

HARBOR WALK ON THE BLACK RIVER SUBDIVISION NO. 18
 BEING SUBLOTS 153-160, INCLUSIVE & BLOCK A
 BEING A RESUBDIVISION OF SUBLT 22 OF RIVERFRONT URBAN RENEWAL SUBDIVISION NO. 3
 AS RECORDED IN PLAT VOLUME 84, PAGE 27
 PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 3, TRACT 1
 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S ACKNOWLEDGMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN, CITY OF LORAIN, BEING A PART OF THE ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 3, AND BEING PART OF LANDS OF SPITZER GREAT LAKES LTD. CO. AS DESCRIBED IN DEED VOLUME 1389, PAGE 99 OF THE LORAIN COUNTY DEED RECORDS.

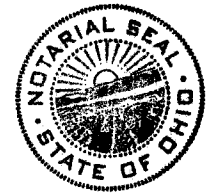
THE UNDERSIGNED, BEING DULY AUTHORIZED REPRESENTATIVE OF SPITZER GREAT LAKES LTD. CO. HEREBY ACKNOWLEDGES THAT THE SUBDIVISION OF REAL ESTATE FOR THE PLATTING OF HARBOR WALK ON THE BLACK RIVER SUBDIVISION NO. 18 IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF THIS 22nd DAY OF June, 2023.

Alan Spitzer
 SPITZER GREAT LAKES LTD. CO.

STATE OF OHIO, LORAIN COUNTY, BEING REMEMBERED THAT ON THE 22nd DAY OF June, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, ALAN SPITZER, AUTHORIZED REPRESENTATIVE FOR SPITZER GREAT LAKES LTD. CO., WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY DID SIGN THE SAME AND THAT IT WAS THEIR FREE ACT AND DEED. IN TESTIMONY THEREOF, I HEREBY SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN.

Deborah A. Noska
 NOTARY PUBLIC



DEBORAH A. NOSKA, Notary Public
 State of Ohio
 My Commission Expires 8/1/2025

UTILITY EASEMENT

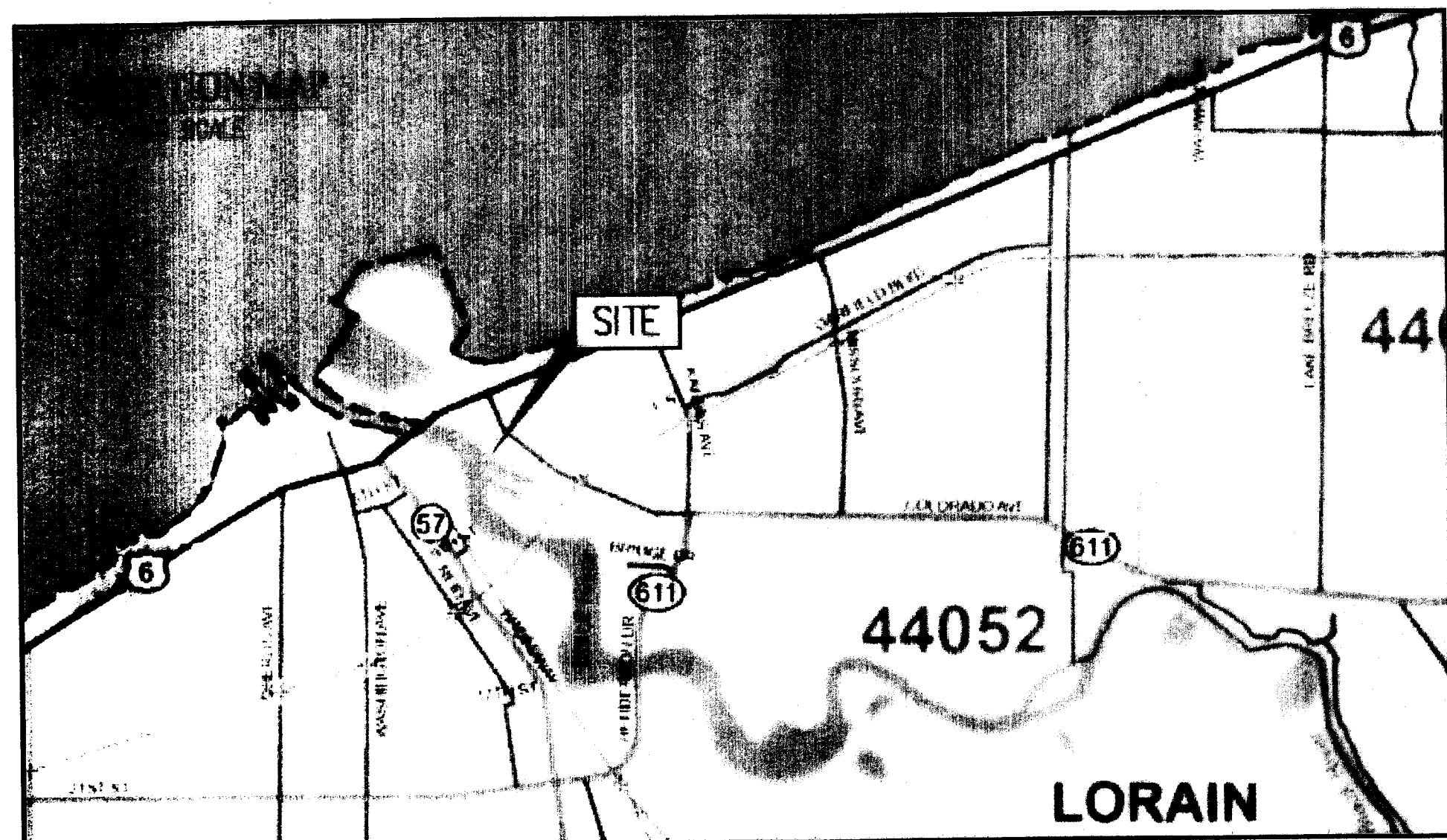
WE THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, CENTURYTEL, AND THE CITY OF LORAIN, THEIR SUCCESSORS AND ASSIGNS A PERMANENT RIGHT OF WAY AND EASEMENT, HEREAFTER REFERRED TO AS "UTILITY EASEMENT", OVER THE LANDS AS SHOWN ON THIS PLAT. SAID EASEMENT SHALL BE USED TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, MANHOLES, CATCH BASINS, VALVES, FIRE HYDRANTS, AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR PROVIDING THE UTILITY SERVICE FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREOF, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT ACCESS, INGRESS TO THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT.

NOTES

- HARBOR WALK ON THE BLACK RIVER SUBDIVISION NO. 18 IS WITHIN SUBLT 22 OF RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 3, WHICH WAS PLATTED AS A PLANNED UNIT DEVELOPMENT (PUD), AND AS SUCH IS NOT SUBJECT TO LOT SETBACKS REQUIREMENTS. HARBOR WALK ON THE BLACK RIVER SUBDIVISION NO. 18 SETBACKS ARE SHOWN ON THE PLAT.
- THE SUBLT LINES THAT RUN FROM PARK "B" TO HARBOR LANE ARE COINCIDENT WITH THE COMMON WALL BETWEEN ADJOINING BUILDING UNITS.
- THE UTILITY EASEMENT ENCOMPASSES ALL THAT AREA LOCATED BETWEEN THE OUTSIDE OF THE PROPOSED TOWNHOUSES AND THE PERIMETER OF HARBOR WALK ON THE BLACK RIVER SUBDIVISION NO. 18.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	230.00'	33.59'	N 48°25'19" W	33.56'	8°22'04"	16.82'
C2	122.00'	7.43'	S 35°38'57" W	7.43'	3°29'30"	3.72'
C3	204.03'	7.44'	S 36°21'05" W	7.44'	2°05'21"	3.72'
C4	122.00'	166.02'	N 05°04'49" W	153.50'	77°58'03"	98.74'
C5	204.03'	294.88'	S 06°05'52" E	269.88'	82°48'31"	179.90'
C6	205.00'	54.70'	N 44°57'41" W	54.54'	15°17'20"	27.51'
C7	110.00'	177.87'	N 08°52'39" W	158.98'	92°32'43"	115.00'

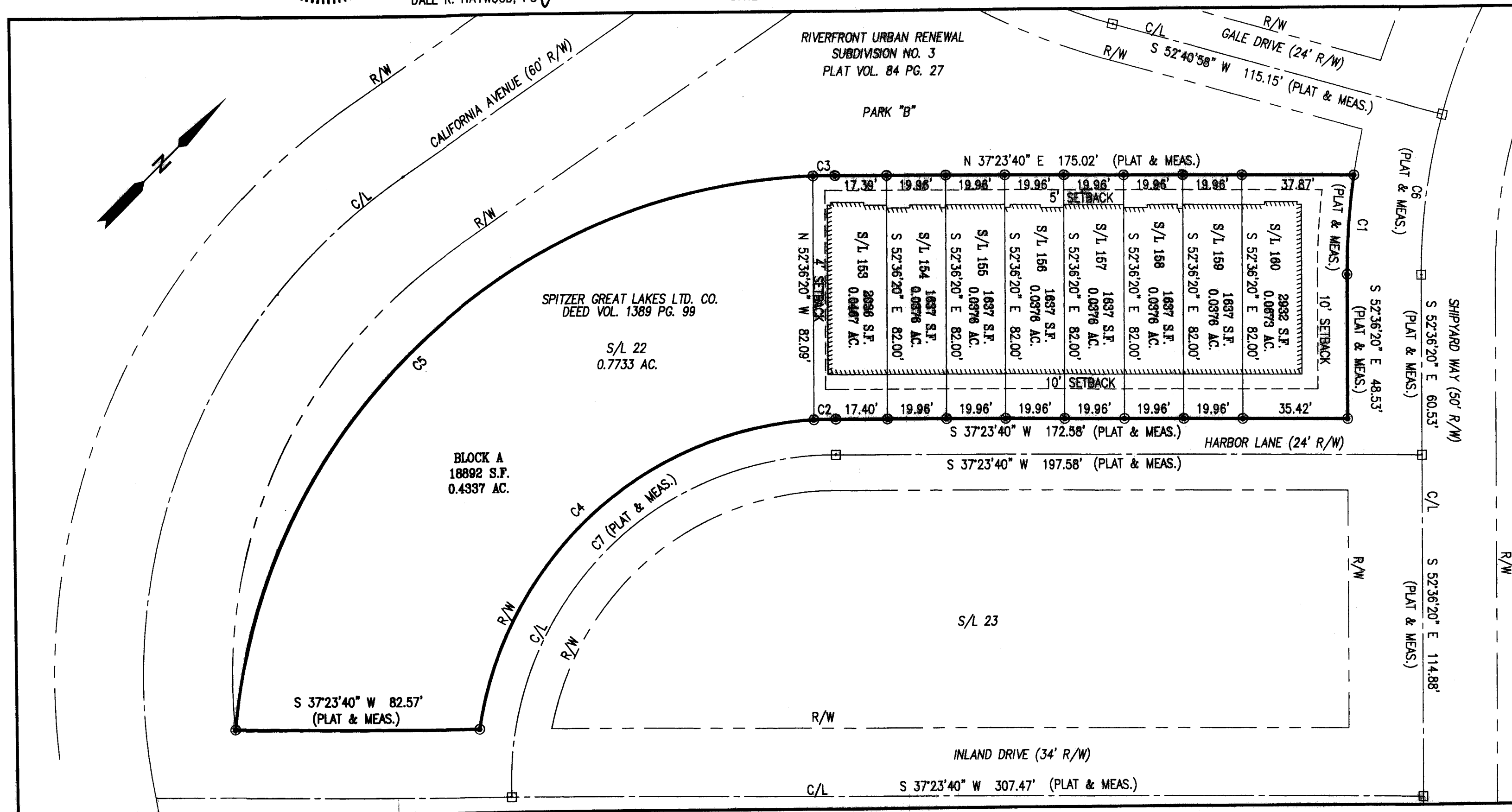


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, AT THE DIRECTION OF SPITZER GREAT LAKES LTD. CO. BEING THE OWNERS OF THE REAL ESTATE SHOWN, I SURVEYED AND PLATTED 0.7733 ACRES OF THE SAME INTO LOTS AS SHOWN; THAT SAID LOTS ARE IDENTIFIED AS SUBLOTS 153 THROUGH 160, INCLUSIVE AND BLOCK A; THAT THE FOREGOING REAL ESTATE HAS BEEN NAMED HARBOR WALK ON THE BLACK RIVER SUBDIVISION NO. 18; THAT DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. IRON PINS SET ARE PLACED AS SHOWN FOR THE REGULATION OF FUTURE SURVEYS. FURTHERMORE, THIS PLAT AND SURVEY UPON WHICH IT WAS MADE WAS COMPLETED UNDER MY SUPERVISION, AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS PROVIDED IN OAC CHAPTER 4733-37, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.



Dale Haywood
 DALE R. HAYWOOD, PS
 DATE 6/22/23



CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE HARBOR WALK ON THE BLACK RIVER SUBDIVISION NO. 18 AND FIND SUFFICIENT MONUMENTS SET SHOWN HEREON AND APPROVE THE SAME.

Douglas Hasler
 DOUGLAS HASLER, PS
 CITY OF LORAIN SURVEYOR
 DATE June 28, 2023

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE HARBOR WALK ON THE BLACK RIVER SUBDIVISION NO. 18 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NUMBER 97-23, PASSED THIS 1st DAY OF May, 2023.

Breanna Dull
 BREANNA DULL
 CITY OF LORAIN, CLERK OF COUNCIL
 DATE June 28, 2023

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE HARBOR WALK ON THE BLACK RIVER SUBDIVISION NO. 18 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Jack Bradley
 MAYOR JACK BRADLEY
 CITY OF LORAIN, PLANNING COMMISSION CHAIRPERSON
 DATE 6/23/2023

LAW DIRECTOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE HARBOR WALK ON THE BLACK RIVER SUBDIVISION NO. 18 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

APR Ruff
 CITY OF LORAIN, LAW DIRECTOR
 DATE 6/26/23

PARK DEPARTMENT CERTIFICATE

THIS IS TO CERTIFY THAT THE PROVISIONS OF SECTION 1111.05 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN WERE SATISFIED UPON THE APPROVAL OF THE INITIAL PLAT OF THE HARBOR WALK P.U.D., RIVERFRONT URBAN RENEWAL SUBDIVISION NO. 3, PLAT VOL. 84, PG. 27-29, AND THE TRANSFER OF THE OWNERSHIP OF SIX DESIGNATED PARCELS OF LAND LOCATED WITHIN THE HARBOR WALK P.U.D. TO THE CITY OF LORAIN FOR USE AS PARKS AS SHOWN ON THE INITIAL APPROVED PLAT OF THE HARBOR WALK P.U.D., RIVERFRONT URBAN RENEWAL SUBDIVISION NO. 1, PLAT VOL. 11, PG. 22 AND PLAT VOL. 3, PG. 15 AND PLAT VOL. 67, PG. 4-8. THEREFORE NO ADDITIONAL TRANSFER OF PARKLAND TO THE CITY OF LORAIN IS REQUIRED UPON THE RE-SUBDIVISION OF PROPERTY WITHIN THE HARBOR WALK P.U.D.

Kimberly Wachsmuth
 CITY OF LORAIN, DIRECTOR OF PUBLIC SAFETY/SERVICE
 DATE 6/23/2023

LEGEND

- CAPPED IRON PI SET, 5/8" x 30" REBAR
- MONUMENT BOX FOUND
- ▨ TOWNHOUSE UNIT
- - - SETBACK LINE

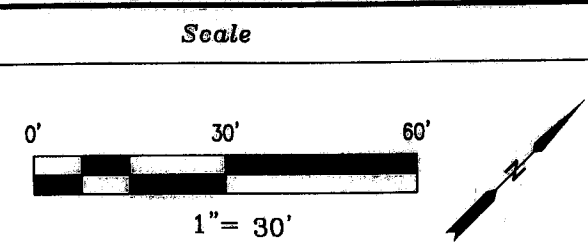
TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 JUL 11 2023
 J. CRAIG SNODGRASS, CPA, CFPM
 LORAIN COUNTY AUDITOR

AREA SUMMARY

INTO PLAT:		
S/L 22 (PPN 02-01-003-116-152)	0.7733 AC.	
AREA SUMMARY:		
SUBLOTS 153 - 160	0.3396 AC.	
BLOCK A	0.4337 AC.	
TOTAL	0.7733 AC.	

2023-0921885 Plat vol 113
 PLAT Fee: \$90.40 Page 1 of 2
 Recorded: 7/11/2023 at 03:02 PM
 Receipt: T0224003260
 Lorain County Recorder Mike Doran

Project No.	By	Date	Revisions	By	Date
30610222	JCC				
	DRH				
	TW, TL		TAX MAP REVIEW REV. ORIGINAL ISSUE	DRH	6/8/2023
	TBL			TBL	3/30/2023



BASIS OF BEARINGS
 THE BASIS OF BEARINGS IS THE RIVERFRONT URBAN RENEWAL SUBDIVISION NO. 3 AS RECORDED IN LORAIN COUNTY PLAT VOLUME 84 PAGE 27.

HARBOR WALK ON THE BLACK RIVER SUBDIVISION NO. 18
 CITY OF LORAIN, COUNTY OF LORAIN
 STATE OF OHIO

LINN ENGINEERS
 CIVIL ENGINEERS | PROFESSIONAL SURVEYORS

534 Market St.
 Zanesville, Ohio 43701
 Ph: 740.452.7434

