

# COLORADO INDUSTRIAL PARK SUBDIVISION

BEING PART OF  
ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 57  
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

## OWNER'S CERTIFICATE

THE UNDERSIGNED, RICHARD M. NOVAK, EXECUTIVE DIRECTOR OF THE LORAIN PORT AUTHORITY, OWNER OF THE LAND SHOWN ON THIS PLAT OF THE COLORADO INDUSTRIAL PARK SUBDIVISION, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE EASEMENTS AND STREETS AS SHOWN HEREON. NO BUILDINGS OR TREES SHALL BE PLACED WITHIN THE DEDICATED STREETS OR EASEMENTS SHOWN HEREON.

Richard M. Novak 9/15/98  
RICHARD M. NOVAK  
EXECUTIVE DIRECTOR  
LORAIN PORT AUTHORITY DATE

Howard Goldsby 9/15/98  
WITNESS DATE

STATE OF OHIO S.S.  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD M. NOVAK, EXECUTIVE DIRECTOR OF THE LORAIN PORT AUTHORITY, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED. SIGNED AND SEALED THIS 16<sup>th</sup> DAY OF September, 1998.

Danilla Rogers  
NOTARY PUBLIC

MY COMMISSION EXPIRES October 2, 2001

## UNDERGROUND UTILITIES

THE UNDERSIGNED, RICHARD M. NOVAK, EXECUTIVE DIRECTOR OF THE LORAIN PORT AUTHORITY, OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEE), 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 GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATION 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. GRANTEE SHALL AT THEIR OWN EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED TO THE WORK PERFORMED BY GRANTEE, 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 GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

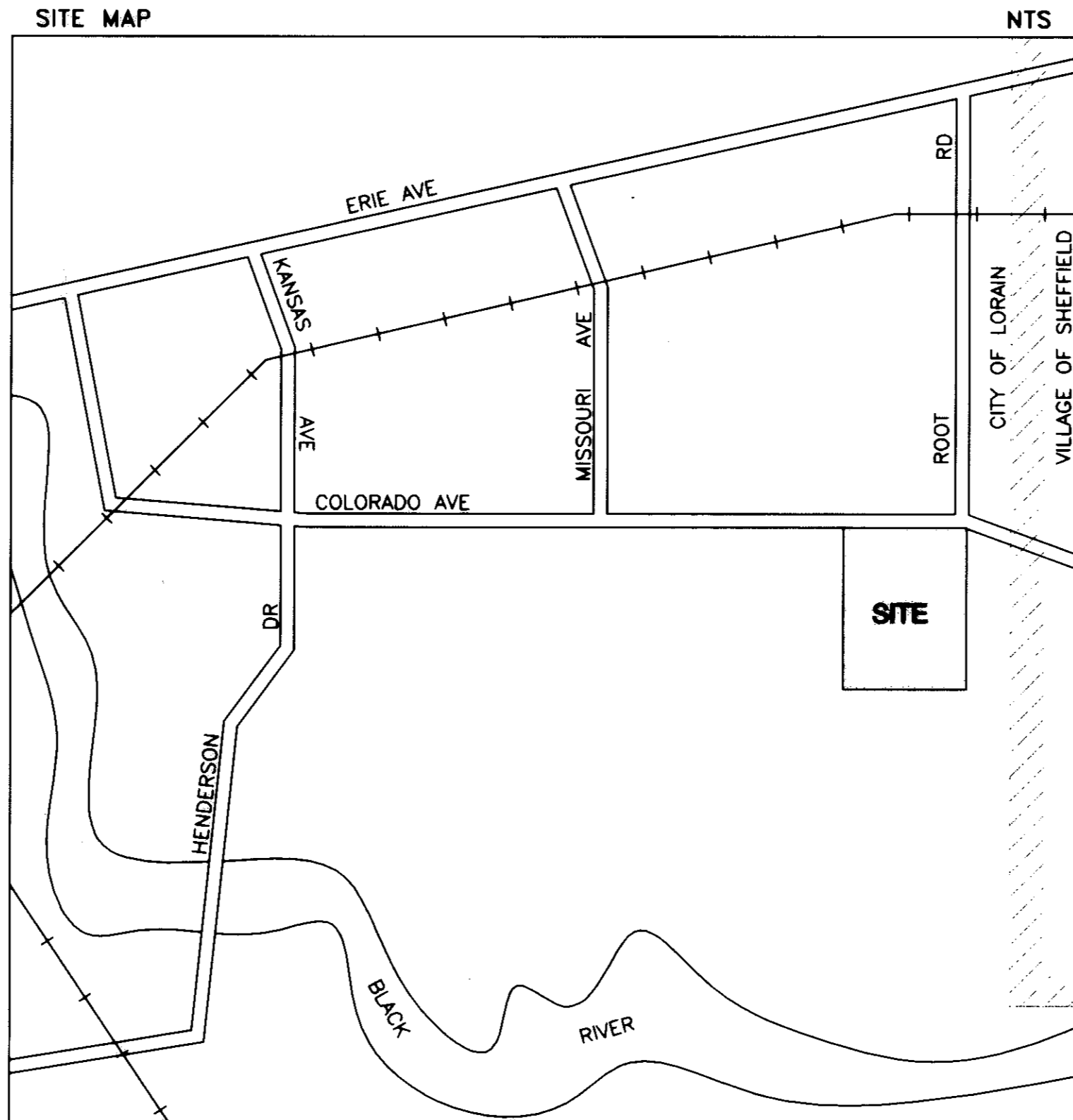
Richard M. Novak 9/15/98  
RICHARD M. NOVAK  
EXECUTIVE DIRECTOR  
LORAIN PORT AUTHORITY DATE

Howard Goldsby 9/15/98  
WITNESS DATE

## SURVEYOR'S CERTIFICATE

I HAVE SURVEYED AND PLATTED "COLORADO INDUSTRIAL PARK SUBDIVISION" AS SHOWN HEREON AND CONTAINING 18.1932 ACRES OF LAND IN ORIGINAL SHEFFIELD LOT NO. 57, CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND BEING THE SAME TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 970480183 LORAIN COUNTY OFFICIAL RECORDS. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Doug Mosely 9-4-98  
DOUG MOSELY  
REGISTERED SURVEYOR NO. 6303 DATE



## ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE COLORADO INDUSTRIAL PARK SUBDIVISION AND FIND SUFFICIENT MONUMENTS FOUND AND 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'S SPECIFICATIONS AND DESIGN STANDARDS.

Patrick A. McGannon P.S. Dec. 1, 1998  
PATRICK A. MCGANNON, P.S.  
LORAIN CITY SURVEYOR DATE

## COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE COLORADO INDUSTRIAL PARK SUBDIVISION WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 196-98, PASSED THIS 21 DAY OF September 98.

Nancy A. Greer 9-24-98  
CLERK OF COUNCIL NANCY A. GREER DATE

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF COLORADO INDUSTRIAL PARK SUBDIVISION IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Joseph F. Koziura 9-15-98  
CHAIRMAN JOSEPH F. KOZIURA DATE  
CITY OF LORAIN PLANNING COMMISSION

## LAW DIRECTOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE COLORADO INDUSTRIAL PARK SUBDIVISION IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Michael J. Scherach 11-30-98  
LAW DIRECTOR MICHAEL J. SCHERACH DATE

## PARK DEPARTMENT CERTIFICATE

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NO. 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.

George I. Koury, Jr. 9-9-98  
DIRECTOR OF PUBLIC SERVICE GEORGE I. KOURY, JR. DATE

## ACREAGE

TOTAL ACREAGE IN SUBLOTS	15.3179 ACRES
TOTAL ACREAGE IN STREETS	2.8753 ACRES
TOTAL ACREAGE IN SUBDIVISION	18.1932 ACRES

## NOTE

EACH LOT IN THE SUBDIVISION SHALL HAVE A REAR YARD DRAIN INSTALLED AND CONNECTED TO THE STORM SEWER CONNECTION AT THE TIME A BUILDING IS CONSTRUCTED. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE REAR YARD DRAIN AND DRAINAGE PIPE.

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

DEC 9 1998

MARK R. STEWART  
LORAIN COUNTY AUDITOR

DEC 9 1998

RECEIVED FOR RECORD  
at 3:27 o'clock P.M. in PLAT RECORD  
VOL 62 MARY ANN JAMISON  
PAGE 2813 Lorain County Recorder

Box: LETA/LAURA 86:40 BH

**BRAMHALL**  
ENGINEERING AND SURVEYING CO., INC.  
37311 HARVEST DRIVE AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

RECORD PLAT

DATE  
7/97

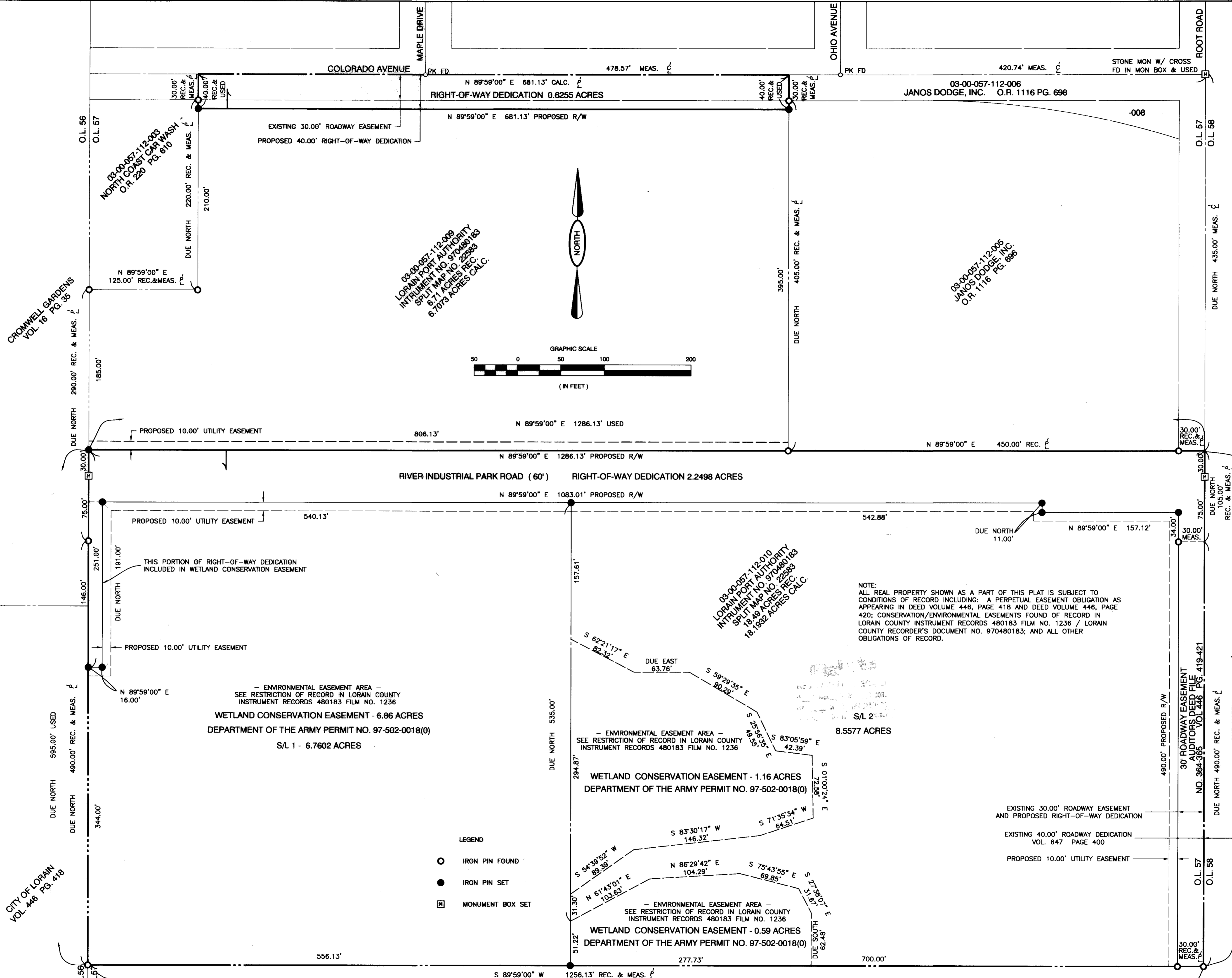
REV.

9/4/98  
3/12/98  
10/14/97 PRELIMINARY  
7/7/97

SHEET  
1 / 2  
JOB NO.  
97-225  
97225T.DWG

581742

581742



03-00-057-112-009  
LORAIN PORT AUTHORITY  
SPLIT MAP NO. 970480183  
6.71 ACRES REC.  
6.7073 ACRES CALC.

03-00-057-112-006  
JANOS DODGE, INC.  
O.R. 1116 PG. 698

03-00-057-112-010  
LORAIN PORT AUTHORITY  
SPLIT MAP NO. 970480183  
18.49 ACRES REC.  
18.1992 ACRES CALC.

NOTE:  
ALL REAL PROPERTY SHOWN AS A PART OF THIS PLAT IS SUBJECT TO  
CONDITIONS OF RECORD INCLUDING: A PERPETUAL EASEMENT OBLIGATION AS  
APPEARING IN DEED VOLUME 448, PAGE 418 AND DEED VOLUME 446, PAGE  
420; CONSERVATION/ENVIRONMENTAL EASEMENTS FOUND OF RECORD IN  
LORAIN COUNTY INSTRUMENT RECORDS 480183 FILM NO. 1236 / LORAIN  
COUNTY RECORDER'S DOCUMENT NO. 970480183; AND ALL OTHER  
OBLIGATIONS OF RECORD.

— ENVIRONMENTAL EASEMENT AREA —  
SEE RESTRICTION OF RECORD IN LORAIN COUNTY  
INSTRUMENT RECORDS 480183 FILM NO. 1236  
WETLAND CONSERVATION EASEMENT - 6.86 ACRES  
DEPARTMENT OF THE ARMY PERMIT NO. 97-502-0018(0)  
S/L 1 - 6.7602 ACRES

— ENVIRONMENTAL EASEMENT AREA —  
SEE RESTRICTION OF RECORD IN LORAIN COUNTY  
INSTRUMENT RECORDS 480183 FILM NO. 1236  
WETLAND CONSERVATION EASEMENT - 1.16 ACRES  
DEPARTMENT OF THE ARMY PERMIT NO. 97-502-0018(0)

— ENVIRONMENTAL EASEMENT AREA —  
SEE RESTRICTION OF RECORD IN LORAIN COUNTY  
INSTRUMENT RECORDS 480183 FILM NO. 1236  
WETLAND CONSERVATION EASEMENT - 0.59 ACRES  
DEPARTMENT OF THE ARMY PERMIT NO. 97-502-0018(0)

- LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - ☐ MONUMENT BOX SET

**BRAMHALL**  
ENGINEERING AND SURVEYING CO., INC.  
37311 HARVEST DRIVE AVON, OHIO 44011  
(440) 934-7878 (440) 934-7879 FAX

RECORD PLAT  
COLORADO INDUSTRIAL PARK SUBDIVISION  
PART OF ORIGINAL SHEFFIELD TWP LOT NO. 57  
CITY OF LORAIN COUNTY OF LORAIN  
STATE OF OHIO

N  
SCALE  
1" = 50'  
DATE  
7/97

REV.	DATE	DESCRIPTION
12/8/98		
11/24/98		
11/13/98		
9/3/98		
3/12/98		
10/14/97		PRELIMINARY

SHEET  
2 / 2  
JOB NO.  
97-251  
ONE.DWG