

#35869

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CASSELL INDUSTRIAL PARK PHASE 2

PART OF ORIGINAL ELYRIA TOWNSHIP LOTS 10, 11 & 14 - BRACE TRACT

CITY OF ELYRIA

COUNTY OF LORAIN

STATE OF OHIO

SCALE: 1" = 60'

JUNE 27, 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 PHASE 2, AS SHOWN HEREON, CONTAINING 35.533 ACRES OF LAND IN ORIGINAL ELYRIA TOWNSHIP LOTS 10, 11, & 14 IN THE BRACE TRACT NOW IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO. SEE ACREAGE TABULATION ON 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 PHASE 2 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 N# 4345

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER OF THE LAND CONTAINED WITHIN THIS PLAT OF CASSELL INDUSTRIAL PARK PHASE 2, HAVING EXAMINED THE SAME, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AS SHOWN HEREON.

Kenneth F. Cassell
KENNETH F. CASSELL - PRESIDENT OF CASSELL REALTY CO.
OWNER

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT *Leonard J. Held* Vice President MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF CASSELL INDUSTRIAL PARK PHASE 2, 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
MORTGAGEE

PLANNING COMMISSION

THIS IS TO CERTIFY THAT, HAVING EXAMINED THIS PLAT OF CASSELL INDUSTRIAL PARK PHASE 2, THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS HEREBY APPROVED THE SAME ON THIS 23rd DAY OF JULY 19 79

Jane M. Barlow
SECRETARY

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF CASSELL INDUSTRIAL PARK PHASE 2, 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 J. Shippy
CITY ENGINEER ELYRIA

APPROVED THIS 23 DAY OF JULY 19 79

Marquette E. Bowman
MAYOR ELYRIA, OHIO

NOTARY PUBLIC

COUNTY OF LORAIN }
STATE OF OHIO } S.S.

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 HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 24 DAY OF JULY 19 79

Barbara L. Wells
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-29-84

NOTARY PUBLIC

COUNTY OF LORAIN }
STATE OF OHIO } S.S.

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* Vice President 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 24 DAY OF July 19 79

Kathleen Murray
NOTARY PUBLIC
MY COMMISSION EXPIRES

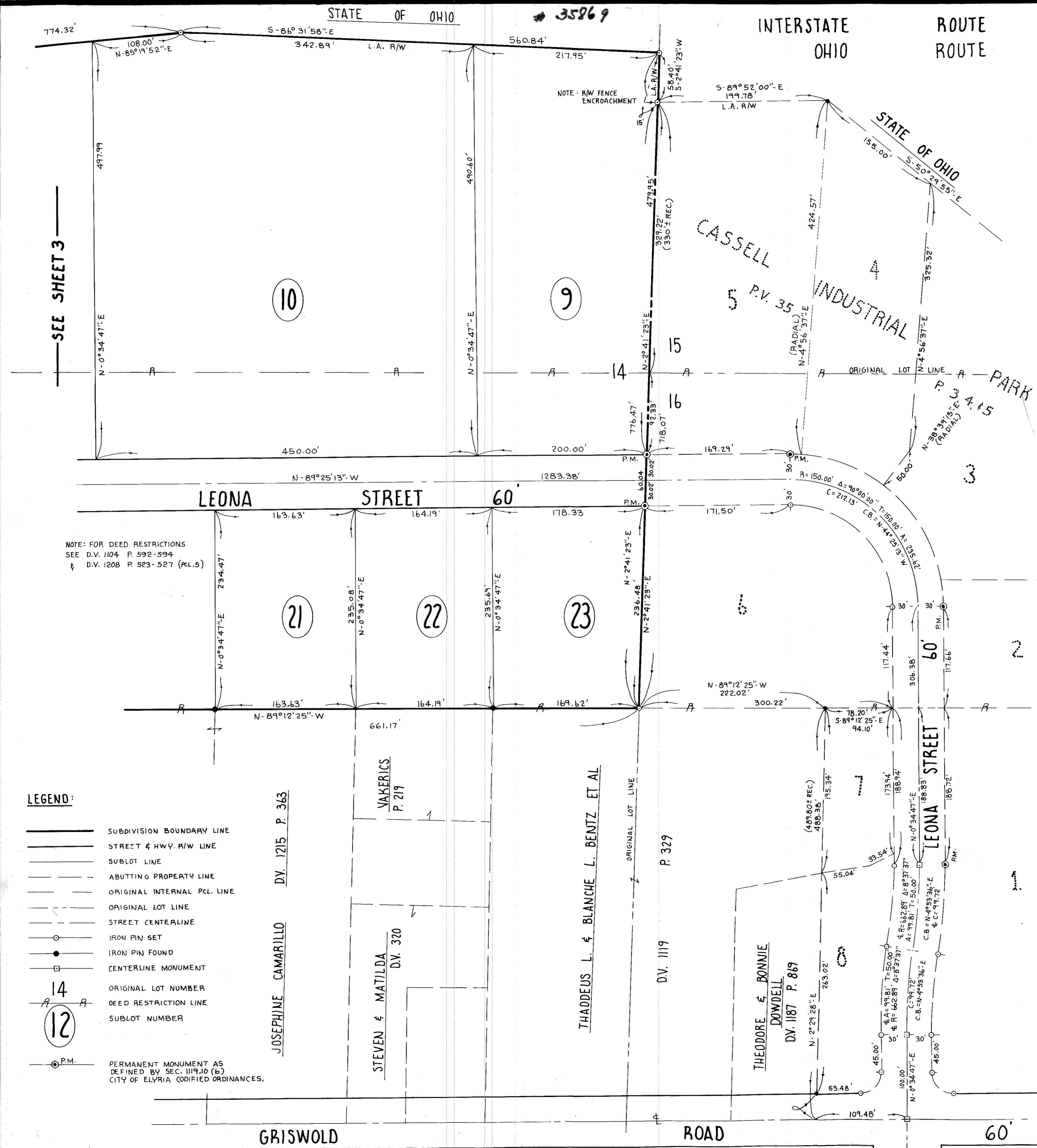
NOTARY PUBLIC STATE OF OHIO
No. 21178-82

Received for Record
JUL 27 1979
2347
VOL. 43
PAGE 41
Dorothy L. Essex
Lorain County Recorder
234743

TRANSFERRED
BY COMPLIANCE WITH SEC. 319-02
OHIO REV. CODE
JUL 27 1979
JULIAN A. THOMAS
LORAIN COUNTY RECORDER

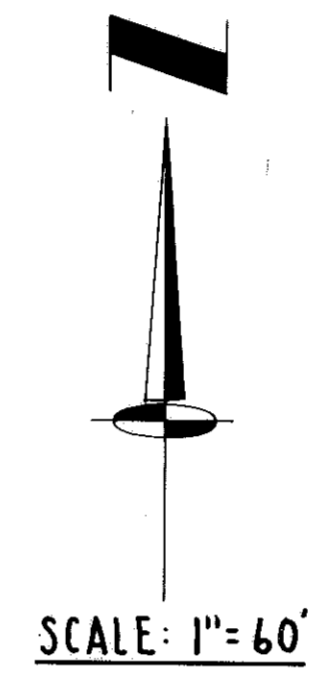
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(Ken Handley)

52-84

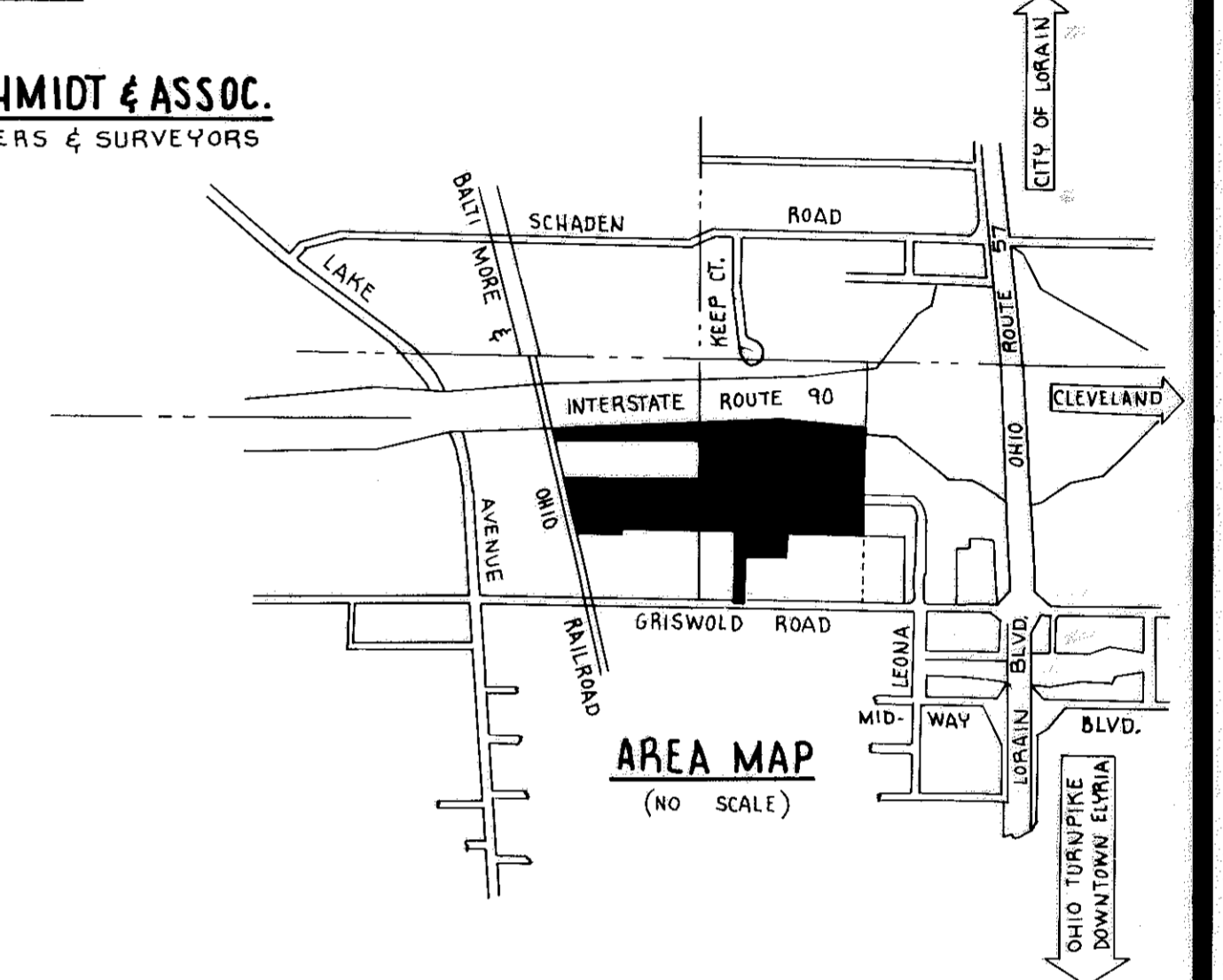


CASSELL INDUSTRIAL PARK PHASE TWO

PARTS OF ORIGINAL LOTS NOS 10, 11, & 14
 IN THE BRACE TRACT OF ELYRIA TOWNSHIP
 CITY OF ELYRIA COUNTY OF LORAIN



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



LEGAL DESCRIPTION

CASSELL INDUSTRIAL PARK PHASE TWO

Situated in the City of Elyria, County of Lorain, State of Ohio, and being known as part of Original Lots 10, 11 & 14 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 Mary Virginia Eden, recorded in Volume 759, Page 152 of the Lorain County Deed Records;

Thence North 2° 30' 47" East in Mary Virginia Eden's easterly line, a distance of 492.98 feet to an iron pin found set in the northeasterly corner thereof; said line passes through an iron pin set 30.02 feet off the centerline of Griswold Road;

Thence North 89° 12' 25" West in Mary Virginia Eden's northerly line and in the northerly line of lands conveyed to William Walter Taylor, recorded in Volume 1080, Page 846; Edward & Anthony Nowak, recorded in Volume 1024, Page 117; John A. and Irene Barkacs, recorded in Volume 806, Page 372; and Maynard & Katherine Pandey, recorded in Volume 1151, Page 968 of the Lorain County Deed Records, a distance of 809.05 feet to Pandey's northwesterly corner;

Thence South 25° 21' 44" West in Pandey's westerly line, a distance of 20.92 feet to an iron pin found set in the north-easterly corner of land conveyed to Maynard & Katherine Pandey, recorded in Volume 810, Page 612 of Lorain County Deed Records;

Thence North 89° 38' 02" West in Pandey's northerly line, a distance of 330.84 feet to an iron pin found set in the Pandey's northwesterly corner and in the easterly line of the Baltimore and Ohio Railroad;

Thence North 13° 11' 28" West in the Baltimore and Ohio Railroad's easterly line, a distance of 438.81 feet to an iron pin found set in a line between Original Lots 10 and 11; said point being the southwesterly corner of land conveyed to Gerald E. Laver, et al, recorded in Volume 1184, Page 328 of the Lorain County Deed Records;

Thence South 89° 07' 01" East in Laver's southerly line and in a line between Original Lots 10 and 11, a distance of 943.27 feet to an iron pin found set in Laver's southeasterly corner and in the westerly line of Original Lot 14;

Thence North 2° 30' 47" East in the westerly line of Original Lot 14, a distance of 200.08 feet to Laver's northeasterly corner; said line passes through an iron pin set 160.00 feet north of the southeasterly corner of Original Lot 10;

Thence North 89° 07' 01" West in Laver's northerly line, a distance of 999.10 feet to an iron pin set in the Baltimore and Ohio Railroad's easterly line;

Thence North 13° 11' 28" West in the Baltimore and Ohio Railroad's easterly line, a distance of 31.57 feet to an iron pin set in the southerly right of way line of Interstate No. 90;

The following 4 courses are in the southerly and westerly right of way lines of Interstate No. 90 and State Route 57;

Thence North 85° 23' 59" East, a distance of 1014.53 feet to an iron pin set;

Thence North 85° 19' 52" East, a distance of 774.32 feet to an iron pin set;

Thence South 86° 31' 58" East, a distance of 560.84 feet to an iron pin set;

Thence South 2° 41' 23" West, a distance of 58.40 feet to an iron pin set at the Northwesterly corner of Cassell Industrial Park, recorded in Plat Volume 35, Pages 3, 4 & 5;

Thence continuing South 2° 41' 23" West in the westerly line of Cassell Industrial Park, a distance of 718.07 feet to an iron pin set in the North line of lands conveyed to Thaddeus L. & Blanche L. Bentz, et al in Volume 1119, Page 329 of Lorain County Deed Records;

Thence North 89° 12' 25" West in the Bentz' northerly line and in the northerly line of land conveyed to Steven and Matilda Vakerics, recorded in Volume 320, Page 219 of the Lorain County Deed Records and in the northerly line of land conveyed to Josephine Camarillo, recorded in Volume 1215, Page 363 of Lorain County Deed Records, a distance of 661.17 feet to an iron pin found in Camarillo's northwesterly corner;

Thence South 2° 30' 47" West in Camarillo's westerly line, a distance of 166.68 feet to an iron pin set in the north-easterly corner of land conveyed to The Elyria Township Trustees, recorded in Volume 520, Page 232 of Lorain County Deed Records.

Thence North 89° 25' 13" West in the Elyria Township Trustees' northerly line and in the northerly line of land conveyed to Robert H. & Jaclyn A. Nuhn, recorded in Volume 1164, Page 110 of Lorain County Deed Records, a distance of 300.26 feet to an iron pin set in Nuhn's northwesterly corner;

Thence South 2° 30' 47" West in Nuhn's westerly line, a distance of 325.00 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 50.03 feet to the place of beginning;

Containing within said bounds 35.533 acres, of which 1.826 acres are in Original Lot 10, 8.350 acres are in Original Lot 11, and 25.357 acres are in Original Lot 14, to be the same more or less, but subject to all legal highways.

NOTE: FOR DEED RESTRICTIONS SEE D.V. 1104 P. 592-594 & D.V. 1208 P. 523-527 (PCL. 5)

TRANSFERRED
 JUL 27 1987
 LORAIN COUNTY ENGINEERS

#35869

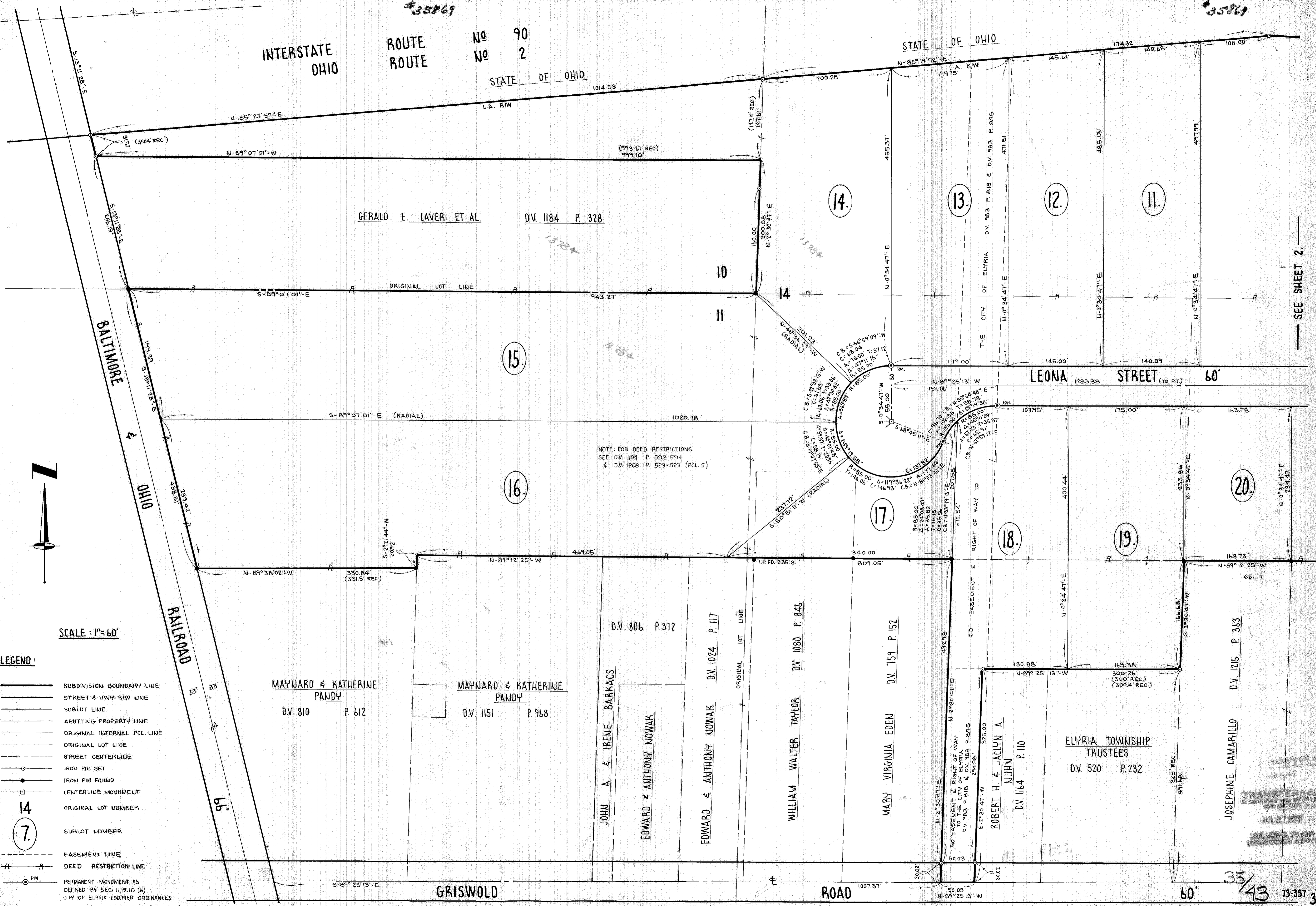
#35869

INTERSTATE OHIO

ROUTE NO 90
ROUTE NO 2

STATE OF OHIO

STATE OF OHIO



GERALD E. LAVER ET AL D.V. 1184 P. 328

NOTE: FOR DEED RESTRICTIONS
SEE D.V. 1104 P. 592-594
& D.V. 1208 P. 523-527 (PCL. 5)

MAYNARD & KATHERINE PANDY
D.V. 810 P. 612

MAYNARD & KATHERINE PANDY
D.V. 1151 P. 968

D.V. 806 P. 372

EDWARD & ANTHONY NOWAK D.V. 1024 P. 117

WILLIAM WALTER TAYLOR D.V. 1080 P. 846

MARY VIRGINIA EDEN D.V. 759 P. 152

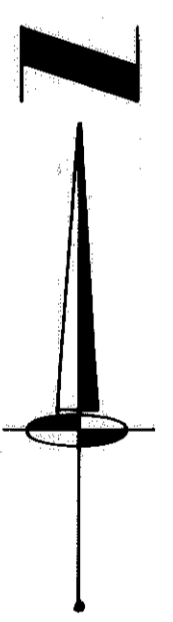
ROBERT H. & JACLYN A. NUHN D.V. 1164 P. 110

ELYRIA TOWNSHIP TRUSTEES
D.V. 520 P. 232

JOSEPHINE CAMARILLO D.V. 1215 P. 363

SCALE: 1" = 60'

- LEGEND:**
- SUBDIVISION BOUNDARY LINE
 - STREET & HWY. R/W LINE
 - SUBLOT LINE
 - ABUTTING PROPERTY LINE
 - ORIGINAL INTERNAL PCL LINE
 - ORIGINAL LOT LINE
 - STREET CENTERLINE
 - IRON PIN SET
 - IRON PIN FOUND
 - CENTERLINE MONUMENT
 - ORIGINAL LOT NUMBER
 - SUBLOT NUMBER
 - EASEMENT LINE
 - DEED RESTRICTION LINE
 - PERMANENT MONUMENT AS DEFINED BY SEC. 1119.10 (b) CITY OF ELYRIA CODIFIED ORDINANCES



SEE SHEET 2.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.04
JUL 27 1970
JAMES A. FLOR
LORAIN COUNTY AUDITOR