

BLACK RIVER SUBSTATION SUBDIVISION No. 1

A RE-SUBDIVISION OF A PORTION OF SUBDIVISION No. 7 OF THE SHEFFIELD
LAND & IMPROVEMENT Co.'s PROPERTY IN THE CITY OF LORAIN

KNOWN AS BEING A CONSOLIDATION & RE-SUBDIVISION OF SUBLOT Nos. 3590-3598, SUBLOT Nos. 3656-3701, A PORTION OF 30th STREET (f.k.a. BOND STREET)
VACATED BY ORDINANCE # 5632, A PORTION OF CANTON AVENUE (a.k.a. CANTON STREET) VACATED BY ORDINANCE # 7844 & # 8234 AND A PORTION OF A 20'
ALLEY VACATED BY ORDINANCE # 5287, IN SUBDIVISION No. 7 OF THE SHEFFIELD LAND & IMPROVEMENT Co.'s PROPERTY IN THE CITY OF LORAIN AS ORIGINAL
RECORDED IN PLAT VOLUME 6, PAGE 13 & 14 OF THE LORAIN COUNTY RECORDS, SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 98.

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 98, CONTAINING 6.7409 ACRES OF LAND, AND BEING THE SAME TRACT OF LAND CONVEYED TO AMERICAN TRANSMISSION SYSTEMS, INCORPORATED, AN OHIO CORPORATION AS DESCRIBED IN INSTRUMENT NUMBER 20120423796 OF THE LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS "BLACK RIVER SUBSTATION SUBDIVISION No. 1", SUBLOT Nos. 1-3, WHICH IS A CONSOLIDATION & RE-SUBDIVISION OF SUBLOT Nos. 3590-3598, SUBLOT Nos. 3656-3701, A PORTION OF 30th STREET (f.k.a. BOND STREET) VACATED BY ORDINANCE # 5632, A PORTION OF CANTON AVENUE (a.k.a. CANTON STREET) VACATED BY ORDINANCE # 7844 & # 8234 AND A PORTION OF A 20' ALLEY VACATED BY ORDINANCE # 5287, IN SUBDIVISION No. 7 OF THE SHEFFIELD LAND & IMPROVEMENT Co.'s PROPERTY IN THE CITY OF LORAIN AS ORIGINAL RECORDED IN PLAT VOLUME 6, PAGE 13 & 14 OF THE LORAIN COUNTY RECORDS, SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 98.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN THE CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

EASEMENTS ARE RESERVED WHERE INDICATED ON THIS PLAT FOR PRIVATE UTILITY PURPOSES ABOVE AND BELOW THE SURFACE OF THE GROUND. MORE SPECIFICALLY THE OWNER RESERVES AN EASEMENT OVER THE ENTIRE SUBLOT 2 AREA, 50' FROM THE POWERLINES THAT RUN ALONG CLIFTON AVENUE, 30' FROM THE POWERLINES THAT RUN ALONG AN AREA OF VACATED CANTON AVENUE, AND 10' ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ETHEL DRIVE AS SHOWN HEREON.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS: 10th DAY OR April, 2015.

Ketan Patel

KETAN PATEL, DIRECTOR, REAL ESTATE AND FACILITIES FOR FIRST ENERGY SERVICE COMPANY ON BEHALF OF AMERICAN TRANSMISSION SYSTEMS INCORPORATED, AN OHIO CORPORATION

NOTARY SEAL:

STATE OF OHIO
COUNTY OF LORAIN 5.5.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR KETAN PATEL, DIRECTOR, REAL ESTATE AND FACILITIES FOR FIRST ENERGY SERVICE COMPANY ON BEHALF OF AMERICAN TRANSMISSION SYSTEMS INCORPORATED, AN OHIO CORPORATION WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

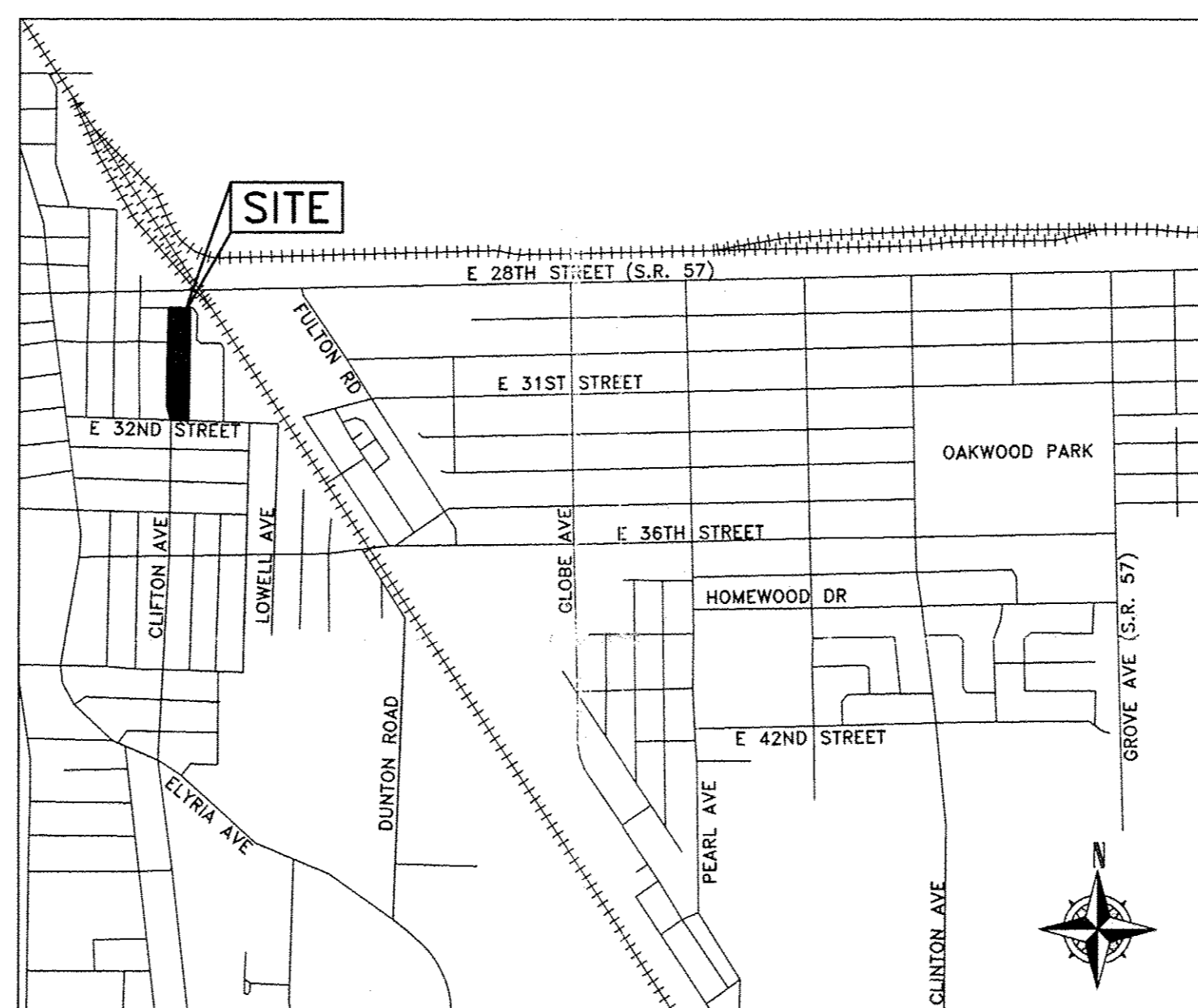
THIS: 10th DAY OR APRIL, 2015.

Richard C. Wagner

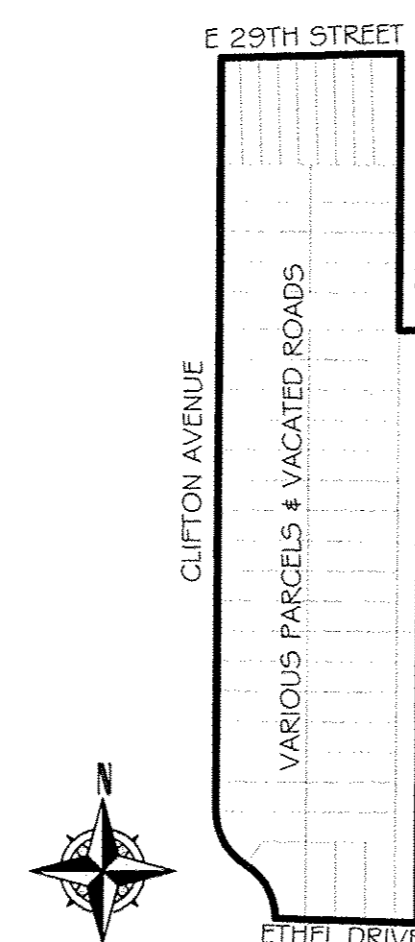


Richard C. Wagner
Resident Cuyahoga County
Notary Public, State of Ohio
My Commission Expires 11/12/2017

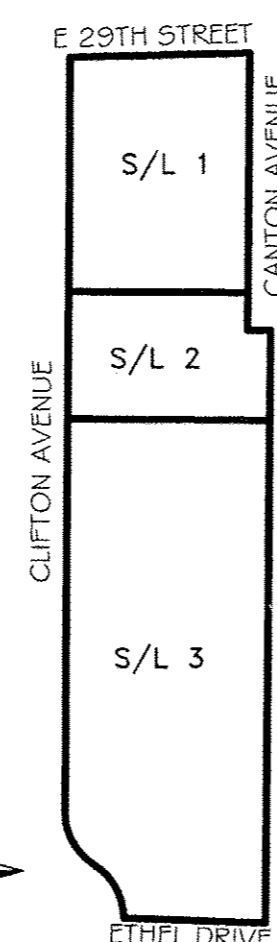
MY COMMISSION EXPIRES



VICINITY MAP
-NOT TO SCALE-



PRE-PLAT LOT SUMMARY
-NOT TO SCALE-



POST-PLAT LOT SUMMARY
-NOT TO SCALE-

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER(S), I HAVE SURVEYED AND PLATTED "BLACK RIVER SUBSTATION SUBDIVISION No. 1", SUBLOT Nos. 1-3, WHICH IS A CONSOLIDATION & RE-SUBDIVISION OF SUBLOT Nos. 3590-3598, SUBLOT Nos. 3656-3701, A PORTION OF 30th STREET (f.k.a. BOND STREET) VACATED BY ORDINANCE # 5632, A PORTION OF CANTON AVENUE (a.k.a. CANTON STREET) VACATED BY ORDINANCE # 7844 & # 8234 AND A PORTION OF A 20' ALLEY VACATED BY ORDINANCE # 5287, IN SUBDIVISION No. 7 OF THE SHEFFIELD LAND & IMPROVEMENT Co.'s PROPERTY IN THE CITY OF LORAIN AS ORIGINAL RECORDED IN PLAT VOLUME 6, PAGE 13 & 14 OF THE LORAIN COUNTY RECORDS, SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 98, CONTAINING 6.7409 ACRES OF LAND, AND BEING THE SAME TRACT OF LAND CONVEYED TO AMERICAN TRANSMISSION SYSTEMS, INCORPORATED, AN OHIO CORPORATION AS DESCRIBED IN INSTRUMENT NUMBER 20120423796 OF THE LORAIN COUNTY DEED RECORDS. ALL POINTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Brent D. Anderson
BRENT D. ANDERSON, P.S. 8553
REGISTERED PROFESSIONAL SURVEYOR
3/5/2015 DATE

CITY OF LORAIN APPROVALS:

CITY SURVEYOR CERTIFICATE:
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF "BLACK RIVER SUBSTATION SUBDIVISION No. 1" AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE PLAT AS SHOWN HEREON

Paul A. Hill 2/3/16
CITY OF LORAIN SURVEYOR DATE

LAW DIRECTOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT "BLACK RIVER SUBSTATION SUBDIVISION No. 1" IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

Paul A. Hill 2/1/16
CITY OF LORAIN LAW DIRECTOR DATE

PLANNING COMMISSION CERTIFICATE:
THIS IS TO CERTIFY THAT THIS PLAT OF "BLACK RIVER SUBSTATION SUBDIVISION No. 1" IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

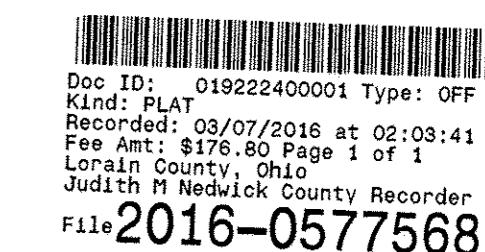
Judith M. Nedwick 1/25/16
CHAIRPERSON, CITY OF LORAIN PLANNING COMMISSION DATE

COUNCIL CERTIFICATE
THIS IS TO CERTIFY THAT THIS PLAT OF "BLACK RIVER SUBSTATION SUBDIVISION No. 1" WAS SUBMITTED TO THE COUNCIL OF THE CITY OF LORAIN, OHIO FOR ACCEPTANCE ON April 21, 2015.

Nancy A. Green 2/2/16
CLERK OF COUNCIL, 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 LIEU THEREOF.

Chris Stewart 1-22-16
DIRECTOR OF PUBLIC SERVICE, CITY OF LORAIN DATE



RICHARD WAGNER
Plat vol. 101
Pgs 94, 95

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 07 2015
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

APPROVED
AS TO DESCRIPTION ONLY
Date: Feb 2 2015
City of Lorain
Per: *Paul A. Hill* P.S.
Engineering Dept.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION... NO PLAT REQUIRED
Paul A. Hill 2-2-15
SECRETARY LORAIN CITY PLANNING COMMISSION

REV.	BY	DATE	DESCRIPTION
1	BDA	05-30-2014	ISSUE TO CLIENT
2	BDA	03-05-2015	REVISED CLIENT SIGNATURE

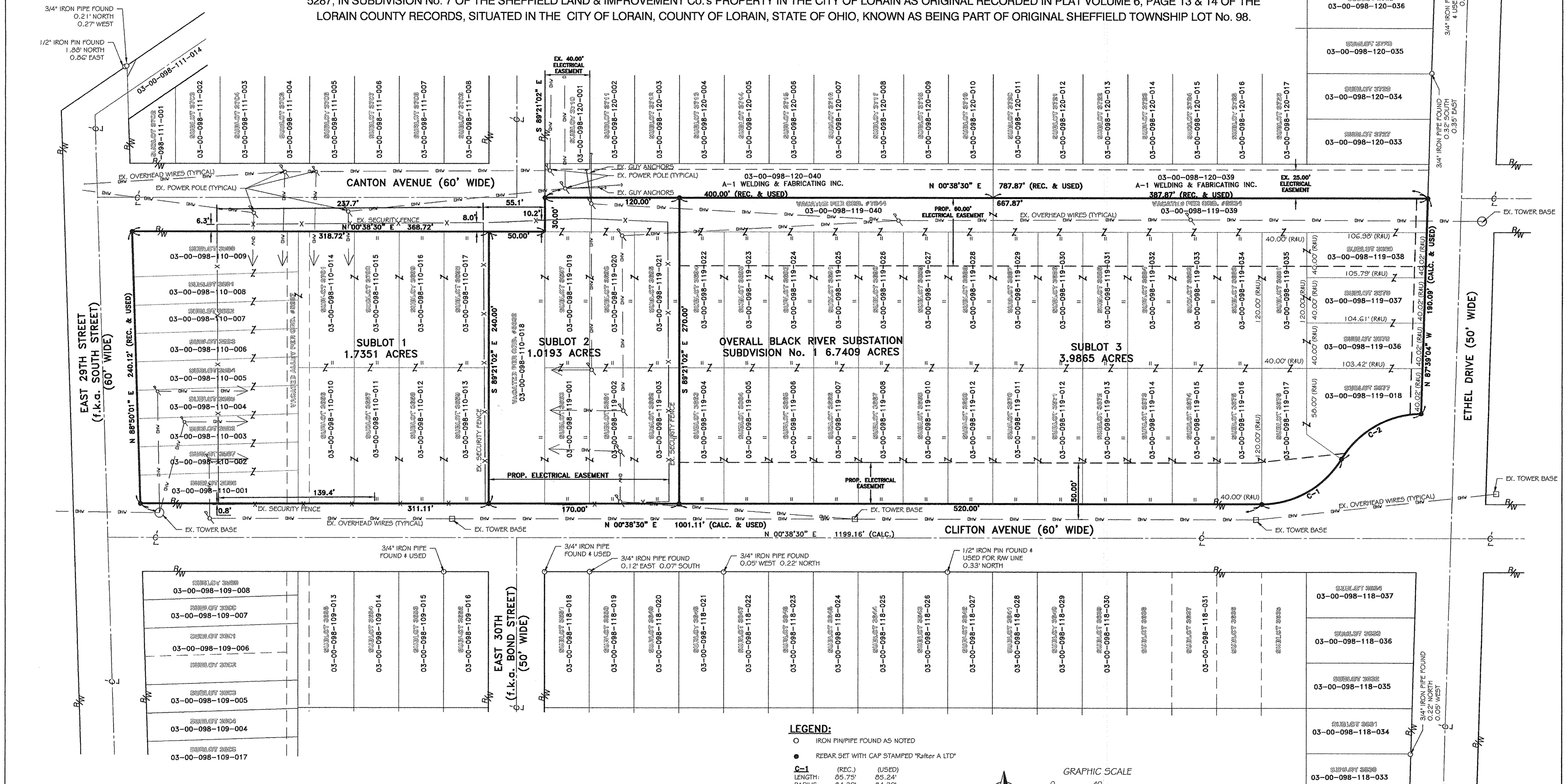
BLACK RIVER SUBSTATION SUBDIVISION No. 1
TITLE SHEET
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO,
KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 98.
FIRST ENERGY SERVICE COMPANY
76 SOUTH MAIN STREET
AKRON, OHIO 44308

RAFTER A, LTD
LAND SURVEYING & ENGINEERING
Office: 440-458-6294 10980 LaGrange Road
Fax: 440-458-4483 Elyria, Ohio 44035
www.RafterA.com
DRAWN BY: BDA CHECKED BY: RAF
JOB No: 1097-13 SHEET 1 of 2

BLACK RIVER SUBSTATION SUBDIVISION No. 1 – FENCE EXHIBIT

A RE-SUBDIVISION OF A PORTION OF SUBDIVISION No. 7 OF THE SHEFFIELD LAND & IMPROVEMENT Co.'s PROPERTY IN THE CITY OF LORAIN

KNOWN AS BEING A CONSOLIDATION & RE-SUBDIVISION OF SUBLot Nos. 3590-3598, SUBLot Nos. 3656-3701, A PORTION OF 30th STREET (f.k.a. BOND STREET) VACATED BY ORDINANCE # 5632, A PORTION OF CANTON AVENUE (a.k.a. CANTON STREET) VACATED BY ORDINANCE # 7844 & # 8234 AND A PORTION OF A 20' ALLEY VACATED BY ORDINANCE # 5287, IN SUBDIVISION No. 7 OF THE SHEFFIELD LAND & IMPROVEMENT Co.'s PROPERTY IN THE CITY OF LORAIN AS ORIGINAL RECORDED IN PLAT VOLUME 6, PAGE 13 & 14 OF THE LORAIN COUNTY RECORDS, SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 98.



REV.	BY	DATE	DESCRIPTION
1	BDA	04-14-2015	ISSUE TO CLIENT

LEGEND:

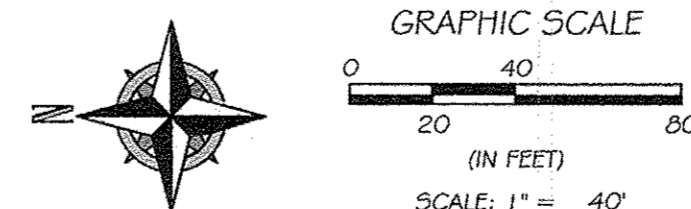
- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH CAP STAMPED "RAFTER A LTD"

C-1 (REC.) (USED)

LENGTH: 85.75' 85.24'
 RADIUS: 84.30' 84.30'
 TANGENT: - 46.66'
 DELTA: 57°55'59"
 CHORD: 81.65'
 BEARING: N 28°41'26" W

C-2 (REC.) (USED)

LENGTH: 85.75' 85.11'
 RADIUS: 84.30' 84.30'
 TANGENT: - 46.50'
 DELTA: 57°50'55"
 CHORD: 81.54'
 BEARING: N 28°43'58" W



BASIS OF BEARINGS

BASIS OF BEARING IS A PORTION OF CLIFTON AVENUE WHICH IS ASSUMED TO BE N 00°38'30" E.

THIS PLAN IS BASED UPON A SURVEY IN DECEMBER OF 2013 BY RAFTER A, LTD UNDER THE DIRECT SUPERVISION OF RICHARD A. FREDRICKSON, P.E., P.S.

**BLACK RIVER SUBSTATION SUBDIVISION No. 1
FENCE EXHIBIT**

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 98.

FIRST ENERGY SERVICE COMPANY
 76 SOUTH MAIN STREET
 AKRON, OHIO 44308

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 LAND SURVEYING & ENGINEERING

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 Fax: 440-458-4483
 www.RafterA.com

10890 LaGrange Road
 Elyria, Ohio 44035

DRAWN BY: BDA **CHECKED BY: RAF**
JOB No: 1097-13 **SHEET 2 of 2**