



Copper Creek Subdivision

Part of Original Amherst Township Lot Number 15,
Amherst Township, County of Lorain, State of Ohio

Surveyor's Certificate

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED COPPER CREEK SUBDIVISION AS SHOWN HEREON AND CONTAINING 20.3107 ACRES OF LAND IN ORIGINAL AMHERST TOWNSHIP LOT NUMBER 15, COUNTY OF LORAIN AND STATE OF OHIO. AT ALL POINTS INDICATED THUS  OR , IRON PIN MONUMENTS WERE EITHER FOUND OR SET AND THOSE INDICATED WITHIN THE SUBDIVISION WILL BE SET UPON THE COMPLETION OF THE CONSTRUCTION. SAID PLAT REPRESENTS A SURVEY IN WHICH THE EXTERIOR TRAVERSE OF THE BOUNDARIES CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE EXPRESSED TO AN ASSUMED MERIDIAN AND ARE FOR THE PURPOSE OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

AREA OF SUBLOTS = 7.5430 ACRES
AREA IN BLOCKS = 9.4934 ACRES
AREA IN STREETS = 3.2743 ACRES
TOTAL AREA OF PLAT = 20.3107 ACRES

 IRON PIPE FOUND
 IRON PIN SET

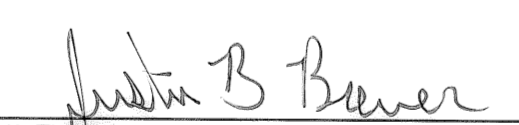
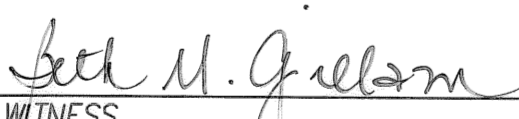

PHIL A. ROSEBECK, REGISTERED SURVEYOR NO. 6696



Owner's Certificate

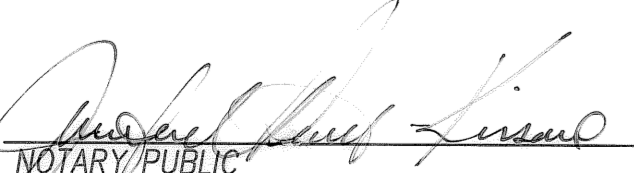
SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOT 15 OF SAID TOWNSHIP CONTAINING 20.3107 ACRES AND BEING THE SAME TRACT AS CONVEYED TO J & J PROPERTY HOLDINGS, LLC AND DESCRIBED IN DEED RECORDED IN DOCUMENT NUMBER 20050115418, ON DECEMBER 8, 2005 IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO. THE UNDERSIGNED J & J PROPERTY HOLDINGS, LLC HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS COPPER CREEK SUBDIVISION, A SUBDIVISION OF LOTS 1 THROUGH 41, INCLUSIVE, AND BLOCKS A, B AND C DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OF THE ROADS, CUL-DE-SACS, EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR 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 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 RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 10th DAY OF August, 2007.


ROBERT J. PERRITT, MEMBER
J & J PROPERTY HOLDINGS, LLC

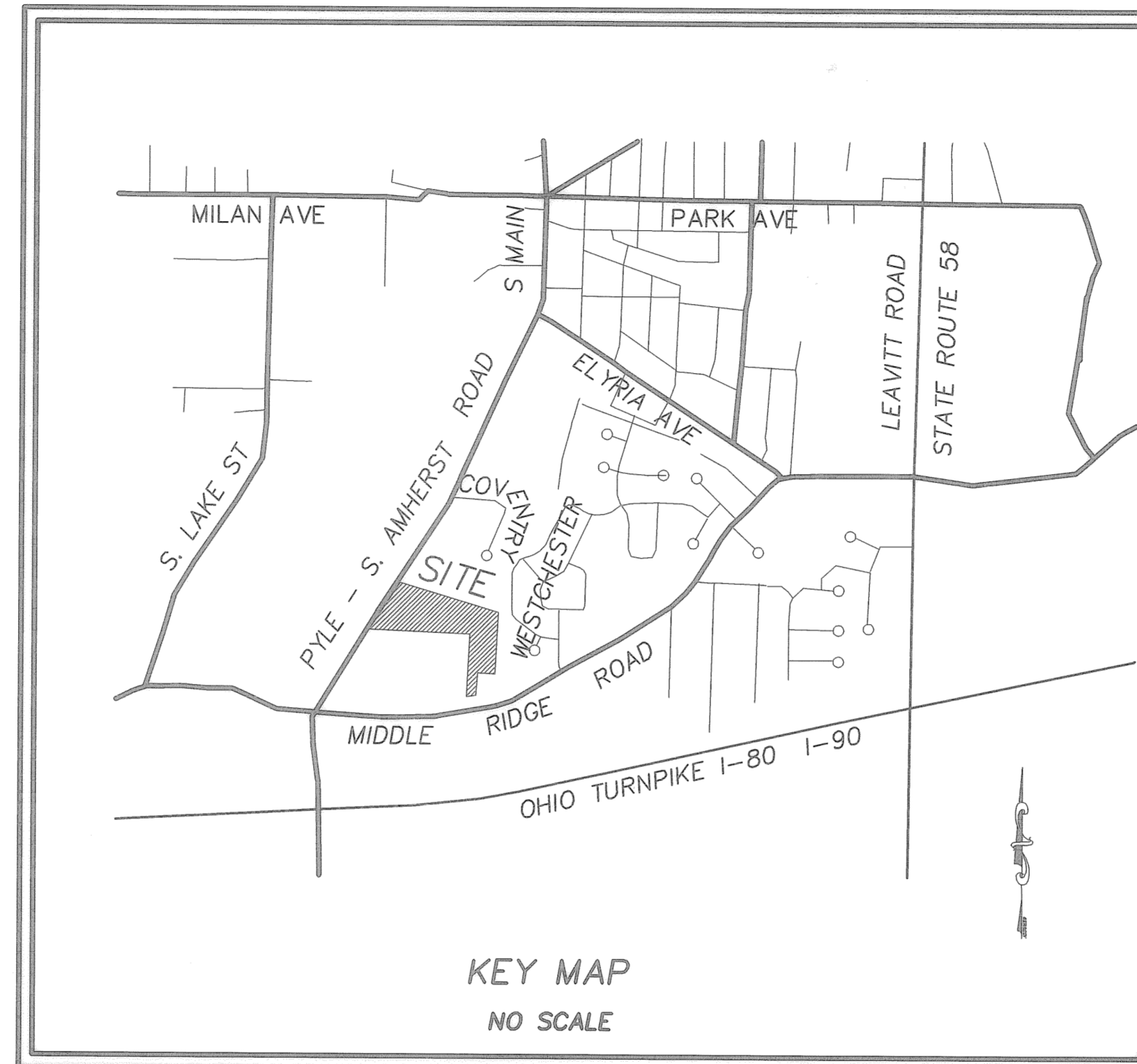

WITNESS

WITNESS

NOTARY PUBLIC
STATE OF OHIO
COUNTY OF LORAIN

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED ROBERT J. PERRITT, MEMBER ROBERT J. PERRITT, MEMBER, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED, AND THAT IT WAS HIS OWN FREE ACT AND DEED PERSONALLY AND AS SUCH OFFICER OF J & J PROPERTY HOLDINGS, LLC. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10th DAY OF AUGUST, 2007.


NOTARY PUBLIC

MY COMMISSION EXPIRES: July 28, 2008



Utility Easement to Utility Companies

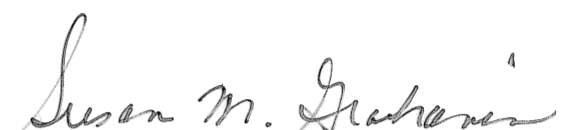
J & J PROPERTY HOLDINGS, LLC, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CITY OF AMHERST, CENTURYTEL, TIME WARNER CABLE AND COLUMBIA GAS OF OHIO, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT EASEMENT, 10 FEET(10') IN WIDTH ADJACENT AND CONTIGUOUS TO THE RIGHT OF WAY OF COPPER CREEK, KESTRAL WAY, PYLE S. AMHERST ROAD AND FALLING LEAF, AS SHOWN HEREON TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS, AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY, NATURAL GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREOF, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, COMMUNICATIONS AND NATURAL GAS FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. ALL SUBLOTS WILL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. GRANTEE 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 EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEES.

J & J PROPERTY HOLDINGS, LLC
630 MAPLE CREEK DRIVE
AMHERST, OHIO 44001


BY 
ROBERT J. PERRITT, MEMBER

Mortgagee's Certificate

THIS IS TO CERTIFY THAT FIRSTMERIT BANK NA BY ITS OFFICER NAMED BELOW AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF COPPER CREEK SUBDIVISION TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.


SUSAN M. GRACHANIN, VICE PRESIDENT


WITNESS


WITNESS

STATE OF OHIO
COUNTY OF Lorain

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 8th DAY OF AUGUST, 2007.

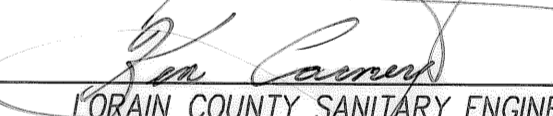

NOTARY PUBLIC
MY COMMISSION EXPIRES: July 19, 2008

TRANSFERRED
IN COMPLIANCE WITH SEC. 519-202
OHIO REV. CODE
NOV 07 2007
MARK R. STEWART
LORAIN COUNTY AUDITOR

APPROVED THIS 16 DAY OF OCTOBER, 2007.


LORAIN COUNTY ENGINEER

APPROVED THIS 16 DAY OF OCTOBER, 2007.


LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS ___ DAY OF ___, 200__.

APPROVED THIS 7th DAY OF August, 2007.


CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED AS TO FORM THIS 19th DAY OF October, 2007.


LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 22 DAY OF OCTOBER, 2007.


DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

TRANSFERRED THIS ___ DAY OF ___, 200__.

LORAIN COUNTY AUDITOR

RECORDED THIS ___ DAY OF ___, 200__ IN PLAT BOOK ___ PAGE NO. ___

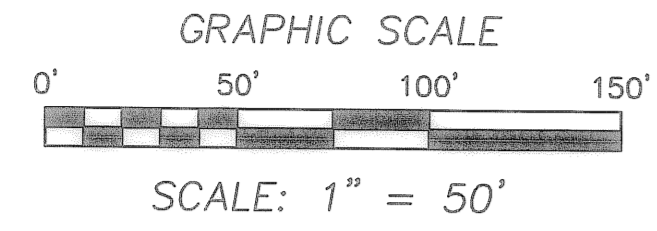
LORAIN COUNTY RECORDER

RECORD PLAT
Copper Creek Subdivision
PART OF ORIGINAL AMHERST TOWNSHIP LOT NO.15,
AMHERST TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO
APRIL 13, 2007

REV.	DATE	DESCRIPTION	PAR BY
04/13/07		ORIGINAL ISSUE	

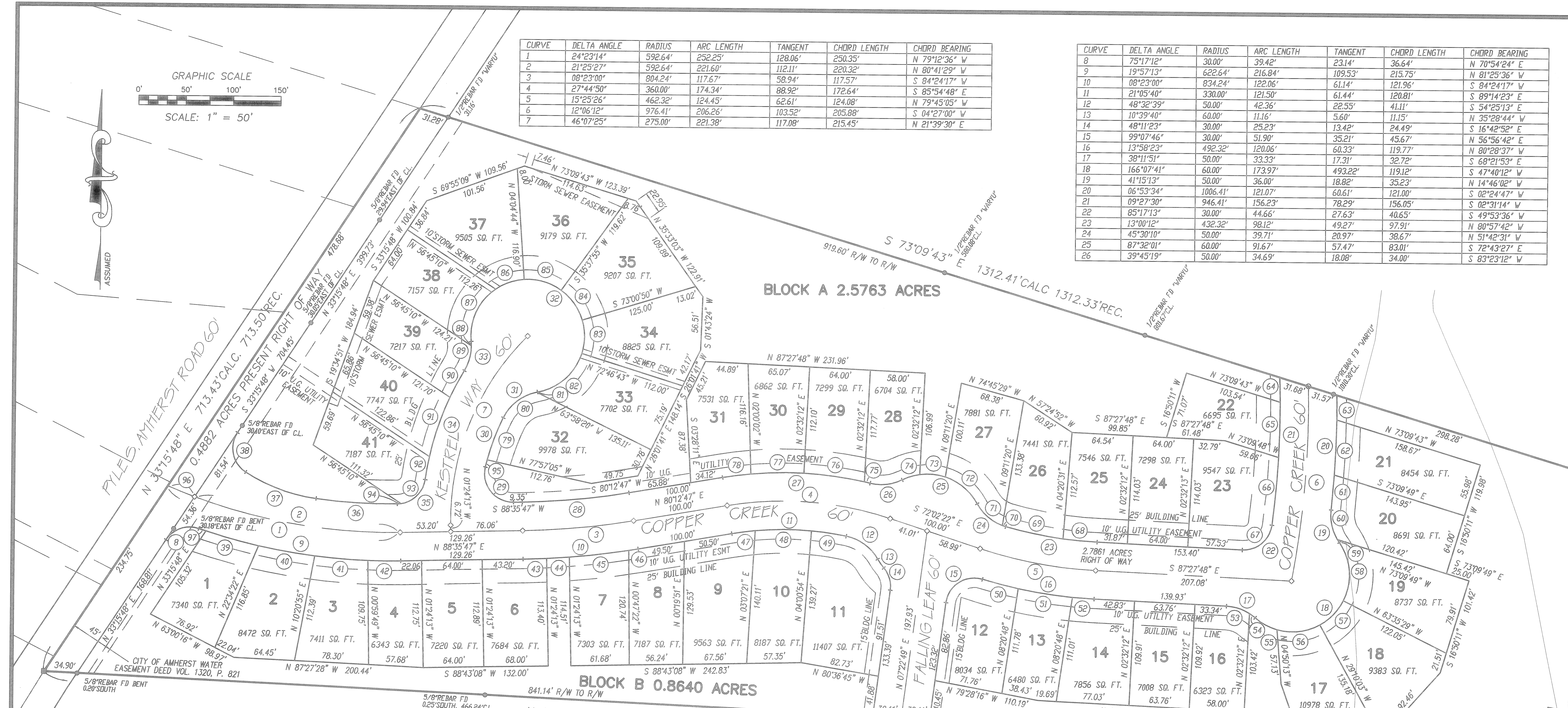
P. A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

SHEET
1
OF
3



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
1	24°23'14"	592.64'	252.25'	128.06'	250.35'	N 79°12'36" W
2	21°25'27"	592.64'	221.60'	112.11'	220.32'	N 80°41'29" W
3	08°23'00"	804.24'	117.67'	58.94'	117.57'	S 84°24'17" W
4	27°44'50"	360.00'	174.34'	88.92'	172.64'	S 85°54'48" E
5	15°25'26"	462.32'	124.45'	62.61'	124.08'	N 79°45'05" W
6	12°06'12"	976.41'	206.26'	103.52'	205.88'	S 04°27'00" W
7	46°07'25"	275.00'	221.38'	117.08'	215.45'	N 21°39'30" E

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
8	75°17'12"	30.00'	39.42'	23.14'	36.64'	N 70°54'24" E
9	19°57'13"	622.64'	216.84'	109.53'	215.75'	N 81°25'36" W
10	08°23'00"	834.24'	122.06'	61.14'	121.96'	S 84°24'17" W
11	21°05'40"	330.00'	121.50'	61.44'	120.81'	S 89°14'23" E
12	48°32'39"	50.00'	42.36'	22.55'	41.11'	S 54°25'13" E
13	10°39'40"	60.00'	11.16'	5.60'	11.15'	N 35°28'44" W
14	48°11'23"	30.00'	25.23'	13.42'	24.49'	N 16°42'52" E
15	99°07'46"	30.00'	51.90'	35.21'	45.67'	N 56°56'42" E
16	13°58'23"	492.32'	120.06'	60.33'	119.77'	N 80°28'37" W
17	38°11'51"	50.00'	33.33'	17.31'	32.72'	S 68°21'53" E
18	166°07'41"	60.00'	173.97'	493.22'	119.12'	S 47°40'12" W
19	41°15'13"	50.00'	36.00'	18.82'	35.23'	N 14°46'02" W
20	06°53'34"	1006.41'	121.07'	60.61'	121.00'	S 02°24'47" W
21	09°27'30"	946.41'	156.23'	78.29'	156.05'	S 02°31'14" W
22	85°17'13"	30.00'	44.66'	27.63'	40.65'	S 49°53'36" W
23	13°00'12"	432.32'	98.12'	49.27'	97.91'	N 80°57'42" W
24	45°30'10"	50.00'	39.71'	20.97'	38.67'	N 51°42'31" W
25	87°32'01"	60.00'	91.67'	57.47'	83.01'	S 72°43'27" E
26	39°45'19"	50.00'	34.69'	18.08'	34.00'	S 83°23'12" W



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
27	23°03'04"	390.00'	156.90'	79.53'	155.85'	S 88°15'41" E
28	08°23'00"	774.24'	113.28'	56.74'	113.18'	S 84°24'17" W
29	104°20'57"	30.00'	54.64'	47.39'	39°13'45" W	
30	13°00'39"	245.00'	55.64'	27.94'	55.52'	N 19°27'03" E
31	53°31'47"	50.00'	46.71'	25.22'	45.03'	N 52°43'17" E
32	265°29'24"	60.00'	278.02'	64.92'	88.13'	S 53°15'32" E
33	36°50'44"	50.00'	32.15'	16.65'	31.60'	S 12°25'08" W
34	23°05'32"	305.00'	122.93'	62.31'	122.10'	N 19°17'44" E
35	81°07'10"	30.00'	42.47'	25.68'	39.01'	S 48°18'33" W
36	08°45'11"	562.64'	85.95'	43.06'	85.87'	N 86°45'17" W
37	24°55'56"	184.00'	80.07'	40.68'	79.44'	N 69°54'43" W
38	90°42'33"	30.00'	47.50'	30.37'	42.69'	N 12°05'29" W
39	05°18'21"	622.64'	57.66'	28.85'	57.64'	N 74°49'44" W
40	05°32'43"	622.64'	60.26'	30.15'	60.24'	N 80°15'16" W
41	05°10'54"	622.64'	56.31'	28.17'	56.29'	N 85°37'05" W
42	03°11'41"	622.64'	34.72'	17.36'	34.71'	N 89°48'22" W
43	01°42'13"	834.24'	24.81'	12.40'	24.80'	S 87°44'41" W
44	01°38'53"	834.24'	24.00'	12.00'	24.00'	S 86°04'08" W
45	04°20'45"	834.24'	63.28'	31.65'	63.26'	S 83°04'18" W
46	00°41'09"	834.24'	9.98'	4.99'	9.98'	S 80°33'21" W
47	04°19'22"	330.00'	24.90'	12.45'	24.89'	N 82°22'28" E
48	10°20'12"	330.00'	59.54'	29.85'	59.45'	N 89°42'16" E
49	06°26'05"	330.00'	37.06'	18.55'	37.04'	S 81°54'35" E
50	04°32'46"	492.32'	39.06'	19.54'	39.05'	N 75°45'48" W
51	06°45'14"	492.32'	58.03'	29.05'	58.00'	N 81°24'48" W
52	02°40'23"	492.32'	22.97'	11.49'	22.97'	N 86°07'37" W
53	29°33'16"	50.00'	25.79'	13.19'	25.51'	S 72°41'10" E
54	08°38'35"	50.00'	7.54'	3.78'	7.54'	S 53°35'15" E
55	25°15'01"	60.00'	26.44'	13.44'	26.23'	N 61°53'28" W

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
56	44°39'05"	60.00'	46.76'	24.64'	45.58'	S 83°09'29" W
57	34°25'25"	60.00'	36.05'	18.59'	35.51'	S 43°37'14" W
58	61°48'09"	60.00'	64.72'	35.91'	61.63'	S 04°29'34" E
59	03°57'18"	50.00'	3.45'	1.73'	3.45'	N 33°24'59" W
60	37°17'55"	50.00'	32.55'	16.87'	31.98'	N 12°47'23" W
61	02°06'27"	1006.41'	37.02'	18.51'	37.02'	S 04°48'21" W
62	03°17'46"	1006.41'	57.90'	28.96'	57.89'	S 02°06'15" W
63	01°29'22"	1006.41'	26.16'	13.08'	26.16'	S 00°17'19" E
64	01°35'37"	946.41'	26.32'	13.16'	26.32'	S 01°24'42" E
65	03°30'53"	946.41'	58.06'	29.04'	58.05'	S 01°08'34" W
66	04°20'59"	946.41'	71.85'	35.94'	71.83'	S 05°04'30" W
67	85°17'13"	30.00'	44.66'	27.63'	40.65'	S 49°53'36" W
68	04°48'21"	432.32'	36.26'	18.14'	36.25'	N 85°03'37" W
69	08°11'51"	432.32'	61.85'	30.98'	61.80'	N 78°33'31" W
70	04°14'57"	50.00'	3.71'	1.85'	3.71'	N 12°20'07" W
71	41°15'13"	50.00'	36.00'	18.82'	35.23'	N 49°35'03" W
72	42°55'37"	60.00'	44.95'	23.59'	43.91'	S 50°25'15" E
73	26°09'22"	60.00'	27.39'	13.94'	27.15'	S 84°57'44" E

RECORD PLAT
Copper Creek Subdivision
PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 15,
AMHERST TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO
APRIL 13, 2007

REV.	DATE	DESCRIPTION	BY
1	10/31/07	MAP DEPARTMENT COMMENTS	PAR
	04/13/07	ORIGINAL ISSUE	PAR

P. A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

SHEET
2
OF
3

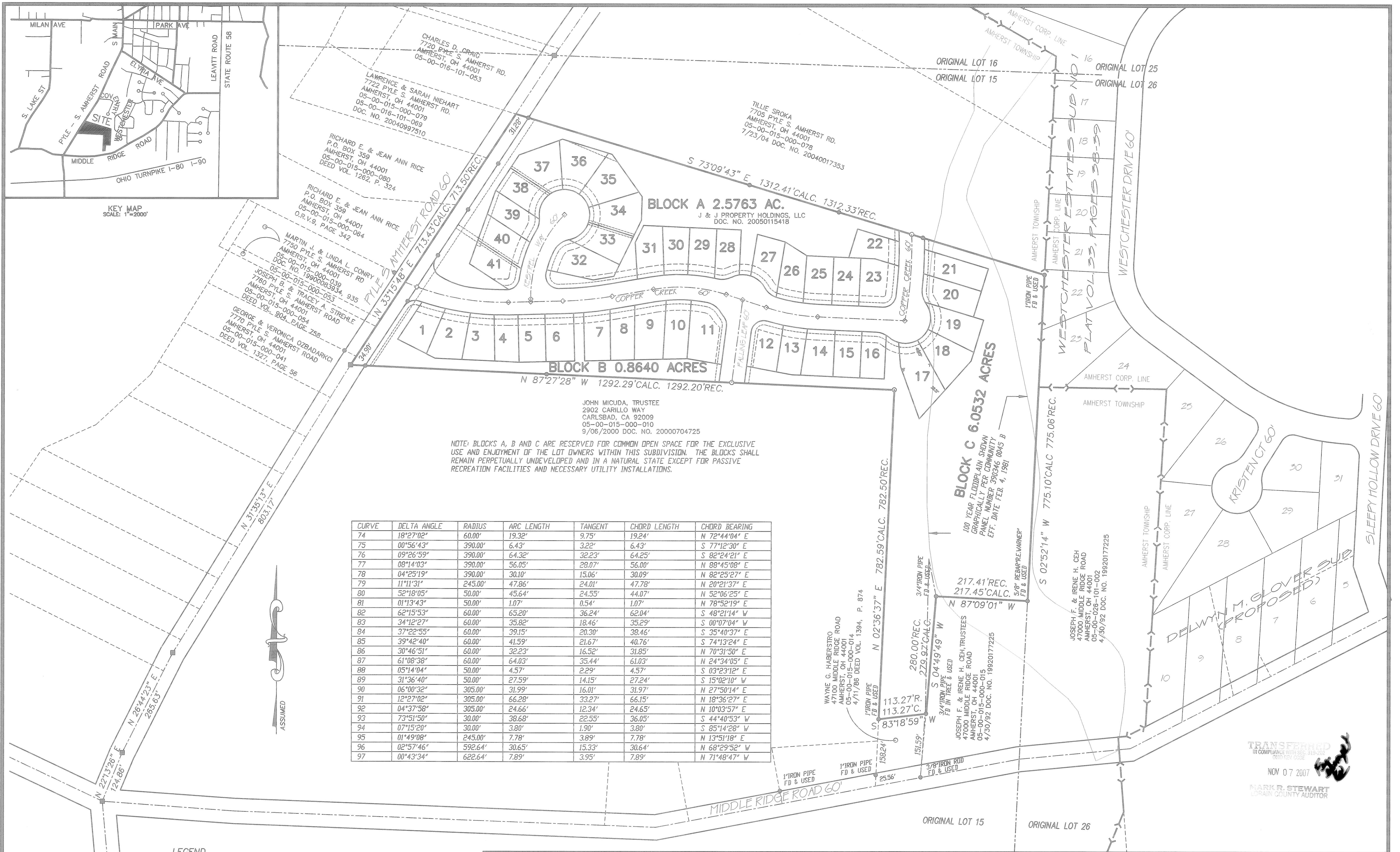
100 YEAR FLOODPLAIN SHOWN
GRAPHICALLY PER COMMUNITY
PANEL NUMBER 390346 0045 B
EFF. DATE FEB. 4, 1981

BLOCK C 6.0532 ACRES

- LEGEND
- COUNTY MONUMENT FOUND
 - MONUMENT SET
 - IRON PIN OR PIPE FOUND
 - IRON PIN SET

TRANSFERRED
IN COMPLIANCE WITH SEC. 3113-51
CHD KEY CODE
NOV 07 2007
MARK R. STEWART
LORAIN COUNTY AUDITOR

SEE SHEET 3 FOR BALANCE
OF CURVE TABLE

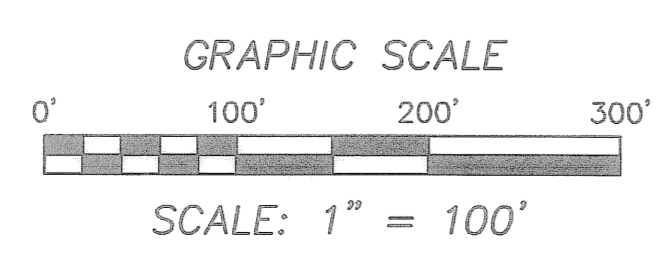


KEY MAP
SCALE: 1"=2000'

NOTE: BLOCKS A, B AND C ARE RESERVED FOR COMMON OPEN SPACE FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE LOT OWNERS WITHIN THIS SUBDIVISION. THE BLOCKS SHALL REMAIN PERPETUALLY UNDEVELOPED AND IN A NATURAL STATE EXCEPT FOR PASSIVE RECREATION FACILITIES AND NECESSARY UTILITY INSTALLATIONS.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
74	18°27'02"	60.00'	19.32'	9.75'	19.24'	N 72°44'04" E
75	00°56'43"	390.00'	6.43'	3.22'	6.43'	S 77°12'30" E
76	09°26'59"	390.00'	64.32'	32.23'	64.25'	S 82°24'21" E
77	08°14'03"	390.00'	56.05'	28.07'	56.00'	N 88°45'08" E
78	04°25'19"	390.00'	30.10'	15.06'	30.09'	N 82°25'27" E
79	11°11'31"	245.00'	47.86'	24.01'	47.78'	N 20°21'37" E
80	52°18'05"	50.00'	45.64'	24.55'	44.07'	N 52°06'25" E
81	01°13'43"	50.00'	1.07'	0.54'	1.07'	N 78°52'19" E
82	62°15'53"	60.00'	65.20'	36.24'	62.04'	S 48°21'14" W
83	34°12'27"	60.00'	35.82'	18.46'	35.29'	S 00°07'04" W
84	37°22'55"	60.00'	39.15'	20.30'	38.46'	S 35°40'37" E
85	39°42'40"	60.00'	41.59'	21.67'	40.76'	S 74°13'24" E
86	30°46'51"	60.00'	32.23'	16.52'	31.85'	N 70°31'50" E
87	61°08'38"	60.00'	64.03'	35.44'	61.03'	N 24°34'05" E
88	05°14'04"	50.00'	4.57'	2.29'	4.57'	S 03°23'12" E
89	31°36'40"	50.00'	27.59'	14.15'	27.24'	S 15°02'10" W
90	06°00'32"	305.00'	31.99'	16.01'	31.97'	N 27°50'14" E
91	12°27'02"	305.00'	66.28'	33.27'	66.15'	N 18°36'27" E
92	04°37'58"	305.00'	24.66'	12.34'	24.65'	N 10°03'57" E
93	73°51'50"	30.00'	38.68'	22.55'	36.05'	S 44°40'53" W
94	07°15'20"	30.00'	3.80'	1.90'	3.80'	S 85°14'28" W
95	01°49'08"	245.00'	7.78'	3.89'	7.78'	N 13°51'18" E
96	02°57'46"	592.64'	30.65'	15.33'	30.64'	N 68°29'52" W
97	00°43'34"	622.64'	7.89'	3.95'	7.89'	N 71°48'47" W

- LEGEND
- COUNTY MONUMENT FOUND
 - ◇ MONUMENT SET
 - IRON PIN OR PIPE FOUND
 - IRON PIN SET



RECORD PLAT
Copper Creek Subdivision
PART OF ORIGINAL AMHERST TOWNSHIP LOT NO.15,
AMHERST TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO
APRIL 13, 2007

REV.	DATE	DESCRIPTION	BY
1	10/31/07	MAP DEPARTMENT COMMENTS	PAR
	04/13/07	ORIGINAL ISSUE	PAR

P. A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

SHEET
3
OF
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TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REVENUE CODE
NOV 07 2007
MARK R. STEWART
LORAIN COUNTY AUDITOR