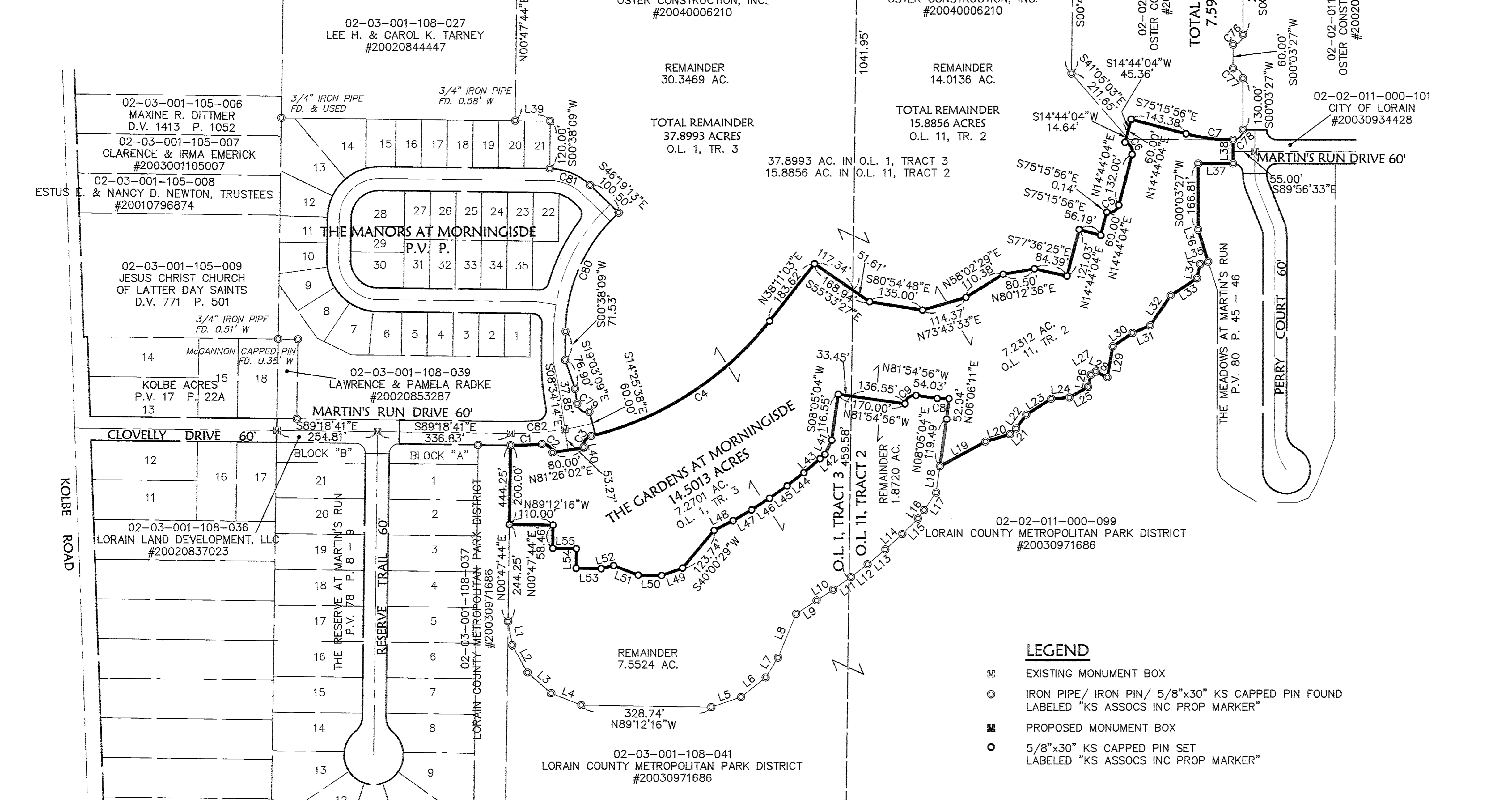


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	79.16	820.00	39.61	5°31'53"	79.13	N87°55'37"E
C2	37.64	25.00	23.42	86°15'13"	34.18	N51°42'43"W
C3	37.05	25.00	22.87	84°54'27"	33.75	S33°52'59"W
C4	546.04	820.00	283.57	38°09'11"	536.00	N57°15'39"E
C5	39.27	25.00	25.00	90°00'00"	35.36	N59°44'04"E
C6	39.27	25.00	25.00	90°00'00"	35.36	N30°15'56"W
C7	120.40	470.00	60.53	14°40'37"	120.07	S82°36'14"E
C8	29.42	130.00	14.77	12°57'57"	29.36	S88°23'55"E
C9	39.27	25.00	25.00	90°00'00"	35.36	S53°05'04"W
C74	35.64	60.00	18.36	34°02'09"	35.12	S17°49'13"W
C75	106.99	930.00	53.56	6°35'30"	106.93	S03°21'12"W
C76	39.27	25.00	25.00	90°00'00"	35.36	N45°03'27"E
C77	39.27	25.00	25.00	90°00'00"	35.36	N44°56'33"W
C78	39.27	25.00	25.00	90°00'00"	35.36	N45°03'27"E
C79	41.83	25.00	27.70	95°51'24"	37.12	S56°29'56"E
C80	338.04	410.00	179.30	47°14'25"	328.55	S24°15'21"W
C81	112.69	150.00	59.15	43°02'39"	110.06	N67°50'32"W
C82	137.67	790.00	69.01	9°59'05"	137.49	N85°41'47"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N09°43'28"W	60.78
L2	N29°15'58"W	79.26
L3	N48°49'51"W	79.31
L4	N68°23'44"W	81.89
L5	S71°13'51"W	79.31
L6	S51°39'58"W	79.31
L7	S32°06'05"W	58.99
L8	S22°29'31"W	119.95
L9	S56°55'13"W	61.51
L10	S56°55'13"W	50.00
L11	S54°53'12"W	54.98
L12	S52°30'14"W	53.17
L13	S50°16'35"W	58.17
L14	S47°56'55"W	58.17
L15	S45°13'15"W	55.40
L16	S36°23'02"W	26.47
L17	S34°23'12"W	53.74
L18	S08°05'04"W	67.12
L19	S61°42'00"W	130.63
L20	S73°18'46"W	64.70
L21	S47°18'45"W	20.98
L22	S35°51'31"W	43.36
L23	S57°50'14"W	74.72
L24	S86°00'44"W	45.67
L25	S60°41'13"W	54.13
L26	S12°51'01"W	31.33
L27	S57°01'58"W	15.06
L28	N63°27'20"W	32.71
L29	S09°42'58"W	79.21
L30	S55°53'34"W	60.27
L31	S67°12'30"W	48.52
L32	S34°25'16"W	91.54
L33	S56°48'23"W	79.38
L34	S12°59'01"W	36.57
L35	S72°49'29"W	21.38
L36	S17°36'53"E	84.13
L37	N89°56'33"W	87.99
L38	S00°03'16"W	60.00
L39	N89°21'51"W	88.72'
L40	S08°34'14"E	1.54'
L41	S25°25'57"W	39.70
L42	S49°10'04"W	16.64
L43	S49°12'16"W	54.00
L44	S51°53'33"W	54.00
L45	S54°34'51"W	54.00
L46	S57°16'08"W	54.00
L47	S59°57'26"W	54.00
L48	S62°38'43"W	54.00
L49	S70°42'35"W	56.61
L50	N89°12'16"W	58.89
L51	N69°14'04"W	66.75
L52	S76°05'10"W	32.47
L53	N89°12'16"W	63.18
L54	N00°47'44"E	49.61
L55	N89°12'16"W	60.00
L56	S89°56'33"E	48.79
L57	S14°44'56"E	189.40
L58	S43°01'53"E	66.32
L59	S55°09'42"E	60.00
L60	S00°48'09"W	40.70

- ① 02-02-011-000-005 RICHARD C. KSENIICH #20030915596
- ② 02-02-011-000-010 NEW SUNRISE PROPERTIES #20000709306
- ③ 02-02-011-000-007 COUNTRY SHORE PROPERTIES, LLC #20040008954
- ④ 02-02-011-000-015 LORAIN COUNTY BOARD OF COMMISSIONERS D.V. 1213 P. 57
- ⑤ 02-02-011-000-014 LORAIN COUNTY BOARD OF COMMISSIONERS D.V. 1213 P. 57



R:\04000\04015\LD\CONTROL\dwg\CL-PLAT03.dwg 06/10/2004 03:36:40 PM EDT

- LEGEND**
- ☒ EXISTING MONUMENT BOX
 - ⊙ IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
 - ☒ PROPOSED MONUMENT BOX
 - ⊙ 5/8"x30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

DATE: 05-28-04	DRAWN BY: DAN	CHKD BY: BML, DIE	DWS. NAME: CL-PLAT03	PATH: R:\04000\04015\LD\CONTROL	F.B.
REVISIONS					
DATE DESCRIPTION					
BY					

RECORD PLAT

THE GARDENS AT MORNINGSIDE

SUBDIVISION NO. 1

OF PART OF
BLACK RIVER TOWNSHIP ORIG. LOT 1, TRACT 3 & ORIG. LOT 11, TRACT 2
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET	OF
2	4
JOB NO.	
04015	

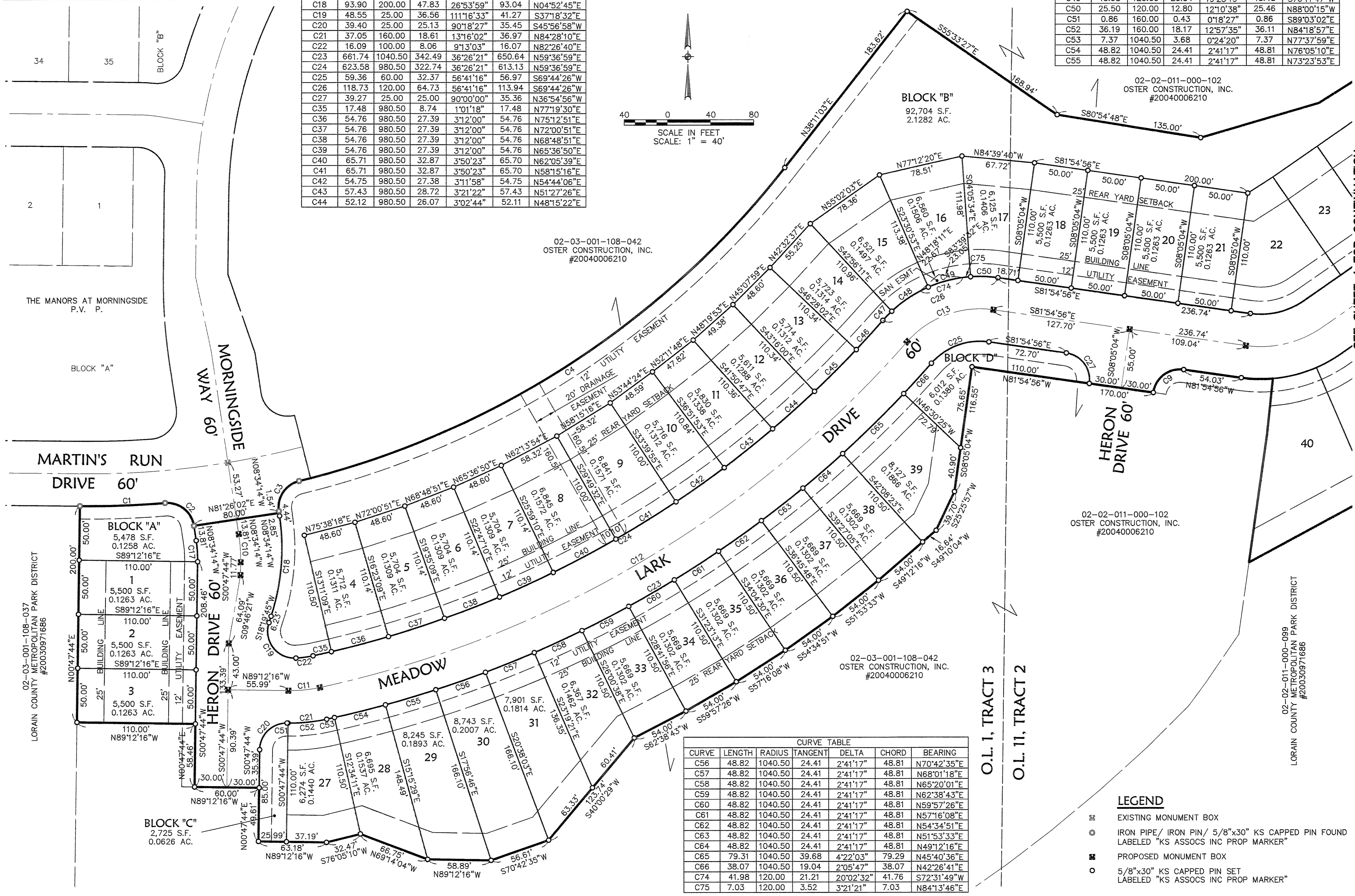
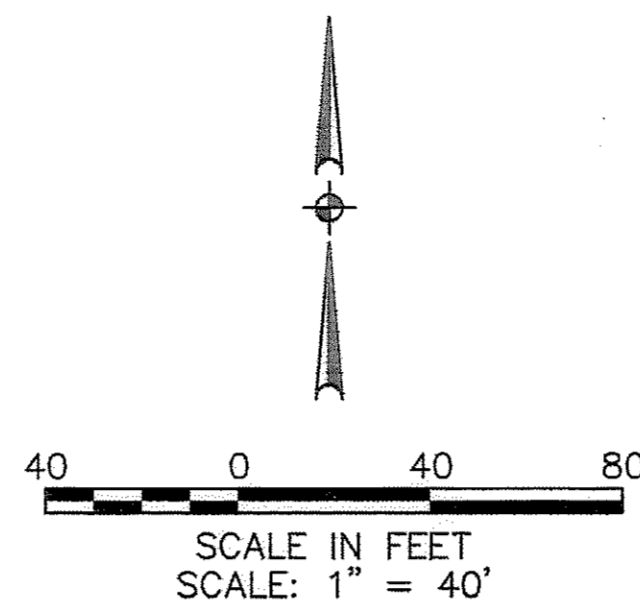
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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	79.16	820.00	39.61	5°31'53"	79.13	N87°55'37"E
C2	37.64	25.00	23.42	86°16'05"	34.19	N51°42'17"W
C3	37.05	25.00	22.87	84°54'27"	33.75	S33°52'59"W
C4	546.04	820.00	283.57	38°09'11"	536.00	N57°15'39"E
C9	39.27	25.00	25.00	90°00'00"	35.36	S53°05'04"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C10	26.16	160.00	13.11	9°21'59"	26.13	N03°53'15"W
C11	29.40	130.00	14.77	12°57'35"	29.34	N84°18'57"E
C12	642.66	1010.50	332.62	36°26'21"	631.89	N59°36'59"E
C13	89.04	90.00	48.55	56°41'16"	85.46	S69°44'26"W
C17	19.62	120.00	9.83	9°21'59"	19.59	N03°53'15"W
C18	93.90	200.00	47.83	26°53'59"	93.04	N04°52'45"E
C19	48.55	25.00	36.56	111°16'33"	41.27	S37°18'32"E
C20	39.40	25.00	25.13	90°18'27"	35.45	S45°56'58"W
C21	37.05	160.00	18.61	13°16'02"	36.97	N84°28'10"E
C22	16.09	100.00	8.06	9°13'03"	16.07	N82°26'40"E
C23	661.74	1040.50	342.49	36°26'21"	650.64	N59°36'59"E
C24	623.58	980.50	322.74	36°26'21"	613.13	N59°36'59"E
C25	59.36	60.00	32.37	56°41'16"	56.97	S69°44'26"W
C26	118.73	120.00	64.73	56°41'16"	113.94	S69°44'26"W
C27	39.27	25.00	25.00	90°00'00"	35.36	N36°54'56"W
C35	17.48	980.50	8.74	1°01'18"	17.48	N77°19'30"E
C36	54.76	980.50	27.39	3°12'00"	54.76	N75°12'51"E
C37	54.76	980.50	27.39	3°12'00"	54.76	N72°00'51"E
C38	54.76	980.50	27.39	3°12'00"	54.76	N68°48'51"E
C39	54.76	980.50	27.39	3°12'00"	54.76	N65°36'50"E
C40	65.71	980.50	32.87	3°50'23"	65.70	N62°05'39"E
C41	65.71	980.50	32.87	3°50'23"	65.70	N58°15'16"E
C42	54.75	980.50	27.38	3°11'58"	54.75	N54°44'06"E
C43	57.43	980.50	28.72	3°21'22"	57.43	N51°27'26"E
C44	52.12	980.50	26.07	3°02'44"	52.11	N48°15'22"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C40	65.71	980.50	32.87	3°50'23"	65.70	N62°05'39"E
C41	65.71	980.50	32.87	3°50'23"	65.70	N58°15'16"E
C42	54.75	980.50	27.38	3°11'58"	54.75	N54°44'06"E
C43	57.43	980.50	28.72	3°21'22"	57.43	N51°27'26"E
C44	52.12	980.50	26.07	3°02'44"	52.11	N48°15'22"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C45	54.77	980.50	27.39	3°12'02"	54.77	N45°07'59"E
C46	36.55	980.50	18.28	2°08'10"	36.55	N42°27'53"E
C47	11.87	120.00	5.94	5°40'01"	11.86	S44°13'48"W
C48	40.68	120.00	20.54	19°25'19"	40.48	S56°46'28"W
C49	40.68	120.00	20.54	19°25'19"	40.48	S76°11'47"W
C50	25.50	120.00	12.80	12°10'38"	25.46	N88°00'15"W
C51	0.86	160.00	0.43	0°18'27"	0.86	S89°03'02"E
C52	36.19	160.00	18.17	12°57'35"	36.11	N84°18'57"E
C53	7.37	1040.50	3.68	0°24'20"	7.37	N77°37'59"E
C54	48.82	1040.50	24.41	2°41'17"	48.81	N76°05'10"E
C55	48.82	1040.50	24.41	2°41'17"	48.81	N73°23'53"E



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C56	48.82	1040.50	24.41	2°41'17"	48.81	N70°42'35"E
C57	48.82	1040.50	24.41	2°41'17"	48.81	N68°01'18"E
C58	48.82	1040.50	24.41	2°41'17"	48.81	N65°20'01"E
C59	48.82	1040.50	24.41	2°41'17"	48.81	N62°38'43"E
C60	48.82	1040.50	24.41	2°41'17"	48.81	N59°57'26"E
C61	48.82	1040.50	24.41	2°41'17"	48.81	N57°16'08"E
C62	48.82	1040.50	24.41	2°41'17"	48.81	N54°34'51"E
C63	48.82	1040.50	24.41	2°41'17"	48.81	N51°53'33"E
C64	48.82	1040.50	24.41	2°41'17"	48.81	N49°12'16"E
C65	79.31	1040.50	39.68	4°22'03"	79.29	N45°40'36"E
C66	38.07	1040.50	19.04	2°05'47"	38.07	N42°26'41"E
C74	41.98	120.00	21.21	20°02'32"	41.76	S72°31'49"W
C75	7.03	120.00	3.52	3°21'21"	7.03	N84°13'46"E

LEGEND

- ▣ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- ▣ PROPOSED MONUMENT BOX
- 5/8"x30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

BY: _____ DATE: _____

REVISIONS

DATE: 05-28-04

DRAWN BY: DAN

CHECKED BY: M.B. DIE

DESIGNED BY: G. PLATTI

PROJECT NAME: MORNINGSIDE P.V.P.

PATH: R:\04000\04015\DDT\CONTROL.dwg

F.B. _____

KS Associates, Inc. 100
600 Old River Road
P.O. Box 100
Piquette, MI 48675
Phone: (419) 365-4730
Fax: (419) 365-4790
mailroom@ksassoc.com
www.ksassoc.com

KS ASSOCIATES

RECORD PLAT

THE GARDENS AT MORNINGSIDE

SUBDIVISION NO. 1

OF PART OF

BLACK RIVER TOWNSHIP ORIG. LOT 1, TRACT 3 & ORIG. LOT 11, TRACT 2

CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 3 OF 4

JOB NO. 04015

SEE SHEET 4 FOR CONTINUATION

O.L. 1, TRACT 3
O.L. 11, TRACT 2

02-03-001-108-037
LORAIN COUNTY METROPOLITAN PARK DISTRICT
#20030971686

02-02-011-000-089
LORAIN COUNTY METROPOLITAN PARK DISTRICT
#20030971686

02-03-001-108-042
OSTER CONSTRUCTION, INC.
#20040006210

02-02-011-000-102
OSTER CONSTRUCTION, INC.
#20040006210

THE MANORS AT MORNINGSIDE
P.V. P.

MORNINGSIDE
WAY 60'

MARTIN'S RUN
DRIVE 60'

BLOCK "C"
2,725 S.F.
0.0626 AC.

HERON DRIVE 60'

BLOCK "A"
5,478 S.F.
0.1258 AC.
S89°12'16"E

MEADOW

LARK

02-03-001-108-042
OSTER CONSTRUCTION, INC.
#20040006210

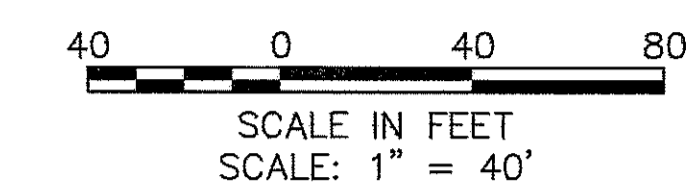
BLOCK "B"
92,704 S.F.
2.1282 AC.

HERON DRIVE 60'

40

SEE SHEET 4 FOR CONTINUATION

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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C5	39.27	25.00	25.00	90°00'00"	35.36	N59°44'04"E
C6	39.27	25.00	25.00	90°00'00"	35.36	N30°15'56"W
C7	120.40	470.00	60.53	14°40'37"	120.07	S82°36'14"E
C8	29.42	130.00	14.77	12°57'57"	29.36	S88°23'55"E
C14	74.61	100.00	39.14	42°44'48"	72.89	N76°42'40"E
C15	159.45	225.00	83.24	40°36'11"	156.13	N35°02'10"E
C16	128.08	500.00	64.39	14°40'37"	127.73	S82°36'14"E
C28	96.99	130.00	50.88	42°44'48"	94.76	N76°42'40"E
C29	52.23	70.00	27.40	42°44'48"	51.02	N76°42'40"E
C30	180.71	255.00	94.34	40°36'11"	176.95	N35°02'10"E
C31	130.40	195.00	67.74	38°18'51"	127.98	N36°10'50"E
C32	40.27	25.00	26.02	92°17'20"	36.05	N29°07'16"W
C33	39.27	25.00	25.00	90°00'00"	35.36	S59°44'04"W
C34	135.77	530.00	68.26	14°40'39"	135.40	S82°36'15"E
C67	41.83	130.00	21.10	18°26'17"	41.65	N75°53'58"E
C68	25.74	130.00	12.91	11°20'35"	25.69	N61°00'33"E
C69	7.63	255.00	3.82	1°42'53"	7.63	N54°28'49"E
C70	45.60	255.00	22.86	10°14'42"	45.54	N48°30'01"E
C71	45.60	255.00	22.86	10°14'42"	45.54	N38°15'19"E
C72	45.60	255.00	22.86	10°14'42"	45.54	N28°00'37"E
C73	36.29	255.00	18.17	8°09'11"	36.26	N18°48'40"E

LEGEND

- ⊠ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- ⊠ PROPOSED MONUMENT BOX
- 5/8"x30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

02-02-011-000-102
OSTER CONSTRUCTION, INC.
#20040006210

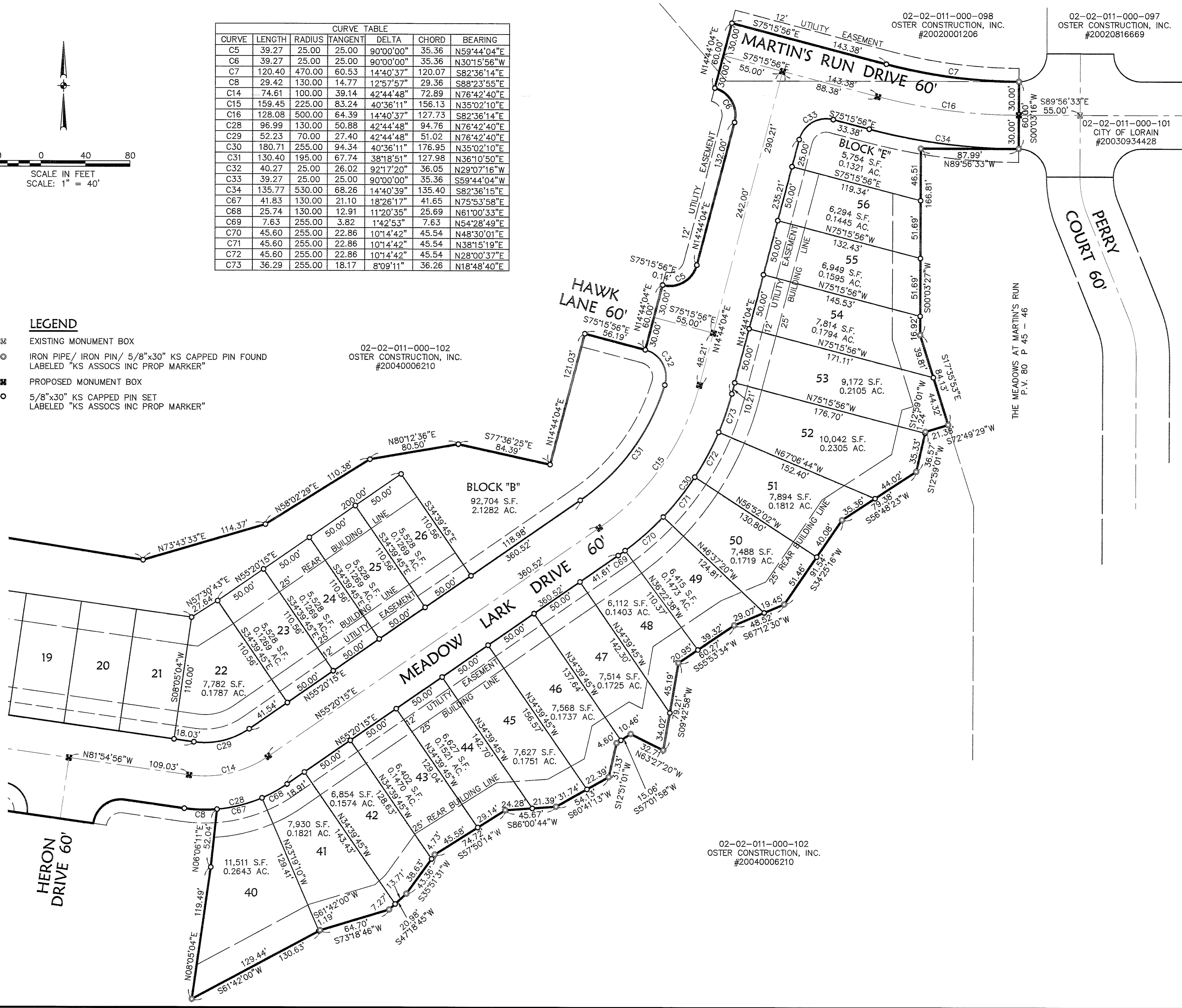
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OSTER CONSTRUCTION, INC.
#20020001206

02-02-011-000-097
OSTER CONSTRUCTION, INC.
#20020816669

02-02-011-000-101
CITY OF LORAIN
#20030934428

02-02-011-000-102
OSTER CONSTRUCTION, INC.
#20040006210

SEE SHEET 3 FOR CONTINUATION



BY	
DATE	
REVISIONS	
DATE: 05-28-04 DRAWN BY: DAM CWD BY: DRB, DJE DWG. NAME: CL-PLAT02 PATH: R:\04000\04015\DDT\CONTROL	F.B. F.S. Associates, Inc. 5400 Birch Bay Circle 100 Glenside, OH 44025 Phone (440) 365-4730 Fax (440) 365-4790 mailroom@fsassoc.com www.fsassoc.com
RECORD PLAT THE GARDENS AT MORNINGSIDE SUBDIVISION NO. 1 OF PART OF BLACK RIVER TOWNSHIP ORIG. LOT 1, TRACT 3 & ORIG. LOT 11, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO	
SHEET 4 OF 4	
JOB NO. 04015	