

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this McGregor Subdivision and part of 51st Street Vacation of the same.

Ann Conn
Ann Conn
McGregor Pace, an Ohio non-profit corporation

NOTARY

State of Ohio }
County of Cuyahoga }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at Cleveland, Ohio this 26th day of November, 2024.



DARLENE L. RUMIENSKI
Notary Public
State of Ohio
My Comm. Expires
May 17, 2026

Darlene L. Rumienski
Notary Public
May 17 2026
My commission expires

McGREGOR SUBDIVISION

CREATING
SUBLOT 1 AND 2

BEING
PARCEL NOS.

06-24-032-107-001 THROUGH -011,
-013 THROUGH -016
-025 THROUGH -031 AND -031

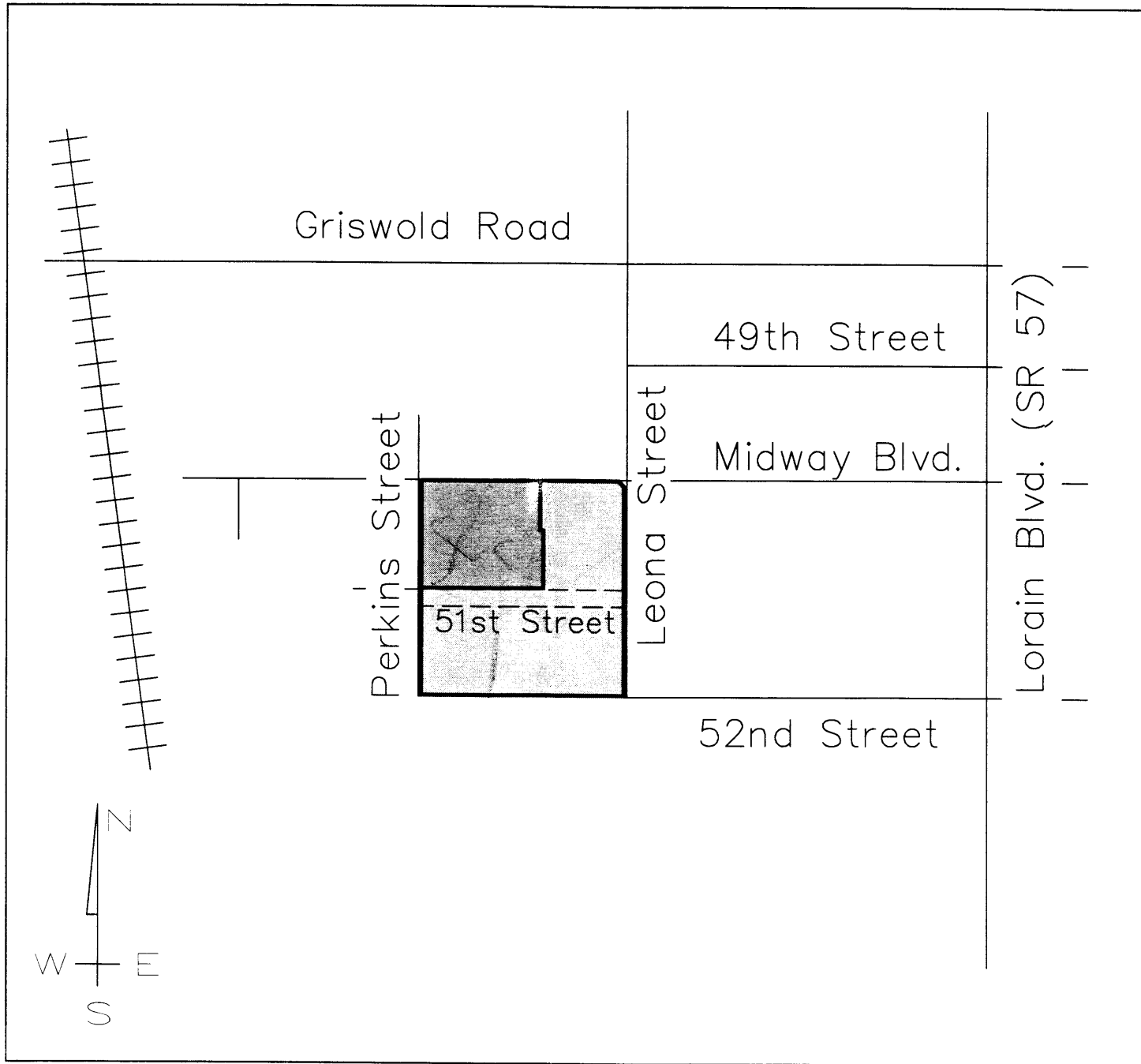
AND ALSO
PARCEL NOS.

06-24-032-111-001 THROUGH -024
AND

THE PARTIAL VACATION OF 51ST STREET
ORDINANCE NO. 2024-94
DATED JUNE 4, 2024

Situated in the City of Elyria, County of Lorain and State of Ohio and known as being all of Sublot Nos. 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260 and 261 and part of Sublot No. 214 in Leona Heights Allotment as shown by the recorded plat in Volume 6, Pages 35 and 36 of Lorain County Records and the 51st Street between Perkins Street and Leona Street, being part of Original Elyria Township Lot No. 32, West of Black River and the Partial Vacation of 51st Street by Ordinance No. 2024-94, dated June 4, 2024.

VICINITY MAP



NOT TO SCALE

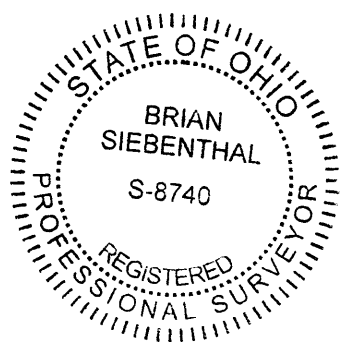
DEED OF RECORD

Land conveyed to McGregor Pace, an Ohio non-profit corporation by deed dated March 11, 2024 and recorded in File No. 2024-0006433 of Lorain County Records.

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

B. Siebenthal
Brian Siebenthal
P.S. No. 8740
Date
August 27, 2024
Rev: October 28, 2024



CITY OF ELYRIA APPROVALS

This McGregor Subdivision is accepted and approved by the Mayor of the City of Elyria, Ohio this 20th day of December, 2024.

K. Brubaker
Kevin A. Brubaker - City of Elyria Mayor

This McGregor Subdivision is accepted and approved by the Engineer of the City of Elyria, Ohio this 25 day of November, 2024.

John Schneider
John Schneider, P.E. City of Elyria Engineer

This McGregor Subdivision is accepted and approved by the Planning Commission Secretary of the City of Elyria, Ohio this 25th day of November, 2024.

Mary Tanski
Mary Tanski Planning Commission Secretary

This McGregor Subdivision is accepted and approved by the Law Director of the City of Elyria, Ohio this 20th day of December, 2024.

L. A. N.
Law Director

CLERK CERTIFICATION

I hereby certify Ordinance No. 2024-94, an Ordinance vacating a portion of 51st Street, was enacted by the Council of the City of Elyria on June 4, 2024 and is duly recorded in the minutes of the meeting thereof.

[Signature]
Clerk of Council

The hatched/shaded area (0.6885 Acres 29,992 Sq.Ft.) shown hereon is vacated by ordinance no. 2024-94, dated June 4, 2024.

2025-0041776
PLAT Fee: \$176.80 Page 1 of 3
Recorded: 2/6/2025 at 03:14 PM
Receipt: T20250002672
Lorain County Recorder Mike Doran

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
FEB - 6 2025
FEB - 6 2025

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

Pikewood Manor Subdivision
Volume 110, Page 28
Lorain County Records

SL 2
Parcel No.
06-24-032-101-033
OH Pikewood Manor LLC

5/8" Iron Pin
Found & Used

FREDERICK STREET 50'
(NOT ON GROUND)
(A PUBLIC
RIGHT-OF-WAY)

Pikewood Manor Subdivision
Volume 110, Page 28
Lorain County Records

SL 1
Parcel No.
06-24-032-108-042
OH Pikewood Manor LLC

PERKINS STREET 50'
(NOT ON GROUND)
(A PUBLIC RIGHT-OF-WAY)

REFERENCE SURVEYS

- 1.) Leona Heights Allotment, Volume 6, Page 35 of Lorain County Records
- 2.) Pikewood Manor Subdivision, Volume 110, Page 28 of Lorain County Records
- 3.) Ohio Department of Transportation Plans (ODOT), LOR-57-19.42
- 4.) Lowe's Survey Map, KS Associates, Inc. July 1994
- 5.) Boundary Survey of Parcel No. 06-24-032-102-038, January 1984 (Lorain County Survey No. 15472)

BASIS OF BEARINGS

The centerline of Leona Street as North 00°00'00" West is on an assumed bearing and is used to indicate angles only.

LEGEND

- = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- = Spike Set on P/L
- = Drill Hole Set / Found
- ✦ = Mag Nail Set / Found
- ⊙ = Centerline

NOTE

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS8646-PS8740"

SL 1
Parcel No.
06-24-032-108-042
OH Pikewood Manor LLC

Parcel No.
06-24-033-101-021
Sandusky
Vending
Limited
Partnership

Parcel No. 06-24-033-101-053
Midway Realty Property Holdings LLC

MIDWAY BOULEVARD 50'
(FORMERLY 50TH STREET)
(A PUBLIC RIGHT-OF-WAY)

Parcel No.
06-24-032-102-038
Leona Investment LLC

1" Iron Pipe Found
(0.30' S, 0.40' E)

350.03' Obs. 350.00' Rec.

3/4" Iron Pipe Found
(0.30' S, 0.43' E)

Sublot 2
2.3626 Acres
102,913 Sq.Ft.

Leona Heights Allotment
Volume 6, Page 35
Lorain County Records

51st Street 50' (To Be Vacated)
(A Public Right-of-Way)

0.6885 Acres
29,992 Sq.Ft.

Sublot 1
6.3103 Acres
274,878 Sq.Ft.

Leona Heights Allotment
Volume 6, Page 35
Lorain County Records

LEONA STREET 50'
(A PUBLIC RIGHT-OF-WAY)

Parcel No.
06-24-032-108-041
Midway Realty
Property
Holdings LLC

5/8" Iron Pin
Found & Used
(Capped Dempsey)

5/8" Iron Pin
Found & Used
(0.00' N, 0.09' E)

3/4" Iron Pin in
Monument Box
Found & Used

Original Lot 32

Original Lot 33

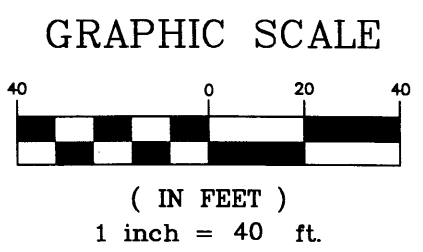
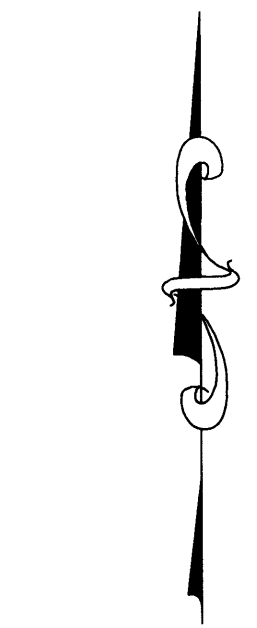
MCGREGOR SUBDIVISION

CREATING
SUBLOT 1 AND 2
BEING
PARCEL NOS.
06-24-032-107-001
THROUGH -011,
-013 THROUGH -016
-025 THROUGH -031
AND -031

PARCEL NOS.
06-24-032-111-001
THROUGH -024

THE PARTIAL VACATION OF
51ST STREET
ORDINANCE NO. 2024-94
DATED JUNE 4, 2024

51st Street Vacation Hatch
0.6885 Acres
29,992 Sq.Ft.
Ordinance No. 2024-94
Dated June 4, 2024



DEED OF RECORD

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RIVERSTONE

LAND SURVEYING · ENGINEERING · DESIGN
3800 LAKESIDE AVENUE · SUITE 100
CLEVELAND · OHIO · 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONE SURVEY.COM

2024-072, PAGE 2 OF 2

Plat Sheet

Instrument # 2025-0041776 Film # _____

Name of Plat McGregor Subdivision

Owner: McGregor Pace

Description: Situated in the State of
Ohio County of Lorain City of Elyria
being part of original Elyria Township
lot 32 West of Black River and part
of Sublots 215 thru 216 in Leona
Heights Ailment and part of Sublot
214 Plat vol. to pages 35 and 36
creating Sublots 1 and 2

Floor Plans: —

Related/Margin: Plat vol 6 pages 35 and 36

Comments: _____

Vol. 117

Receiving Stamp

Pg. 36, 37

Amount: \$176.80
Initials: lm