

COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 3

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 P3, LLC BY STEPHAN E. KAMRASS ITS MANAGER, THE OWNER OF LAND CONTAINED WITHIN THIS PLAT OF COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 3 DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE RIGHTS OF WAY AND DRAINAGE EASEMENTS SHOWN HEREON. ALL RIGHTS OF WAY AND DRAINAGE EASEMENTS ARE IN FAVOR OF THE CITY OF LORAIN AND NO STRUCTURES, TREES, OR LANDSCAPING, EXCEPT GRASS, SHALL BE PLACED WITHIN SAID RIGHTS OF WAY OR EASEMENTS. NO ONE SHALL REMOVE OR PLACE EARTH WITHIN SUCH RIGHTS OF WAY OR EASEMENTS WITHOUT EXPLICIT PERMISSION OF THE CITY. CITY OF LORAIN SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF STRUCTURES, TREES, OR LANDSCAPE ELEMENTS, EXCEPT GRASS, IN SUCH RIGHTS OF WAY OR EASEMENTS.

COOPERS P3, LLC

BY: Stephan E. Kamrass
STEPHAN E. KAMRASS

BY: Dale Vandevon
WITNESS

BY: Janace Hedling
WITNESS

NOTARY CERTIFICATE

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR STEPHAN E. KAMRASS, REPRESENTING COOPERS P3, LLC, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 2ND DAY OF Oct., 2013.

Janice J. Miller
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-22-15

UNDERGROUND UTILITIES

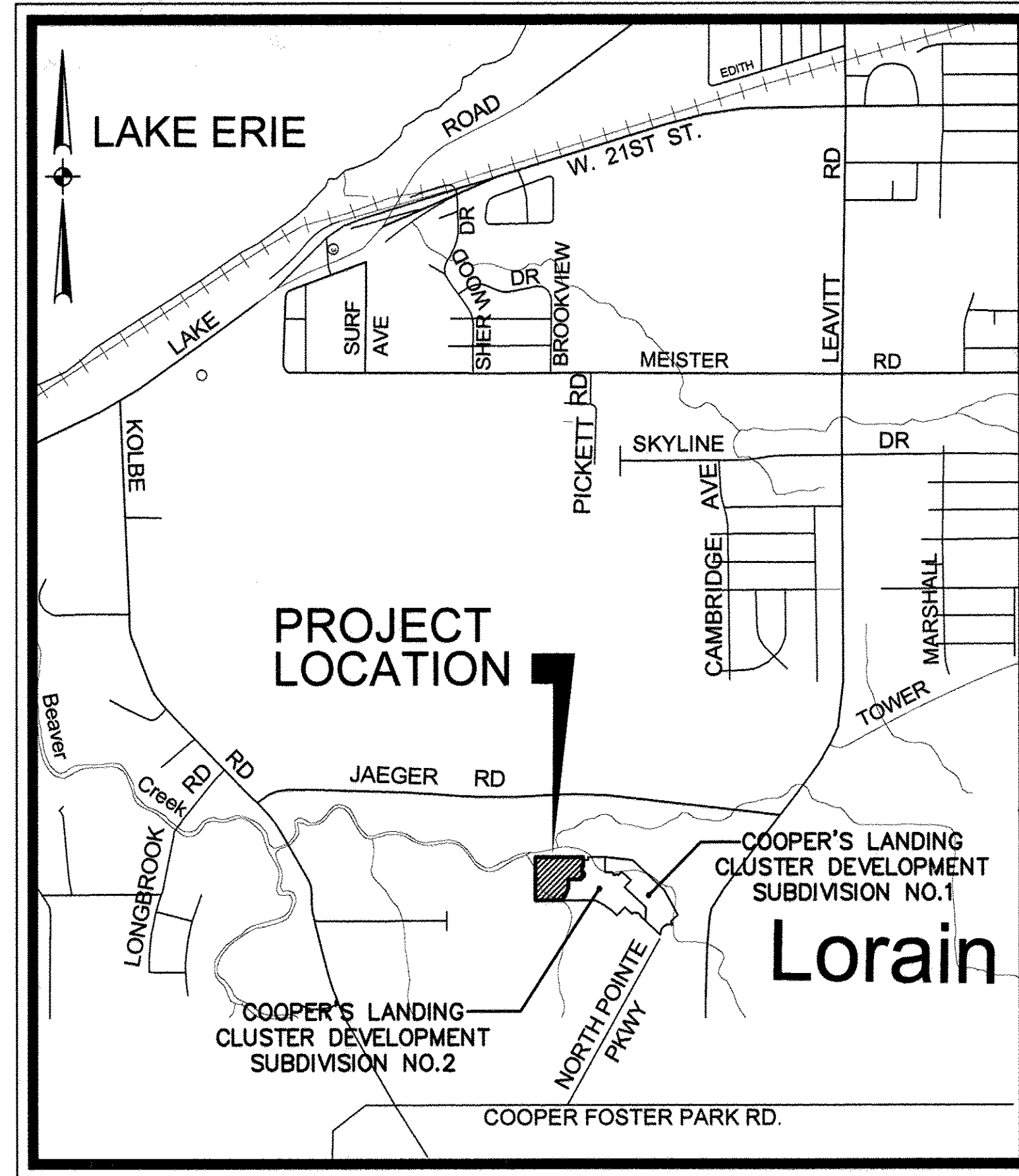
THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH 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 GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, 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 GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: _____
BY: _____
BY: _____

AREA IN SUBLOTS 3.6487 ACRES
AREA IN RIGHT-OF-WAY 0.9704 ACRES
TOTAL AREA IN SUBDIVISION 4.6191 ACRES

LEGEND

- INDICATES IRON PIN FOUND
- INDICATES IRON PIN SET
- INDICATES MONUMENT SET

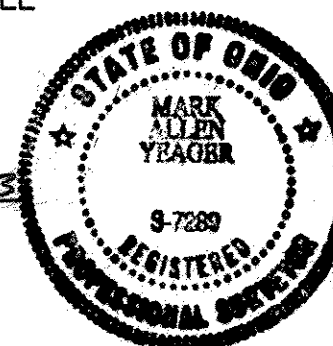


VICINITY MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 3" AS SHOWN HEREON AND CONTAINING 4.6191 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—○, 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.

Mark A. Yeager 10/1/13
MARK A. YEAGER
REGISTERED SURVEYOR NO 7289



LORAIN CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 3 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Doug Hysel 10/1/13
DOUG Hysel, PS
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 3 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 193-13 PASSED THIS 10 DAY OF Oct. 2013.

Nancy Brun
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 3 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

[Signature] 10/9/13
CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 3 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

[Signature] 10/10/13
LAW DIRECTOR, CITY OF LORAIN DATE

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 ACCEPTED IN RELY THEREOF.

[Signature] 10-9-13
DIRECTOR OF PUBLIC SERVICE DATE

TRANSFERRED
IN COMPLIANCE WITH SEC. 315.20
OHIO REV. CODE
JAN 10 2014
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

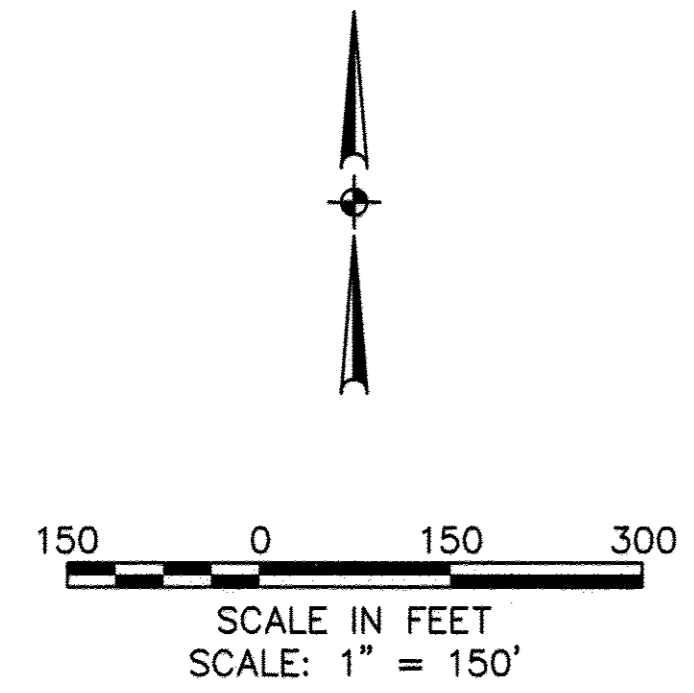
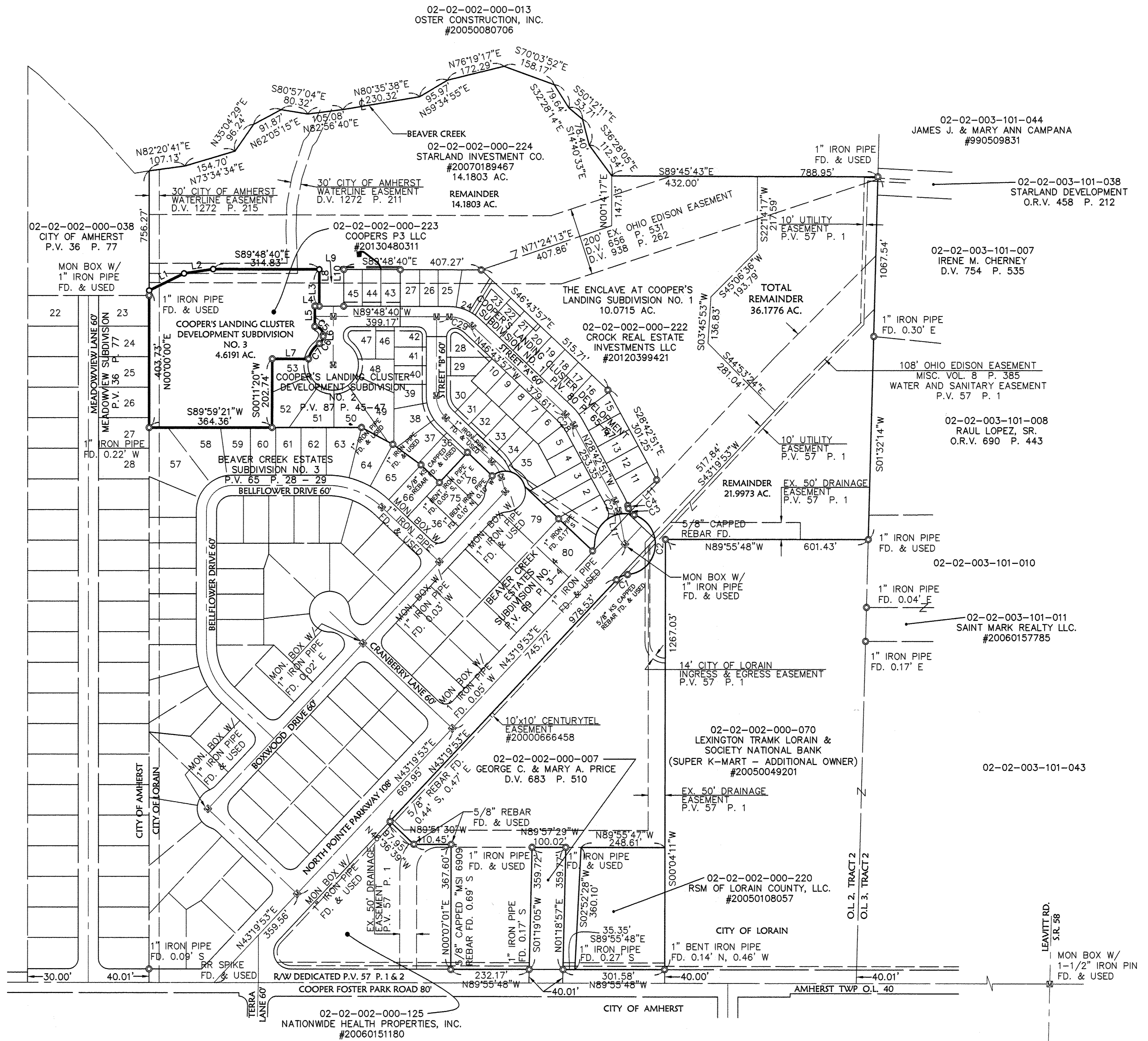
Doc ID: 01781140002 Type: OFF
Kind: PLAT
Recorded: 01/10/2014 at 03:57:31 PM
Fee Amt: \$259.20 Page 1 of 2
Lorain County, Ohio
Judith H. Hestlock County Recorder
File # 2014-0491926
LORAIN COUNTY RECORDER

COOPERS P3 LLC
30628 DETROIT RD #256
WESTLAKE, OH 44145
Plat Vol 99
Pgs 57, 58, 59

BY		DESCRIPTION	
DATE			
REVISIONS			
DATE: 09-30-2013	DRAWN BY: CCC		
	CH'D BY:		
	DWG. 3-PLATCS		
	PATH: R:\02192\DDT		
	F.B.		
			ORIGINAL ISSUE
			MBS
RECORD PLAT			
COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 3			
OF PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 2, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO			
SHEET	1	OF	3
JOB NO.	02192		


LINE	BEARING	LENGTH
L1	N63°59'55"E	115.10
L2	N81°37'49"E	87.21
L3	S00°11'20"W	108.00
L4	N89°48'40"W	13.00
L5	S00°11'20"W	60.00
L6	S00°11'20"W	4.09
L7	N89°48'40"W	107.64
L8	S00°11'20"W	40.00
L9	S89°48'40"E	72.50
L10	N00°11'20"E	40.00
L11	N11°05'13"W	100.43

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	36.67	50.00	19.21	42°01'29"	35.86	S64°20'37"W
C2	247.98	90.00	460.25	157°52'18"	176.65	N06°25'13"E
C3	26.71	25.00	14.79	61°3'12"	25.46	S41°54'20"E
C4	9.05	130.00	4.53	3°59'19"	9.05	N13°17'24"W
C5	39.27	25.00	25.00	90°00'00"	35.36	N44°48'40"W
C6	24.71	25.00	13.47	56°37'59"	23.72	N28°30'19"E
C7	56.87	75.00	29.88	43°26'47"	55.52	S35°05'55"W
C27	30.77	100.00	15.51	17°37'39"	30.64	N19°54'02"W
C28	40.88	130.00	20.61	18°01'06"	40.71	N37°43'24"W
C29	74.56	99.16	39.14	43°04'43"	72.81	N68°16'18"W



- LEGEND**
- IRON PIPE/ IRON PIN/ KS CAPPED PIN FOUND
 - 5/8" CAPPED REBAR SET
 - ⊠ EXISTING MONUMENT BOX
 - ⋄ R.R SPIKE FOUND

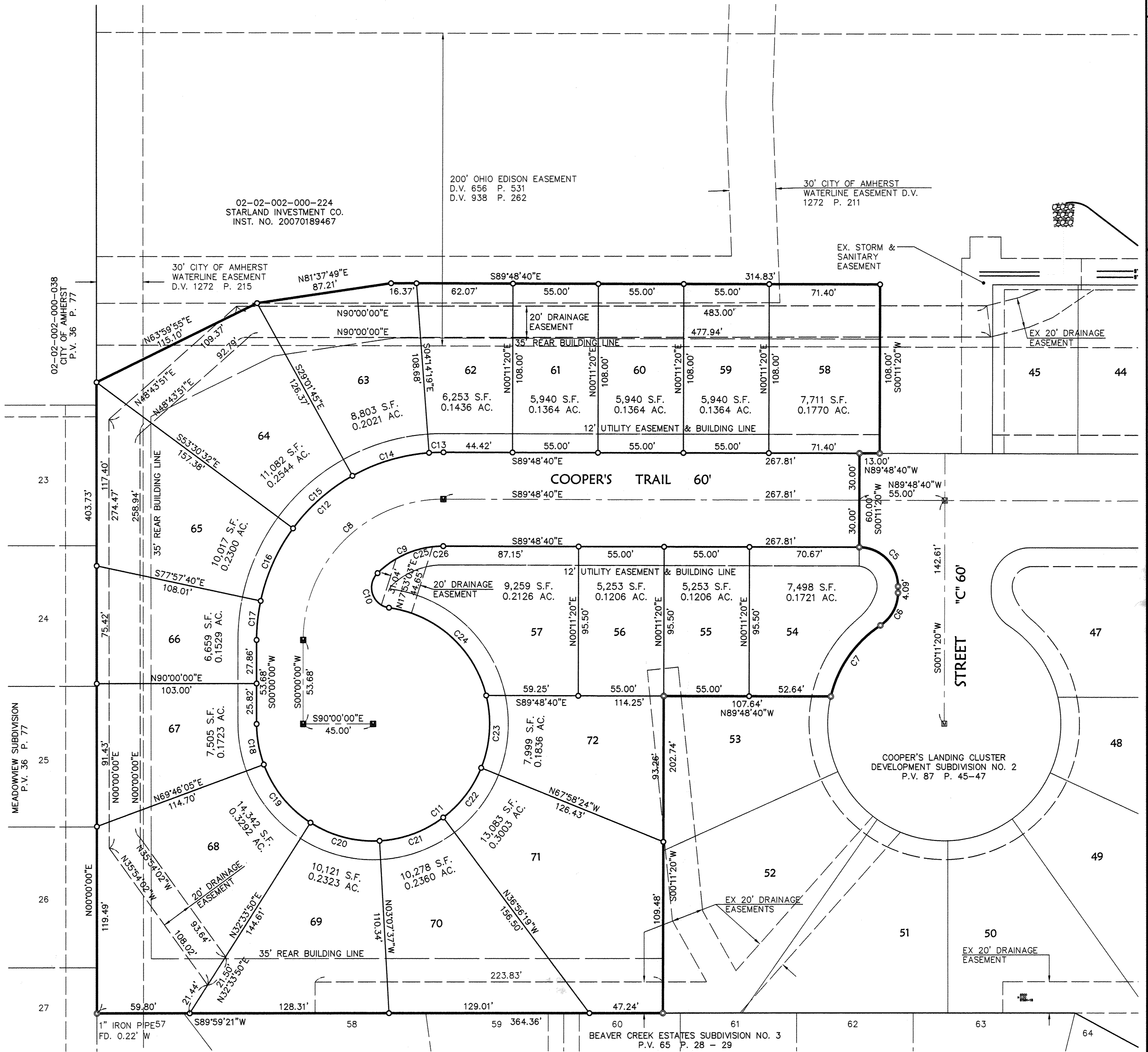
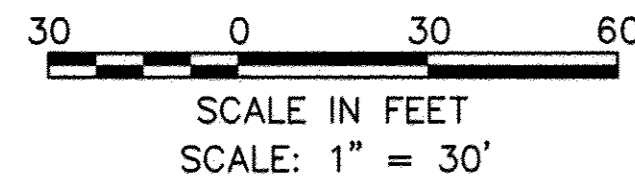
R:\02000\02192\02192\control\dwg\3-PLAT02.dwg 9/18/2007 3:30:43 PM EDT

BY		DESCRIPTION		DATE	
REVISIONS					
DATE: 08-30-2013	DRAWN BY: JCS	CHK BY: JCS	DWG. NAME: 3-PLAT02	PATH: E:\02192\02192\CONTROL	FB: MBS
					
RECORD PLAT COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 3 <small>OF PART OF</small> <small>BLACK RIVER ORIGINAL TOWNSHIP LOT NO. 2, TRACT 2</small> <small>CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO</small>					
SHEET	2	OF	3	JOB NO.	02192

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C5	39.27	25.00	25.00	90°00'00"	35.36	N44°48'40"W
C6	24.71	25.00	13.47	56°37'59"	23.72	N28°30'19"E
C7	56.87	75.00	29.88	43°26'47"	55.52	S35°05'55"W
C8	141.67	90.00	90.30	90°11'20"	127.49	S45°05'40"W
C9	46.85	60.00	24.69	44°44'26"	45.67	S67°49'07"W
C10	28.95	13.00	26.42	127°35'35"	23.33	S18°20'54"E
C11	343.15	75.00	86.06	262°08'41"	113.08	N48°55'39"E
C12	188.89	120.00	120.40	90°11'20"	169.99	S45°05'40"W
C13	9.27	120.00	4.64	4°25'39"	9.27	S87°58'31"W
C14	51.92	120.00	26.37	24°47'26"	51.52	S73°21'58"W
C15	51.27	120.00	26.03	24°28'48"	50.88	S48°43'51"W
C16	51.21	120.00	26.00	24°27'07"	50.82	S24°15'54"W
C17	25.21	120.00	12.65	12°02'20"	25.17	S06°01'10"W
C18	26.48	75.00	13.38	20°13'55"	26.35	S10°06'57"E
C19	48.70	75.00	25.24	37°12'16"	47.85	S38°50'03"E
C20	46.72	75.00	24.15	35°41'26"	45.97	S75°16'54"E
C21	44.26	75.00	22.80	33°48'42"	43.62	N69°58'02"E
C22	40.62	75.00	20.82	31°02'05"	40.13	N37°32'39"E
C23	47.10	75.00	24.36	35°59'01"	46.33	N04°02'05"E
C24	89.26	75.00	50.77	68°11'16"	84.08	N48°03'03"W
C25	24.94	60.00	12.65	23°48'53"	24.76	S71°45'44"W
C26	6.83	60.00	3.42	6°31'09"	6.82	S86°55'46"W

LEGEND

- IRON PIN SET
- ⊙ IRON PIPE/ IRON PIN/ KS CAPPED PIN FOUND
- ⊞ EXISTING MONUMENT BOX
- MONUMENT BOX SET



DATE: 08-30-2013 DRAWN BY: JCC CTD BY: JCC DWG. NAME: 3-FLAT1 PATH: E:\PROJECTS\JOB\CONTROL	DESCRIPTION REVISIONS DATE BY	KS ASSOCIATES, INC. 260 Burns Road, Suite 100 Elyria, Ohio 44035 Phone (440) 365-4730 Fax (440) 365-4790 mailroom@ksassoc.com www.ksassoc.com	KS ASSOCIATES	RECORD PLAT COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 3 OF PART OF BLACK RIVER ORIGINAL TOWNSHIP LOT NO. 2, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO
SHEET 3 OF 3		JOB NO. 02192		

R:\02000\02192\edit\control\dwg\3-PLA101.dwg 8/30/2007 11:39:26 AM EDT