

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

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

RIVERFRONT URBAN RENEWAL PLAN - CITY PUBLIC IMPROVEMENTS (PHASE 1) DEDICATION PLAT
P.V. 67 PG. 4-6

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 11-20-00
ALAN SPITZER DATE
SPITZER GREAT LAKES LTD.

Catherine V. Schuck 11-20-00
WITNESS
Craig Miller 11/20/00 DATE
CRAIG MILLER - LORAIN SERVICE DIRECTOR
STATE OF OHIO

LORAIN COUNTY S.S.
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 20th DAY OF November, 2000.

Helen S. Jezioro
NOTARY PUBLIC
STATE OF OHIO

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

MORTGAGE CERTIFICATION

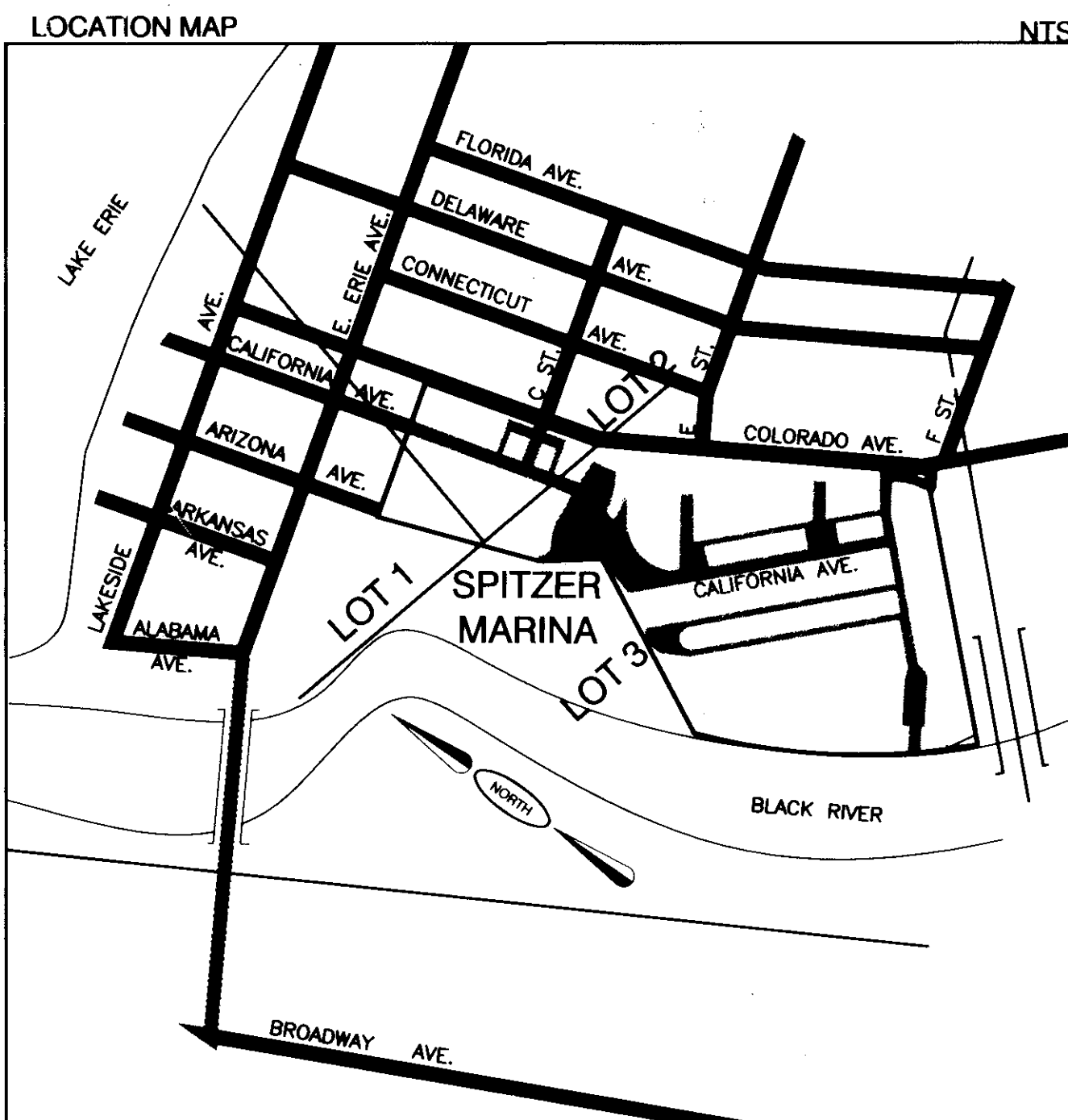
THIS IS TO CERTIFY THAT THE UNDERSIGNED NATIONAL CITY BANK, HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN THIS PLAT OF THE RIVERFRONT URBAN RENEWAL PLAN-CITY PUBLIC IMPROVEMENTS (PHASE 1) DEDICATION PLAT, HAVING EXAMINED THE FOREGOING PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE, STREETS AS SHOWN HEREON. THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

Jay E. Bruchel, J.P.
NATIONAL CITY BANK

STATE OF OHIO S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Jay E. Bruchel
LEGAL REPRESENTATIVE OF NATIONAL CITY BANK, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE
HIS/HER/THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE
HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF November, 2000.

Helen S. Jezioro
NOTARY PUBLIC
STATE OF OHIO

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



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, P.E. 11-21-00
PATRICK A. MCGANNON, P.S. DATE
ADMINISTRATIVE DIRECTOR OF ENGINEERING

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. 67-01 ON DAY OF June, 201999.

Nancy A. Greer 11-21-00
NANCY GREER DATE
CLERK OF COUNCIL

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 Foltin 11-21-00
CRAIG FOLTIN DATE
CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION

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.

Mark R. Provenza 11-21-00
MARK R. PROVENZA DATE
LAW DIRECTOR

PARK DEPARTMENT CERTIFICATE

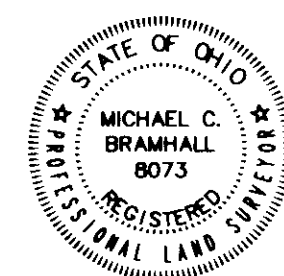
THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET; WHEREIN THE PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN LIEU THEREOF.

Craig Miller 11/21/00
CRAIG MILLER DATE
DIRECTOR OF PUBLIC SERVICE

SURVEYOR'S CERTIFICATE

I HAVE SURVEYED AND PLATTED "RIVERFRONT URBAN RENEWAL PLAN - CITY PUBLIC IMPROVEMENTS (PHASE 1) DEDICATION PLAT" AS SHOWN HEREON AND CONTAINING 37,6014 ACRES OF LAND IN PART OF ORIGINAL BLACK RIVER TOWNSHIP NUMBERS 1, 2 & 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 11/20/00
MICHAEL C. BRAMHALL, P.E., P.S. DATE
REGISTERED SURVEYOR NO. 8073



SPITZER GREAT LAKES CO., LTD.

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

RECEIVED FOR RECORD
at 11:40 clock P.M. in PLAT RECORD
VOL. 67 MARY ANN JAMISON
PAGE 28 Lorain County Recorder

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
NOV 22 2000
MARK R. STEWART
LORAIN COUNTY AUDITOR

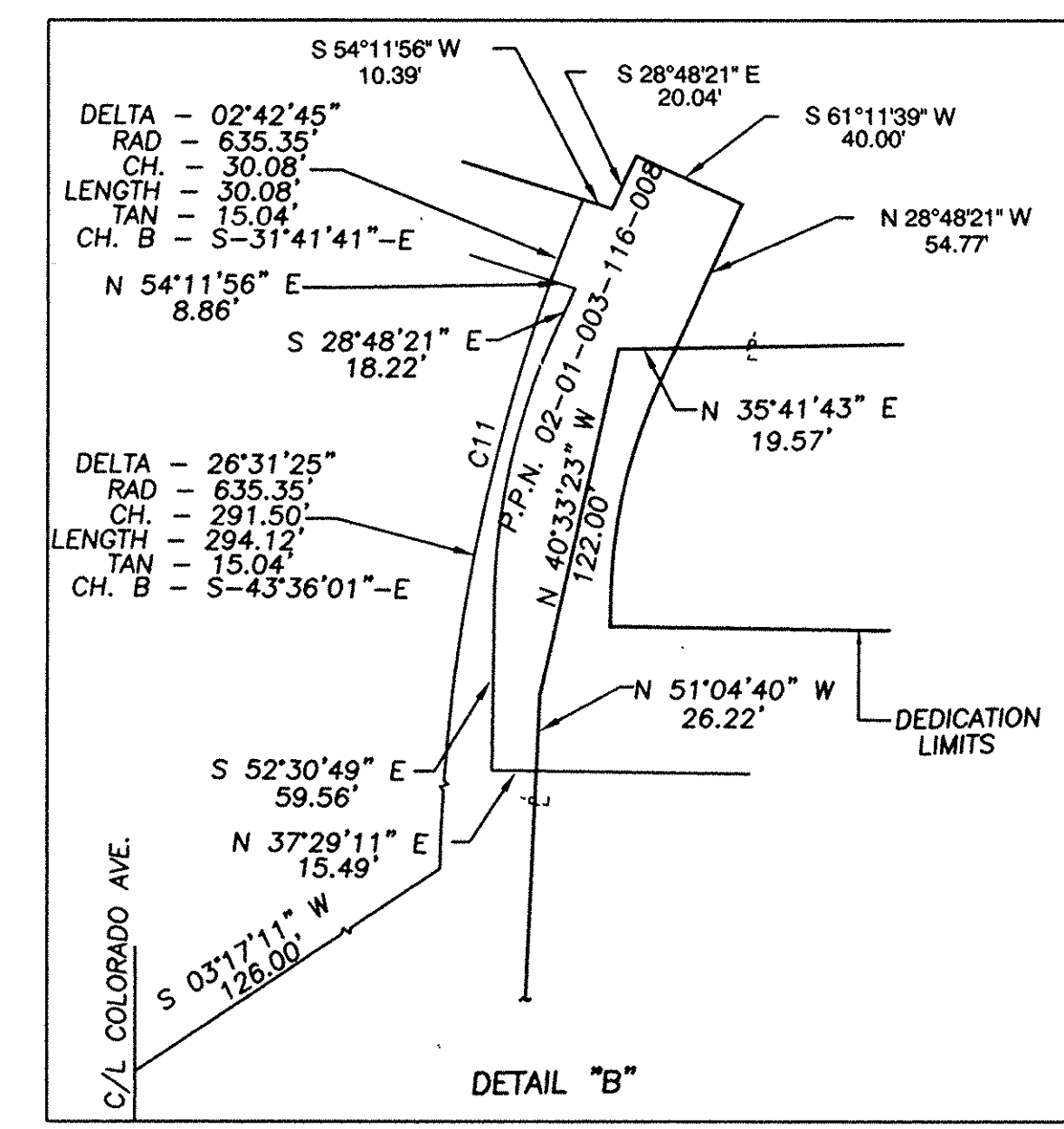
Re-Rec For notes + bounds

30 incl
129.60
3.00 margin
131.60
64-BH

99649_PLAT\PLATS\PHASE 1 PLAT\PHREV1 TITLE.DWG

10/27/00 MORTGAGE CERTIFICATION

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°59'48"	54.06'	76.45'	N 79°04'27" E
C6	122.58'	225.00'	31°12'54"	62.85'	121.07'	N 68°03'07" E
C7	412.57'	241.00'	98°05'14"	277.65'	364.01'	S 01°06'56" W
C8	194.76'	180.00'	61°59'35"	108.14'	185.40'	S 32°58'57" 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	225.63'	71.82'	180°00'00"	INFINITE	143.63'	S 25°01'11" W
C15	182.88'	58.21'	180°00'00"	INFINITE	116.43'	S 25°53'50" W
C16	140.80'	44.82'	179°59'46"	INFINITE	89.63'	S 26°01'40" W
C17	40.05'	46.66'	49°10'36"	21.35'	38.83'	S 64°14'47" W
C18	57.46'	46.66'	70°33'40"	33.01'	53.90'	N 05°18'28" E



ACERAGE SUMMARY

02-01-003-116-008 SPLIT SUMMARY

MARINA PARCEL	9.5963 AC.
DOCK PARCEL	8.3105 AC.
INTO PLAT	1.0359 AC.
TOTAL	18.9427 AC.

PARCELS INTO PLAT

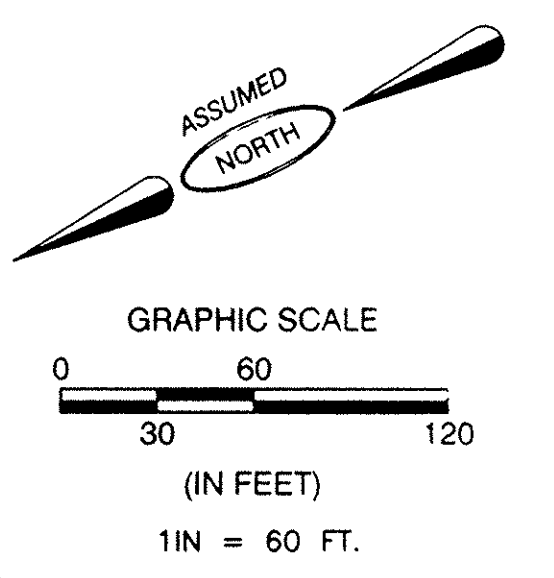
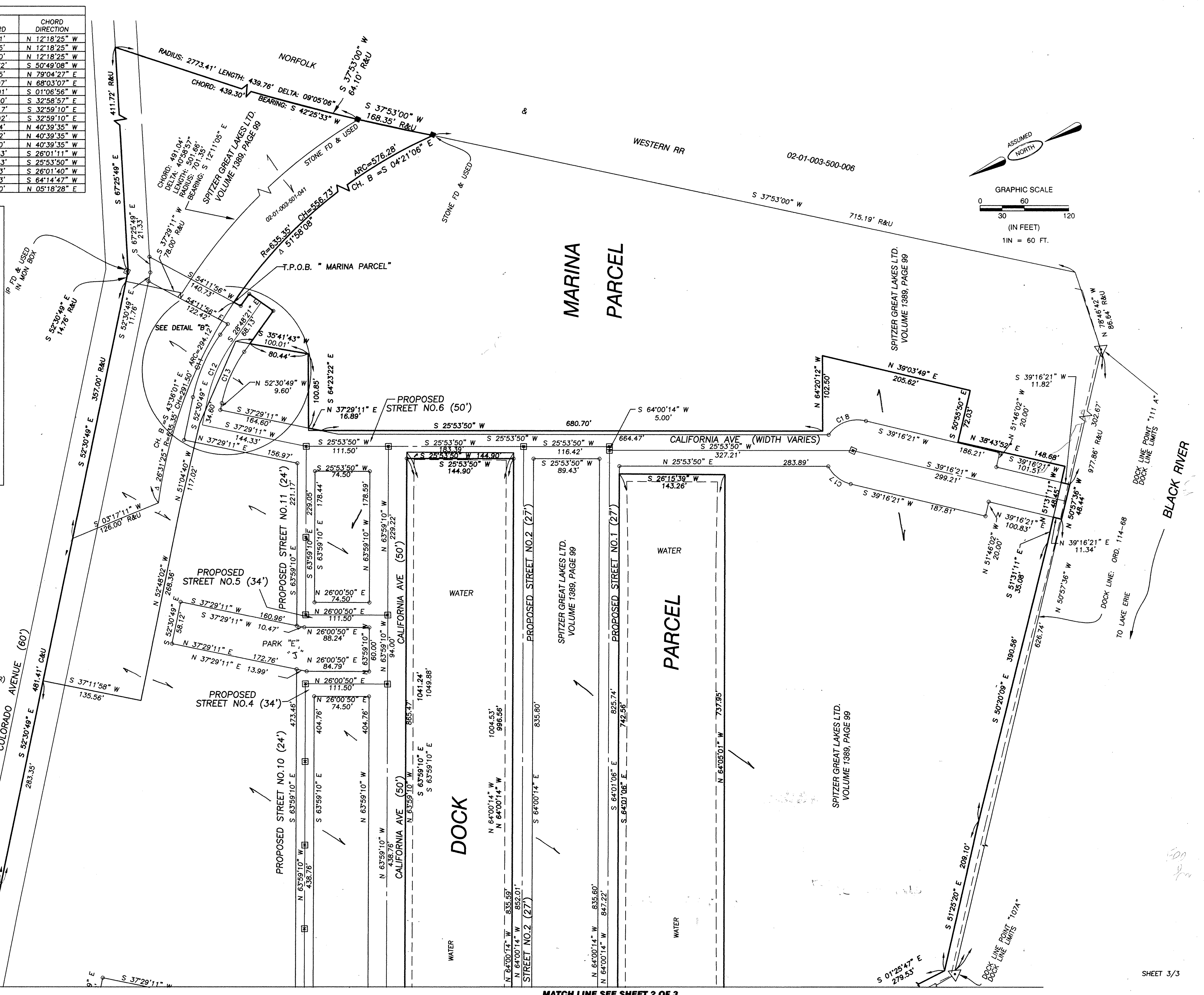
02-01-003-116-008	1.0359 AC. (PART OF)
02-01-003-116-009	2.2272 AC.
02-01-003-501-041	1.6484 AC.
02-01-003-116-011	0.3177 AC. (PARK A)
02-01-003-116-012	1.0173 AC. (PARK B)
02-01-003-116-013	0.6366 AC. (PARK C)
02-01-003-116-014	0.2666 AC. (PARK D)
02-01-003-116-015	0.3581 AC. (PARK E)
02-01-003-900-004	9.2066 AC. (STREET)
02-01-003-116-016	20.8921 AC./20.8870 AC. CORRECTED (REMAINDER)
TOTAL	37.6014 AC.

PARCELS OUT OF PLAT

PARK F	0.3200 AC.
PARK G	1.0154 AC.
PARK H	0.4985 AC.
PARK I	0.2659 AC.
PARK J	0.3581 AC.
STREET	9.4888 AC.
REMAINDER	25.6547 AC. - s/l 1
TOTAL	37.6014 AC.

ACERAGE IN ORIGINAL LOTS

ORIGINAL LOT NO. 1	2.6000 AC.
ORIGINAL LOT NO. 2	4.1163 AC.
ORIGINAL LOT NO. 3	30.8851 AC.
TOTAL	37.6014 AC.



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MATCH LINE SEE SHEET 2 OF 3