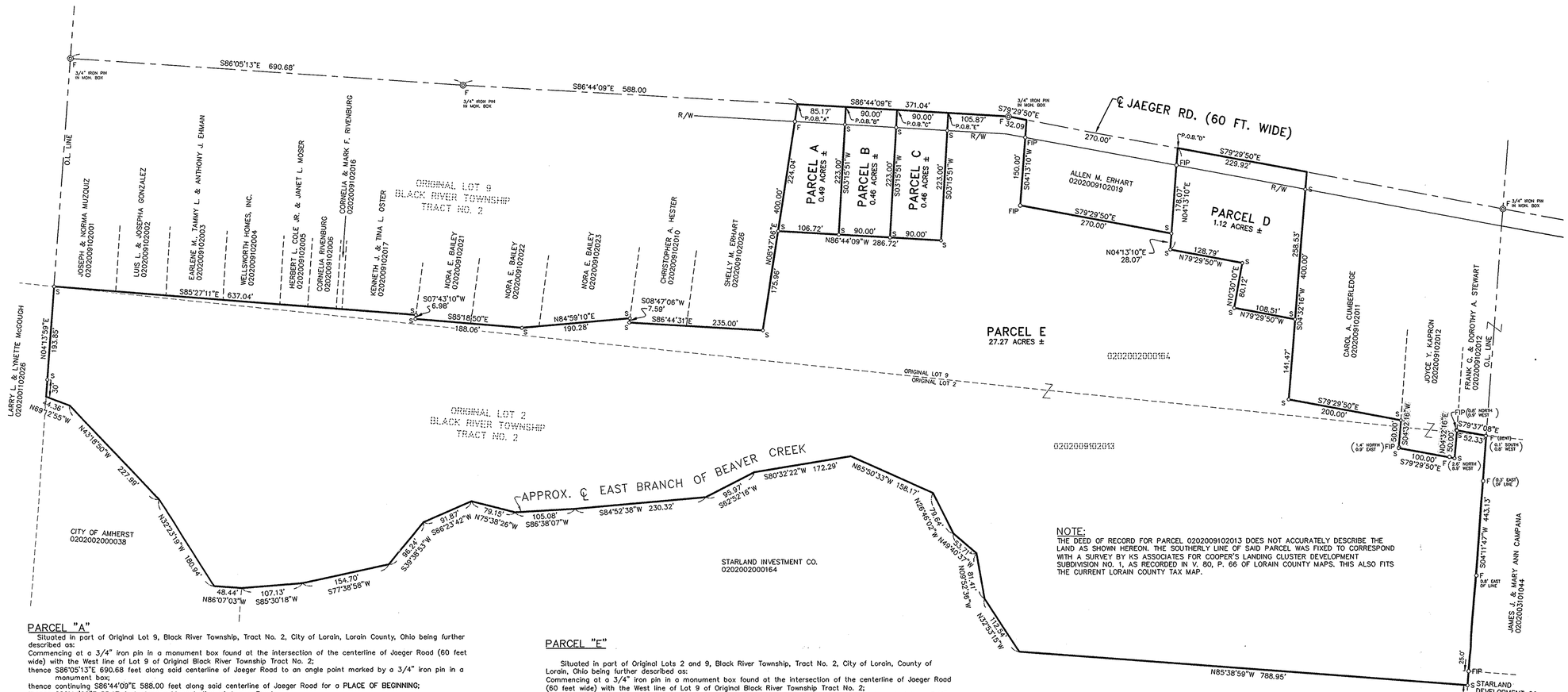

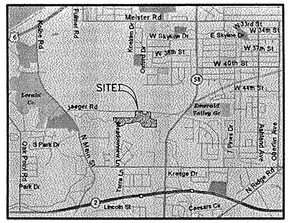

VICINITY MAP (N.T.S.)

NOTE:
THE DEED OF RECORD FOR PARCEL 0202009102013 DOES NOT ACCURATELY DESCRIBE THE LAND AS SHOWN HEREON. THE SOUTHERLY LINE OF SAID PARCEL WAS FIXED TO CORRESPOND WITH A SURVEY BY KS ASSOCIATES FOR COOPER'S LANDING CLUSTER DEVELOPMENT SUBDIVISION NO. 1, AS RECORDED IN V. 80, P. 66 OF LORAIN COUNTY MAPS. THIS ALSO FITS THE CURRENT LORAIN COUNTY TAX MAP.

LEGEND

P.O.B.	PLACE OF BEGINNING
(D)	DEED
(M)	MEASURED
⊡F	MONUMENT BOX W/ IRON PIN
°F	IRON PIN OR PIPE FOUND
°S	⅝" IRON PIN SET #7769
⊠F	FD STONE W/ CHISELED CROSS
×F-PK	FOUND PK NAIL
—#—	EX. FENCE LINE

PARCEL "A"

Situated in part of Original Lot 9, Black River Township, Tract No. 2, City of Lorain, Lorain County, Ohio being further described as:
Commencing at a 3/4" iron pin in a monument box found at the intersection of the centerline of Jaeger Road (60 feet wide) with the West line of Lot 9 of Original Black River Township Tract No. 2;
thence S86°05'13"E 690.68 feet along said centerline of Jaeger Road to an angle point marked by a 3/4" iron pin in a monument box;
thence continuing S86°44'09"E 588.00 feet along said centerline of Jaeger Road for a PLACE OF BEGINNING;
thence S85°44'09"E 85.17 feet along said centerline of Jaeger Road;
thence S03°15'51"W, passing through a set 5/8" capped iron pin on the Southerly right-of-way line of said Jaeger Road feet at 30.00 feet, a total distance of 223.00 feet to a set 5/8" capped iron pin;
thence N86°44'09"W 106.72 feet to a set 5/8" capped iron pin;
thence N08°47'06"E, passing through a found 5/8" iron pin on the Southerly right-of-way line of said Jaeger Road at 193.89 feet, a total distance of 224.04 feet to the Place of Beginning, as surveyed by Nicholas Marino, Ohio Registered Surveyor No. 7769, in April 2005, containing 0.49 acres of land, more or less, being subject to the rights of the public over the Northerly 30.00 feet thereof, as occupied by said Jaeger Road and subject to easements, conditions, restrictions and exceptions of record, if any.

PARCEL "B"

Situated in part of Original Lot 9, Black River Township, Tract No. 2, City of Lorain, Lorain County, Ohio being further described as:
Commencing at a 3/4" iron pin in a monument box found at the intersection of the centerline of Jaeger Road (60 feet wide) with the West line of Lot 9 of Original Black River Township Tract No. 2;
thence S86°05'13"E 690.68 feet along said centerline of Jaeger Road to an angle point marked by a 3/4" iron pin in a monument box;
thence continuing S86°44'09"E 673.17 feet along said centerline of Jaeger Road for a PLACE OF BEGINNING;
thence S86°44'09"E 90.00 feet along said centerline of Jaeger Road;
thence S03°15'51"W, passing through a set 5/8" capped iron pin on the Southerly right-of-way line of said Jaeger Road feet at 30.00 feet, a total distance of 223.00 feet to a set 5/8" capped iron pin;
thence N86°44'09"W 90.00 feet to a set 5/8" capped iron pin;
thence N03°15'51"E, passing through a set 5/8" capped iron pin at 193.00 feet, a total distance of 223.00 feet to the Place of Beginning, as surveyed by Nicholas Marino, Ohio Registered Surveyor No. 7769, in April 2005, containing 0.46 acres of land, more or less, being subject to the rights of the public over the Northerly 30.00 feet thereof, as occupied by said Jaeger Road and subject to easements, conditions, restrictions and exceptions of record, if any.

PARCEL "C"

Situated in part of Original Lot 9, Black River Township, Tract No. 2, City of Lorain, Lorain County, Ohio being further described as:
Commencing at a 3/4" iron pin in a monument box found at the intersection of the centerline of Jaeger Road (60 feet wide) with the West line of Lot 9 of Original Black River Township Tract No. 2;
thence S86°05'13"E 690.68 feet along said centerline of Jaeger Road to an angle point marked by a 3/4" iron pin in a monument box;
thence continuing S86°44'09"E 763.17 feet along said centerline of Jaeger Road for a PLACE OF BEGINNING;
thence S86°44'09"E 90.00 feet along said centerline of Jaeger Road;
thence S03°15'51"W, passing through a set 5/8" capped iron pin on the Southerly right-of-way line of said Jaeger Road feet at 30.00 feet, a total distance of 223.00 feet to a set 5/8" capped iron pin;
thence N86°44'09"W 90.00 feet to a set 5/8" capped iron pin;
thence N03°15'51"E, passing through a set 5/8" capped iron pin at 193.00 feet, a total distance of 223.00 feet to the Place of Beginning, as surveyed by Nicholas Marino, Ohio Registered Surveyor No. 7769, in April 2005, containing 0.46 acres of land, more or less, being subject to the rights of the public over the Northerly 30.00 feet thereof, as occupied by said Jaeger Road and subject to easements, conditions, restrictions and exceptions of record, if any.

PARCEL "D"

Situated in part of Original Lot 9, Black River Township, Tract No. 2, City of Lorain, Lorain County, Ohio being further described as:
Commencing at a 3/4" iron pin in a monument box found at the intersection of the centerline of Jaeger Road (60 feet wide) with the West line of Lot 9 of Original Black River Township Tract No. 2;
thence S86°05'13"E 690.68 feet along said centerline of Jaeger Road to an angle point marked by a 3/4" iron pin in a monument box;
thence continuing S86°44'09"E 959.04 feet along said centerline of Jaeger Road to an angle point marked by a 1/2" iron pin in a monument box;
thence S79°29'50"E 302.09 feet continuing along said centerline of Jaeger Road for a PLACE OF BEGINNING;
thence continuing S79°29'50"E 229.92 feet along said centerline of Jaeger Road;
thence S04°32'16"W, passing through a set 5/8" capped iron pin on the Southerly right-of-way line of said Jaeger Road feet at 30.00 feet, a total distance of 258.53 feet to a set 5/8" capped iron pin;
thence N79°29'50"W 108.51 feet to a set 5/8" capped iron pin;
thence N10°30'10"E 80.12 feet to a set 5/8" capped iron pin;
thence N79°29'50"W 128.79 feet to a set 5/8" capped iron pin;
thence N04°13'10"E, passing through a 1" iron pipe on the Southerly right-of-way line of said Jaeger Road at 147.89 feet, a total distance of 178.07 feet to the Place of Beginning, as surveyed by Nicholas Marino, Ohio Registered Surveyor No. 7769, in April 2005, containing 1.12 acres of land, more or less, being subject to the rights of the public over the Northerly 30.00 feet thereof, as occupied by said Jaeger Road and subject to easements, conditions, restrictions and exceptions of record, if any.

PARCEL "E"

Situated in part of Original Lots 2 and 9, Black River Township, Tract No. 2, City of Lorain, County of Lorain, Ohio being further described as:
Commencing at a 3/4" iron pin in a monument box found at the intersection of the centerline of Jaeger Road (60 feet wide) with the West line of Lot 9 of Original Black River Township Tract No. 2;
thence S86°05'13"E 690.68 feet along the centerline of said Jaeger Road to an angle point marked by a 3/4" iron pin in a monument box;
thence S86°44'09"E 853.17 feet continuing along the centerline of said Jaeger Road for a PLACE OF BEGINNING;
thence continuing S86°44'09"E 105.87 feet along the centerline of said Jaeger Road to an angle point marked by a 1/2" iron pin in a monument box;
thence S79°29'50"E 32.09 feet continuing along the centerline of said Jaeger Road;
thence S04°13'10"W, passing through a found 1" iron pipe at 30.19 feet, for a total distance of 150.00 feet to a found 1" iron pipe;
thence S79°29'50"E 270.00 feet to a set 5/8" capped iron pin;
thence S04°13'10"W 28.07 feet to a set 5/8" capped iron pin;
thence S79°29'50"E 131.86 feet to a set 5/8" capped iron pin;
thence S10°30'10"W 80.12 feet to a set 5/8" capped iron pin;
thence S79°29'50"E 108.51 feet to a set 5/8" capped iron pin;
thence S04°32'16"W 141.47 feet to a set 5/8" capped iron pin;
thence S79°29'50"E 200.00 feet to a set 5/8" capped iron pin;
thence S04°32'16"W 50.00 feet to a set 5/8" capped iron pin, said point being referenced by a found 1" pipe 1.4 feet North and 0.9 feet East of said point;
thence S79°29'50"E 100.00 feet to a set 5/8" capped iron pin;
thence N04°32'16"E 50.00 feet to a set 5/8" capped iron pin, said point being referenced by a found 1" pipe 0.8 feet North and 0.9 feet West of said point;
thence S79°37'08"E 52.33 to a set 5/8" capped iron pin, said point being referenced by a found 1" pin 0.1 feet South and 0.8 feet West of said point;
thence S04°11'47"W along the Easterly line of Lot 2, said Original Black River Township Tract No. 2, passing through a found bent 1-3/4" iron pipe at 418.14 feet, for a total distance of 443.13 feet to a set 5/8" capped iron pin;
thence N85°38'59"W 788.95 feet to a point on the approximate centerline of the East Branch of Beaver Creek;
thence along the approximate centerline of said East Branch of Beaver Creek the following eighteen (18) courses:
(1) N32°53'15"W 112.54 feet,
(2) N09°52'36"W 81.41 feet,
(3) N49°40'37"W 53.71 feet,
(4) N26°46'02"W 79.64 feet,
(5) N65°50'33"W 158.17 feet,
(6) S80°32'22"W 172.29 feet,
(7) S62°52'16"W 95.97 feet,
(8) S84°52'38"W 230.32 feet,
(9) S86°38'07"W 105.08 feet,
(10) N75°38'26"W 79.15 feet,
(11) S66°23'42"W 91.87 feet,
(12) S39°38'53"W 96.24 feet,
(13) S77°38'58"W 154.70 feet,
(14) S85°30'18"W 107.13 feet,
(15) N86°07'03"W 48.44 feet,
(16) N32°23'19"W 180.94 feet,
(17) N43°18'50"W 227.99 feet,
(18) N69°12'55"W 44.36 feet for a point on the Westerly line of said Original Lot 2;
thence N04°13'59"E along the Westerly line of said Original Lot 2, passing through a set 5/8" capped iron pin at 30.00 feet, a total distance of 193.85 feet to a set 5/8" capped iron pin;
thence S85°27'11"E 637.04 feet to a set 5/8" capped iron pin;
thence S07°43'10"W 6.98 feet to a set 5/8" capped iron pin;
thence S85°18'50"E 188.06 feet to a set 5/8" capped iron pin;
thence N84°59'10"E 190.28 feet to a set 5/8" capped iron pin;
thence S08°47'06"W 7.59 feet to a set 5/8" capped iron pin;
thence S86°44'31"E 235.00 feet to a set 5/8" capped iron pin;
thence N08°47'06"E 175.96 feet to a set 5/8" capped iron pin;
thence S86°44'09"E 286.72 feet to a set 5/8" capped iron pin;
thence N03°15'51"E, passing through a set 5/8" capped iron pin on the Southerly right-of-way line of said Jaeger Road 233.00 feet to the Place of Beginning, as surveyed by Nicholas Marino, Ohio Registered Surveyor No. 7769, in November 2004, containing 29.80 acres of land, more or less, being subject to the rights of the public over the Northerly 30.00 feet thereof, as occupied by said Jaeger Road and subject to easements, conditions, restrictions and exceptions of record, if any.

APPROVED BY THE
LORAIN COUNTY ENGINEER

ADMINISTRATOR _____ DATE _____

APPROVED BY THE LORAIN COUNTY
TAX MAP DEPARTMENT

ADMINISTRATOR _____ DATE _____

I HEREBY CERTIFY THAT PARCELS A, B, C, D & E AS SHOWN HEREON MEET THE CURRENT REQUIREMENTS OF THE CITY OF LORAIN.

ZONING INSPECTOR _____ DATE _____

APPROVED BY THE LORAIN COUNTY PLANNING
COMMISSION AND ZONING DEPARTMENT

ADMINISTRATOR _____ DATE _____

OWNER'S CONSENT

I, THE UNDERSIGNED BEING THE OWNER OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT.

WITNESS _____ OSTER CONSTRUCTION _____

WITNESS _____

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CENTERLINE OF JAEGER ROAD, AS ESTABLISHED BY THE LORAIN COUNTY STREET DEDICATION PLAT #X-63

CERTIFICATION

I HEREBY CERTIFY THAT THE DRAWING HEREON IS A CORRECT REPRESENTATION OF A TRUE AND ACCURATE SURVEY MADE OF THE PREMISES SHOWN HEREON, AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO; THAT DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF; THAT MONUMENTS WERE FOUND AND SET AS INDICATED HEREON.

ATWELL-HICKS

DATE: _____ _____
NICHOLAS MARINO
REGISTERED SURVEYOR #7769

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MICHIGAN ILLINOIS OHIO

PART OF ORIGINAL LOTS 2 AND 9
BLACK RIVER TOWNSHIP TRACT NO. 2
CITY OF LORAIN
LORAIN COUNTY, OHIO

CLIENT
OSTER CONSTRUCTION

MINOR SUBDIVISION PLAT
OF 29.80 ACRES OF LAND

CAD FILE
600021SU01

REVISIONS

DATE
APRIL 25, 2005

SCALE 0 50 100
1" = 100 FEET
DR. JMIS CH. NM
P.M. BEAUGRAND
JOB 600021.20
FILE NO.
4501-001