

SUBDIVISION PLAT FOR
WILLOW CREEK SUBDIVISION
NO. 3

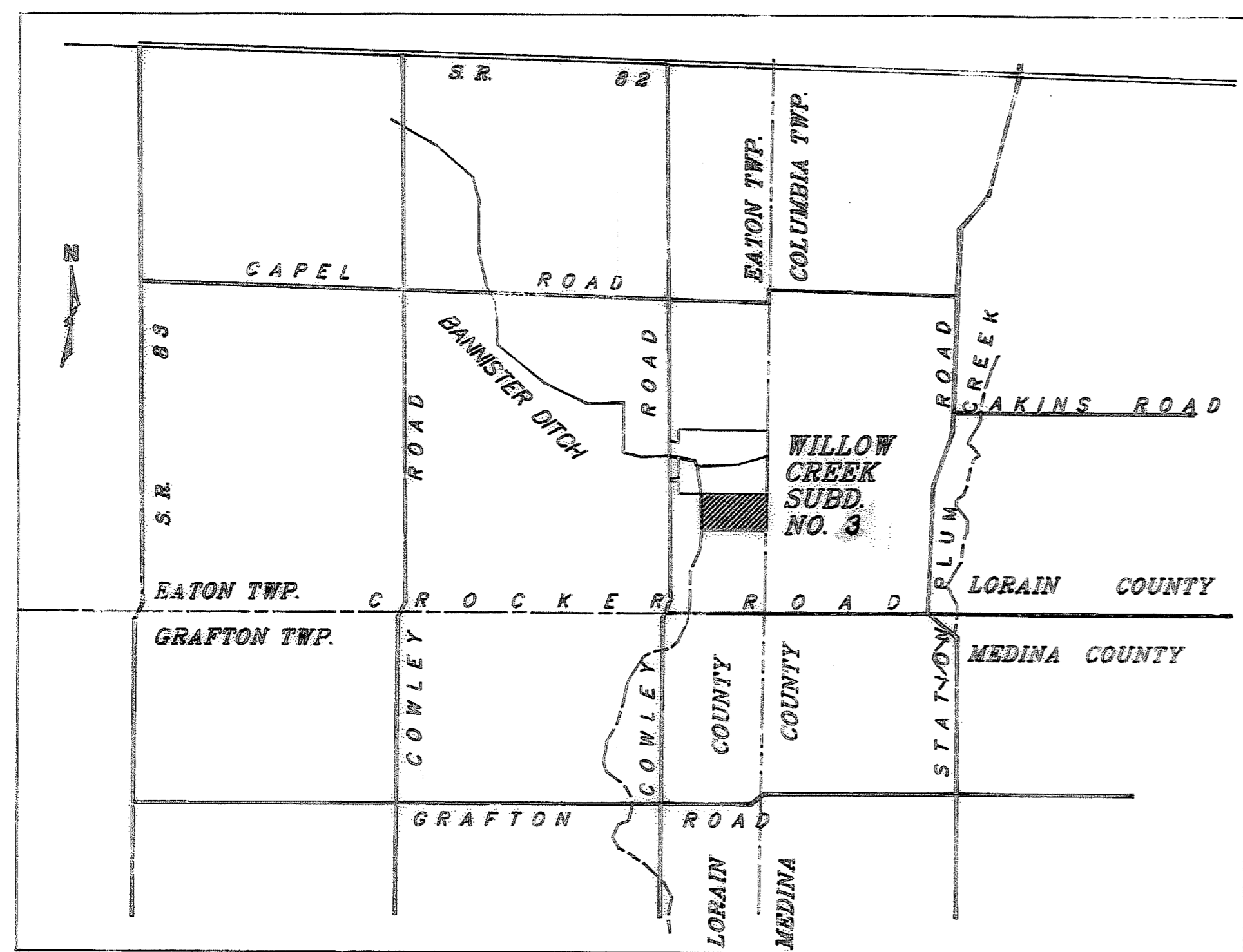
BEING A RESUBDIVISION IN VOL. 78 PGS. 36 & 37 OF L.C.P.R.,
OF BLOCKS B, C & D IN WILLOW CREEK SUBDIVISION NO. 2 AND
OF PART OF ORIGINAL EATON TOWNSHIP LOT NO. 2 NOW IN THE
TOWNSHIP OF EATON, COUNTY OF LORAIN, AND STATE OF OHIO.

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED
"WILLOW CREEK SUBDIVISION NO. 3" AS SHOWN HEREON, CONTAINING 35.6346 ACRES OF
LAND IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO. 5/8" CAPPED
IRON PINS WERE SET AT ALL POINTS MARKED THUS ; 5/8" CAPPED IRON PINS IN
MONUMENT BOXES WERE SET AT ALL POINTS MARKED THUS ; DISTANCES SHOWN HEREON
ARE IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE TO AN ASSUMED MERIDIAN AND
ARE SHOWN TO DEFINE ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

ERIC J. NELSON P.S.
GILES NELSON & ASSOC. INC.
CIVIL ENGINEERING & SURVEYING
27201 S. R. 02 - SUITE #2
COLUMBIA TWP., OHIO 44028
PH 440 236 6267 F 236 6270



NOVEMBER 2004



VICINITY MAP

TRANSFER
IN COMPLIANCE WITH SEC. 530303
CHAPTER CODE
JUN 02 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR
AUDITOR---

RECORDER---

OWNER CERTIFICATION ---

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO AND BEING
PART OF ORIGINAL EATON TOWNSHIP LOT NO. 2, CONTAINING 35.6346 ACRES OF LAND AND
BEING PART OF THE SAME TRACT OF LAND CONVEYED TO WILLOW CREEK-EATON L.L.C. AS
DESCRIBED IN INSTRUMENT NO. _____ OF LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED, RICHARD BERAN, MEMBER OF WILLOW CREEK-EATON L.L.C. HEREBY,
CERTIFIES THAT THE PLAT SHOWN HEREON CORRECTLY REPRESENTS HIS "WILLOW CREEK
SUBDIVISION NO. 3" A SUBDIVISION OF LOTS 35 THRU 47 INCLUSIVE AND DOES HEREBY
ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF
THE ROADS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ALL USES OF IMPROVEMENTS MADE ON THIS LAND
SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER
LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL OTHER
SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED
EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES
ABOVE AND BENEATH THE SURFACE OF THE GROUND.

RICHARD BERAN / MEMBER
3/15/05
DATE

WITNESS

WITNESS

COUNTY OF LORAIN S.S. } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY
STATE OF OHIO } AND STATE, DID PERSONALLY APPEAR RICHARD BERAN,
REPRESENTATIVE OF WILLOW CREEK-EATON L.L.C., WHO
ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND
DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE
HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15th DAY OF MARCH 2005.

NOTARY PUBLIC
APRIL 23, 2006
MY COMMISSION EXP.

BANK CERTIFICATION ---

THIS IS TO CERTIFY THAT THE UNDERSIGNED 5/3 BANK, HOLDER OF MORTGAGE DEED ON
LANDS CONTAINED WITHIN "WILLOW CREEK SUBDIVISION NO. 3", HAVE EXAMINED THE
FOREGOING PLAT, DOES HEREBY ACCEPT THE SAME AS CORRECT AND CONSENT TO DEDICATE
TO PUBLIC USE STREETS, AS SHOWN HEREON, THEREBY RELEASING MORTGAGE RIGHTS ON
THAT PART DEDICATED.

5/3 BANK
4/5/05
DATE

COUNTY OF LORAIN S.S. } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY
STATE OF OHIO } AND STATE, DID PERSONALLY APPEAR Leonard G. Blawie,
LEGAL REPRESENTATIVE OF
5/3 BANK ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR
VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED, IN WITNESS
WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 5th DAY OF
April 2005.

NOTARY PUBLIC
5-29-2006
MY COMMISSION EXP.

APPROVALS ---

Approved this 4th day of APRIL, 2005

Approved this 4th day of APRIL, 2005

Approved this 18th day of APRIL, 2005

Approved this 26th day of MAY, 2005

Approved this 9th day of MAY, 2005

Approved this 6th day of MAY, 2005

SANDRA E. BLALAJ
Notary Public, State of Ohio
My Commission Expires May

LORAIN COUNTY ENGINEER

LORAIN COUNTY
SANITARY ENGINEER

LORAIN COUNTY
BOARD OF HEALTH

LORAIN COUNTY PLANNING
COMMISSION DIRECTOR

LORAIN COUNTY
PROSECUTOR'S OFFICE

CHAIRMAN OF BOARD
EATON TOWNSHIP TRUSTEES

SITE DATA - - -
 28.8811 Ac. IN SUBLOTS
 3.7289 Ac. IN BLOCK E
 3.0246 Ac. IN DEDICATION
 35.6346 Ac. TOTAL PHASE III

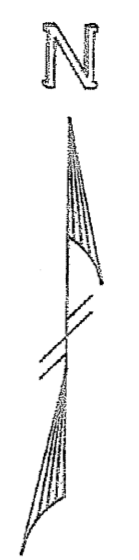
WILLOW CREEK SUBDIVISION
 NO. 3

BEING A RESUBDIVISION OF BLOCKS B, C & D IN WILLOW CREEK
 SUBDIVISION NO. 2 AS REC. IN VOL. 78, PGS. 36 & 37 OF L.C.P.R.
 AND OF PART OF ORIGINAL EATON TOWNSHIP LOT NO. 2 NOW IN THE
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NOVEMBER 2004

Eric J. Nelson
 ERIC J. NELSON P.S.
GILES NELSON & ASSOC. INC.
 CIVIL ENGINEERING & SURVEYING
 12210 EATON COMMERCE PRKY #2
 COLUMBIA TWP., OHIO 44028

SCALE 1" = 60'



100 YEAR FLOOD ZONE LIMITS

WILLOW CREEK SUBDIVISION PHASE 2
 VOL. 78, PGS. 36 & 37

WILLOW CREEK SUBDIVISION PHASE 2
 VOL. 78, PGS. 36 & 37

WILLOW CREEK SUBDIVISION PHASE 2
 VOL. 78, PGS. 36 & 37

PHASE 2 BLOCK "B"
 S 89°58'00" W 384.13
 S 69°34'53" E 180.56'
 N 89°58'00" E 215.00'
 83' DITCH EASEMENT

PHASE 2 BLOCK "C"
 S 89°58'00" W 567.50
 193.22 PHASE 2 182.00
 BLOCK "C" 192.28
 50' DITCH EASEMENT

PHASE 2 BLOCK "D"
 N 89°58'00" E 598.51
 70' DITCH EASEMENT

S/L 44
 2.0000 AC
 154.26
 S 89°58'03" W 3.00
 S 3°39'47" E 73.66'
 00' 1.00'

S/L 45
 2.1004 AC
 409.25
 WILLOW CREEK LANE 60 FT.
 40' SIDE B. L.

S/L 46
 2.0029 AC
 479.42
 S 0°00'07" W 479.42

S/L 47
 2.0937 AC
 409.49
 S 0°02'00" E 409.49
 40' SIDE B. L.

BLOCK E
 3.7289 AC
 272.33
 75' BUILDING LINE

S/L 43
 2.4856 AC
 254.91
 FEMA PANNEL 390346-0120 B
 100' DETENTION EASEMENT

S/L 48
 2.1004 AC
 409.25
 WILLOW CREEK LANE 60 FT.
 40' SIDE B. L.

S/L 49
 2.0029 AC
 479.42
 S 0°00'07" W 479.42

S/L 50
 2.0937 AC
 409.49
 S 0°02'00" E 409.49
 40' SIDE B. L.

S/L 35
 2.7230 AC
 200.02
 75' BUILDING LINE

S/L 42
 2.0000 AC
 447.94
 FEMA PANNEL 390346-0120 B
 100' DETENTION EASEMENT

S/L 49
 2.1004 AC
 409.25
 WILLOW CREEK LANE 60 FT.
 40' SIDE B. L.

S/L 50
 2.0029 AC
 479.42
 S 0°00'07" W 479.42

S/L 51
 2.0937 AC
 409.49
 S 0°02'00" E 409.49
 40' SIDE B. L.

S/L 36
 2.0857 AC
 213.46
 75' BUILDING LINE

S/L 41
 2.0000 AC
 26.51
 N 48°13'19" E 410.56'
 75' BUILDING LINE

S/L 40
 2.0000 AC
 335.00
 S 0°00'07" E 335.00

S/L 39
 2.0000 AC
 375.00
 N 0°00'07" W 375.00

S/L 38
 2.0000 AC
 375.00
 N 0°00'07" W 375.00

S/L 37
 3.3900 AC
 259.37
 75' BUILDING LINE

S/L 41
 2.0000 AC
 26.51
 N 48°13'19" E 410.56'
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 75' BUILDING LINE

THOMAS & JAYNE LANGE VOL 0872 PG 0463

DEBORAH LENTOR I.N. 970478024

FRANCINE & CHRISTIAN SEZONOV

VOL. 1252 PG. 197

N 89°59'53" E 1659.62

S 0°48'18" W 3524.48
 TO S.E. COR. O.L. 1

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