50°04'54"E	18.72	19.04
C25	60.00	52°21'01"	N42°05'03"W	52.93	54.82
C26	60.00	44°02'55"	N6°06'55"E	45.00	46.13
C27	60.00	44°02'55"	N50°09'50"E	45.00	46.13
C28	60.00	44°02'55"	S85°47'15"E	45.00	46.13
C29	60.00	44°02'55"	S41°44'20"E	45.00	46.13
C30	60.00	47°50'05"	S41°12'10"W	48.65	50.09
C31	30.00	36°21'19"	N9°56'33"E	18.72	19.04
C32	30.00	11°50'04"	N14°09'09"W	6.19	6.20
C33	30.00	90°00'00"	N65°04'10"W	42.43	47.12
C34	30.00	90°00'00"	S24°55'50"W	42.43	47.12
C35	30.00	90°00'00"	N65°04'10"W	42.43	47.12



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LOCATED IN

COUNTY OF LORAIN

STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING and SURVEYING

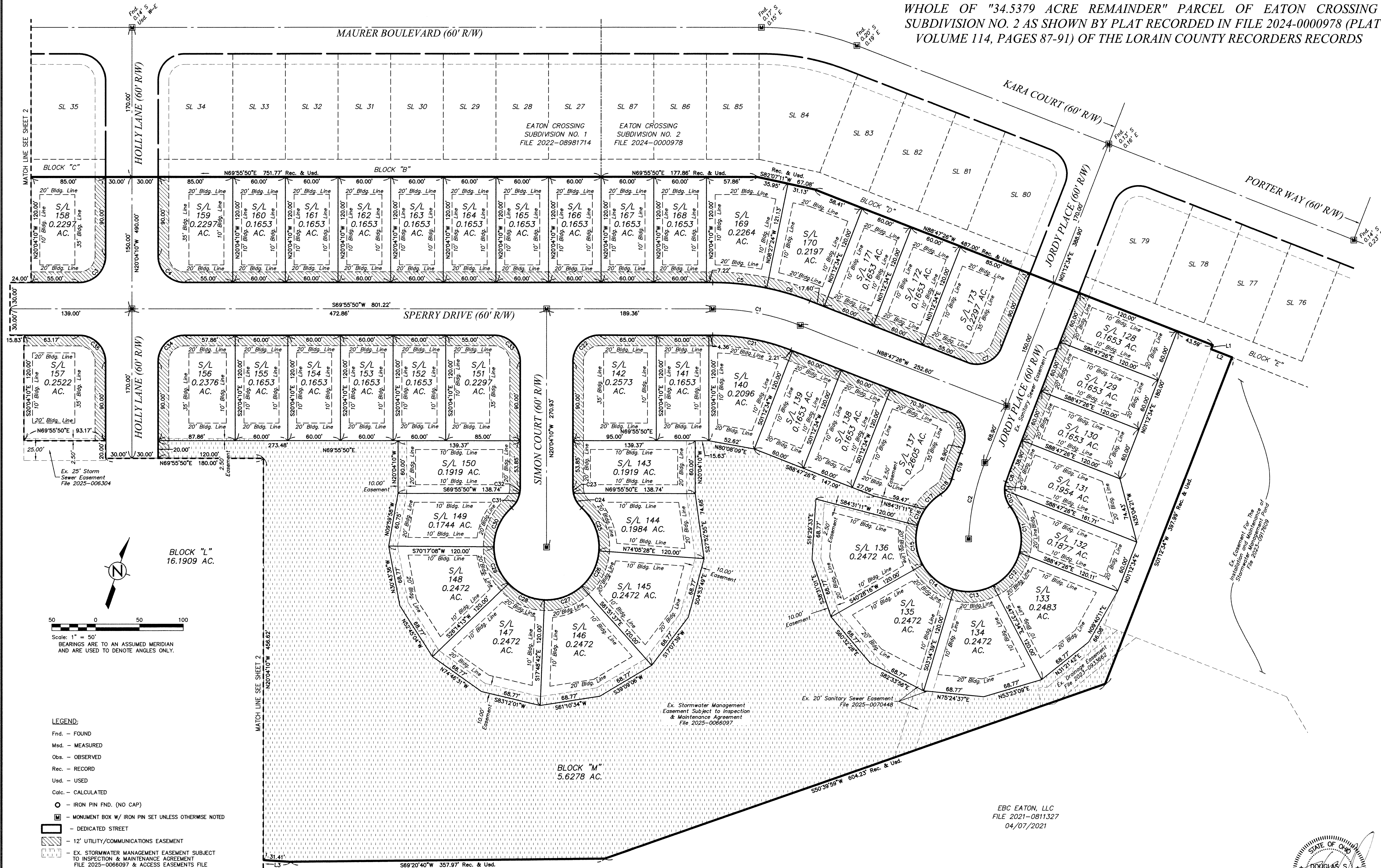
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

DRAWN BY: SG
DATE: 12/11/2025
CHECKED BY: DSJ
DATE: 12/11/2025
PROJECT No.
22-123
ACAD FILE No.
22-123_Plat_02
SCALE: 1"=50'

SHEET NO.
2
3

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STATE OF OHIO

COUNTY OF LORAIN

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