

LA COTE DE LAC CONDOMINIUM - PHASE 5

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2; BEING A RE-SUBDIVISION OF BLOCKS "B", "C", "D", "E", "F", "G", & "H" IN LA COTE DE LAC COMMON AREA DE LAC CONDOMINIUM PHASE 4 AS RECORDED IN PLAT VOLUME 97, PAGES 49-50 OF THE LORAIN COUNTY RECORDS

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2 AS RECORDED IN INSTRUMENT NUMBER 20140513138 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING WITHIN SAID BOUNDS 4.4897 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

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 OF THE CITY OF LORAIN, OHIO, FOR THE BENEFIT OF ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT AND ARE PROVIDED IN THE DECLARATION FOR THE LA COTE DE LAC CONDOMINIUMS ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 15th DAY OF September, 2015.

OWNER: [Signature] TITLE: PRESIDENT LA COTE DE LAC HOA

WITNESS: [Signature]
Melvin Head

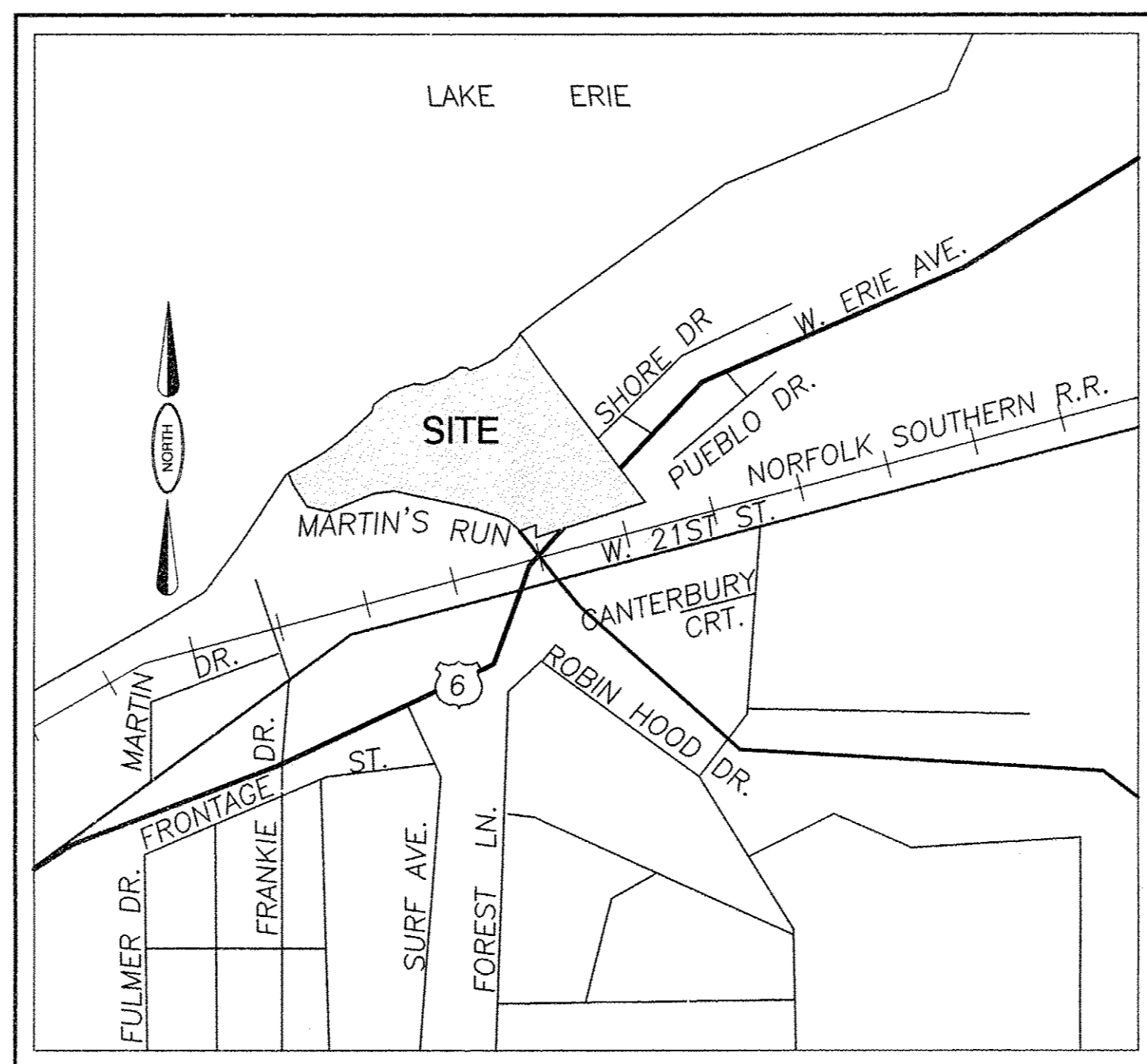
NOTARIAL SEAL:

STATE OF OHIO
S.S.
COUNTY OF Cuyahoga
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Foster Kolbe FOR La Cote de Lac HOA WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION, FOR THE USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 15th DAY OF September, 2015.

BY: [Signature], NOTARY PUBLIC
MY COMMISSION EXPIRES 3-1-2020

Amy Marie Villanave - Notary Public
State of Ohio - Cuyahoga County
Commission Expires:



LOCATION MAP NOT TO SCALE

INDEX OF SHEETS

TITLE SHEET	1
BUILDING LOCATION PLAN	2

BLOCK BREAKDOWN			
UNIT	AREA (S.F.)	AREA (ACRES)	PERCENT OF OWNERSHIP
Block "A"	2400.00	0.0551	7.71%
Total	2400.00	0.0551	7.71%

UNIT BREAKDOWN					
UNIT	AREA (S.F.)	AREA (ACRES)	LIMITED COMMON AREA (S.F.)	LIMITED COMMON AREA (ACRES)	PERCENT OF OWNERSHIP
No. 1	2619.51	0.0601	1221.84	0.0280	8.41%
No. 2	2599.21	0.0597	1166.17	0.0268	8.36%
No. 3	2619.51	0.0601	1379.50	0.0317	8.41%
No. 4	2599.21	0.0597	1699.49	0.0390	8.36%
No. 5	1680.00	0.0386	1023.98	0.0235	5.40%
No. 6	1680.00	0.0386	969.13	0.0222	5.40%
No. 7	2619.51	0.0601	1353.94	0.0311	8.41%
No. 8	2599.21	0.0597	1338.33	0.0307	8.36%
No. 9	1406.85	0.0323	981.59	0.0225	4.52%
No. 10	1407.25	0.0323	963.16	0.0221	4.52%
No. 11	1672.00	0.0384	690.69	0.0159	5.37%
No. 12	2619.54	0.0601	1619.42	0.0372	8.41%
No. 13	2599.21	0.0597	1596.02	0.0366	8.36%
Total	28721.01	0.6594	16003.26	0.3673	92.29%

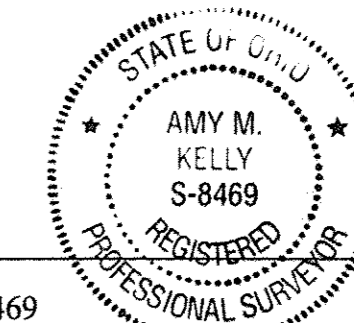
Percent of Ownership 92.29% in Units 1-13 and 7.71% in Block "A" = 100.00%
Total Site Acreage: 195571.322 (Area in S.F.) 4.4897 (Area in acres)
Common Area: 148448.124 (Area in S.F.) 3.4079 (Area in acres)

COMMON AREA	
- 4.4897 AC. PHASE 1	
- 0.4880 AC. PHASE 2	
- 4.0017 AC. PHASE 3	
- 0.2908 AC. PHASE 4	
- 3.7109 AC. PHASE 5	
- 0.2479 AC. PHASE 6	
- 3.4630 AC. PHASE 7	
- 0.2977 AC. PHASE 8	
+ 3.1653 AC. PHASE 9	
- 0.2426 AC. PHASE 10	
3.4079 AC. REMAINDER	

SURVEYOR'S CERTIFICATE

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2 AS RECORDED IN INSTRUMENT NUMBER 20140513138 OF THE LORAIN COUNTY DEED RECORDS CONTAINING WITHIN SAID BOUNDS 4.4897 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. 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 A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

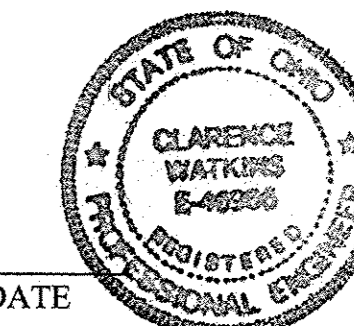
[Signature]
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NUMBER S-8469



8/20/2015
DATE

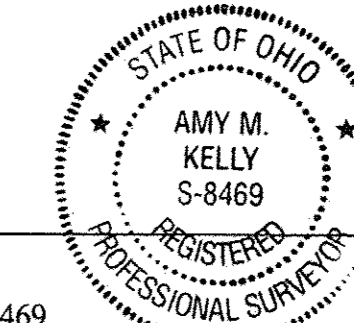
THE BELOW NAMED LICENSED PROFESSIONAL SURVEYOR AND LICENSED PROFESSIONAL ENGINEER, UNDER THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT PAGES 1 THROUGH 2 SHOW GRAPHICALLY ALL OF THE PARTICULARS OF THE BUILDINGS, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH UNIT AND FACILITIES IN SO FAR AS IS GRAPHICALLY POSSIBLE, AND THAT SAID GRAPHIC REPRESENTATION ALSO SHOWS BUILDINGS NOT YET COMPLETED.

[Signature]
CLARENCE D. WATKINS, P.E.
PROFESSIONAL ENGINEER NUMBER E-46956



8/20/2015
DATE

[Signature]
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NUMBER S-8469



8/20/15
DATE

TRANSFERRED
IN COMPLIANCE WITH S.C. 311-313
OHIO REV. CODE
NOV 20 2015
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

LORAIN COUNTY AUDITOR
NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
12/4/15 DC
DEF JTY

Doc ID: 01907600001 Type: OFF
Kind: PLAT
Recorded: 12/04/2015 at 08:54:51 AM
Fee Amt: \$178.00 Page 1 of 1
Lorain County, Ohio
Judeith M. Newkirk County Recorder
File # 2015-0568109

LORAIN COUNTY RECORDER
KAMAN & CUSHMAN ATTORNEYS
2000 TERMINAL TOWER
50 PUBLIC SQUARE
CLEVELAND, OH 44113
Plat Vol. 101
Pgs. 76, 77

J:\00762\DRAWINGS\DWG\PLAT-PHASE 5.dwg

DATE:	BY:	DESCRIPTION:
04-16-15	AMK	ISSUE TO CLIENT
05-28-15	AMK	UPDATED PER CLIENT COMMENTS

DRAWN BY: AMK
CHECKED BY: CLH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
LA CÔTE DE LAC HOMEOWNERS ASSOCIATION, INC.
c/o CONTINENTAL MANAGEMENT
2012 W. 25TH ST., SUITE #301
CLEVELAND, OH 44113

LA CÔTE DE LAC CONDOMINIUM - PHASE 5
TITLE SHEET
CITY OF LORAIN, COUNTY OF LORAIN,
STATE OF OHIO

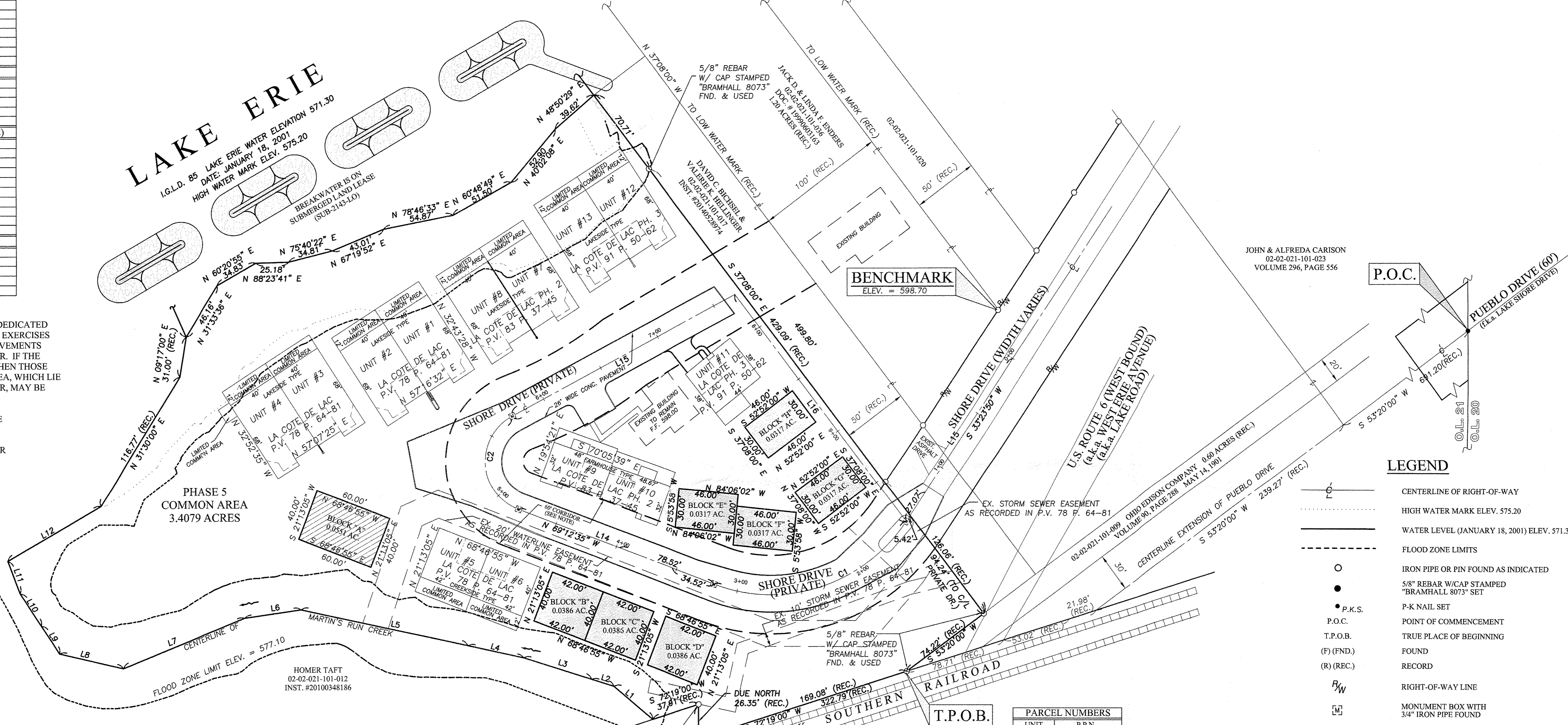
SHEET
1 OF 2
JOB NO.
15-4105

LA CÔTE DE LAC CONDOMINIUM - PHASE 5

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TABLE OF LINES		
PROPERTY LINE		
LINE	BEARING	DISTANCE
L-1	N 49°54'11" W	39.27'
L-2	N 72°27'28" W	18.04'
L-3	N 72°27'28" W	54.91'
L-4	N 77°48'19" W	44.28'
L-5	N 77°48'19" W	131.78'
L-6	S 81°55'39" W	44.11'
L-7	S 67°57'28" W	101.96'
L-8	N 76°52'38" W	50.56'
L-9	N 33°07'44" W	25.60'
L-10	N 33°07'44" W	29.64'
L-11	N 20°58'27" W	26.69'
L-12	N 60°01'54" E	83.35'
SHORE DRIVE CENTERLINE		
LINE	BEARING	DISTANCE
L-13	S 33°23'50" W	150.00'
L-14	N 69°12'35" W	162.22'
L-15	N 61°48'44" E	196.00'
L-16	S 37°08'01" E	219.21'
60' WIDE CORRIDOR (SEE SHEET 2)		
LINE	BEARING	DISTANCE
L-17	N 69°12'35" W	162.84'
L-18	N 59°40'29" E	99.11'
L-19	S 37°08'00" E	60.43'
L-20	S 59°40'29" W	102.32'
L-21	S 69°12'35" E	162.84'
L-22	N 33°33'15" E	19.19'
L-23	N 37°07'59" E	63.55'
L-24	N 59°40'29" E	50.36'
L-25	S 59°40'29" W	50.36'
BUILDING TIES		
LINE	BEARING	DISTANCE
L-26	S 20°47'25" W	35.99'
L-27	S 23°58'00" W	34.36'
L-28	N 22°17'50" E	41.96'
L-29	N 26°40'52" E	33.38'

- NOTES:**
- 60 FOOT WIDE CORRIDOR COULD BE DEDICATED TO THE CITY OF LORAIN IF SAID CITY EXERCISES ITS OPTION TO MAINTAIN THE IMPROVEMENTS WITHIN SAID 60 FOOT WIDE CORRIDOR. IF THE ABOVE MENTIONED DOES HAPPEN, THEN THOSE PARTS OF THE LIMITED COMMON AREA, WHICH LIE WITHIN SAID 60 FOOT WIDE CORRIDOR, MAY BE DIVESTED.
 - THE COMMON AREA EXTENDS TO THE LOW-WATER-MARK OF LAKE ERIE.
 - SEE PLAT VOLUME 78, PAGES 64-81 FOR EXISTING EASEMENT DIMENSIONS.



UNIT BREAKDOWN					
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+ 0.2426 AC. PHASE 9	
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PARCEL NUMBERS	
UNIT	P.P.N.
1	02-02-021-721-001
2	02-02-021-721-002
3	02-02-021-721-003
4	02-02-021-721-004
5	02-02-021-721-005
6	02-02-021-721-006
7	02-02-021-722-001
8	02-02-021-722-002
9	02-02-021-722-003
10	02-02-021-722-004
11	02-02-021-723-001
12	02-02-021-723-002
13	02-02-021-723-003
BLOCK "A"	02-02-021-724-001
COMMON AREA	02-02-021-700-001

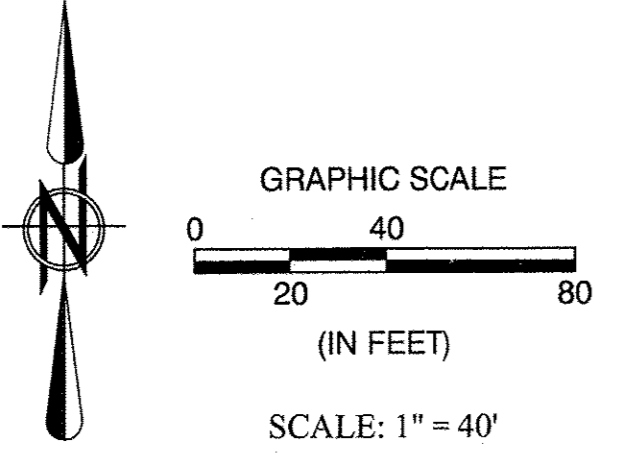
CURVE TABLE						
SHORE DRIVE CENTERLINE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	168.85	125.00'	77°23'35"	100.13'	156.30'	S 72°05'37" W
C2	91.47'	40.00'	131°01'20"	87.82'	72.80'	N 03°41'56" W

- LEGEND**
- CENTERLINE OF RIGHT-OF-WAY
 - HIGH WATER MARK ELEV. 575.20
 - WATER LEVEL (JANUARY 18, 2001) ELEV. 571.30
 - FLOOD ZONE LIMITS
 - IRON PIPE OR PIN FOUND AS INDICATED
 - 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
 - P.K.S.
 - P.O.C.
 - T.P.O.B.
 - (F) (FND.) FOUND
 - (R) (REC.) RECORD
 - RIGHT-OF-WAY LINE
 - MONUMENT BOX WITH 3/4" IRON PIPE FOUND
 - EXISTING BLOCK AREA (TO REMAIN)
 - EXISTING BLOCK AREA (TO BE REVERTED TO COMMON AREA)

DATUM:
INTERNATIONAL GREAT LAKES DATUM 85

BENCHMARK:
1" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF PARCEL 02-02-021-101-036 ELEV. = 598.70

BASIS FOR BEARINGS:
NORTHERLY LINE OF NORFOLK SOUTHERN RAILROAD; ASSUMED TO BE S 72°19'00" W



Percent of Ownership 92.29% in Units 1-13 and 7.71% in Block "A" = 100.00%
Total Site Acreage: 195571.322 (Area in S.F.) 4.4897 (Area in acres)
Common Area: 150848.28 (Area in S.F.) 3.4079 (Area in acres)

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LA CÔTE DE LAC CONDOMINIUM - PHASE 5
BUILDING LOCATION PLAN
CITY OF LORAIN, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
2 OF 2
JOB NO.
15-4105

L:\00762\DRAWINGS\DWG\PLAT\PHASE 5.dwg (BUILDING LOCATION PLAN)