

**OWNERS CERTIFICATE:**

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL LOT NO. 38 OF SAID TOWNSHIP, CONTAINING 21.26 ACRES OF LAND AND BEING PART OF THE SAME TRACT OF LAND CONVEYED TO RICHARD J. BERAN AS DESCRIBED IN DEED VOLUME 24, PAGE 247 OF LORAIN COUNTY RECORD OF DEEDS.

THE UNDERSIGNED RICHARD J. BERAN HEREBY CERTIFIES THAT THE PLAT SHOWN HEREON CORRECTLY REPRESENTS HIS "COOPA VILLAGE SUBDIVISION" A SUBDIVISION OF LOTS 1 THROUGH 10 INCLUSIVE, 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 ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF LORAIN COUNTY, OHIO, FOR THE BENEFIT OF THEMSELVES 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 INDICATED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HAND THIS 3 DAY OF MAY 1989.

*Giles Nelson*  
WITNESS  
*Carol Williams*  
WITNESS

*Richard J. Beran*  
RICHARD J. BERAN

**COOPA VILLAGE SUBDIVISION**  
BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO. 38 IN COLUMBIA TOWNSHIP - LORAIN COUNTY - OHIO

MARCH 1989  
REV. 4-12-83

*Giles Nelson*  
GILES NELSON, P.E., P.S.  
4402 N. 215TH STREET  
FAIRVIEW PARK, OHIO 44126  
PHONE: (216) 331-9110

SITE PLANNER

OWNER/SUBDIVIDER: RICHARD J. BERAN  
15064 WEST RIVER RD.  
COLUMBIA STATION, OHIO 44028

STATE OF OHIO  
REGISTERED SURVEYOR  
GILES F. NELSON  
4630

SCALE 1"=60'

**APPROVALS:**

APPROVED THIS 23<sup>RD</sup> DAY OF AUGUST 1989.  
*James P. Cannon Jr.*  
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 23<sup>RD</sup> DAY OF AUGUST 1989.  
*James P. Cannon Jr.*  
LORAIN COUNTY ENGINEER

APPROVED THIS 4<sup>TH</sup> DAY OF MAY 1989.  
*James P. Cannon Jr.*  
LORAIN COUNTY DISTRICT BOARD OF HEALTH

APPROVED AS TO FORM THIS 29<sup>TH</sup> DAY OF AUGUST 1989.  
*John S. Keenan Jr.*  
LORAIN COUNTY PROSECUTOR'S OFFICE

ACCEPTED THIS 11<sup>TH</sup> DAY OF April 1989.  
*Karl Ruttler*  
BOARD OF TOWNSHIP TRUSTEES CHAIRMAN

APPROVED THIS 29<sup>TH</sup> DAY OF August 1989.  
*Thomas C. Fawcett*  
LORAIN COUNTY PLANNING COMMISSION DIRECTOR

TRANSFERRED THIS DAY OF \_\_\_\_\_ 1989  
LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS DAY OF \_\_\_\_\_ 1989, AT \_\_\_\_\_ M.  
RECORDED THIS 6<sup>TH</sup> DAY OF OCTOBER 1989 IN PLAT BOOK 44 PAGE 61  
LORAIN COUNTY RECORDER

**MORTGAGE CERTIFICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED CHASE BANK OF OHIO, HAVING EXAMINED THE FOREGOING DEED ON LANDS CONTAINED WITHIN COOPA VILLAGE SUBDIVISION, HAVING EXAMINED THE FOREGOING PLAT DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE, STREETS AS SHOWN HEREON, THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR *James P. Cannon Jr.* WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER/VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES HEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL THIS 25<sup>TH</sup> DAY OF AUGUST 1989.

*James P. Cannon Jr.*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 3-23-93

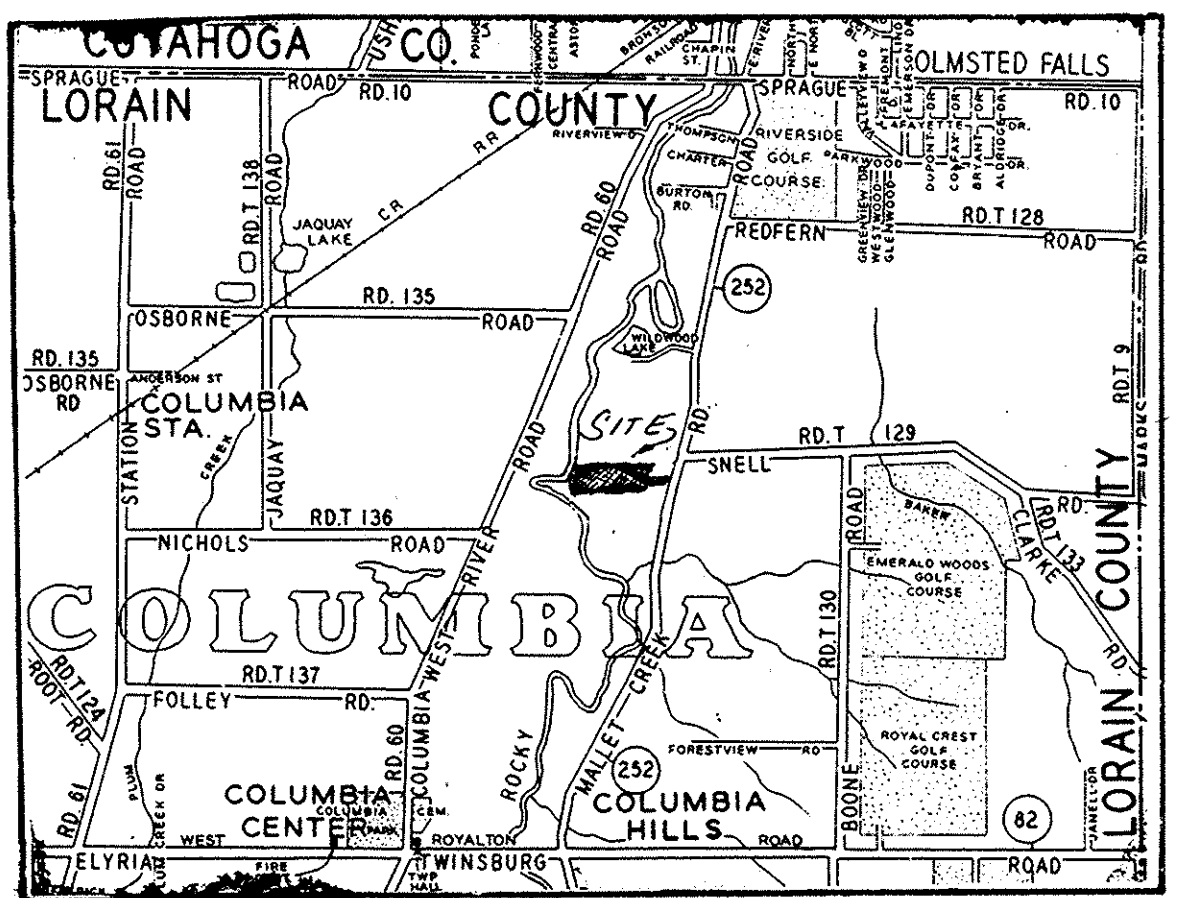
**SURVEYORS CERTIFICATE:**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "COOPA VILLAGE SUBDIVISION" AS SHOWN HEREON CONTAINING 21.26 ACRES OF LAND IN COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO. IRON PIN MONUMENTS WERE FOUND OR SET AT ALL CORNERS MARKED THIS MONUMENT BOXES WERE SET AT POINTS MARKED THIS DISTANCES 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.

*Giles Nelson*  
GILES NELSON  
OHIO SURVEYOR #1630

CAROL WILLIAMS  
Notary Public, State of Ohio  
Recorded in Cuyahoga City,  
My Comm. Expires 07-15-91



AREA IN SUBLOTS 19.36 AC.  
AREA IN STREET E/W 1.90 AC.  
TOTAL SUBDIVISION AREA 21.26 AC.

TRANSPORTATION  
COLUMBIA  
LORAIN COUNTY AUDITOR

LORAIN COUNTY TAX MAP DEPARTMENT

KEY MAP  
NO SCALE

Box: MIDLAND TITLE 44/61