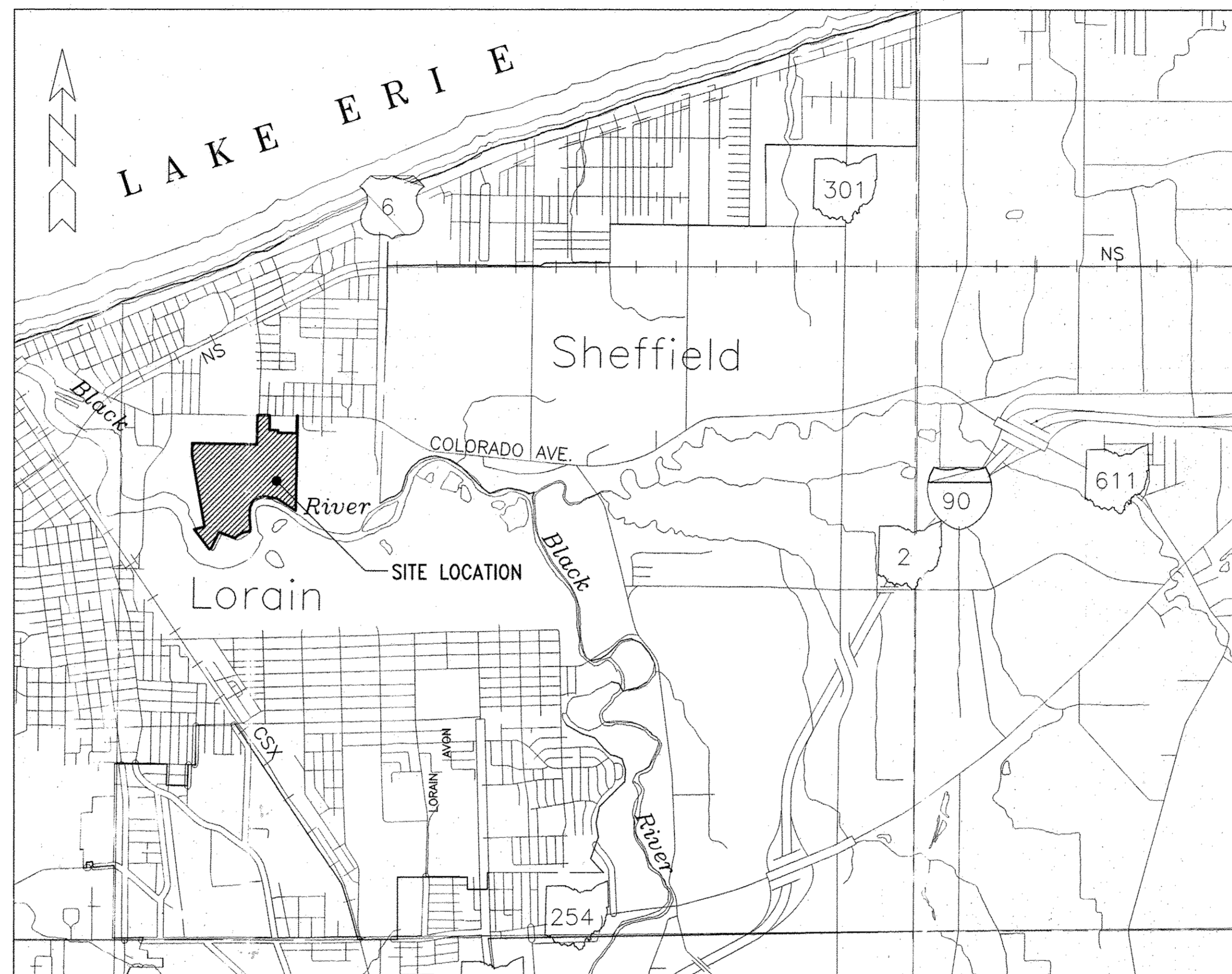


STREET COLORADO INDUSTRIAL PARK DEDICATION PLAT

PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO'S. 53, 54 & 55
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO



LOCATION MAP
SCALE: 1"=200'

OWNERS CERTIFICATE

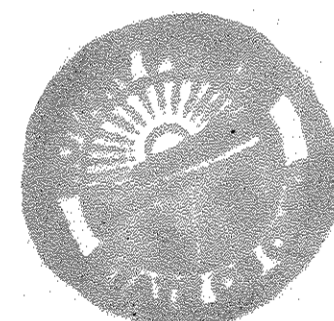
THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROBERT J. GILCHRIST REPRESENTING THE CITY OF LORAIN, OWNER OF LAND CONTAINED WITHIN THIS DEDICATION PLAT OF COLORADO INDUSTRIAL PARK, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

BY: Robert J. Gilchrist
ROBERT J. GILCHRIST
DIRECTOR OF PUBLIC SAFETY/SERVICE

STATE OF OHIO }
LORAIN COUNTY } ss

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR ROBERT J. GILCHRIST, DIRECTOR OF PUBLIC SAFETY/SERVICE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 12 DAY OF MARCH, 2008



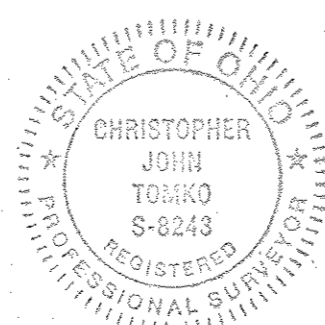
Robert N. Baker
Robert N. Baker
Notary Public
State of Ohio
My Comm. Exp. 01-24-11

REFERENCES

- DEED, INSTRUMENT NO., VOLUME & PAGE AS SHOWN ON "PROPERTY OWNERS" SHEET 2 OF 2.
- PLAT OF SURVEY FOR THE CITY OF LORAIN USX CORPORATION, BY THOMAS SIMON & ASSOCIATES, INC., DATED 03/2002
- LORAIN COUNTY TAX MAPS
- VOL. 16, PG. 35, CROMWELL GARDENS SUBDIVISION
- D.V. 698, PG. 420, 30' RAILROAD EASEMENT
- URS COLORADO INDUSTRIAL PARK SUBDIVISION PLAT, DATED 04/18/06

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED "RIVER BEND DRIVE, RIVER INDUSTRIAL PARK ROAD, RIVER COMMERCE DRIVE WEST & RIVER COMMERCE DRIVE EAST" AS SHOWN HEREON AND CONTAINING 8.3930 ACRES OF LAND IN ORIGINAL SHEFFIELD LOT NO'S 53, 54 AND 55, CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND BEING PARTS THE SAME TRACTS OF LAND DESCRIBED IN INSTRUMENTS NUMBER 20050063874, 20040040557 AND 20050092738 OF LORAIN COUNTY OFFICIAL RECORDS. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED. THE PLAN REPRESENTS A SURVEY IN WHICH THE 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.



BY: Christopher John Tomko
CHRISTOPHER JOHN TOMKO
PROFESSIONAL SURVEYOR NO. 8243
DATE OF SURVEY: NOVEMBER, 2007

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE FOREGOING PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN

DATE 03/04/08

A. M. Krasienko
CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION
A. M. KRASIENKO

LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FOREGOING STREET DEDICATION PLAT IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM

DATE 3/4/08

Mark R. Proenza
LAW DIRECTOR, CITY OF LORAIN
MARK R. PROENZA

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.

DATE 3-4-08

Robert J. Gilchrist
DIRECTOR OF PUBLIC SAFETY/SERVICE
ROBERT J. GILCHRIST

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THE FOREGOING STREET DEDICATION PLAT WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NUMBER 12-08 PASSED THIS 3 DAY OF MARCH, 2008.

DATE 3-5-08

Nancy A. Hrus
CLERK OF COUNCIL

DATE

CLERK OF COUNCIL

CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FOREGOING STREET DEDICATION PLAT AND FIND THAT THE MONUMENTS SET AND FOUND ARE SUFFICIENT TO DEFINE THE STREET AS SHOWN

DATE 3-05-08

Patrick A. McGannon
PATRICK A. MCGANNON, P.S.
LORAIN CITY SURVEYOR

Doc ID: 019808590001 Type: OFF
Kind: PLAT
Recorded: 12/22/2016 at 11:16:55 AM
Fee Amt: \$172.80 Page 1 of 1
Lorain County, Ohio
Judith H. Nedwick County Recorder
File # 2016-0612885

TRANSFERRED

DPT
200 WEST ERIE AVE
LORAIN, OH 44052
DEC 22 2016
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

LORAIN CITY OF ENGINEERING
200 WEST ERIE AVE
LORAIN, OH 44052
Plat Vol. 102
Pgs 92, 93

NO.	DATE	DESCRIPTION	BY	14604	COLORADO INDUSTRIAL PARK SUBDIVISION PLAT, DATED 04/18/06
3	03/28/08	COMMENTS FROM COUNTY	PRP		
2	02/28/08	ADDED OWNERS CERTIFICATE, MYLAR ISSUE	CMM		
1	02/25/08	MYLAR ISSUE	PRP		
0	12/05/07	ORIGINAL ISSUE	PRP		
REVISIONS					
REFERENCE DRAWINGS					

REWARNER SURVEYORS, LLC
LA OFFICE PLAZA II SUITE 200
25777 DETROIT ROAD
WESTLAKE, OHIO 44145
TELEPHONE (440) 835-9400

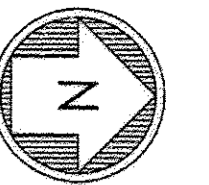
JOB NUMBER **63307**
[C:\63307\dwg\63307001.dwg]
CMM 2/28/2008 7:32am

DR. BY: PRP
CHK. BY: CJT
APR. BY:
DATE: 12/05/07
SCALE: N/A

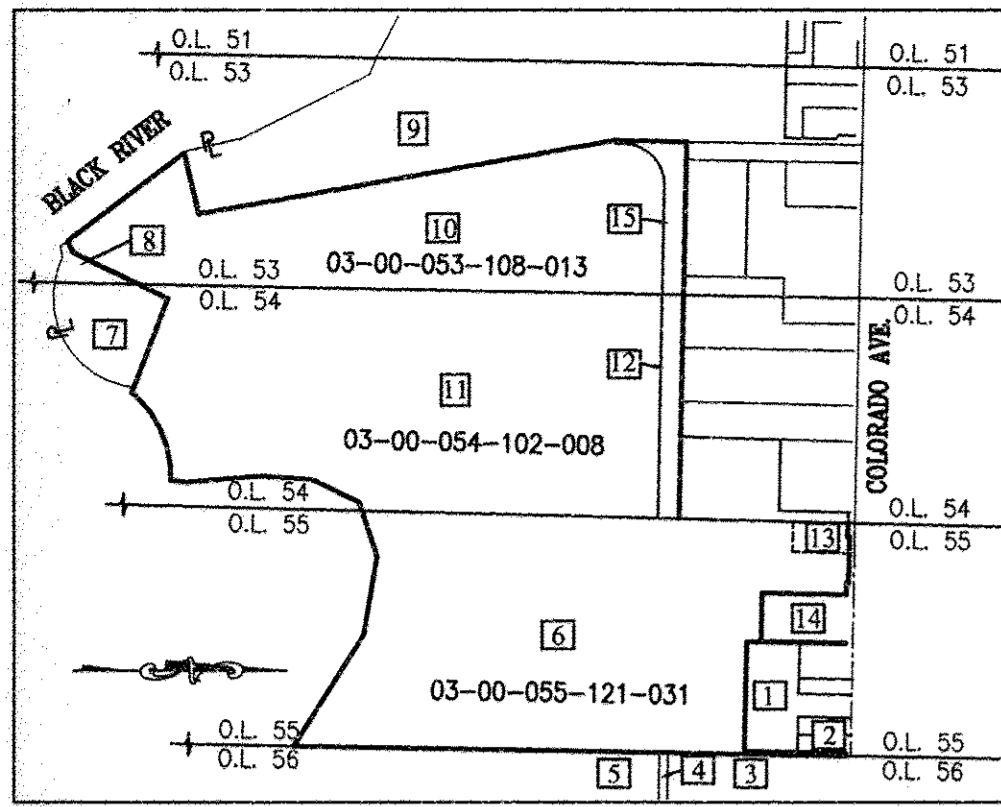
PREPARED FOR
CITY OF LORAIN
200 WEST ERIE AVE.
LORAIN AVE, 44052

**COLORADO INDUSTRIAL PARK
STREET DEDICATION PLAT**

DRAWING NUMBER
1/2



SCALE: 1" = 200'



PARCEL MAP NOT TO SCALE

P.P.N.	CALCULATED AREA (AC.)	DEDICATION AREA (AC.)	REMAINDER AREA (AC.)
03-00-054-102-008	78.2371	4.3050	73.9321
03-00-055-121-019	1.2274	0.4272	0.8002
03-00-055-121-031	72.8100	3.5878	69.2222
03-00-054-500-001	3.4816	0.0723	3.4093
TOTAL	155.7561	8.3923	147.3638

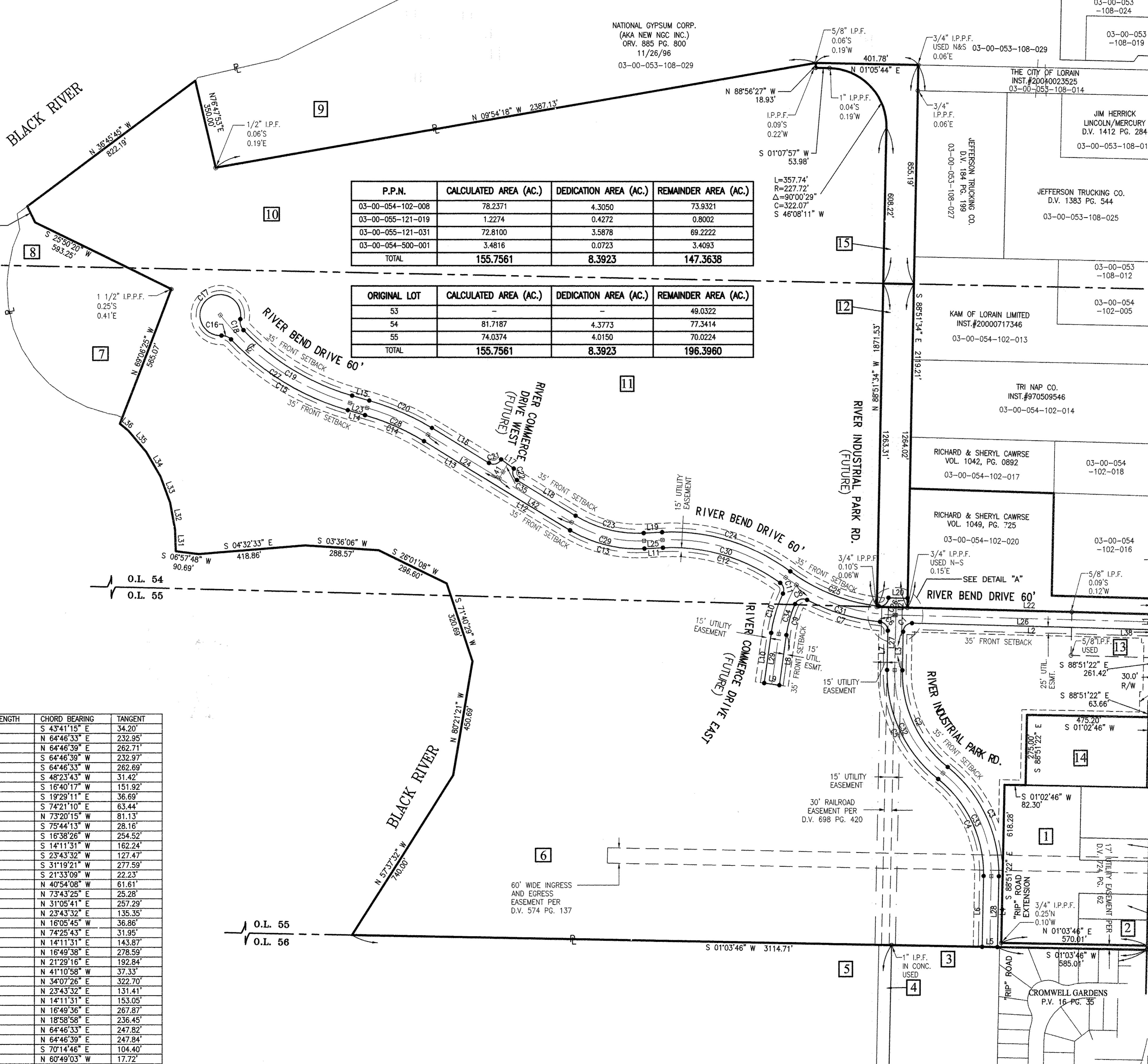
ORIGINAL LOT	CALCULATED AREA (AC.)	DEDICATION AREA (AC.)	REMAINDER AREA (AC.)
53	-	-	49.0322
54	81.7187	4.3773	77.3414
55	74.0374	4.0150	70.0224
TOTAL	155.7561	8.3923	196.3960

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°51'22" E	60.00'
L2	S 01°29'04" W	935.29'
L3	S 88°51'34" E	150.87'
L4	S 88°51'22" E	278.41'
L5	S 01°03'46" W	60.00'
L6	N 88°51'22" W	278.50'
L7	N 88°51'34" W	153.78'
L8	S 82°02'25" E	197.65'
L9	S 07°57'35" W	60.00'
L10	N 82°02'25" W	197.65'
L11	S 02°49'40" E	72.42'
L12	S 31°12'42" W	393.65'
L13	S 31°12'42" W	265.09'
L14	S 16°14'21" E	69.99'
L15	N 16°14'21" E	69.99'
L16	N 31°12'42" E	261.33'
L17	N 35°47'44" E	60.69'
L18	N 31°12'42" E	269.09'
L19	N 02°49'40" W	72.42'
L20	N 01°08'26" E	75.00'
L21	S 88°51'34" E	37.26'
L22	N 01°29'04" E	954.50'
L23	N 16°14'21" E	69.99'
L24	N 31°12'42" E	326.74'
L25	N 02°49'40" W	72.42'
L26	N 01°29'04" E	1004.02'
L27	S 88°51'34" E	215.26'
L28	S 88°51'22" E	278.46'
L29	S 82°02'25" E	197.65'
L30	N 88°51'34" W	67.00'
L31	S 88°08'53" W	83.37'
L32	S 79°33'19" W	108.13'
L33	S 69°33'19" W	108.75'
L34	S 59°33'19" W	108.75'
L35	S 49°33'19" W	108.75'
L36	S 39°33'19" W	43.01'
L37	N 01°29'04" E	40.00'
L38	S 88°51'22" E	17.27'
L39	N 01°08'38" E	10.00'
L40	S 01°29'04" W	12.51'
L41	N 58°47'18" W	28.92'
L42	N 31°12'42" E	332.00'

CURVE TABLE

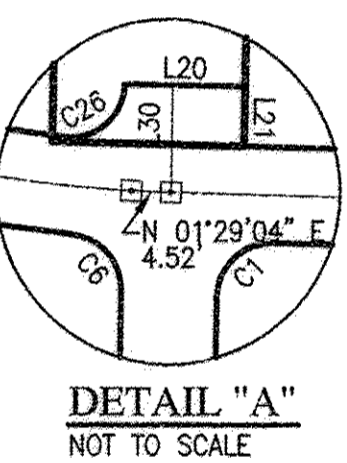
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	TANGENT
C1	53.61'	34.00'	90°20'38"	48.23'	S 43°41'15" E	34.20'
C2	432.54'	470.00'	52°43'45"	417.44'	N 64°46'33" E	232.95'
C3	487.79'	530.00'	52°43'57"	470.75'	N 64°46'39" E	262.71'
C4	432.57'	470.00'	52°43'57"	417.46'	S 64°46'39" W	232.97'
C5	487.76'	530.00'	52°43'45"	470.73'	S 64°46'33" W	262.69'
C6	50.73'	34.00'	85°29'26"	46.15'	S 48°23'43" W	31.42'
C7	300.08'	780.00'	22°02'34"	298.23'	S 16°40'17" W	151.92'
C8	55.99'	34.00'	94°21'29"	49.88'	S 19°29'11" E	36.69'
C9	128.12'	470.00'	15°22'29"	125.74'	S 74°21'10" E	63.44'
C10	161.00'	530.00'	17°24'20"	160.39'	N 73°20'15" W	81.13'
C11	47.03'	34.00'	79°15'23"	43.37'	S 75°44'13" W	28.16'
C12	489.29'	720.00'	38°56'12"	479.93'	S 16°38'26" W	254.52'
C13	314.87'	530.00'	34°02'22"	310.26'	S 14°11'31" W	162.24'
C14	253.48'	970.00'	14°58'21"	252.76'	S 23°43'32" W	127.47'
C15	542.30'	1030.00'	30°10'00"	536.06'	S 31°18'21" W	277.59'
C16	41.84'	48.00'	49°42'25"	40.35'	S 21°33'09" W	22.23'
C17	397.65'	80.00'	284°47'51"	97.63'	N 40°54'08" W	61.61'
C18	46.53'	48.00'	55°32'46"	44.73'	N 73°43'25" E	25.28'
C19	503.00'	970.00'	29°42'39"	497.38'	N 31°05'41" E	257.29'
C20	268.16'	1030.00'	14°58'21"	268.39'	N 23°43'32" E	135.35'
C21	56.15'	34.00'	94°36'54"	49.98'	N 16°05'45" W	36.86'
C22	51.29'	34.00'	86°28'02"	46.56'	N 74°25'43" E	31.95'
C23	279.23'	470.00'	34°02'22"	275.14'	N 16°49'38" E	143.87'
C24	535.15'	780.00'	39°18'35"	524.71'	N 16°49'38" E	278.59'
C25	376.84'	720.00'	29°59'18"	372.56'	N 21°29'16" E	192.84'
C26	56.58'	34.00'	95°21'11"	50.28'	N 41°10'58" W	37.33'
C27	624.30'	1000.00'	35°46'10"	614.21'	N 34°07'26" E	322.70'
C28	261.32'	1000.00'	14°58'21"	260.58'	N 23°43'32" E	131.41'
C29	297.05'	500.00'	34°02'22"	292.70'	N 14°11'31" E	153.05'
C30	514.55'	750.00'	39°18'32"	504.52'	N 16°49'36" E	267.87'
C31	458.10'	750.00'	34°59'48"	451.02'	N 18°58'58" E	236.45'
C32	460.15'	500.00'	52°43'45"	444.08'	N 64°46'33" E	247.82'
C33	460.18'	500.00'	52°43'57"	444.11'	N 64°46'39" E	247.84'
C34	205.84'	500.00'	23°35'17"	204.39'	S 70°14'46" E	104.40'
C35	35.42'	500.00'	4°03'31"	35.41'	N 60°49'03" W	17.72'



PROPERTY OWNERS

OWNER	REC.	P.P.N.
1 Evenchik Lois Barbara	Inst. #20050078467	03-00-055-121-025
2 Reiger Richard L & June K, Trustees	D.V. 849, Pg. 570	03-00-055-121-021
3 Lorain City Of	Inst. #20030895312	03-00-056-129-001
4 Lorain City Of	Inst. #20040040557	03-00-057-500-002
5 Lorain City Of	Inst. #20040023525	03-00-056-129-002
6 Lorain City Of	Inst. #20050063874	03-00-055-121-031
7 Lorain City Of		03-00-054-102-003
8 Lorain City Of		03-00-053-108-007
9 New NGC Inc	O.R.V. 885, Pa. 800	03-00-053-108-029
10 Lorain City Of	Inst. #20050063874	03-00-053-108-013
11 Lorain City Of	Inst. #20050063874	03-00-054-102-008
12 Lorain City Of	Inst. #20040040557	03-00-054-500-001
13 Lorain City Of	Inst. #2005002738	03-00-055-121-019
14 Elbert Investment, Inc.	Inst. #20050063873	03-00-055-121-029
15 Lorain City Of	Inst. #20040040557	03-00-053-500-001

*DENOTES PARCELS CONTAINING ROADWAY DEDICATION AREA



- LEGEND
- ⊙ I.P.F. IRON PIN FOUND
 - ⊙ I.P.P.F. IRON PIPE FOUND
 - ⊙ NEW MONUMENT BOX
 - ⊙ EX. MONUMENT BOX
 - 5/8" REBAR WITH YELLOW "R.E.W.-8243" CAP SET
 - R RECORD
 - U USED
 - M MEASURED
 - D DEED
 - FND FOUND
 - C CALCULATED
 - EX EXISTING
 - IPIN IRON PIN
 - O.L ORIGINAL LOT
 - CIP CAPPED IRON PIN
 - R/W RIGHT-OF-WAY
 - ⊕ CENTERLINE RIGHT-OF-WAY
 - ⊗ DENOTES PROPERTY OWNERS

NO.	DATE	DESCRIPTION	BY
3	08/28/08	COMMENTS FROM COUNTY	PRP
2	03/20/08	CITY'S COMMENTS	PRP
1	02/25/08	MYLAR ISSUE	PRP
1	12/05/07	ORIGINAL ISSUE	PRP

DESCRIPTION: 14604 COLORADO INDUSTRIAL PARK SUBDIVISION PLAT, DATED 04/18/06

REWARNER SURVEYORS, L.L.C.

LA OFFICE PLAZA II SUITE 200
25777 DETROIT ROAD
WESTLAKE, OHIO 44145
TELEPHONE (440) 835-9400

JOB NUMBER 63307

DR. BY PRP
CHK. BY CJT
APR. BY
DATE 12/05/07
SCALE 1"=200'

PREPARED FOR
CITY OF LORAIN
200 WEST ERIE AVE.
LORAIN AVE, 44052

COLORADO INDUSTRIAL PARK STREET DEDICATION PLAT

DRAWING NUMBER
2/2

Printed by PRP on Monday, March 31, 2008 - 8:27am