

# 30865

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# CASSELL INDUSTRIAL PARK

PART OF ORIGINAL ELYRIA TOWNSHIP LOTS 15 & 16 - BRACE TRACT

CITY OF ELYRIA

COUNTY OF LORAIN

STATE OF OHIO

SCALE: 1" = 60'

APRIL 5, 1979  
REVISED MAY 3, 1979

PREPARED BY  
**KLEINOEDER - SCHMIDT & ASSOCIATES**  
CONSULTING ENGINEERS & SURVEYORS ELYRIA, OHIO

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED CASSELL INDUSTRIAL PARK, AS SHOWN HEREON, CONTAINING 16.754 ACRES OF LAND IN ORIGINAL ELYRIA TOWNSHIP LOTS 15 AND 16 IN THE BRACE TRACT NOW IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO. SEE ACREAGE TABULATION SHEET 2. AT ALL POINTS INDICATED — IRON PIN MONUMENTS WERE SET. AT ALL POINTS INDICATED — IRON PIN MONUMENTS WERE FOUND. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT. I ALSO HEREBY CERTIFY THAT THE FIELD SURVEY OF THE BOUNDARY SHOWN IN THIS PLAT OF CASSELL INDUSTRIAL PARK EXCEEDS ONE (1) FOOT IN 10,000 PRECISION, AS REQUIRED BY CHAPTER 1117.02, ELYRIA CITY CODIFIED ORDINANCES.

*Robert E. Kleinoeder*  
ROBERT E. KLEINOEDER, REG. SURVEYOR NO. 4345

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS OF THE LAND CONTAINED WITHIN THIS PLAT OF CASSELL INDUSTRIAL PARK, HAVING EXAMINED THE SAME, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AS SHOWN HEREON.

*Cassell Realty Co.*  
*Kenneth F. Cassell - President*  
OWNER

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT *Citizens Home Savings* AS REPRESENTED BY THE UNDERSIGNED LEONARD J. HELD, MORTGAGÉE OF LAND CONTAINED WITHIN THIS PLAT OF CASSELL INDUSTRIAL PARK, SAID PLAT HAVING BEEN EXAMINED BY THE UNDERSIGNED, HEREBY ACCEPTS THE SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AS SHOWN HEREON.

*Leonard J. Held, V.P.*  
MORTGAGEE

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT, HAVING EXAMINED THIS PLAT OF CASSELL INDUSTRIAL PARK, THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS HEREBY APPROVED THE SAME ON THIS 18<sup>TH</sup> DAY OF MAY 1979.

*Jane Barton*  
SECRETARY

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF CASSELL INDUSTRIAL PARK, AND FIND THE MONUMENTS INDICATED ARE SUFFICIENT TO DEFINE THE STREETS, AS SHOWN HEREON, IN COMPLIANCE WITH THE CITY OF ELYRIA REQUIREMENTS, AND HEREBY APPROVE THE SAME.

*Lenny B. Shippy* 5-18-79  
CITY ENGINEER ELYRIA, OHIO

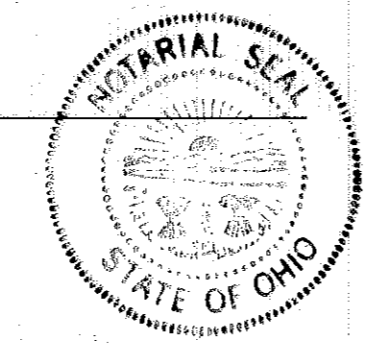
APPROVED THIS 18<sup>th</sup> DAY OF May 19 79  
*Richard J. Bergman - Acting Mayor*  
MAYOR ELYRIA, OHIO

### NOTARY PUBLIC

COUNTY OF LORAIN } S.S.  
STATE OF OHIO }  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED Kenneth F. Cassell - President of Cassell Realty Company WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 5th DAY OF April 19 79

*Janice E. Stanfield*  
NOTARY PUBLIC

MY COMMISSION EXPIRES  
9-14-81



### NOTARY PUBLIC

COUNTY OF LORAIN } S.S.  
STATE OF OHIO }  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED Leonard J. Held, V. President of Citizens Home Savings WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 27 DAY OF May 19 79

*Kathleen Moray*  
NOTARY PUBLIC

MY COMMISSION EXPIRES

TRANSFERRED  
IN COMPLIANCE WITH SEC. 315-202  
OHIO REV. CODE

JUN 13 1979  
JULIAN A. PIJOR  
LORAIN COUNTY AUDITOR

Boys: Lorain Co. Little (Ken Handley) #51-84

#30865

#30865

STATE OF OHIO

INTERSTATE OHIO

ROUTE NO 90  
ROUTE NO 2

# CASSELL INDUSTRIAL PARK

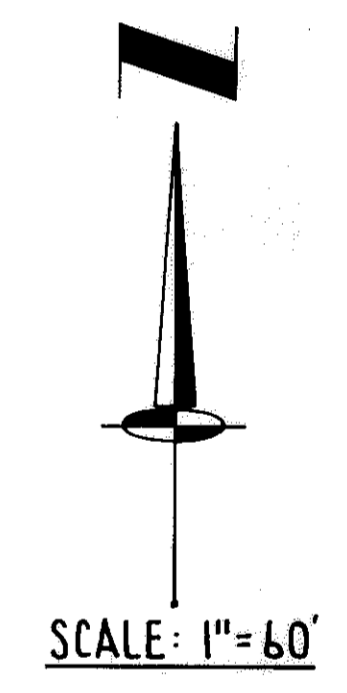
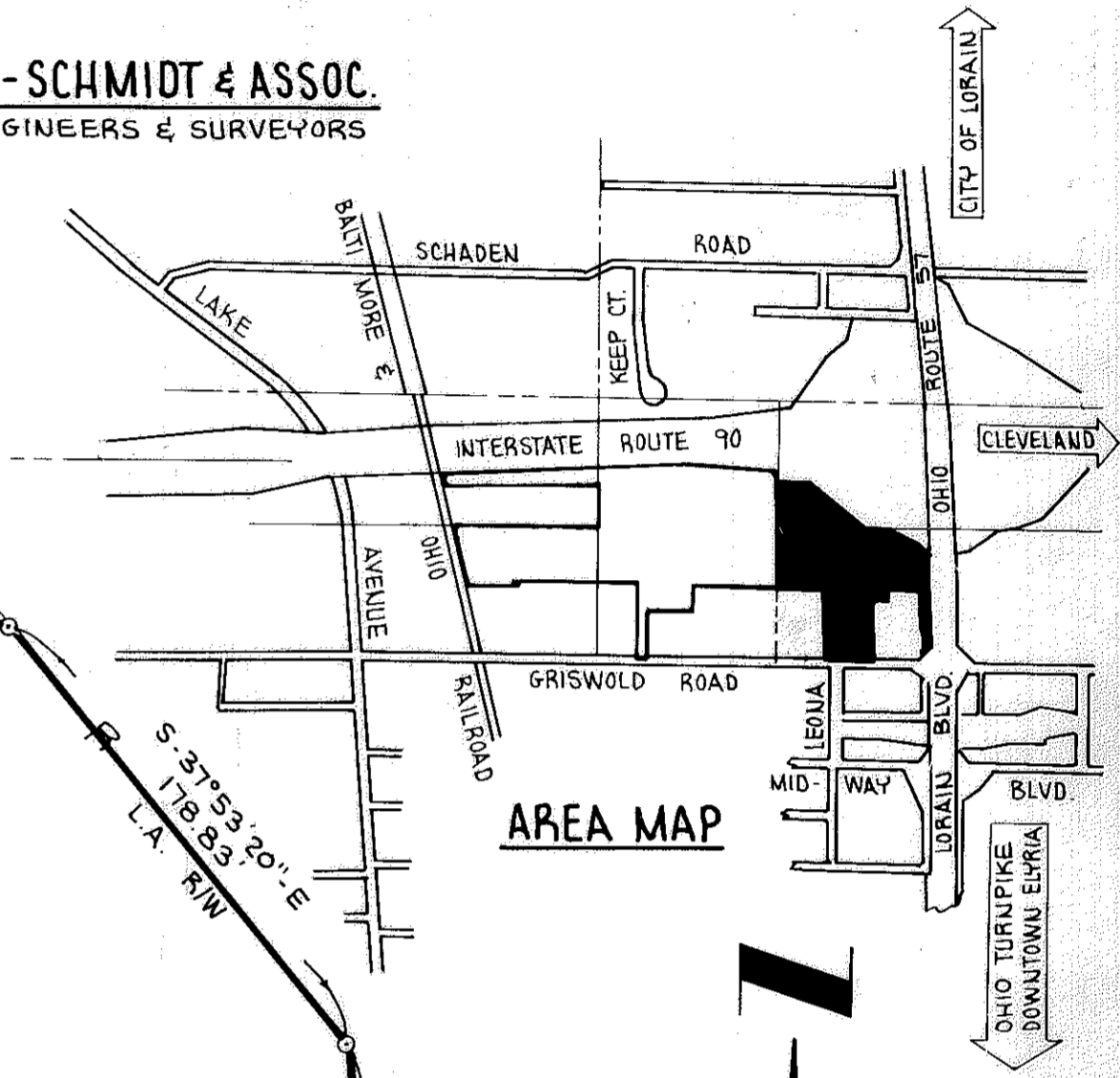
PARTS OF ORIGINAL LOTS NOS 14, 15, & 16  
IN THE BRACE TRACT OF ELYRIA TOWNSHIP  
CITY OF ELYRIA COUNTY OF LORAIN

STATE OF OHIO

PREPARED BY  
KLEINOEDER-SCHMIDT & ASSOC.  
CONSULTING ENGINEERS & SURVEYORS

### PHASE I AREA TABULATION:

AREA	O.L. 15	O.L. 16	TOTAL
PHASE I ENTIRE PLAT	3.077 AC.	13.677 AC.	16.754 AC.
STREETS	0	1.629 AC.	1.629 AC.
LOTS	3.077 AC.	12.048 AC.	15.125 AC.



- LEGEND:**
- SUBDIVISION BOUNDARY LINE
  - STREET & HWY. R/W LINE
  - SUBLOT LINE
  - ABUTTING PROPERTY LINE
  - ORIGINAL INTERNAL P.C.L. LINE
  - ORIGINAL LOT LINE
  - STREET CENTERLINE
  - IRON PIN SET
  - IRON PIN FOUND
  - CENTERLINE MONUMENT
  - ORIGINAL LOT NUMBER
  - DEED RESTRICTION LINE
  - SUBLOT NUMBER
  - PROPOSED LOT LINES
  - PERMANENT MONUMENT AS DEFINED BY SEC. 1179.10 (b) CITY OF ELYRIA CODIFIED ORDINANCES.

JOSEPHINE CAMARILLO DV. 1715 P. 363

WAKERICS P. 219  
STEVEN & MATILDA DV. 370

THADDEUS L. & BLANCHE L. BENTZ ET AL

DV. 1119 P. 329

THEODORE & BONNIE DONDELL DV. 1187 P. 867

DOUBLE EAGLE INVESTMENT CO. DV. 1210 P. 318

TURNPIKE 57 CORP. ASSOC. DV. 786 P. 384

BOULEVARD NO 57  
ROUTE NO 2  
LORAIN OHIO



#30865

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LEGAL DESCRIPTION

Situated in the City of Elyria, County of Lorain, State of Ohio and being known as part of Original Lots 15 and 16 in the Brace Tract of Elyria Township, and bounded and described as follows:

Beginning in the centerline of Griswold Road, at the southeasterly corner of land conveyed to Theodore and Bonnie Dowdell, recorded in Volume 1187, Page 869 of the Lorain County Deed Records;

Thence North 2° 29' 28" East, in Dowdells' easterly line, and in the easterly line of land conveyed to Thaddeus L. and Blanche L. Bentz, et al., recorded in Volume 1119, Page 329 of the Lorain County Deed Records, a distance of 488.38 feet to an iron pin found set in Bentz' northeasterly corner; said line passes through an iron pin found set 30.02 feet off the centerline of Griswold Road;

Thence North 89° 12' 25" West, in Bentz' northerly line, a distance of 222.02 feet to an iron pin set in the westerly line of Original Lot 16;

Thence North 2° 41' 23" East, in the westerly line of Original Lot 16, a distance of 718.07 feet to an iron pin set in the southerly right-of-way line of Interstate Route 90;

The following ten (10) courses are in the southerly and westerly right-of-way lines of Interstate 90 and Ohio State Route 57;

Thence South 89° 52' East, a distance of 199.78 feet to an iron pin found set;

Thence South 50° 29' 53" East, a distance of 518.51 feet to an iron pin set in the southerly line of Original Lot 15;

Thence South 89° 52' East, in the southerly line of Original Lot 15, a distance of 70.09 feet to an iron pin set;

Thence South 74° 36' 52" East, a distance of 222.20 feet to an iron pin set;

Thence South 37° 53' 20" East, a distance of 178.83 feet to an iron pin set;

Thence South 3° 24' 03" East, a distance of 254.99 feet to an iron pin set;

Thence South 26° 04' 18" East, a distance of 115.59 feet to an iron pin set;

Thence South 7° 04' 00" East, a distance of 34.90 feet to an iron pin set;

Thence South 1° 33' 29" West, a distance of 199.20 feet to an iron pin set;

Thence South 41° 54' 01" West, a distance of 66.07 feet to an iron pin found set in the easterly line of land conveyed to Turnpike 57 Corporation Associates, recorded in Volume 786, Page 384 of the Lorain County Deed Records;

Thence North 5° 43' 13" West, a distance of 442.87 feet to an iron pin found set in Turnpike 57 Corporation Associates' northeasterly corner;

Thence North 89° 12' 25" West, in Turnpike 57 Corporation Associates' northerly line, a distance of 282.28 feet to an iron pin found set in the northwesterly corner thereof; said line passes through an iron pin found set 29.65 feet easterly of said northwesterly corner;

Thence South 1° 34' 39" East, in Turnpike 57 Corporation Associates' westerly line, a distance of 44.39 feet to an iron pin set in the northeasterly corner of land conveyed to Double Eagle Investment Company, recorded in Volume 1210, Page 318 of the Lorain County Deed Records;

Thence North 89° 25' 13" West, in Double Eagle Investment Company's northerly line, a distance of 141.00 feet to an iron pin set in the northwesterly corner thereof;

Thence South 1° 34' 39" East, in Double Eagle Investment Company's westerly line, a distance of 442.00 feet to a point in the centerline of Griswold Road; said line passes through an iron pin set 30.02 feet off the centerline of said road;

Thence North 89° 25' 13" West, in the centerline of Griswold Road, a distance of 393.70 feet to the place of beginning;

Containing, within said bounds, 16.754 acres, of which 3.077 acres are in Original Lot 15, and 13.677 acres are in Original Lot 16 to be the same more or less, but subject to all legal highways.

THIS PLAT IS SUBJECT TO DEED RESTRICTIONS CONTAINED IN DEED VOLUME 1104 PAGES 592 THROUGH 594 OF THE LORAIN COUNTY DEED RECORDS, A COPY OF WHICH IS SHOWN BELOW.

INDEXED 850000 INDEXED GENERAL WARRANTY DEED

1104 PAGE 592

OHIO EDISON COMPANY, an Ohio corporation, 47 North Main Street, Akron Ohio 44308, for valuable consideration paid, grants, with general warranty covenants, to KENNETH F. CASSELL and ROBERT H. BRUNS, both married whose tax mailing address is 1319 West Erie Avenue, Lorain, Ohio 44052, the following real property:

Situated in the City of Elyria and in the Township of Elyria, County of Lorain and State of Ohio, being known as part of Original Lots Nos. 14 and 16 in the Brace Tract of Elyria Township, and more definitely described as follows:

Beginning at the Northwesterly corner of Original Lot No. 16 in the Brace Tract of Elyria Township, thence, South 89° 52' East in the Northerly line of original lot No. 16 a distance of 694.37 feet to a point in the Southwesterly right-of-way line of Interstate Route 90; the following seven courses are in the Westerly right-of-way lines of Interstate Route 90 and State Route 57, as newly established by the Ohio State Highway Department: thence, South 74° 26' 05" East a distance of 217.74 feet to a point; thence, South 38° 01' 39" East a distance of 178.83 feet to a point; thence, South 30° 20' 39" East a distance of 257.73 feet to a point; thence South 23° 20' 54" East a distance of 115.59 feet to a point; thence, South 7° 04' 13" East a distance of 34.90 feet to a point; thence, South 1° 33' 29" West a distance of 199.20 feet to a point; thence, South 41° 54' 01" West a distance of 66.07 feet to a point in the Easterly line of a 3.03 acre parcel of land now or formerly owned by the Turnpike 57 Corp.; thence, North 5° 43' 13" West in the Turnpike 57 Corp.'s Easterly line a distance of 442.87 feet to the Northeasterly corner thereof; thence, North 89° 12' 25" West in the Turnpike 57 Corp.'s Northerly line and the Westerly extension thereof, said line being the southerly line of lands now or formerly owned by the Ohio Edison Company, a distance of 1665.67 feet to the Southwesterly corner of a 5.87 acre parcel of land now or formerly owned by the Ohio Edison Company; thence, Northerly in the Westerly line of said 5.87 acre parcel of land a distance of 394.34 feet to the Northwesterly corner thereof; thence, Easterly in the Northerly line of said 5.87 acre parcel a distance of 660.35 feet to the Northwesterly corner of Original Lot No. 16 in the Brace Tract of Elyria Township and the place of beginning; Enclosing a parcel containing 15.18 acres of land, of which 5.87 acres are in Original Lot No. 14, be the same more or less, but subject to all legal highways, as surveyed by Schmidt & Associates in January, 1974.

Except restrictions, conditions and easements of record, zoning ordinances and taxes and assessments which shall be prorated between the parties as of the date of transfer

Reserving unto the Grantor, its successors and assigns, an easement and right of way for an electric substation and for the lines for the transmission and distribution of electric current overhead and/or underground at the discretion of the Grantor, its successors and assigns, presently located

or to be located in the future upon, over, in, under, through and across the premises herein before described.

The easement rights being reserved shall include the right to enter upon said premises to erect, install, inspect, operate, replace, relocate, patrol and permanently maintain upon, over, in, under, through and across these premises all necessary transformers, conductors, wires, cables, equipment, fencing for substation and other usual fixtures and like appurtenances used for or in connection with electric substations and the transmission and distribution of electric current either overhead or underground, along with the right to keep said facilities and appurtenances free from any interference by trees or other obstructions that may, in the judgment of the Grantor, its successors and assigns, interfere with the safe and efficient operation thereof.

Grantees for themselves, their heirs, executors, administrators, successors and assigns, by the acceptance of this General Warranty Deed, agree to the following:

- 1. That they shall construct and maintain, to the satisfaction of the Grantor, or its successors and assigns, guard rails and/or other barriers to adequately protect Grantor's structures and/or poles that are presently located or hereafter installed on said premises.
2. That they shall not operate upon said premises any equipment exceeding 15 feet in height without prior written approval of the Grantor.
3. That they shall not make any excavations on said premises without prior written approval of the Grantor.
4. That they shall not reduce the vertical clearance between the ground and Grantor's wires without prior written approval of the Grantor.
5. That they shall not erect any lighting standards and/or signs without prior written approval of the Grantor.
6. That they shall not erect or construct upon the premises being conveyed any structure, building or enclosure.

12 JUN 12 1974

TRANSFERRED IN COMPLIANCE WITH S.B. 319.202 OHIO REV. CODE JUN 12 1974 JULIAN A. MUIR LORAIN COUNTY AUDITOR

1104 PAGE 592

Table with 2 columns: Prior Instrument References and Volume/Page. Includes references to volumes 593, 599, 589, 580, 589, 589 and pages 259, 255, 12, 92, 205, 464, 590, 591, 346, 451, 497, 824, 623.

IN WITNESS WHEREOF, said corporation has hereunto set its hand this 31st day of May, 1974

Signed and acknowledged in the presence of: Ohio Edison Company. By: R. H. Zimmerman, Vice President. And: R. H. Mueller, Secretary.

STATE OF OHIO } COUNTY OF SUMMIT }

Before me, a Notary Public in and for said County and State, personally appeared the above named Ohio Edison Company by R. H. Zimmerman, its Vice President and R. H. Mueller, its Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio this 31st day of May, 1974

Notary Public seal for Alice E. Frankson, Notary Public, Summit County, Ohio, Commission Expires 12/31/77.

This instrument prepared by James C. Carroll Attorney at Law. Received for Record JUN 12 1974. Vol. 1104 Page 592. LORAIN COUNTY TITLE CO. LC 31618