

# LA CÔTE DE LAC CONDOMINIUM - PHASE 4

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.

## BLOCKS "A"-"H"

### 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 NUMBERS 20020845607, 20020845606, 20030926991, AND 20030926992 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.

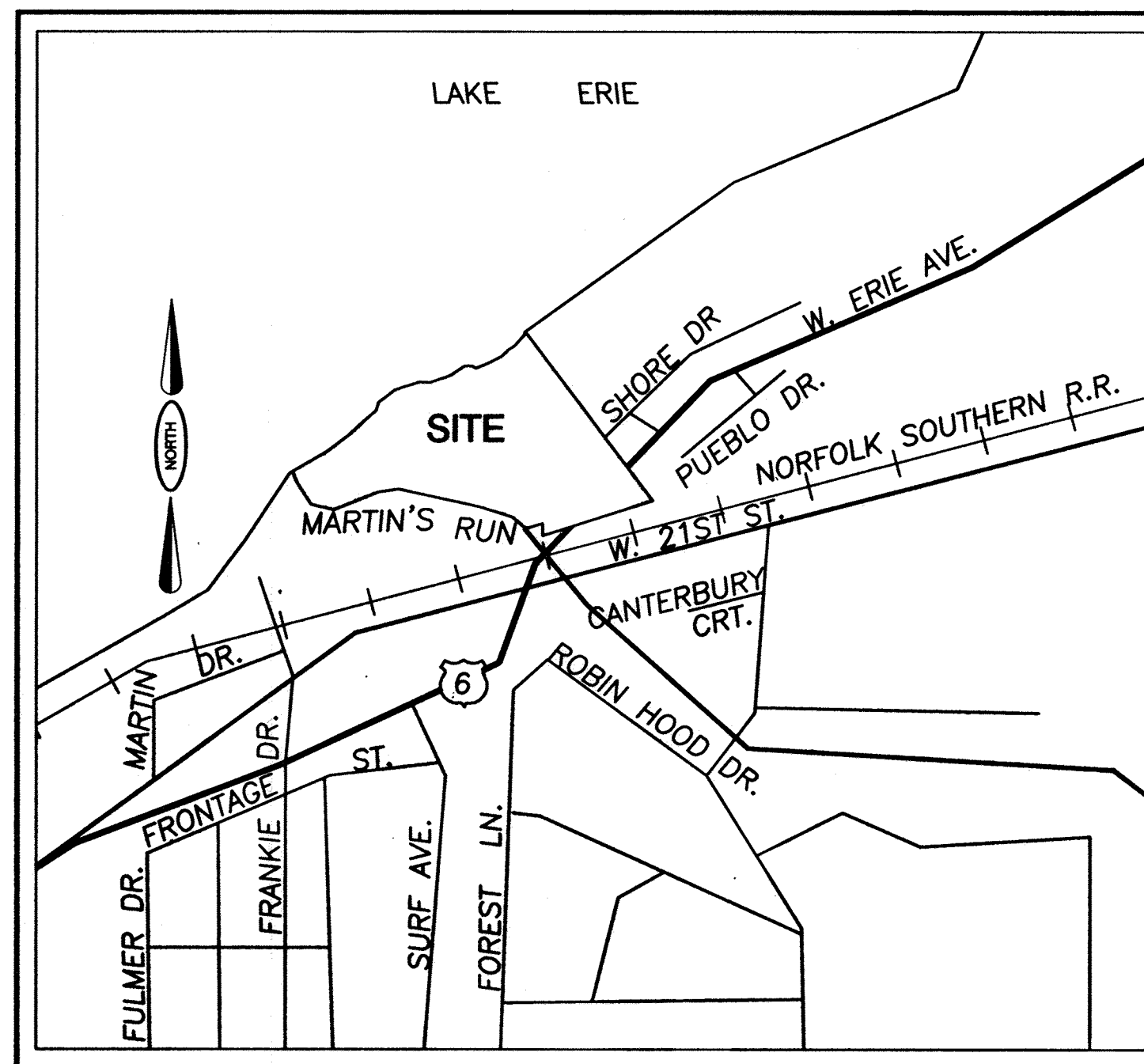
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS OF THE CITY OF LORAIN, OHIO, FOR THE BENEFIT OF ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

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 17<sup>th</sup> DAY OF January, 2012.

OWNER: Buckeye Community Bank TITLE: President/CEO

WITNESS: Ty O'Connor  
Karin S. Miller



LOCATION MAP NTS

### INDEX OF SHEETS

TITLE SHEET . . . . . 1  
BUILDING LOCATION PLAN . . . . . 2

### NOTARIAL SEAL:

STATE OF OHIO  
S.S.  
COUNTY OF Lorain  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Greg & Sherry FOR Buckeye Community Bank 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 17<sup>th</sup> DAY OF January, 2012.

BY: Michael, NOTARY PUBLIC  
MY COMMISSION EXPIRES 4/1/12

UNIT	AREA (S.F.)	AREA (ACRES)	PERCENT OF OWNERSHIP
Block "A"	2400.00	0.0551	5.76%
Block "B"	1680.00	0.0386	4.03%
Block "C"	1680.00	0.0386	4.03%
Block "D"	1680.00	0.0386	4.03%
Block "E"	1380.00	0.0317	3.31%
Block "F"	1380.00	0.0317	3.31%
Block "G"	1380.00	0.0317	3.31%
Block "H"	1380.00	0.0317	3.31%
Total	12960.00	0.2977	31.09%

COMMON AREA	
- 4.4897 AC.	PHASE 1
- 0.4880 AC.	
- 4.0017 AC.	PHASE 2
- 0.2908 AC.	
- 3.7109 AC.	PHASE 3
- 0.2479 AC.	
- 3.4630 AC.	PHASE 4
- 0.2977 AC.	
3.1653 AC.	REMAINDER

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	6.28%
No. 2	2599.21	0.0597	1166.17	0.0268	6.24%
No. 3	2619.51	0.0601	1379.50	0.0317	6.28%
No. 4	2599.21	0.0597	1699.49	0.0390	6.24%
No. 5	1680.00	0.0386	1023.98	0.0235	4.03%
No. 6	1680.00	0.0386	969.13	0.0222	4.03%
No. 7	2619.51	0.0601	1353.94	0.0311	6.28%
No. 8	2599.21	0.0597	1338.33	0.0307	6.24%
No. 9	1406.85	0.0323	981.59	0.0225	3.38%
No. 10	1407.25	0.0323	963.16	0.0221	3.38%
No. 11	1672.00	0.0384	690.69	0.0159	4.01%
No. 12	2619.54	0.0601	1619.42	0.0372	6.28%
No. 13	2599.21	0.0597	1596.02	0.0366	6.24%
Total	28721.01	0.6594	16003.26	0.3673	68.91%

Percent of Ownership 68.91% in Units 1-13 and 31.09% in Blocks "A"-"H" = 100.00%  
Total Site Acreage: 195571.322 (Area in S.F.) 4.4897 (Area in acres)  
Common Area: 150848.28 (Area in S.F.) 3.1653 (Area in acres)

### 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 NUMBERS 20020845607, 20020845606, 20030926991, AND 20030926992 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.

Michael C. Bramhall 4/1/2012  
MICHAEL C. BRAMHALL, P.S., P.E.  
REGISTERED OHIO SURVEYOR NUMBER S-8073 DATE

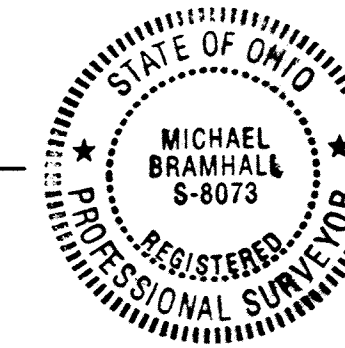


THE BELOW NAMED LICENSED PROFESSIONAL SURVEYOR AND LICENSED PROFESSIONAL ENGINEER, UNDER THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT PAGES 1 THROUGH 2 SHOW GRAPHICALLY ALL OF THE PARTICULARS OF THE BUILDINGS, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH UNIT AND FACILITIES IN SO FAR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

Christopher L. Howard 1/4/2012  
CHRISTOPHER L. HOWARD, P.E.  
PROFESSIONAL ENGINEER NUMBER E-61829 DATE



Michael C. Bramhall 1/4/2012  
MICHAEL C. BRAMHALL, P.S., P.E.  
REGISTERED OHIO SURVEYOR NUMBER S-8073 DATE



TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
FEB 22 2012  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

LORAIN COUNTY AUDITOR

Doc ID: 0186359001 Type: OFF  
Kind: PLAT  
Recorded: 02/22/2012 at 09:43:36 AM  
Fee Amt: \$172.80 Page 1 of 2  
Lorain County, Ohio  
Justin D. Newkirk County Recorder  
File # 2012-0402728

LORAIN COUNTY RECORDER

BRAMHALL ENGINEERING  
801 MOORE ROAD  
AVON, OH 44011

plat Vol 97  
pgs 49, 50

J:\00162\DRAWINGS\DWG\PLAT-PHASE 3.dwg

DATE	BY	DESCRIPTION
12-05-11	AMK	ISSUE FOR PRELIMINARY REVIEW
01-05-12	AMK	ISSUE FOR SIGNATURES

DRAWN BY: AMK  
CHECKED BY: CMH

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

PREPARED FOR:  
BUCKEYE BANK  
105 SHEFFIELD CENTER  
LORAIN, OHIO 44055

LA CÔTE DE LAC CONDOMINIUM - PHASE 4  
TITLE SHEET  
CITY OF LORAIN, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
1 OF 2  
JOB NO.  
11-3193

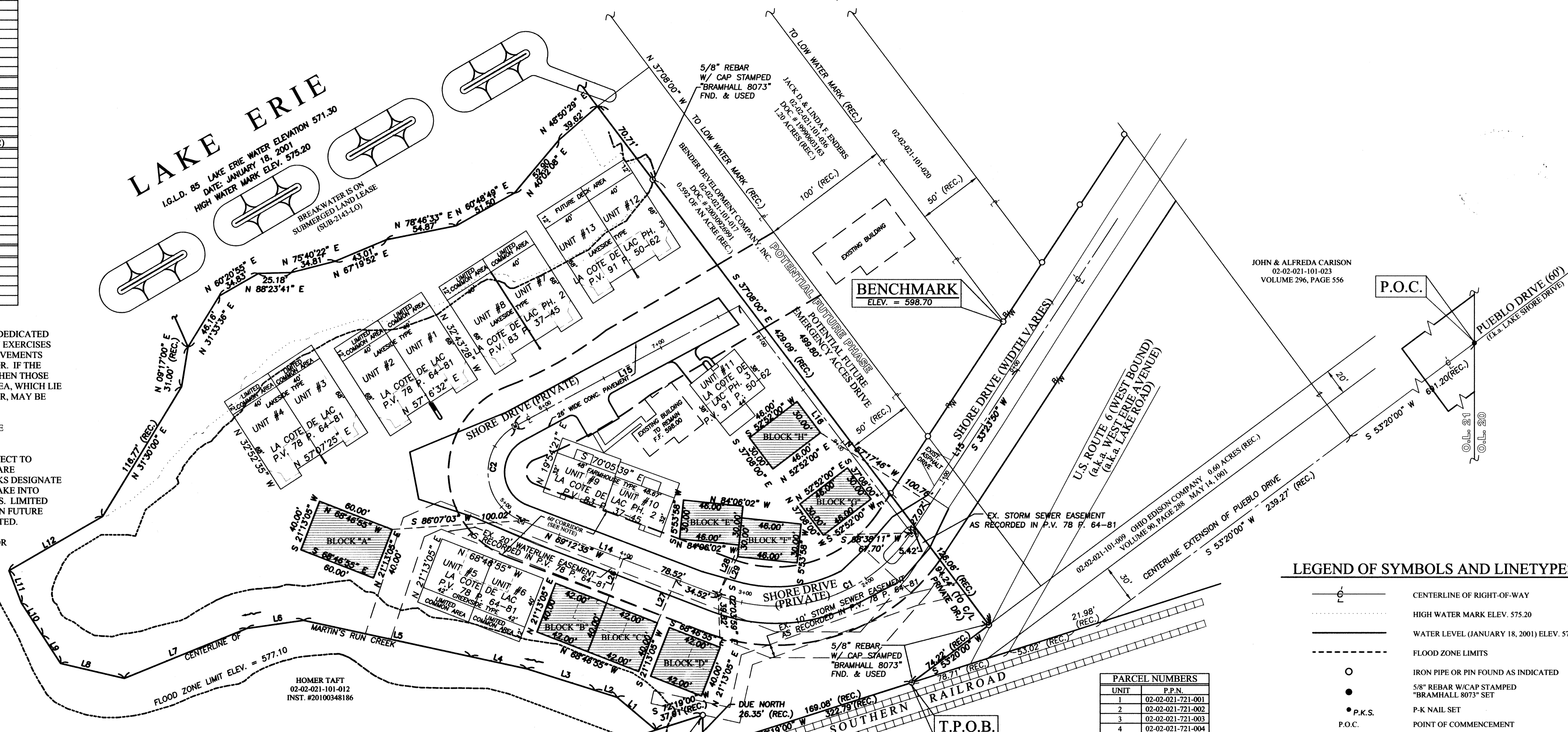
Tax Map Dept. Copy # 11-01264

# LA CÔTE DE LAC CONDOMINIUM - PHASE 4

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.

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	S 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.
  - OWNERSHIP PERCENTAGES ARE SUBJECT TO CHANGE WHEN ACTUAL BUILDINGS ARE CONSTRUCTED. AREA WITHIN BLOCKS DESIGNATE ONLY GROUND AREA AND DO NOT TAKE INTO CONSIDERATION MULTI-FLOOR UNITS. LIMITED COMMON AREA WILL BE INCLUDED IN FUTURE PLAT(S) ONCE UNITS ARE CONSTRUCTED.
  - SEE PLAT VOLUME 78, PAGES 64-81 FOR EXISTING EASEMENT DIMENSIONS.



**LEGEND OF SYMBOLS AND LINETYPES**

- 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 NAIL SET
- POINT OF COMMENCEMENT
- TRUE PLACE OF BEGINNING
- FOUND
- RECORD
- NOT YET COMPLETED
- RIGHT-OF-WAY LINE
- MONUMENT BOX WITH 3/4" IRON PIPE FOUND
- BLOCK AREA (FUTURE UNIT)

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
COMMON AREA	02-02-021-700-001

UNIT BREAKDOWN					
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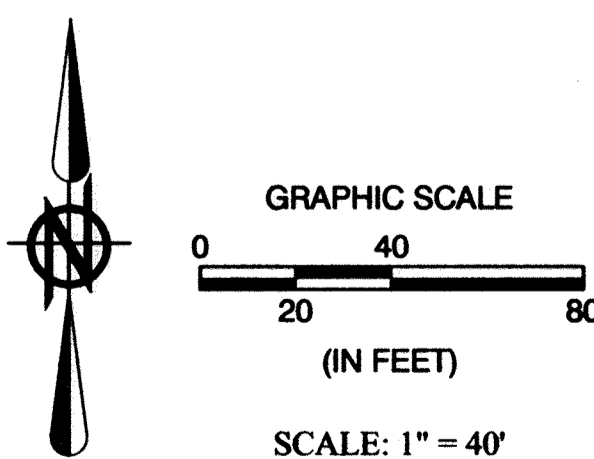
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- 3.4630 AC. PHASE 7	
- 0.2977 AC. PHASE 8	
- 3.1653 AC. REMAINDER	

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

**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



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Total Site Acreage: 195571.322 (Area in S.F.) 4.4897 (Area in acres)  
Common Area: 150848.28 (Area in S.F.) 3.1653 (Area in acres)

1:00762/DRAWINGS/DWG/PLAT-PHASE 3.dwg (BUILDING LOCATION PLAN)

DATE	BY	DESCRIPTION
12-5-11	AMK	ISSUE FOR PRELIMINARY REVIEW
01-05-12	AMK	ISSUE FOR SIGNATURES

**BRAMHALL**  
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PREPARED FOR:  
**BUCKEYE BANK**  
105 SHEFFIELD CENTER  
LORAIN, OHIO 44055

**LA CÔTE DE LAC CONDOMINIUM - PHASE 4**  
**BUILDING LOCATION PLAN**  
CITY OF LORAIN, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
2 OF 2  
JOB NO.  
11-3193