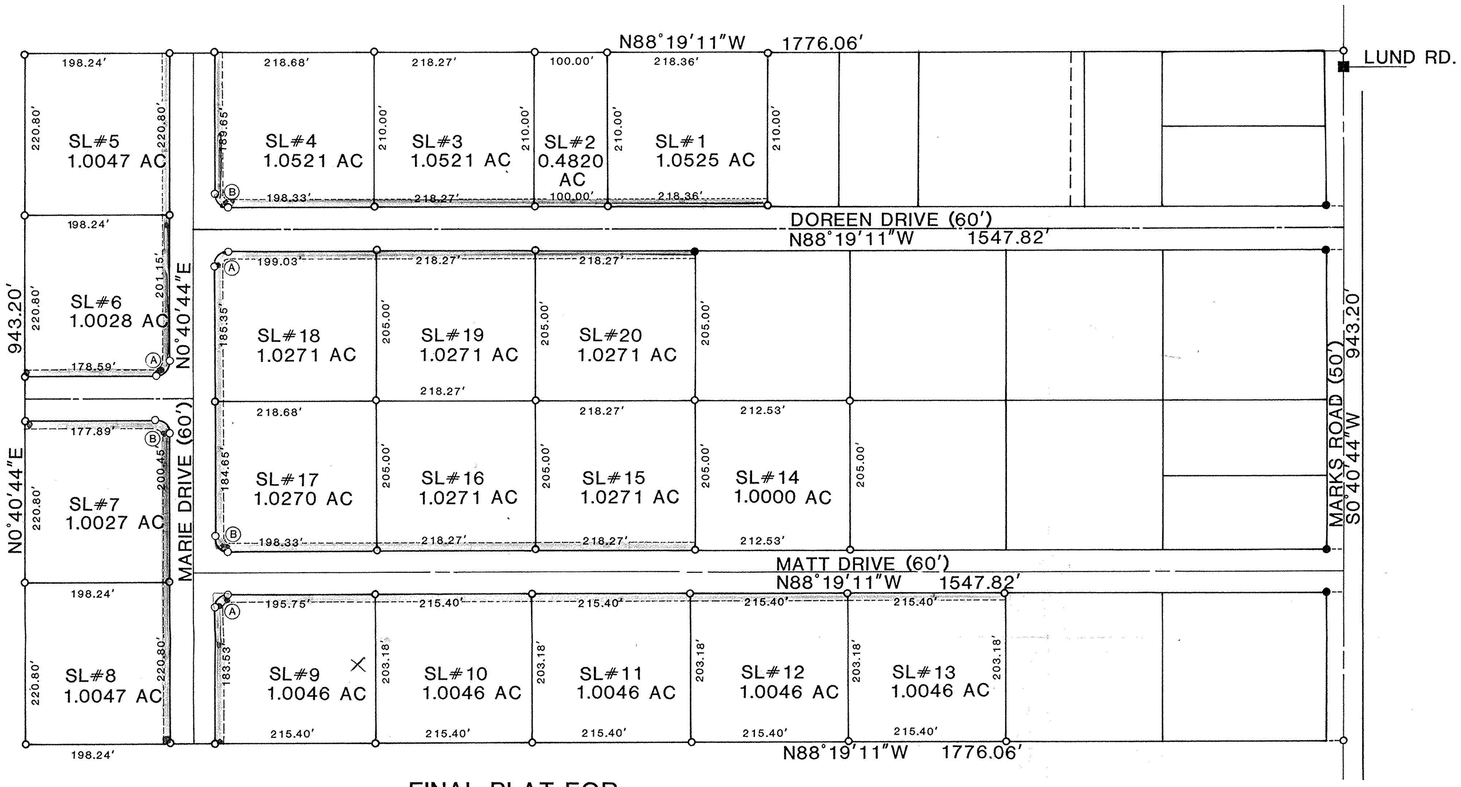
Heavy Line Around Plat.
Owner & Vol & Pg. Adjoining Plat.
Bearings at (x)



LEGEND

- MONUMENT SET
- MONUMENT FOUND
- IP SET
- IP FOUND
- 10' ELECTRICAL EASEMENT

FINAL PLAT FOR:
COPOPA COUNTRY ESTATES

COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO
SCALE: 1" = 10'

N

OWNERS: JAMES D. BERGER AND ROBERT W. BERGER
9985 COLFAX DRIVE
COLUMBIA STATION
OHIO 44028

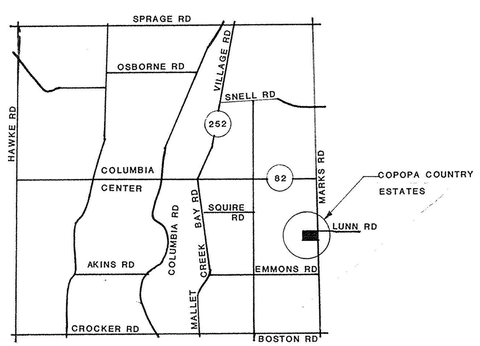
PLAT DATA

TOTAL ACRES	25.6022
ROAD ACRES	5.7631
LOT ACRES	19.8391

CURVE DATA

A	RADIUS	20.00'
	ARC DISTANCE	31.07'
	CHORD DISTANCE	28.04'
	DELTA	88°59'55"
	CHORD BEARING	N46°10'47"E
	FILLET AREA	82.41 SQ.FT.
	TAN.	
B	RADIUS	20.00'
	ARC DISTANCE	31.77'
	CHORD DISTANCE	28.28'
	DELTA	91°00'05"
	CHORD BEARING	
	FILLET AREA	85.85 SQ. FT.
	TAN.	

ZONING RESIDENTIAL
BUILDING SETBACK 30'



VICINITY MAP

N

Situated in the Township of Columbia, County of Lorain, State of Ohio, and being of original lot number 8, containing 25.6022 acres, and being the same tract as conveyed to R.W. and J.D. Berger and described in deed recorded in Deed Book 1246, Page 874, Recorder's Office, Lorain County, Ohio.

The undersigned (setforth all parties having record legal title interest in the parcel) _____ hereby certify that the attached plat correctly represents their "_____", a subdivision of lots ____ to ____, inclusive, do hereby acknowledge this plat of same and dedicate to public use as such, all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etc., shown herein and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing platting, health or other lawful rules and regulations including the applicable off-street parking and loading 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 thereof the undersigned have hereunto set their hands this _____ day of _____, 19____.

Witness _____ Signed _____

Surveyed and Platted by _____

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct.

Dimensions on curves are chord measurements.

By: _____
Registered Surveyor

SEC. 3 - Within the Three-Mile Limit of a City

Approved this ____ day of _____, 19____. _____ Secretary (or responsible official) City Planning Commission

Approved this ____ day of _____, 19____. _____ City Engineer

Approved this ____ day of _____, 19____. _____ Lorain County Engineer

Approved this ____ day of _____, 19____. _____ Lorain County Sanitary Engineer

Approved this ____ day of _____, 19____. _____ Lorain County District Board of Health

Approved this ____ day of _____, 19____. _____ Lorain County Auditor

Filed for record this ____ day of _____, 19____, at _____M. Recorded this ____ day of _____, 19____ in Plat Book _____ Page No. _____.

_____
Lorain County Recorder

STATE OF OHIO
COUNTY OF LORAIN
Before me a Notary Public in and for said County appeared _____ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In Witness thereof I have hereunto set my hand and affixed my official seal this _____ day of _____, 19____.

_____
Notary Public

RECEIVED 7-30-80

PREPARED BY GRINDLE AND BENDER, ASHLAND, OHIO. JULY 28, 1980