

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOTS 15 AND 26 OF SAID TOWNSHIP CONTAINING 10.4099 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO MALLARDS EDGE, LTD. AND DESCRIBED IN THE DEED RECORDED IN DEED NO. 2011-0378099 AND BEING THE SAME TRACT AS CONVEYED TO RONALD L. PALMER AND DESCRIBED IN THE DEED RECORDED IN O.R. BOOK 573 PAGE 144, IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED RONALD L. PALMER HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS MALLARDS EDGE SUBDIVISION, NO. 1, A SUBDIVISION OF LOTS 1 TO 27, INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF 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 HIMSELF 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.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 9<sup>th</sup> DAY OF February, 2012.

WITNESS Donald Bohannon

SIGNED Ronald L. Palmer, Managing Member  
RONALD L. PALMER  
MALLARDS EDGE, LTD.  
DEED NO. 2011-0378099

James R. Wynn

SIGNED Ronald L. Palmer  
RONALD L. PALMER  
O.R. BOOK 573 PAGE 144

NOTARIAL SEAL

STATE OF OHIO  
COUNTY OF LORAIN

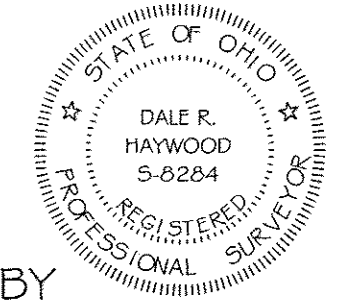
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR RONALD L. PALMER, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 9<sup>th</sup> DAY OF February, 2012.

BY: Douglas A. Hefner, NOTARY PUBLIC (SEAL)

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED MALLARDS EDGE SUBDIVISION, NO. 1 AS SHOWN HEREON AND CONTAINING 10.4099 ACRES OF LAND IN ORIGINAL LOTS 15 AND 26 OF EATON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ○, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ●, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN 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.



Dale Haywood

BY DALE R. HAYWOOD, REGISTERED SURVEYOR NO. 8284

DATE: FEBRUARY 2, 2012

# MALLARDS EDGE SUBDIVISION, NO. 1

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO  
PART OF ORIGINAL EATON TOWNSHIP LOTS 15 & 26

APPROVALS

APPROVED THIS 9<sup>th</sup> DAY OF FEBRUARY, 2012

Kenneth P. Carney  
KENNETH P. CARNEY, P.E., P.S.  
LORAIN COUNTY ENGINEER

APPROVED THIS 9<sup>th</sup> DAY OF FEBRUARY, 2012

Kenneth P. Carney  
KENNETH P. CARNEY, P.E., P.S.  
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 9<sup>th</sup> DAY OF FEBRUARY, 2012

Linda Morrison  
LINDA MORRISON  
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED AS TO FORM THIS 9<sup>th</sup> DAY OF February 2012

Gerald A. Innes  
GERALD INNES, ASSISTANT PROSECUTING ATTORNEY  
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 9<sup>th</sup> DAY OF February, 2012

Donald Romancak  
DONALD ROMANCAK, DIRECTOR  
LORAIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

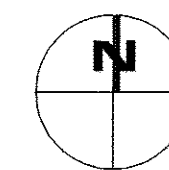
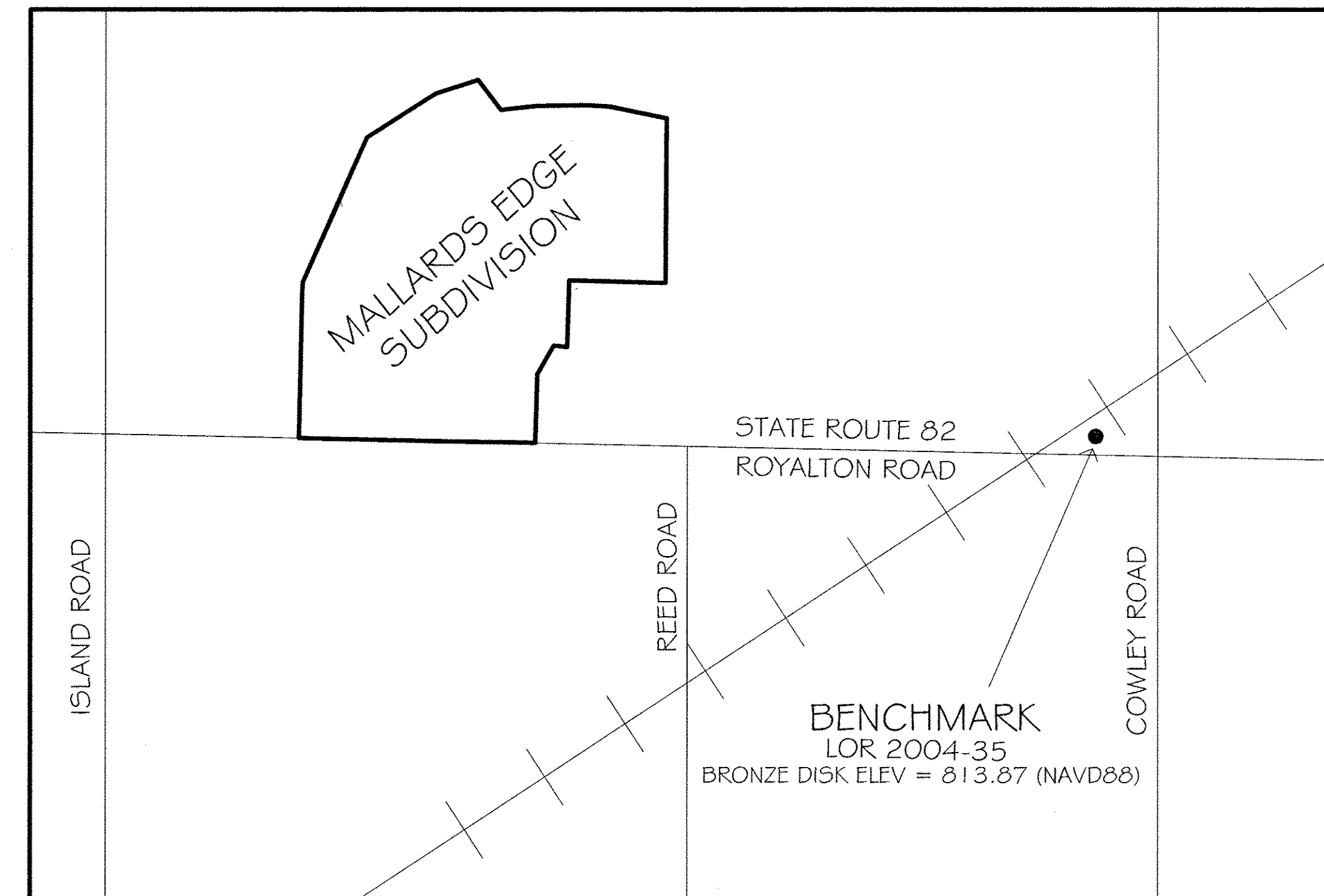
FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_, 20 \_\_\_,  
AT \_\_\_, \_\_\_.M. RECORDED THIS \_\_\_ DAY OF  
\_\_\_, 20 \_\_ IN PLAT BOOK \_\_\_, PAGE NO. \_\_\_

LORAIN COUNTY RECORDER

Doc ID: 016824730001 Type: OFF  
Kind: PLAT  
Recorded: 02/10/2012 at 02:11:18 PM  
Fee Amt: \$259.20 Page 1 of 1  
Lorain County, Ohio  
Judith H. Newkirk, County Recorder  
File # 2012-0401760  
MALLARDS EDGE LTD  
34500 ROYALTON RD  
COLUMBIA STATION, OH 44028

Plat Vol 97  
pages 33,34,35

### AREA MAP



2000 0 2000 4000 8000

SCALE IN FEET

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV CODE  
FEB 10 2012  
See Exp mem  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

# MALLARDS EDGE SUBDIVISION, NO. 1

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO  
PART OF ORIGINAL EATON TOWNSHIP LOTS 15 & 26

Doc ID: 018824730001 Type: OFF  
Kind: PLAT  
Recorded: 02/10/2012 at 02:11:13 PM  
Fee Amt: \$250.20 Page 1 of 1  
Lorain County, Ohio  
Judith F. Nedwick County Recorder  
File # 2012-0401760  
MALLARDS EDGE LTD  
34500 ROYALTON RD  
COLUMBIA STATION, OH 44028  
Plat Vol 97  
pgs 33, 34, 35

**PROJECT BENCHMARK**  
ALL ELEVATIONS REFERENCE NAVD 88 DATUM  
LORAIN COUNTY  
STATION: 2004-35  
BRONZE DISK  
ELEV = 813.87

### FLOODPLAIN STATEMENT

A PORTION OF THE PLATTED PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE A. THE PROPERTY IS DEPICTED ON FEMA FIRM COMMUNITY PANEL NUMBER 3903460110 C DATED SEPTEMBER 30, 1988 AND 390346 0105 B DATED FEBRUARY 4, 1981.

THE ZONE A DELINEATED ON THIS PLAT REFLECTS THE FEMA APPROVED LETTER OF MAP AMENDMENT DATED APRIL 24, 2008 AND THE APPROVAL LETTER FROM THE OHIO DEPARTMENT OF NATURAL RESOURCES DATED FEBRUARY 1, 2005 FOR THE 100-YR BFE. THIS LETTER APPROVES THE REPORT DATED JUNE 10, 2004 DETERMINING THE 100-YR BFE.

### PLAT BOUNDARY LINE TABLE

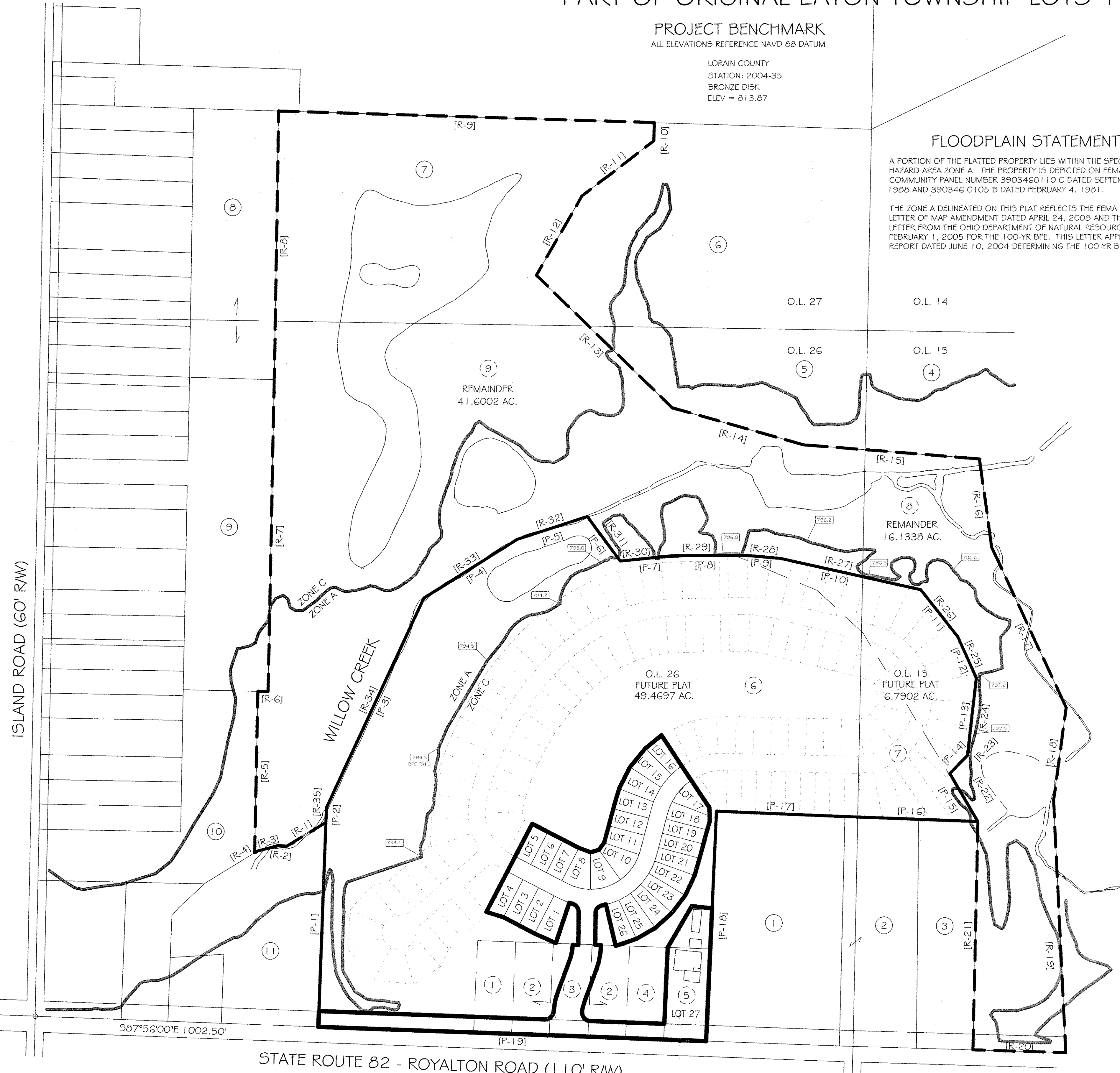
LINE	BEARING	LENGTH
[P-1]	N02°04'00"E	720.62'
[P-2]	N02°04'00"E	51.30'
[P-3]	N24°55'17"E	816.61'
[P-4]	N57°52'58"E	390.20'
[P-5]	N72°01'40"E	259.58'
[P-6]	S36°18'18"E	195.15'
[P-7]	N84°12'50"E	191.03'
[P-8]	N89°48'58"E	259.37'
[P-9]	S84°41'42"E	117.16'
[P-10]	S77°33'11"E	509.17'
[P-11]	S38°16'45"E	211.65'
[P-12]	S24°08'05"E	158.97'
[P-13]	S06°19'10"W	275.90'
[P-14]	S44°25'37"W	89.88'
[P-15]	S30°31'13"E	195.88'
[P-16]	N87°53'14"W	470.26'
[P-17]	N87°29'52"W	454.65'
[P-18]	S02°31'54"W	810.85'
[P-19]	N87°56'00"W	1371.40'

### REMAINDER PARCEL LINE TABLE

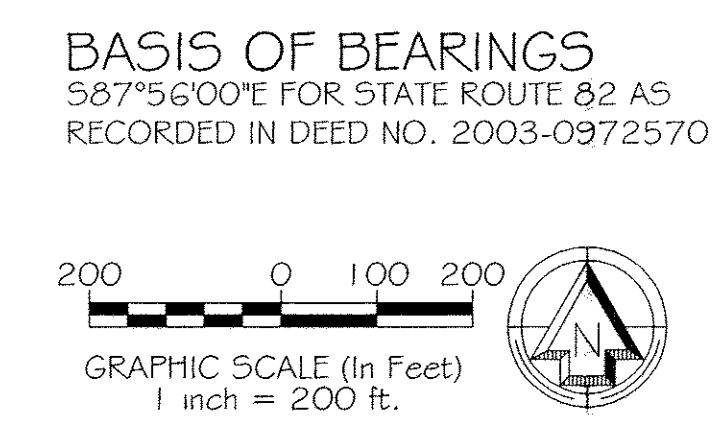
LINE	BEARING	LENGTH
[R-1]	S58°51'43"W	165.67'
[R-2]	N82°10'20"W	27.96'
[R-3]	S75°41'34"W	73.97'
[R-4]	S58°28'00"W	12.90'
[R-5]	N01°07'28"E	569.31'
[R-6]	S88°52'32"E	36.19'
[R-7]	N01°06'29"E	1102.59'
[R-8]	N00°55'45"E	951.40'
[R-9]	S88°12'03"E	1328.28'
[R-10]	S01°27'55"W	65.18'
[R-11]	S52°39'01"W	319.39'
[R-12]	S29°47'20"W	324.53'
[R-13]	S45°43'08"E	670.37'
[R-14]	S74°11'05"E	482.52'
[R-15]	S85°23'42"E	624.44'
[R-16]	S07°52'48"E	314.55'
[R-17]	S24°57'17"E	625.38'
[R-18]	S07°47'39"W	328.57'

### REMAINDER PARCEL LINE TABLE

LINE	BEARING	LENGTH
[R-19]	S02°49'43"E	890.48'
[R-20]	N88°20'11"W	328.13'
[R-21]	N01°11'40"E	804.10'
[R-22]	N30°31'18"W	195.88'
[R-23]	N44°25'37"E	89.88'
[R-24]	N06°19'10"E	275.90'
[R-25]	N24°08'05"W	158.97'
[R-26]	N38°16'45"W	211.65'
[R-27]	N77°33'11"W	509.17'
[R-28]	N84°41'42"W	117.16'
[R-29]	S89°48'58"W	259.37'
[R-30]	S84°12'50"W	191.03'
[R-31]	N36°18'18"W	195.15'
[R-32]	S72°01'40"W	259.58'
[R-33]	S57°52'58"W	390.20'
[R-34]	S24°55'17"W	816.61'
[R-35]	S02°04'00"W	51.30'



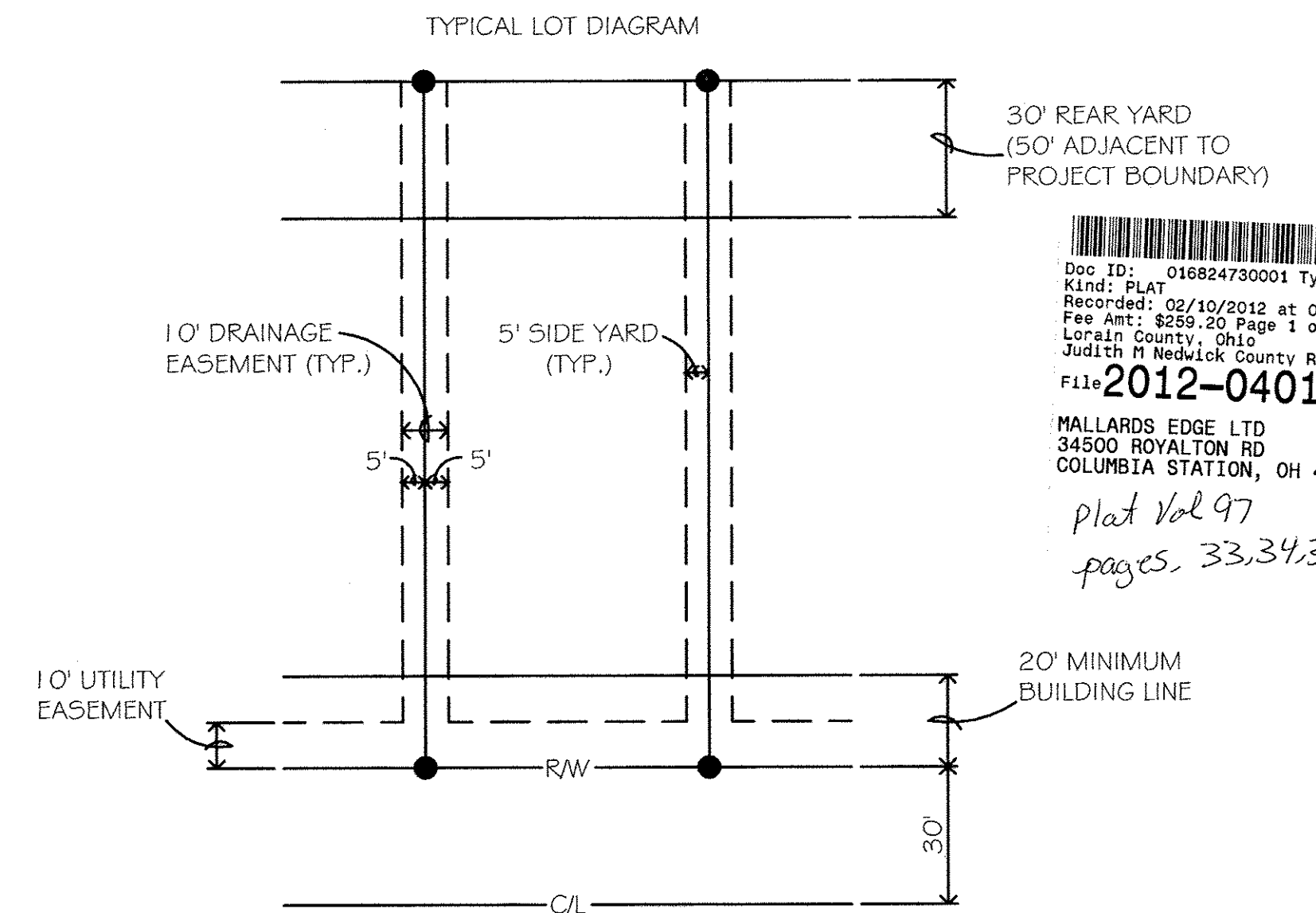
- PARCELS INTO PLAT SUMMARY**
- ① PARCEL NO. 11-00-026-000-028 MALLARDS EDGE, LTD. DEED NO. 2011-0378099, PARCEL #1 1.00 AC. (R)
  - ② PARCEL NO. 11-00-026-000-029 MALLARDS EDGE, LTD. DEED NO. 2011-0378099, PARCEL #2 1.00 AC. (R)
  - ③ PARCEL NO. 11-00-026-000-030 MALLARDS EDGE, LTD. DEED NO. 2011-0378099, PARCEL #3 1.00 AC. (R)
  - ④ PARCEL NO. 11-00-026-000-031 MALLARDS EDGE, LTD. DEED NO. 2011-0378099, PARCEL #4 1.00 AC. (R)
  - ⑤ PARCEL NO. 11-00-026-000-032 RONALD L. PALMER O.R. BK. 573 PG. 144 1.00 AC. (R)
  - ⑥ PARCEL NO. 11-00-026-000-045 MALLARDS EDGE, LTD. DEED NO. 2011-0378099, PARCEL #5 53.19 AC. (R)
  - ⑦ PARCEL NO. 11-00-015-000-018 MALLARDS EDGE, LTD. DEED NO. 2011-0378099, PARCEL #6 3.05 AC. (R)
  - ⑧ PARCEL NO. 11-00-015-000-020 RONALD L. PALMER DEED NO. 2005-0048791 19.24 AC. (R)
  - ⑨ PARCEL NO. 11-00-026-000-047 RONALD L. PALMER DEED NO. 2005-0048791 42.93 AC. (R)
- ADJOINER PARCELS SUMMARY**
- ① PARCEL NO. 11-00-026-000-033 LJUBICA PERISIC DEED NO. 2002-0816684 8.55 AC. (R)
  - ② PARCEL NO. 11-00-015-000-012 JOHNATHAN & JEANNE WISE DEED BK. 1328 PG. 101 4.93 AC. (R)
  - ③ PARCEL NO. 11-00-015-000-013 PALMER ENTERPRISE LTD DEED NO. 2004-0035691 3.71 AC. (R)
  - ④ PARCEL NO. 11-00-015-000-021 PALMER ENTERPRISE LTD DEED NO. 2005-0048790 116.10 AC. (R)
  - ⑤ PARCEL NO. 11-00-026-000-048 PALMER ENTERPRISE LTD DEED NO. 2005-0048790 6.77 AC. (R)
  - ⑥ PARCEL NO. 11-00-027-000-039 PALMER ENTERPRISE LTD DEED NO. 2005-0048790 16.79 AC. (R)
  - ⑦ PARCEL NO. 11-00-027-000-038 RONALD L. PALMER DEED NO. 2005-0048791 18.37 AC. (R)
  - ⑧ PARCEL NO. 11-00-027-000-019 JIMMY G. & PATRICIA NUBBIE O.R. BK. 220 PG. 294 6.51 AC. (R)
  - ⑨ PARCEL NO. 11-00-026-000-044 KENNETH MORGAN DEED BK. 1400 PG. 980 8.92 AC. (R)
  - ⑩ PARCEL NO. 11-00-026-000-038 SAMUEL H., SR. & NACY J. HULL DEED BK. 1360 PG. 634 6.02 AC. (R)
  - ⑪ PARCEL NO. 11-00-026-000-040 CORNELIUS P., JR. & PATRICIA KUNATH DEED BK. 1390 PG. 971 5.98 AC. (R)



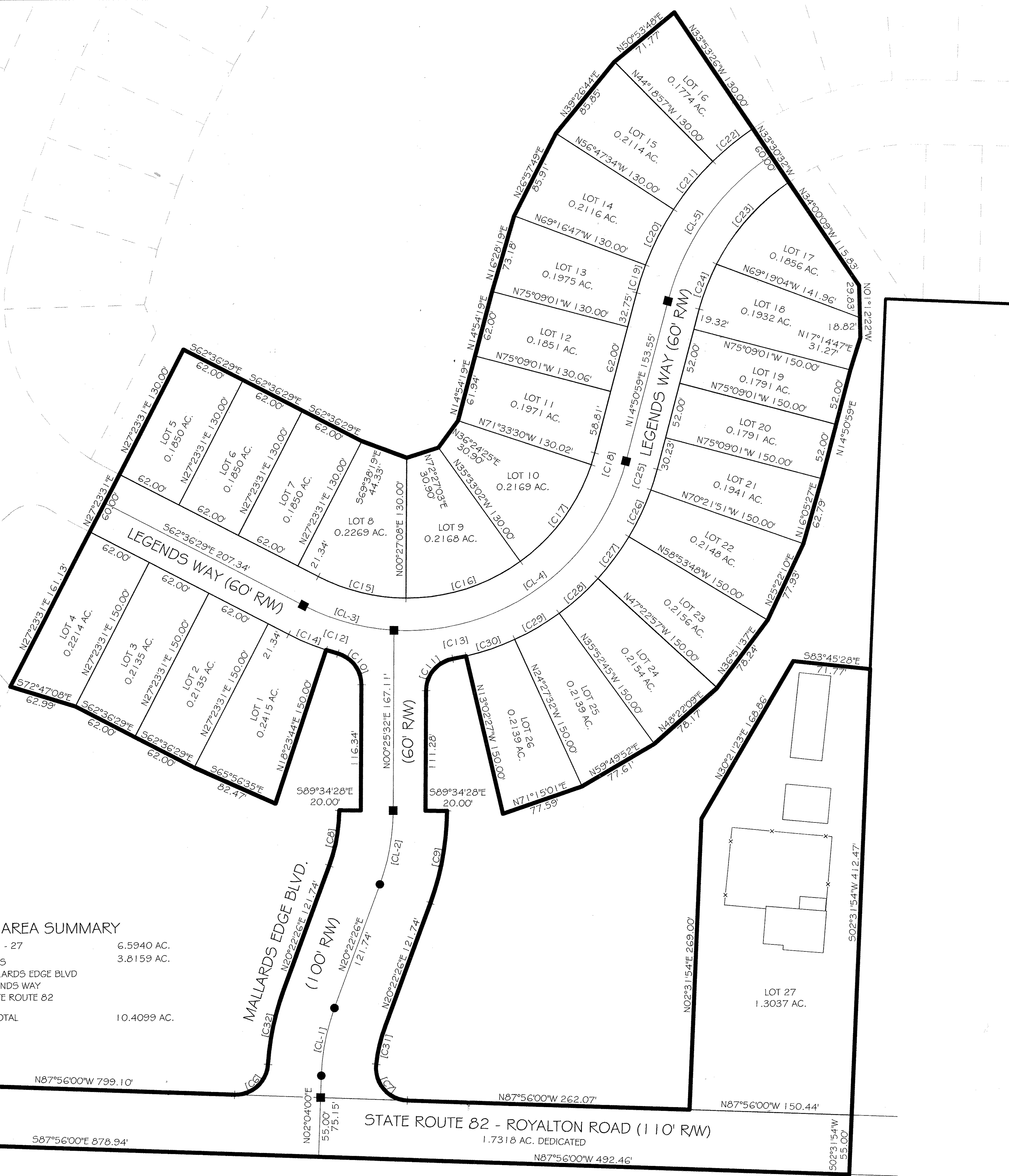
STATE ROUTE 82 - ROYALTON ROAD (110' R/W)



MALLARDS EDGE SUBDIVISION, NO. 1  
SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO  
PART OF ORIGINAL EATON TOWNSHIP LOTS 15 & 26



Doc ID: 01824730001 Type: OFF  
Kind: PLAT  
Recorded: 02/10/2012 at 02:11:13 PM  
Fee Amt: \$250.00 Page 1 of 1  
Lorain County, Ohio  
Judith H Newkirk County Recorder  
File # 2012-0401760  
MALLARDS EDGE LTD  
3450 ROYALTON RD  
COLUMBIA STATION, OH 44028  
plat Vol 97  
pages 33,34,35

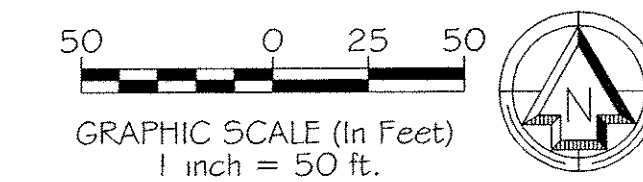


**AREA SUMMARY**

LOTS 1 - 27	6.5940 AC.
STREETS	3.8159 AC.
MALLARDS EDGE BLVD	
LEGENDS WAY	
STATE ROUTE 82	
<b>TOTAL</b>	<b>10.4099 AC.</b>

CURVE	LENGTH	RADIUS	CURVE TABLE CHORD	DELTA	TANGENT
[CL-1]	63.90'	200.00'	S11°13'13"W 63.63'	18°18'26"	32.23
[CL-2]	69.63'	200.00'	N10°23'59"E 69.28'	19°56'54"	35.17
[CL-3]	87.74'	210.00'	S74°34'40"E 87.11'	23°56'22"	44.52
[CL-4]	288.09'	210.00'	N54°09'04"E 266.03'	78°36'09"	171.89
[CL-5]	169.03'	235.00'	S35°27'19"W 165.41'	41°12'39"	88.36
[C6]	46.07'	30.00'	N48°04'31"E 41.67'	87°58'59"	28.96
[C7]	49.59'	30.00'	S40°34'41"E 44.13'	94°42'39"	32.57
[C8]	52.22'	150.00'	N10°23'59"E 51.96'	19°56'54"	26.38
[C9]	87.04'	250.00'	N10°23'59"E 86.60'	19°56'54"	43.97
[C10]	39.13'	30.00'	N36°56'30"W 36.42'	74°44'05"	22.91
[C11]	41.66'	30.00'	S40°12'26"W 38.39'	73°33'47"	24.98
[C12]	11.33'	240.00'	S72°57'24"E 11.33'	2°42'17"	5.67
[C13]	12.69'	240.00'	N78°28'26"E 12.69'	3°01'46"	6.35
[C14]	37.68'	240.00'	S67°06'22"E 37.64'	8°59'47"	18.88
[C15]	84.63'	180.00'	S76°04'41"E 83.86'	26°56'23"	43.11
[C16]	113.11'	180.00'	N72°27'03"E 111.25'	36°00'09"	58.49
[C17]	113.12'	180.00'	N36°26'44"E 111.27'	36°00'28"	58.50
[C18]	11.28'	180.00'	N16°38'45"E 11.28'	3°35'30"	5.64
[C19]	27.15'	265.00'	S17°47'06"W 27.14'	5°52'13"	13.59
[C20]	57.75'	265.00'	S26°57'49"W 57.64'	12°29'13"	28.99
[C21]	57.71'	265.00'	S39°26'44"W 57.59'	12°28'38"	28.97
[C22]	48.22'	265.00'	S50°53'48"W 48.15'	10°25'30"	24.18
[C23]	102.43'	205.00'	S41°40'59"W 101.37'	28°37'44"	52.31
[C24]	44.79'	205.00'	S21°06'33"W 44.70'	12°31'08"	22.49
[C25]	20.05'	240.00'	N17°14'34"E 20.04'	4°47'10"	10.03
[C26]	48.03'	240.00'	N25°22'10"E 47.95'	11°28'03"	24.10
[C27]	48.23'	240.00'	N36°51'37"E 48.15'	11°30'51"	24.20
[C28]	48.19'	240.00'	N48°22'09"E 48.10'	11°30'13"	24.17
[C29]	47.84'	240.00'	N59°49'52"E 47.76'	11°25'13"	24.00
[C30]	47.83'	240.00'	N71°15'01"E 47.75'	11°25'05"	23.99
[C31]	35.60'	150.00'	S13°34'32"W 35.51'	13°35'48"	17.88'
[C32]	71.08'	250.00'	S12°13'44"W 70.84'	16°17'25"	35.78'

**BASIS OF BEARINGS**  
S87°56'00"E FOR STATE ROUTE 82 AS  
RECORDED IN DEED NO. 2003-0972570



**LEGEND**

- 30' LONG, 5/8" IRON ROD SET WITH I.D. CAP "HAYWOOD 8284"
  - IRON ROD SET IN NEW MONUMENT BOX
- NOTE: IRON ROD SET AT ALL SUBLOT & RW CORNERS