

55596

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SUGARLANE INDUSTRIAL PARK

PART OF ELYRIA TOWNSHIP ORIGINAL LOT 1 - EAST OF BLACK RIVER CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO

PREPARED BY: **KLEINOEDER - SCHMIDT & ASSOC.**
CONSULTING ENGINEERS & SURVEYORS, ELYRIA, OHIO

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO, AND BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 1 EAST OF THE BLACK RIVER, CONTAINING 14.293 ACRES, AND BEING PART OF THE SAME TRACT OF LAND AS CONVEYED TO D.&L. LAND CO., A PARTNERSHIP, AND DESCRIBED BY DEED RECORDED IN VOLUME 1208 PAGE 256 OF THE LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED OWNERS, DALE YOST AND LESTER DRAGE, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "SUGARLANE INDUSTRIAL PARK" A SUBDIVISION OF LOTS 1 THROUGH 12 INCLUSIVE, HEREBY ACKNOWLEDGE THIS PLAT OF SAME, AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, CUL-DE-SACS, BOULEVARDS, PARKS, PLANTING STRIPS, ETC. SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMANCE WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS, INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF ELYRIA, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS SHOWN ON THIS PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 29TH DAY OF JANUARY 19 80.

Lynn V. Miggins WITNESS
Marlene L. Dine WITNESS
Dale Yost PARTNER
Lester Drage PARTNER
REPRESENTING D.&L. LAND CO., A PARTNERSHIP.

NOTARY PUBLIC

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 29TH DAY OF JANUARY 19 80.

Marlene L. Dine
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-4-84

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT REPRESENTED BY THE UNDERSIGNED, MORTGAGEE OF THE LANDS IN THIS PLAT, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREET RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON.

NOTARY PUBLIC

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____ 19 ____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED THIS 17 DAY OF January 19 80.
Babara M. Thomas
SECRETARY PLANNING COMMISSION
APPROVED THIS 17 DAY OF January 19 80.
Michael B. Keys
MAYOR CITY OF ELYRIA
APPROVED THIS 17 DAY OF January 19 80.
Tommy J. Shippy
ELYRIA CITY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND SAID PLAT IS CORRECT, AND THAT THE BOUNDARY SHOWN EXCEEDED 1 FOOT IN 10,000 PRECISION BEFORE BALANCING AS PER ELYRIA CODIFIED ORDINANCES.

James H. Schmidt
JAMES H. SCHMIDT, REGISTERED SURVEYOR NO. 4846

LEGAL DESCRIPTION

Situated in the City of Elyria, County of Lorain and State of Ohio and known as being part of Original Elyria Township Lot No. 1, East of the Black River, and bounded and described as follows:

Beginning at a point on the Westerly line of Sugarlane, 60 feet wide, as recorded in Plat Volume 29, Page 57 of Lorain County Plat Records, at its Southerly terminus, said point is the principal place of beginning;

Thence South 89° 39' 24" East in the Southerly line of Sugarlane, a distance of 176.20 feet to a point on the Westerly line of lands conveyed to William Schneider as recorded in Volume 400, Page 398 of Lorain County Deed Records;

Thence South 0° 20' 36" West in Schneider's Westerly line, a distance of 615.00 feet to a point in Schneider's Southwesterly corner;

Thence South 89° 39' 24" East in Schneider's Southerly line, a distance of 250.00 feet to a point in the Westerly line of lands conveyed to Raymond H. and Richard R. Sullinger as recorded in Volume 868, Page 296 of Lorain County Deed Records;

Thence South 0° 20' 36" West in Sullinger's Westerly line, a distance of 1179.67 feet to a point on the Easterly line of State Route 57, also known as the Southeast Bypass as recorded in an easement to the State of Ohio in Deed Volume 803, Page 540 of Lorain County Records;

Thence North 35° 26' 4" West in the Easterly line of State Route 57, a distance of 480.65 feet to a point;

Thence North 35° 7' 24" West in the Easterly line of State Route 57, a distance of 237.95 feet to a point;

Thence North 31° 35' 54" West in the Easterly line of State Route 57, a distance of 363.01 feet to a point;

Thence North 27° 47' 14" West in the Easterly line of State Route 57, a distance of 384.38 feet to a point;

Thence North 19° 2' 44" West in the Easterly line of State Route 57, a distance of 45.56 feet to a point on the Southerly line of lands conveyed to Eugene William and Gladys M. Resar as recorded in Volume 1235, Page 238 of Lorain County Deed Records;

Thence South 89° 57' 54" East in Resar's Southerly line, a distance of 374.96 feet to a point in Resar's Southeasterly corner;

Thence North 1° 2' 6" East in Resar's Easterly line and in the Easterly line of the Klages Coal and Ice Company as recorded in Volume 1164, Page 946 of Lorain County Deed Records, a distance of 525.50 feet to the principal place of beginning;

Containing within said bounds 14.293 acres of land, to be the same more or less, but subject to all legal highways.

AUDITOR'S STATEMENT

TRANSFERRED THIS _____ DAY OF _____ 19 ____
LORAIN COUNTY AUDITOR

RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____ 19 ____ AT _____
RECORDED THIS _____ DAY OF _____ 19 ____ IN PLAT VOLUME _____
PAGES _____ AND _____

Checked for Record FEB 21 1980
1:57 P.M. in Plat RECORD
VCL 36
Dorothy L. Coon
15416 Lorain County Recorder

Book: Lorain Co. Title (New Handley) #34.56

TRANSFERRED IN COMPLIANCE WITH SEC. 319-021 (10/10/1977) CODE
FEB 21 1980
JAMES A. PRICE
LORAIN COUNTY AUDITOR

