

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT LORAIN NATIONAL BANK, CUSTODIAN AS MORTGAGEE OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "NORTH COAST INDUSTRIAL PARK SUBDIVISION NO. 1", TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS, EASEMENTS AND PARKS AS SHOWN DEDICATED HEREON AND NOT HERETOFORE DEDICATED.

LORAIN NATIONAL BANK, CUSTODIAN

WITNESS: Deana McDuttye  
BY: Edmund J. Klenz  
TITLE: Vice Pres.  
DATE: Jan 22, 1997

### OWNER'S CERTIFICATE

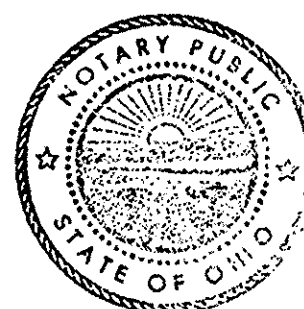
THIS IS TO CERTIFY THAT THE UNDERSIGNED, KENNETH CASSELL, PRESIDENT OF CASSELL REALTY COMPANY, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF NORTH COAST INDUSTRIAL PARK SUBDIVISION NO. 1, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON. NO BUILDING OR TREES SHALL BE PLACED WITHIN THE DEDICATED STREETS OR EASEMENTS SHOWN HEREON.

WITNESS: Luella Slade  
BY: Kenneth Cassell  
KENNETH CASSELL, PRESIDENT  
CASSELL REALTY COMPANY

### COUNTY OF LORAIN, STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR KENNETH CASSELL, PRESIDENT, CASSELL REALTY COMPANY, OWNER OF LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED PERSONALLY AND AS SUCH OFFICER OF SAID COMPANY. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 22 DAY OF JANUARY, 1997.

WITNESS: Luella Slade  
NOTARY PUBLIC  
COMMISSION EXPIRES May 19, 1999



### UNDERGROUND UTILITIES

CASSELL REALTY COMPANY, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON COMPANY, CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEEES), A PERMANENT RIGHT OF WAY AND EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR OWN EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

CASSELL REALTY COMPANY  
BY: Kenneth Cassell  
KENNETH CASSELL, PRESIDENT  
WITNESS: Luella Slade

APR - 4 1997  
RECEIVED FOR RECORD  
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MAY 22 1997  
MARY ANN JAMIESON  
Lorain County Auditor  
Box 1474 / L.M. 86 40 BH

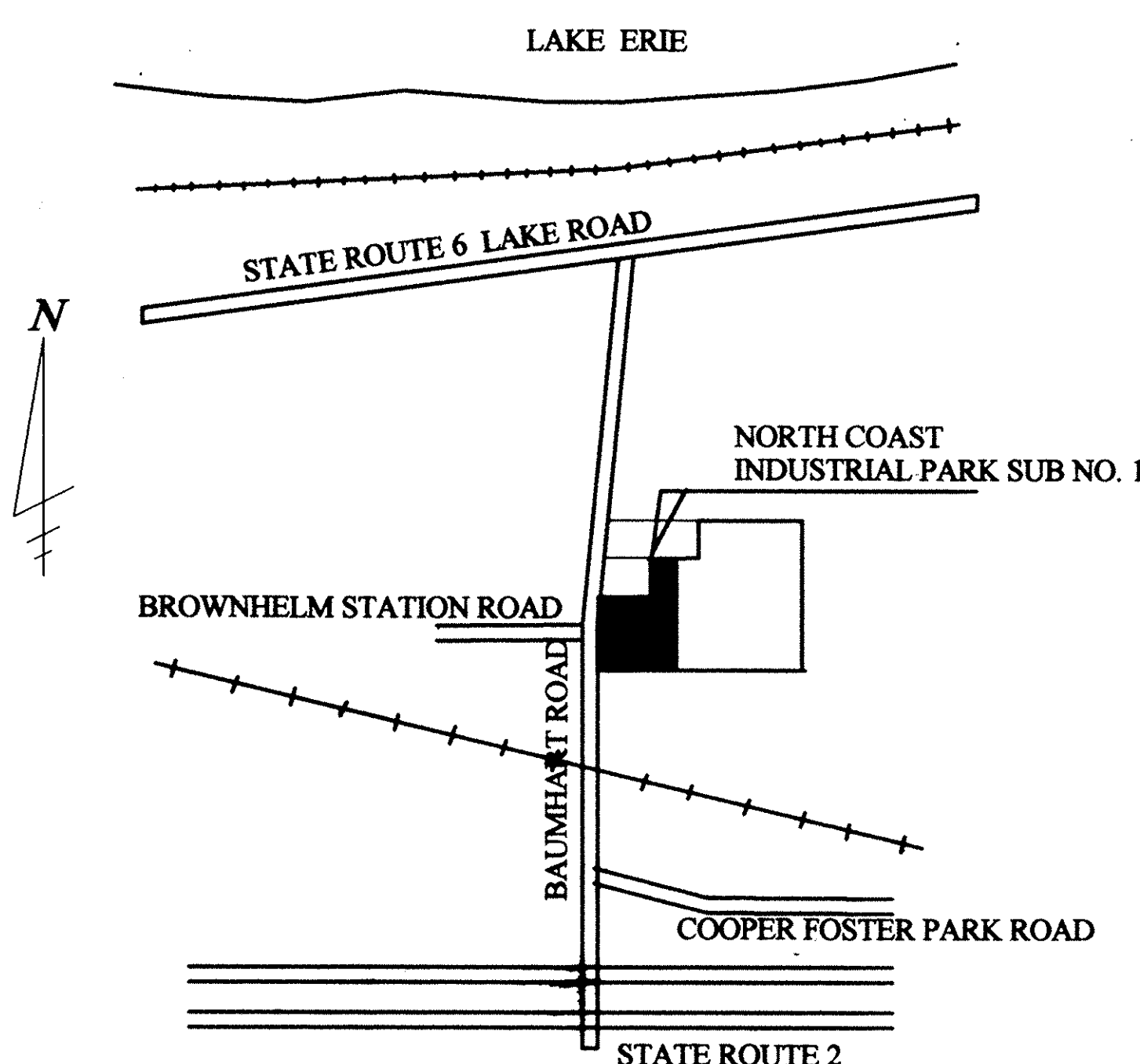
TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.02  
OHIO REV. CODE  
APR 4 1997  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

Richard Rosebeck  
RICHARD ROSEBECK  
SURVEYOR NO. 7400



## NORTH COAST INDUSTRIAL PARK SUB. NO. 1

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOTS 10 AND 23



VICINITY MAP  
NO SCALE

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF NORTH COAST INDUSTRIAL PARK SUBDIVISION NO. 1 WAS MADE AT THE REQUEST OF KENNETH CASSELL, PRESIDENT OF CASSELL REALTY COMPANY. SAID PLAT EMBRACES 22.3583 ACRES TOTAL. 15.8287 ACRES BEING PART OF BROWNHELM TOWNSHIP ORIGINAL LOT 10 AND 6.5296 ACRES BEING PART OF BROWNHELM TOWNSHIP ORIGINAL LOT 23, NOW IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO. PERMANENT MONUMENTS WERE FOUND AT ALL POINTS INDICATED THUSLY AND WERE SET AND AT ALL POINTS INDICATED THUSLY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND ARE USED FOR PURPOSES OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF NORTH COAST INDUSTRIAL PARK SUB. NO. 1 AND FIND SUFFICIENT MONUMENTS FOUND OR SET TO DEFINE THE PLAT AND THE PUBLIC STREETS AS SHOWN HEREON AND APPROVED SAME. THE IMPROVEMENTS ARE COMPLETE WITHIN THE PUBLIC STREETS AND ARE CONSTRUCTED ACCORDING TO THE CITY OF LORAIN'S CONSTRUCTION AND MATERIAL SPECIFICATIONS AND DESIGN STANDARDS.

WITNESS: Ray Henry  
RAY HENRY, PE & PS  
LORAIN CITY ENGINEER  
DATE: FEB 10 1997

### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF NORTH COAST INDUSTRIAL PARK SUB. NO. 1 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN, OHIO BY ORDINANCE NO. 20-97 PASSED THIS 3rd DAY OF FEB., 1997.

WITNESS: Mary A. Green  
CLERK OF COUNCIL

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF NORTH COAST INDUSTRIAL PARK SUB. NO. 1 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

WITNESS: John King  
CHAIRMAN, CITY OF LORAIN  
PLANNING COMMISSION  
DATE: 2-7-97

### LAW DIRECTOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF NORTH COAST INDUSTRIAL PARK SUB. NO. 1 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

WITNESS: Michael J. Schenck  
LORAIN CITY LAW DIRECTOR  
DATE: 2-10-97

### PARK DEPARTMENT CERTIFICATE

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NUMBER 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET; WHEREIN THE PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN LIEU THEREOF.

WITNESS: James F. Downey  
DIRECTOR OF PUBLIC SERVICE  
DATE: 2-7-97

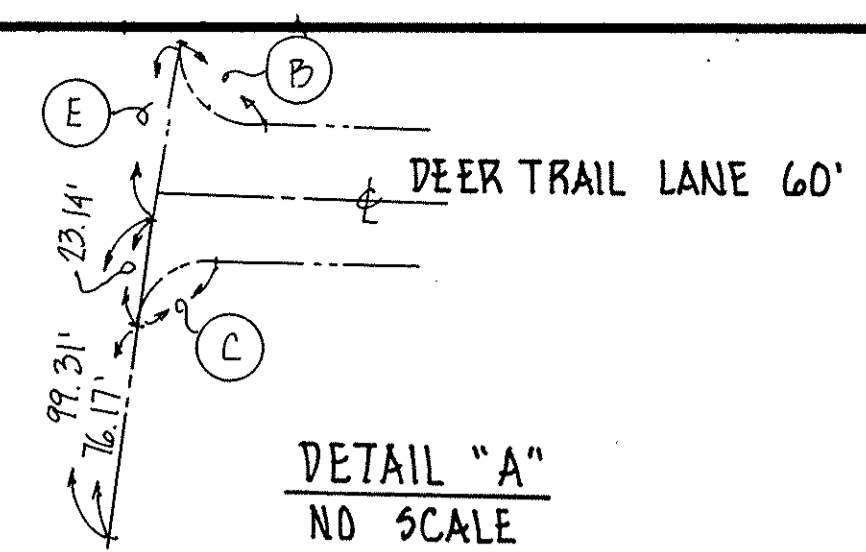
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LORAIN COUNTY AUDITOR

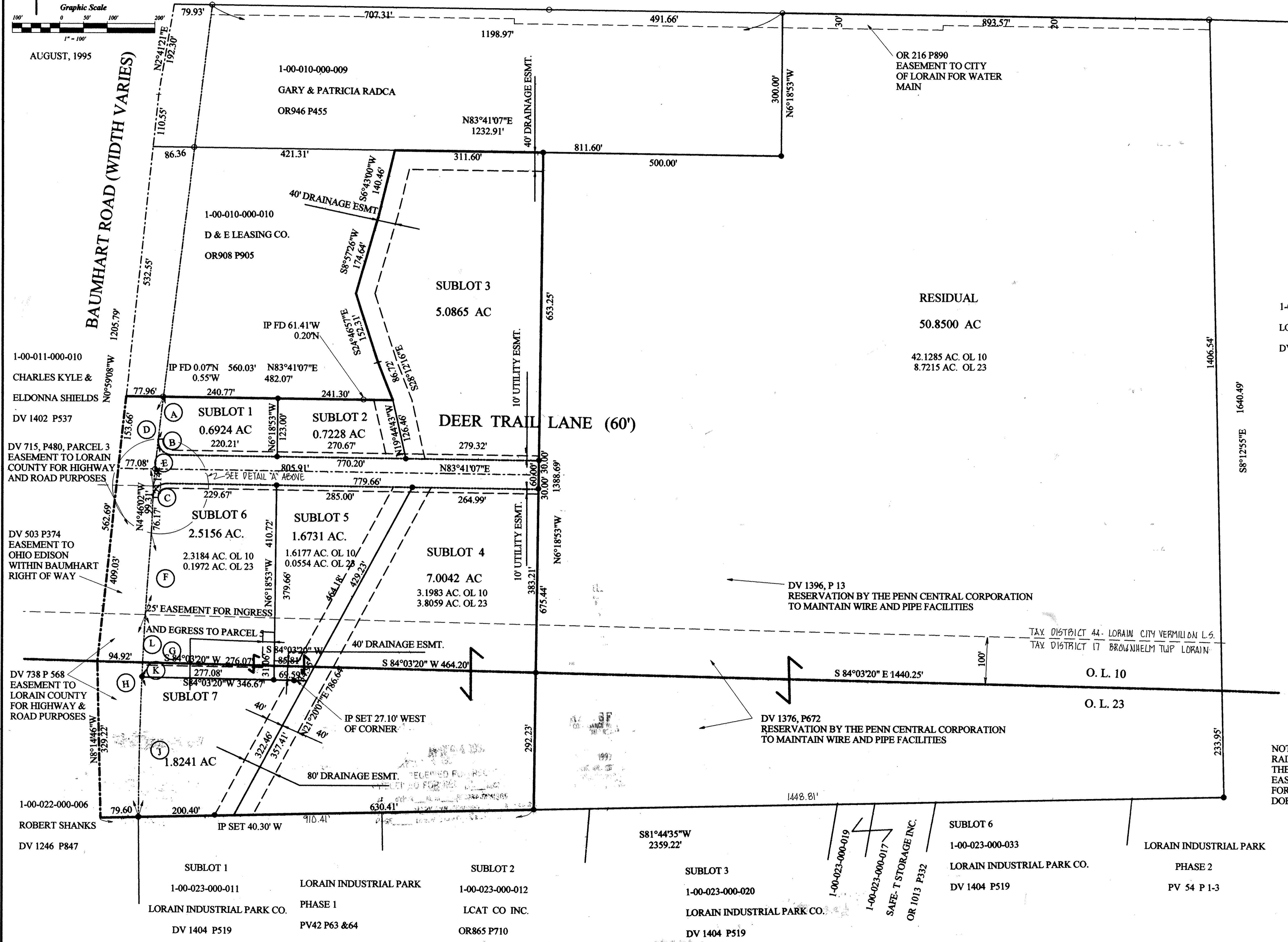
RECEIVED FOR RECORDING ON THIS DAY OF  
AT O'CLOCK M. RECORDED ON  
IN PLAT VOLUME PAGE OF THE LORAIN COUNTY  
PLAT RECORDS

LORAIN COUNTY RECORDER

# NORTH COAST INDUSTRIAL PARK SUB. NO. 1



1-00-010-000-005  
THE ALLEN GROUP (OWNER AT TIME OF SURVEY)  
OR591 P912  
TRANSPRO INC. (OWNER AT TIME OF RECORDING  
OR 1155 P29 NOT USED FOR SURVEY)



AREA SUMMARY

BAUMHART ROAD RIGHT OF WAY	1.7199 AC
DEER TRAIL DRIVE RIGHT OF WAY	1.1197 AC
AREA IN STREETS PARCELS 1 TO 7	2.8396 AC 19.5187 AC
TOTAL SUB. NO. 1 RESIDUAL AREA	22.3583 AC 50.8500 AC
TOTAL AREA	73.2083 AC
BAUMHART RIGHT OF WAY	1.0729 AC. OL 10 0.6470 AC. OL 23
	1.7199 AC.
SUB. NO. 1	15.8287 AC. OL 10 6.5296 AC. OL 23
	22.3583 AC.

1-00-010-000-030 AREA OF RESIDUAL IN TAX DISTRICT 44 = 38.8221 AC

LORAIN INDUSTRIAL PARK CO. AREA OF RESIDUAL IN TAX DISTRICT 17 = 12.0279 AC

DV1404 P519

### CURVE DATA

A R=7574.37 D=0-41-07 C=90.58 T=45.29 A=90.58 N 0-25-12 W	E R=7574.37 D=0-45-06 C=99.37 T=49.69 A=99.37 N 1-08-18 W	J R=7569.37 D=2-13-51 C=294.69 T=147.37 A=294.71 N 5-40-52 W
B R=30.00 D=95-33-08 C=44.43 T=33.06 A=50.03 N 48-32-19 W	F R=7574.37 D=1-18-14 C=172.36 T=86.19 A=172.36 N 2-55-02 W	K R=7569.37 D=0-14-07 C=31.07 T=15.53 A=31.07 N 4-26-54 W
C R=30.00 D=88-27-39 C=41.85 T=29.20 A=46.32 N 39-27-17 E	G R=7569.37 D=0-59-47 C=131.63 T=65.82 A=131.63 N 4-04-04 W	L R=7569.37 D=0-45-40 C=100.56 T=50.28 A=100.57 N 3-57-00 W
D R=7574.37 D=1-26-13 C=189.94 T=94.98 A=189.95 N 0-47-45 W	H R=7569.37 D=3-13-38 C=426.28 T=213.23 A=426.34 N 5-10-59 W	

NOTE: DV 1226, P547 IS A BLANKET EASEMENT TO CONSOLIDATED RAIL CORPORATION ACROSS ENTIRE PROPERTY FOR MAINTAINING THEIR EXISTING FACILITIES. DV 1252, P 498 RELINQUISHES ALL EASEMENT RIGHTS TO CONSOLIDATED RAIL CORPORATION EXCEPT FOR AN EASEMENT FOR A RAILROAD TRACK ENCROACHMENT, WHICH DOES NOT APPLY TO THIS SUBDIVISION.

AUGUST, 1995

1-00-022-000-006  
ROBERT SHANKS  
DV 1246 P847

SUBLOT 1  
1-00-023-000-011  
LORAIN INDUSTRIAL PARK CO.  
DV 1404 P519

SUBLOT 2  
1-00-023-000-012  
LCAT CO INC.  
OR.865 P710

SUBLOT 3  
1-00-023-000-020  
LORAIN INDUSTRIAL PARK CO.  
DV 1404 P519

SUBLOT 4  
7.0042 AC  
3.1983 AC. OL 10  
3.8059 AC. OL 23

SUBLOT 5  
1.6731 AC.  
1.6177 AC. OL 10  
0.0554 AC. OL 23

SUBLOT 6  
1-00-023-000-033  
LORAIN INDUSTRIAL PARK CO.  
DV 1404 P519

LORAIN INDUSTRIAL PARK  
PHASE 2  
PV 54 P 1-3