BEING PART OF

BLACK RIVER TOWNSHIP ORIGINAL LOT 2, TRACT 2 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, COOPERS LANDING PHASE ONE, LLC. BY, RLR CONSTRUCTION, INC. SOLE MEMBER. OWNER OF LAND CONTAINED WITHIN THIS PLAT OF COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 1. DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON

#### **NOTARY CERTIFICATE**

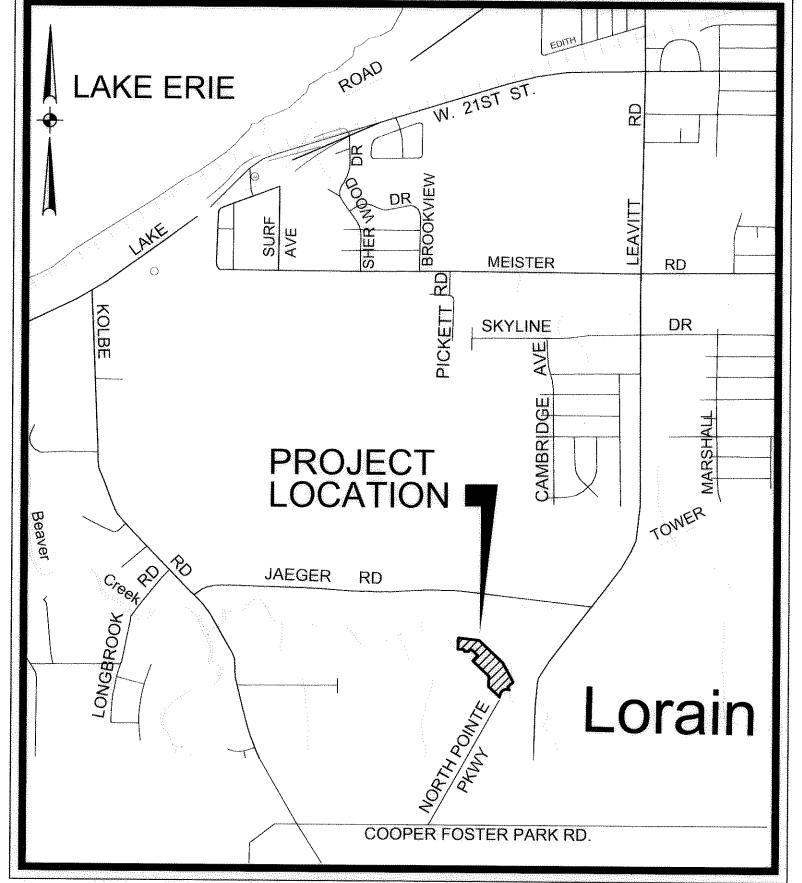
STATE OF OHIO

THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS

ON THIS 20 TO DAY OF THE Nupelle L. Willias non NOTARY PUBLIC MY COMMISSION EXPIRES 6/108

### UNDERGROUND UTILITIES

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC. THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEES), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.



# **VICINITY MAP**

NO SCALE

## SURVEYOR'S CERTIFICATE

4.0025 ACRES

1.3402 ACRES

AREA IN SUBLOTS

AREA IN RIGHT-OF-WAY

TOTAL AREA IN SUBDIVISION 5.3427 ACRES

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 5.3427 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 2 IN TRACT 2 IN THE CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED - , IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED -O-, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THIS PLAT 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. 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.

> DAVID L. ELWELL REGISTERED SURVEYOR NO 6333



### LEGEND

-O- INDICATES IRON PIN FOUND -O- INDICATES IRON PIN SET -M- INDICATES MONUMENT SET

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING

EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT EASEMENTS AS SHOWN HEREON.

MORTGAGEE'S

NOTARY CERTIFICATE

STATE OF OHIO LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR SALOS DANK
REPRESENTING OHIO SALIDOS DANK WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT

LORAIN CITY SURVEYOR CERTIFICATE

COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 1 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN

HEREON AND APPROVE SAME PATRICK A. McGANNON.

COUNCIL CERTIFICATE

LORAIN CITY SURVEYOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 1 WAS

ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN
BY ORDINANCE NO
PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF COOPER'S LANDING CLUSTER DEVELOPMENT JUBDIVISION NO. 1 IS HEREBY CHAIRMAN, CITY OF LORAN DATE PLANNING COMMISSION

## LAW DIRECTOR'S CERTIFICATE

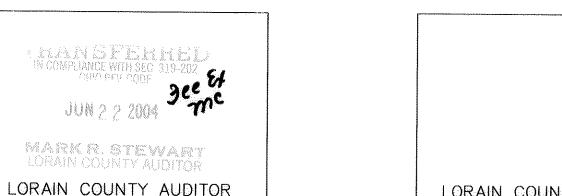
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 1 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED

AS TO FORM LAW DIRECTOR, CITY OF LORAIN

PARK DEPARTMENT CERTIFICATE

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET: WHEREIN THE PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS

DIRECTOR OF PUBLIC SERVICE



LORAIN COUNTY RECORDER

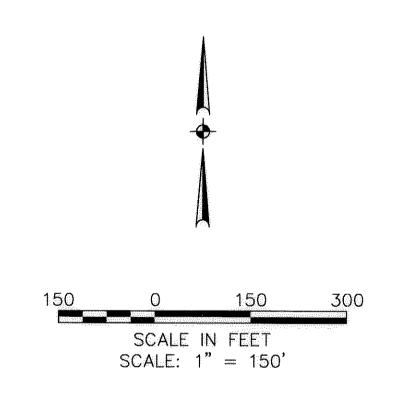
**SENIZIONZ** 

SHEET

JOB NO. 02192

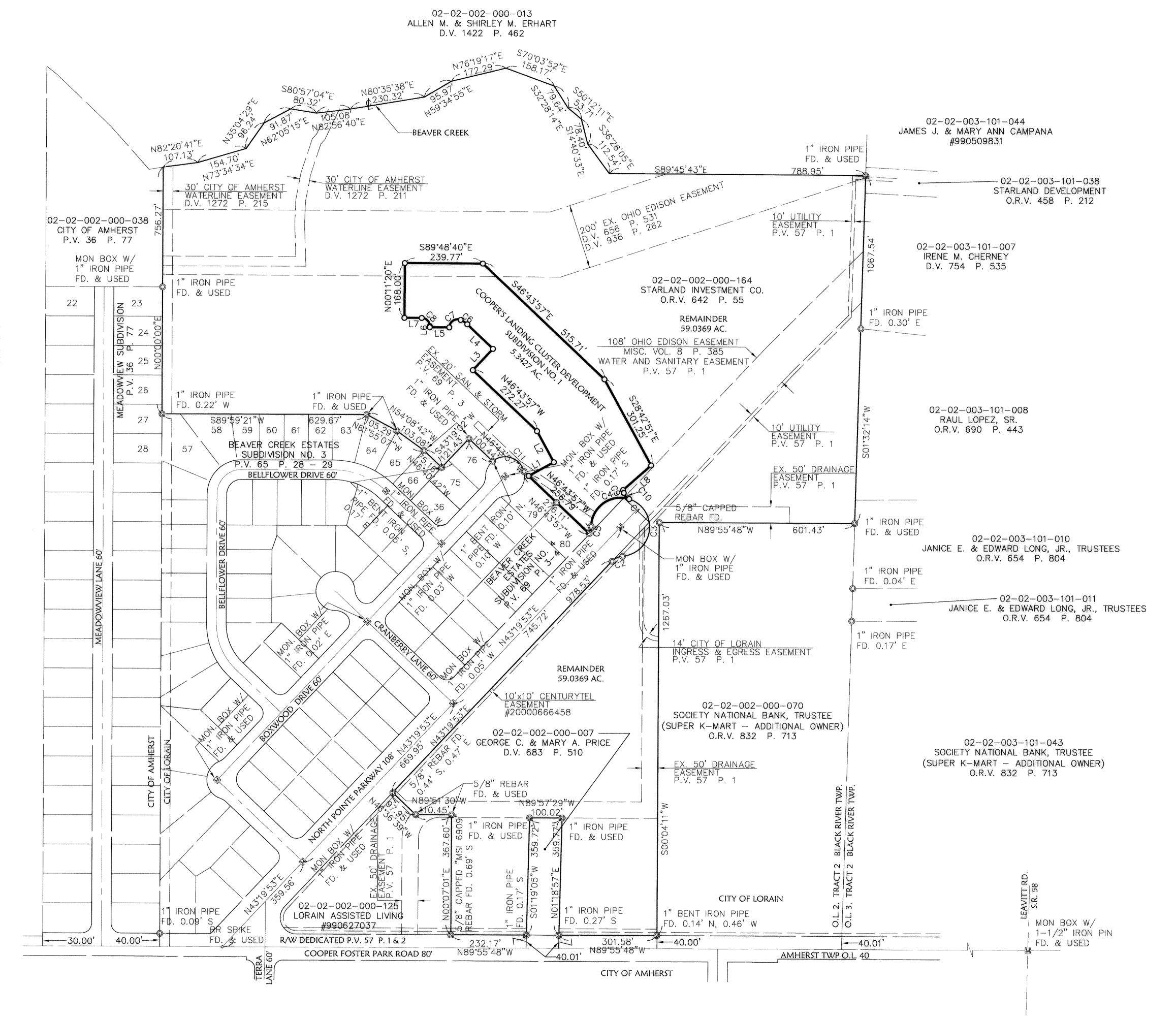
LINE TABLE						
LINE	LENGTH	BEARING				
L1	88.24'	N61°17'09"E				
L2	108.43	N28°42'51"W				
L3	90.00'	N43"16'03"E				
L4	108.93	N46°43'57"W				
L5	60.00'	N89°48'40"W				
L6	3.40'	N00°11'20"E				
L7	53.17 <b>'</b>	N89'48'40"W				
L8	114.27	S48'45'39"W				

	,		CURVE	TABLE		
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	414.77	90.00	99.87	264°02'57"	133.71	S46°40'07"E
C2	36.67	50.00	19,21	42°01'29"	35.86	S64°20'37"W
C3	247.98	90.00	460.25	157'52'18"	176.65	N06°25'13"E
C4	166.78	90.00	119.82	106"10'40"	143.92	N54°23'44"E
C5	23.20	50.00	11.81	26°35'01"	22.99	S14°35'54"W
C6	24.67	69.16	12.47	20'26'16"	24.54	N56*57'05"W
C7	49.15	25.00	37.51	112'38'27"	41.61	S56'30'33"W
C8	39.27	25.00	25.00	90'00'00"	35.36	N44*48'40"W
C9	9.05	130.00	4.53	3°59'19"	9.05	S13"17'24"E
C10	26.71	25.00	14.79	61°13'12"	25.46	N41°54'20"W
C11	121.19	60.00	95.51	115*43'36"	101.61	N72'00'06"W



### LEGEND

○ IRON PIPE FOUND
 ○ 5/8" CAPPED REBAR SET
 ■ EXISTING MONUMENT BOX
 ◇ R.R SPIKE FOUND



**KEVISIONS** 

RECORD PLAT

2'S LANDING CLUSTER

IENT SUBDIVISION NO.

OF PART OF

OF PART OF

OF PART OF

COOPER'S EVELOPMEN

SHEET

JOB NO.

02192

