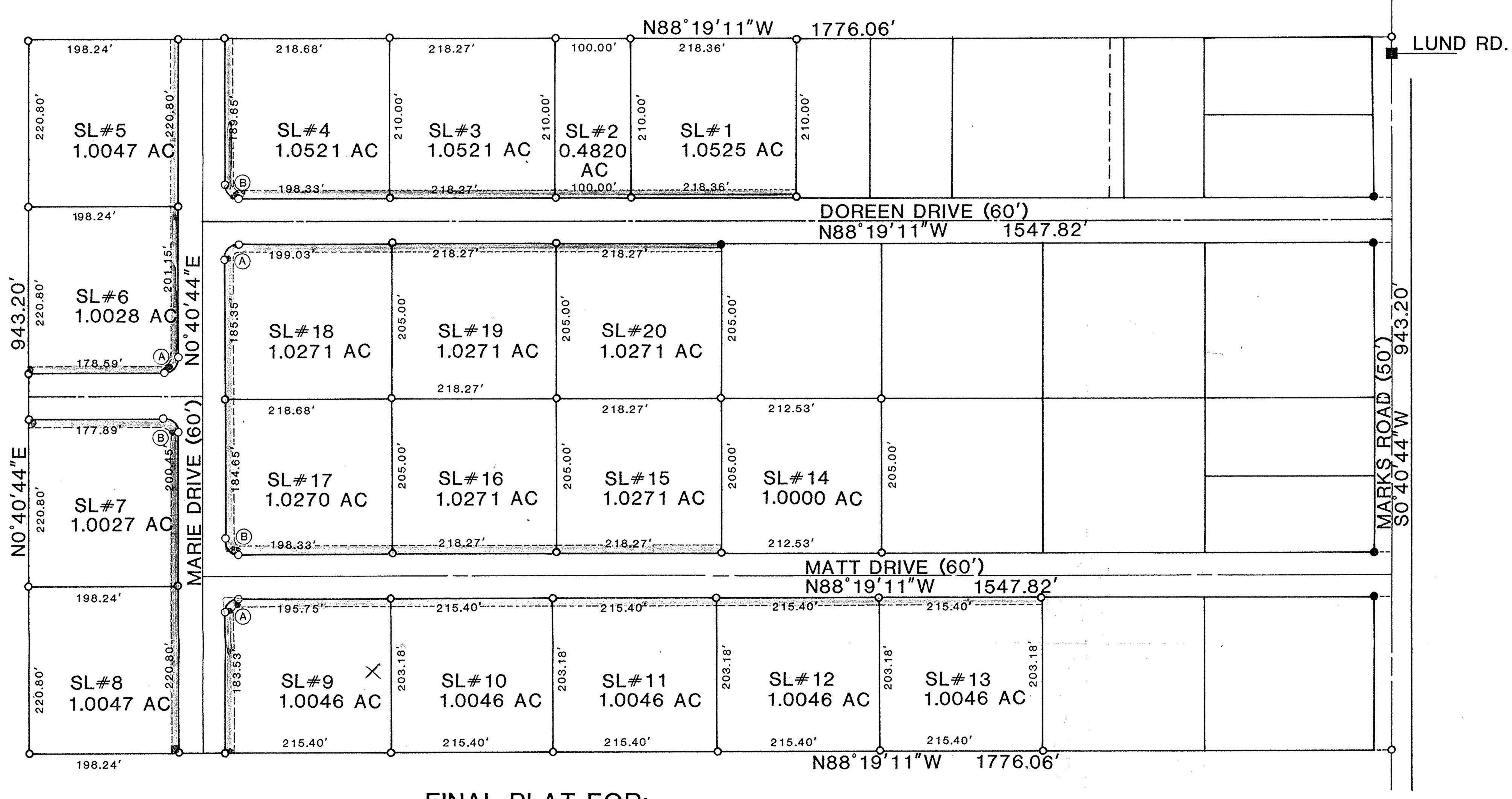
Herry Line Around Plat. Owner 4 Vol 4 Pg. Adjoining Plat. Bearings at (x)



## LEGEND

MONUMENT SET

MONUMENT FOUND

IP SET IP FOUND

10' ELECTRICAL EASEMENT

EMMONS F

BOSTON RD

## FINAL PLAT FOR:

## COPOPA COUNTRY ESTATES

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

PLAT DATA

TOTAL ACRES 25.6022 ROAD ACRES 5.7631 LOT ACRES 19.8391

## CURVE DATA

\_\_COPOPA COUNTRY

ESTATES

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

RESIDENTIAL

VICINITY MAP

OSBORNE RD

COLUMBIA

CENTER

AKINS RD

CROCKER RD

BUILDING SETBACK 30'

OWNERS: JAMES D. BERGER AND ROBERT W. BERGER

9985 COLFAX DRIVE COLUMBIA STATION OHIO 44028

Situated in the Township of Columbia, County of Lorain, State of Chio, 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.

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.

The dimensions of the lots and streets are shown on the plat

In Witness thereof the undersigned have hereunto set their hands this day of \_\_\_\_\_, 19\_\_.

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.

Registered Surveyor

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

Approved this day of \_\_\_\_\_\_, 19 .

Lorain County Engineer

Board of Health

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

Notary Public

7-30-80 1.