

RIVERFRONT URBAN RENEWAL PLAN- CITY PUBLIC IMPROVEMENTS (PHASE 1) DEDICATION PLAT

BEING PART OF
ORIGINAL BLACK RIVER TOWNSHIP NOS. 1, 2, & 3, TRACT 1
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

ALL OF SUBLOTS 1-10 OF DANIELS SUBDIVISION, PLAT VOLUME 11 PAGE 22
ALL OF SUBLOTS 7-10 & 19-22 OF G.J. CLARK'S SUBDIVISION, PLAT VOLUME 3 PAGE 15

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

OCT 17 2000

MARK R. STEWART
LORAIN COUNTY AUDITOR

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE RIVERFRONT URBAN RENEWAL PLAN - CITY PUBLIC IMPROVEMENTS (PHASE 1) DEDICATION PLAT AND FIND SUFFICIENT MONUMENTS FOUND AND SET TO DEFINE THE PLAT AS SHOWN HEREON AND APPROVE SAME.

Patrick A. McGannon

10/2/2000

PATRICK A. MCGANNON, P.S.
ADMINISTRATIVE DIRECTOR OF ENGINEERING

DATE

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE RIVERFRONT URBAN RENEWAL PLAN - CITY PUBLIC IMPROVEMENTS (PHASE 1) DEDICATION PLAT WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 10-2-00 PASSED THIS 17th DAY OF July 2000.

Nancy Greer

10-2-00

NANCY GREER
CLERK OF COUNCIL

DATE

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE RIVERFRONT URBAN RENEWAL PLAN - CITY PUBLIC IMPROVEMENTS (PHASE 1) DEDICATION PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Craig Foltn

10/2/00

CRAIG FOLTIN
CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION

DATE

LAW DIRECTOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE RIVERFRONT URBAN RENEWAL PLAN - CITY PUBLIC IMPROVEMENTS (PHASE 1) DEDICATION PLAT IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

George I. Koury, Jr.

10/11/00

MARK R. PROVENZA
GEORGE I. KOURY, JR.
LAW DIRECTOR

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.

Craig Miller

10/2/00

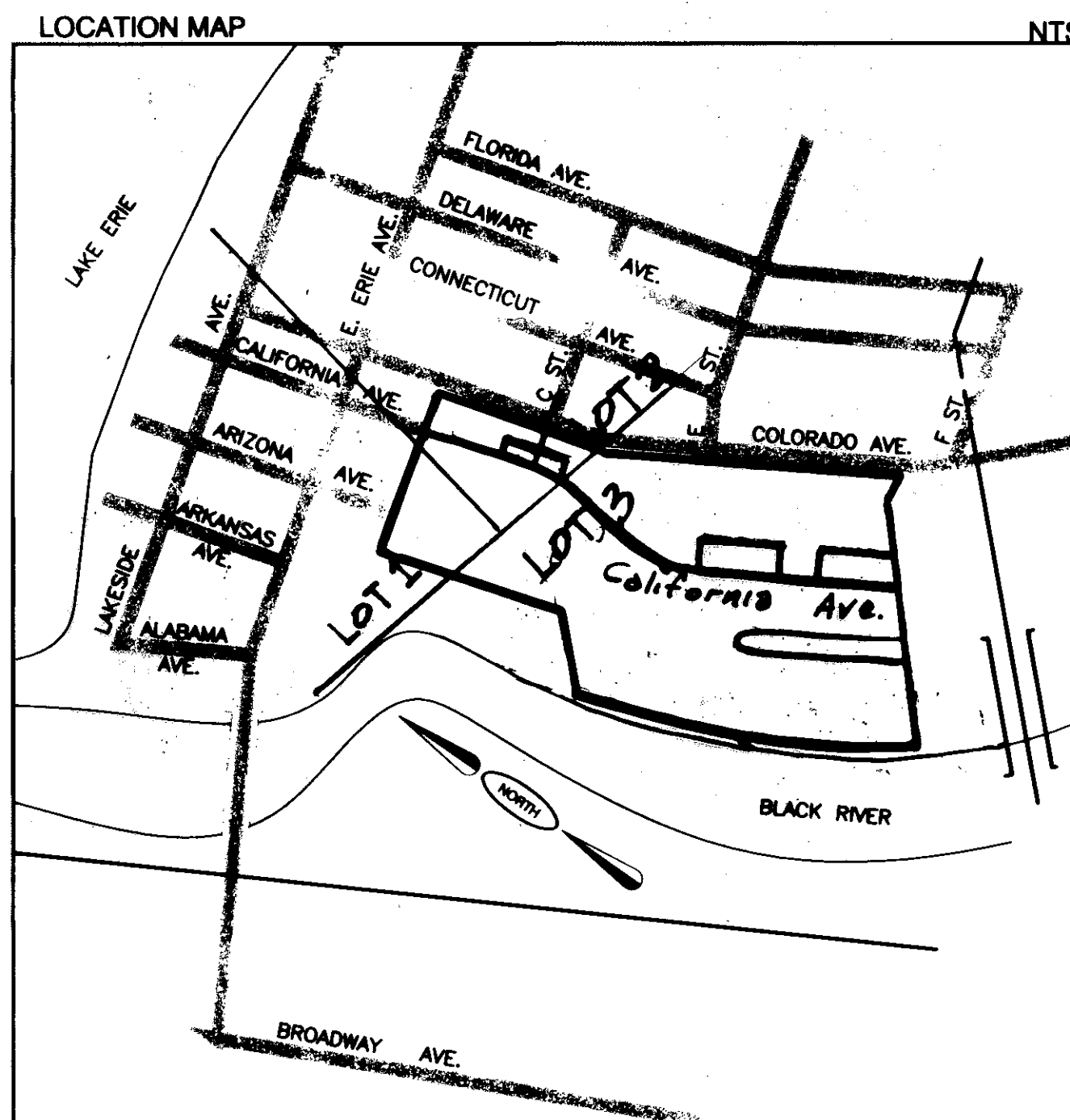
CRAIG MILLER
DIRECTOR OF PUBLIC SERVICE

DATE

OCT 17 2000

RECEIVED FOR RECORD
at 12:00 o'clock P. M. in PLAT RECORD
VOL. 67 MARY ANN JAMISON
PAGE 8, 9 LORAIN COUNTY RECORDER

Box: LERC/LM \$129.60/mv



OWNER'S CERTIFICATE

THE UNDERSIGNED, SPITZER GREAT LAKES LTD., OWNER OF THE LAND SHOWN ON THIS PLAT OF THE RIVERFRONT URBAN RENEWAL PLAN - CITY PUBLIC IMPROVEMENTS (PHASE 1) DEDICATION PLAT, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE LAND AS SHOWN HEREON.

Alan Spitzer
ALAN SPITZER
SPITZER GREAT LAKES LTD. 9/29/00
DATE

Anthony B. Scardini
WITNESS 9/29/00
DATE

STATE OF OHIO S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Alan Spitzer
SPITZER GREAT LAKES LTD. AUTHORIZED REPRESENTATIVE, 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 29th DAY OF September, 2000.

Helen S. Jezioro
NOTARY PUBLIC

HELEN S. JEZIORO
NOTARY PUBLIC, STATE OF OHIO
Recorded in Lorain County
My Comm. Expires Jan. 28, 2003

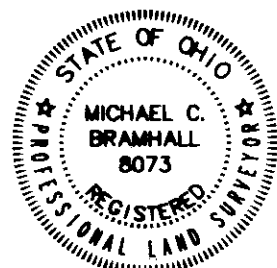
MY COMMISSION EXPIRES Jan. 28, 2003

SURVEYOR'S CERTIFICATE

9.2066

I HAVE SURVEYED AND PLATTED "RIVERFRONT URBAN RENEWAL PLAN - CITY PUBLIC IMPROVEMENTS (PHASE 1) DEDICATION PLAT" AS SHOWN HEREON AND CONTAINING ~~0.4666~~ ACRES OF LAND IN PART OF ORIGINAL BLACK RIVER TOWNSHIP NUMBERS 2 AND 3 OF TRACT 1, SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO. 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 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.

Michael C. Bramhall
MICHAEL C. BRAMHALL, P.E., P.S.
REGISTERED SURVEYOR NO. 8073 9/29/00
DATE



SPITZER MANAGEMENT, INC.
REAL ESTATE DIVISION

150 E. BRIDGE STREET (440) 323 4115
ELYRIA, OHIO 44035

RIVERFRONT URBAN RENEWAL PLAN-
CITY PUBLIC IMPROVEMENTS (PHASE 1) DEDICATION PLAT
PART OF ORIGINAL
BLACK RIVER TOWNSHIP NOS. 1, 2, & 3, OF TRACT 1
CITY OF LORAIN COUNTY OF LORAIN
STATE OF OHIO

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET
1 OF
3
JOB NO.
99-649

TAX MAP DEPT. COPY # 00315

67/4

99649_PL-1_PLATS/PHASE 1_PLAT/PHASE 1_PLAT.DWG

DEDICATION PLAT - RIVERFRONT URBAN RENEWAL PLAN

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD DIRECTION
C1	82.86'	230.00'	20°38'29"	41.88'	82.41'	N 12°18'25" W
C2	73.85'	205.00'	20°38'29"	37.33'	73.45'	N 12°18'25" W
C3	64.85'	180.00'	20°38'29"	32.78'	64.50'	N 12°18'25" W
C4	105.21'	180.00'	33°29'21"	54.16'	103.72'	S 50°49'08" W
C5	84.92'	54.06'	89°59'59"	54.06'	76.45'	N 79°04'27" E
C6	122.23'	225.00'	31°07'28"	62.66'	120.73'	N 68°00'25" E
C7	412.57'	241.00'	98°05'00"	277.65'	364.01'	S 01°06'56" W
C8	194.78'	180.00'	62°00'00"	108.15'	185.41'	S 32°59'10" E
C9	221.83'	205.00'	62°00'00"	123.18'	211.17'	S 32°59'10" E
C10	248.88'	230.00'	62°00'00"	138.20'	236.92'	S 32°59'10" E
C11	93.10'	225.00'	23°42'28"	47.23'	92.44'	N 40°39'35" W
C12	84.82'	205.00'	23°42'28"	43.03'	84.22'	N 40°39'35" W
C13	76.55'	185.00'	23°42'28"	38.83'	76.00'	N 40°39'35" W
C14	225.30'	71.71'	180°00'00"	INFINITE	143.43'	S 25°53'50" W
C15	182.88'	58.21'	180°00'00"	INFINITE	116.43'	S 25°53'50" W
C16	140.47'	44.71'	180°00'00"	INFINITE	89.43'	S 25°53'50" W
C17	40.05'	46.66'	49°10'21"	21.35'	38.83'	S 64°14'47" W
C18	57.46'	46.66'	70°33'22"	33.01'	53.90'	N 05°18'28" E

ACERAGE SUMMARY

PARCELS INTO PLAT

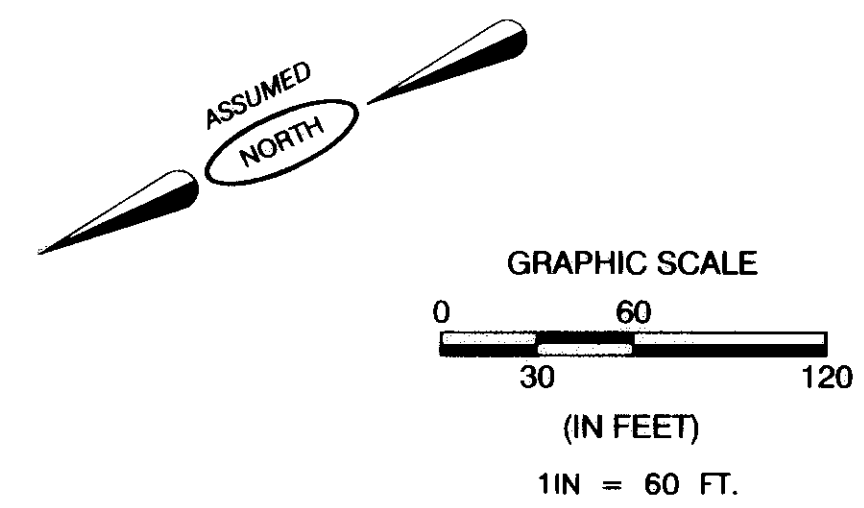
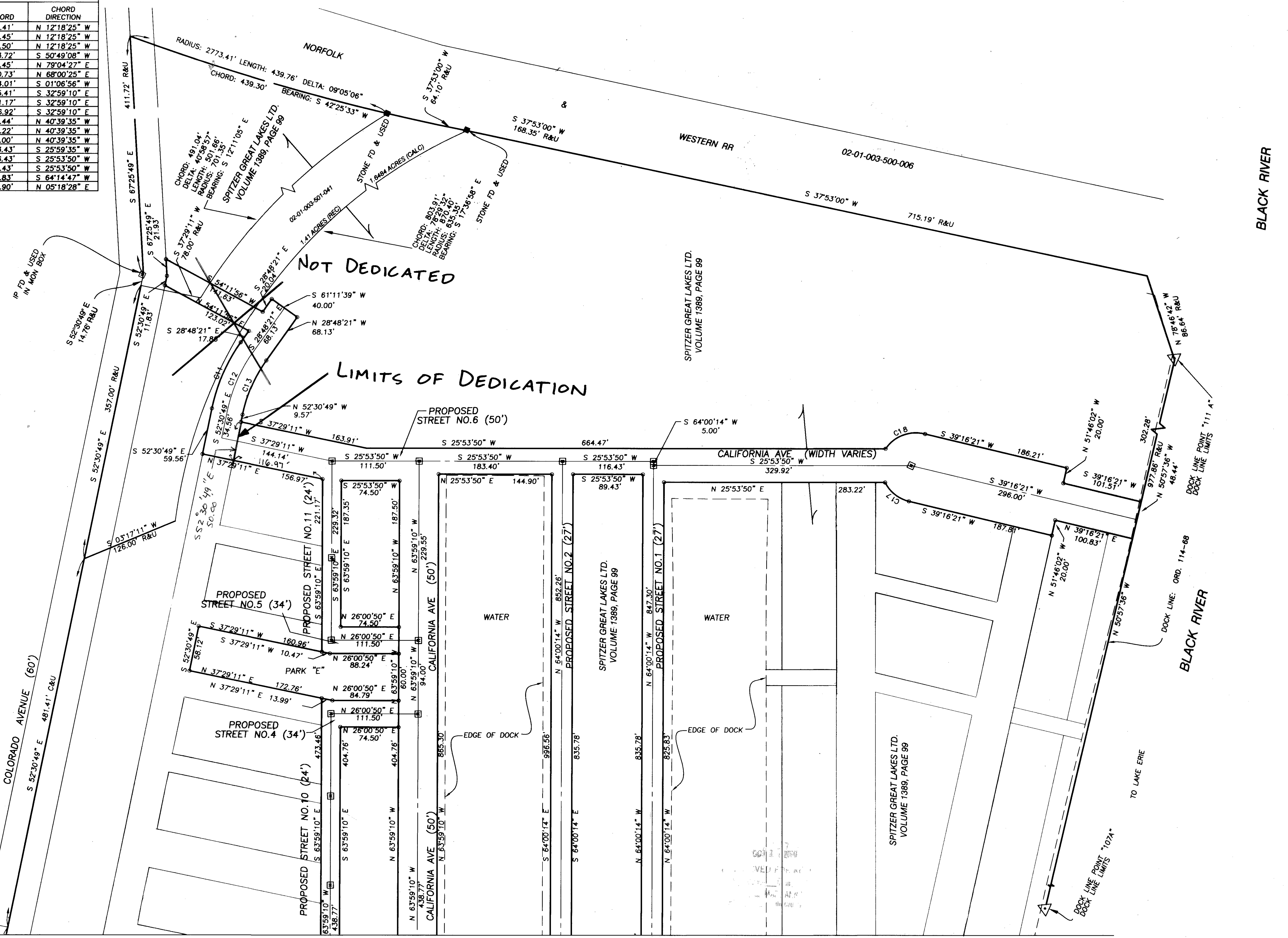
02-08-001-108-016	0.4600 AC.
02-01-001-109-022	0.9800 AC.
02-01-001-109-012	1.1600 AC.
02-01-002-105-038	1.8200 AC.
02-01-002-105-037	2.3014 AC.
02-01-003-116-099	18.0487 AC.
02-01-003-116-099	8.8870 AC.
02-01-003-116-010	25.9736 AC.
02-01-003-601-041	1.6484 AC.
TOTAL	32.6950 AC.

PARCELS OUT OF PLAT

PARK "A"	0.3177 AC.
PARK "B"	1.0173 AC.
PARK "C"	0.6366 AC.
PARK "D"	0.2666 AC.
PARK "E"	0.3581 AC.
DEDICATION TO THE CITY OF LORAIN	9.2066 AC.
REMAINDER	20.8921 AC.
TOTAL	32.6950 AC.

ACERAGE IN ORIGINAL LOTS

ORIGINAL LOT NO. 1	4.8666 AC.	2.6000 AC.
ORIGINAL LOT NO. 2	4.8680 AC.	4.1214 AC.
ORIGINAL LOT NO. 3	18.7888 AC.	25.9736 AC.
TOTAL	56.5433 AC.	32.6950 AC.



1994 TITLE DWG REVISIONS

6/19/00 ISSUED FOR CITY OF LORAIN APPROVAL



SPITZER MANAGEMENT, INC.
 REAL ESTATE DIVISION
 150 E. BRIDGE STREET (440) 323 4115
 ELYRIA, OHIO 44035

RIVERFRONT URBAN RENEWAL PLAN - CITY PUBLIC IMPROVEMENTS (PHASE 1) DEDICATION PLAT PART OF ORIGINAL BLACK RIVER TOWNSHIP NOS. 2 AND 3, OF TRACT 1 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

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SHEET 3 OF 3
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