

RIVERFRONT URBAN RENEWAL SUBDIVISION

ORIGINAL BLACK RIVER TOWNSHIP LOTS 2 & 3, TRACT 1 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SPITZER GREAT LAKES LTD., OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE RIVERFRONT URBAN RENEWAL SUBDIVISION, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATED FOREVER TO PUBLIC USE THE STREETS, PARKS, EASEMENTS AND BLOCK "A" AS SHOWN HEREON.

Alan Spitzer 2/27/02
ALAN SPITZER DATE
SPITZER GREAT LAKES LTD. CO.

Catherine V. Schuster 2/27/02
WITNESS 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 27th DAY OF FEBRUARY, 2002.

Deborah A. Niska
NOTARY PUBLIC
DEBORAH A. NISKA, Notary Public
State of Ohio
My Comm. Exp. 1/1/04
MY COMMISSION EXPIRES



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ZAREMBA, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE RIVERFRONT URBAN RENEWAL SUBDIVISION, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATED FOREVER TO PUBLIC USE THE STREETS, PARKS, EASEMENTS AND BLOCK "A" AS SHOWN HEREON.

Nathan Zarembo 2-27-02
NATHAN ZAREMBA DATE
ZAREMBA BLACK RIVER DEVELOPMENT L.L.C.

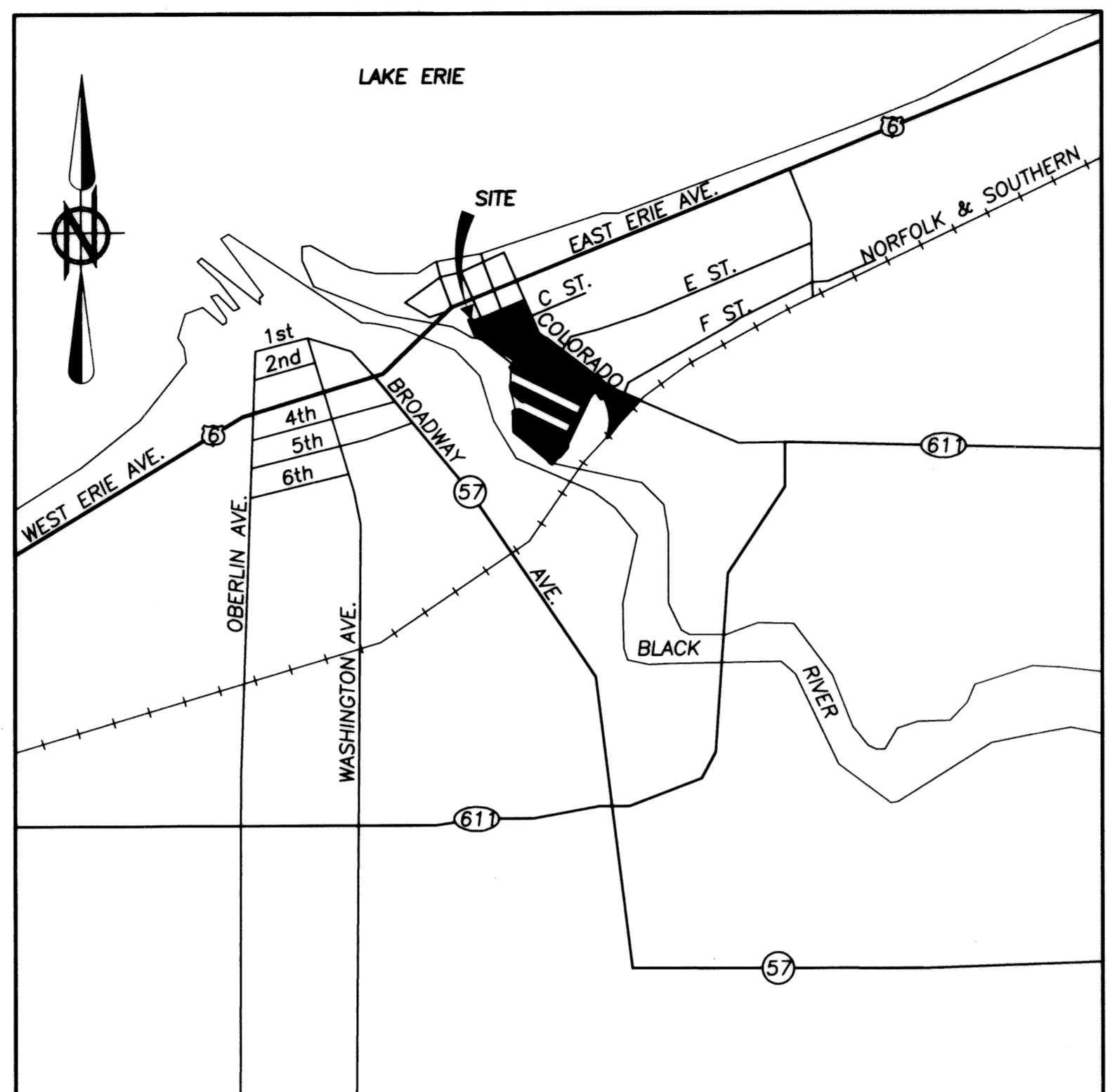
Donna 2-27-02
WITNESS DATE

STATE OF OHIO S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Nathan Zarembo
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 27th DAY OF FEBRUARY, 2002.

Linda L. Gafreau
NOTARY PUBLIC
LINDA L. GAUREAU, Notary Public, State of Ohio
My Commission Expires Jan. 6, 2004
MY COMMISSION EXPIRES

UTILITY EASEMENT

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY AND CENTURYTEL, THEIR SUCCESSORS AND ASSIGNS A PERMANENT RIGHT OF WAY AND EASEMENT OVER THE LANDS AS SHOWN ON THE RECORDED PLAT DRAWINGS. ALSO, WE, DO HEREBY GRANT UNTO OHIO EDISON COMPANY AND CENTURYTEL, THEIR SUCCESSORS AND ASSIGNS A PERMANENT RIGHT OF WAY AND EASEMENT WITHIN STREET AND ALLEY RIGHT-OF-WAYS AS SHOWN ON THE RECORDED PLAT DRAWINGS. SAID EASEMENT SHALL BE USED TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS OR MANHOLES AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREOF, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT.



LOCATION MAP SCALE: 1 IN. = 1/2 MI.

- LEGEND
- IRON PIN FOUND AS INDICATED
 - MONUMENT BOX
 - 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL"

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 20 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD
at 10:00 clock P.M. in 2nd RECORD
VOL. 71 MARY ANN JAMISON
PAGE 34 Lorain County Recorder
35, 36, 37 incl. Box 127B/West 2 mile

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE "RIVERFRONT URBAN RENEWAL SUBDIVISION" AS SHOWN HEREON CONTAINING 14.5152 ACRES OF LAND IN ORIGINAL LOTS 2 & 3, TRACT 1 OF ORIGINAL BLACK RIVER TOWNSHIP, LORAIN CITY, LORAIN COUNTY, STATE OF OHIO. AT ALL POINTS THUSLY INDICATED ○, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ●, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. 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. ALL OF WHICH I CERTIFY TO BE CORRECT.

Michael C. Bramhall 2/27/02
MICHAEL C. BRAMHALL, P.E., P.S. DATE
REGISTERED SURVEYOR NUMBER 8073



AREA IN O.L. 2	2.1670 AC.
AREA IN O.L. 3	12.3482 AC.
TOTAL AREA IN SUBDIVISION	14.5152 AC.

PARK "A"	0.3783 AC.	AREA IN PARKS	2.9774 AC.
PARK "B"	0.3228 AC.	AREA IN 9 SUBLOTS	3.1799 AC.
PARK "C"	0.5071 AC.	AREA IN RIGHT-OF-WAY	8.1447 AC.
PARK "D"	1.1210 AC.	AREA IN BLOCK A	0.1796 AC.
PARK "E"	0.3005 AC.	AREA IN BLOCK B	0.0336 AC.
PARK "F"	0.3477 AC.	TOTAL AREA IN SUBDIVISION	14.5152 AC.
TOTAL AREA IN PARKS	2.9774 AC.		

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

CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE RIVERFRONT URBAN RENEWAL SUBDIVISION AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Patrick A. McGannon 3-07-02
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 SUBDIVISION WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NUMBER 15-02 PASSED THIS 4th DAY OF FEBRUARY, 2002.

Nancy Greer 3-7-02
NANCY GREER DATE
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE RIVERFRONT URBAN RENEWAL SUBDIVISION IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Craig Foltn 3/7/02
CRAIG FOLTIN DATE
CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION

LAW DIRECTOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE RIVERFRONT URBAN RENEWAL SUBDIVISION IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Mark R. Provenza 3/7/02
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 CITY ACCEPTS THE DEDICATION TO PUBLIC USE PARKS AS SHOWN HEREON.

Craig Miller 3/7/02
CRAIG MILLER DATE
DIRECTOR OF PUBLIC SAFETY/SERVICE

RIVERFRONT URBAN RENEWAL PLAN - CITY PUBLIC IMPROVEMENTS (PHASE I) DEDICATION PLAT AS RECORDED IN VOLUME 67, PAGES 4, 5 & 6 OF LORAIN COUNTY PLAT RECORDS.

RIVERFRONT URBAN RENEWAL PLAN - CITY PUBLIC IMPROVEMENTS (PHASE I) DEDICATION PLAT (REPLAT) AS RECORDED IN VOLUME 67, PAGES 28, 29 & 30 OF LORAIN COUNTY PLAT RECORDS.

HAVE BEEN VACATED BY THE COUNCIL OF THE CITY OF LORAIN BY: ORDINANCE NUMBER 14-02 PASSED THIS FOURTH DAY OF FEBRUARY, 2002 AND ARE TO BE DELETED BY THE TRANSFER AND RECORDING OF THIS PLAT.

REVISED METES AND BOUNDS OF PARK LANDS BY THE COUNCIL OF THE CITY OF LORAIN BY: ORDINANCE NUMBER 26-02 PASSED THIS FOURTH DAY OF MARCH, 2002.

SPITZER 99049-PH1-PH1-PLAT-PH1-REV3-SHEET.DWG - MODEL 2/26/02

RIVERFRONT URBAN RENEWAL SUBDIVISION

ORIGINAL BLACK RIVER TOWNSHIP LOTS 2 & 3, TRACT 1
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

REMAINDER OF PARCEL
SPITZER GREAT LAKES LTD.
VOLUME 1389, PAGE 99
0.1338 AC.

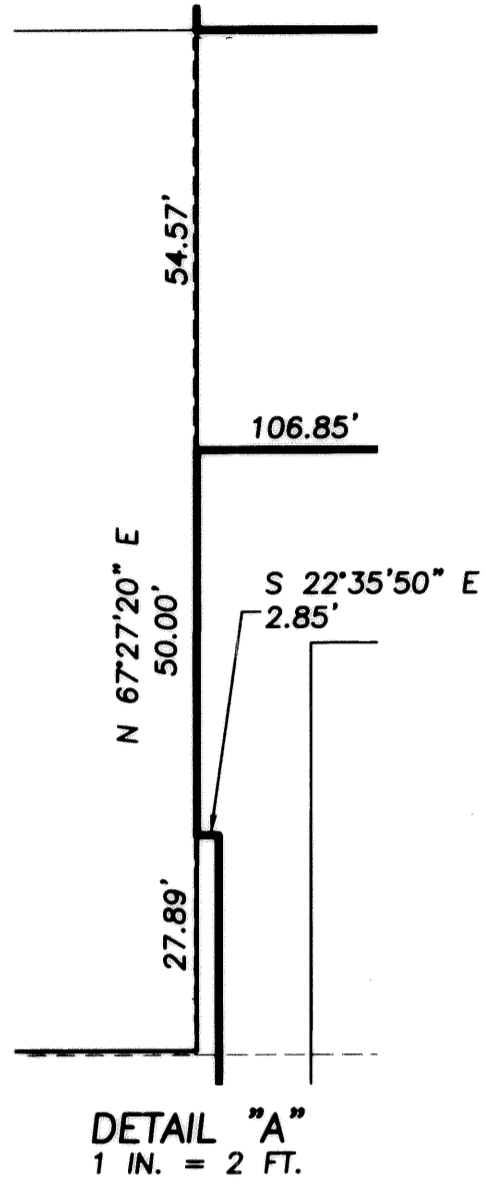
REMAINDER OF PARCEL
SPITZER GREAT LAKES LTD.
VOLUME 1389, PAGE 99
8.9874 ACRES

REMAINDER OF PARCEL
SPITZER GREAT LAKES LTD.
VOLUME 1389, PAGE 99
1.2458 ACRES (O.L. 2)

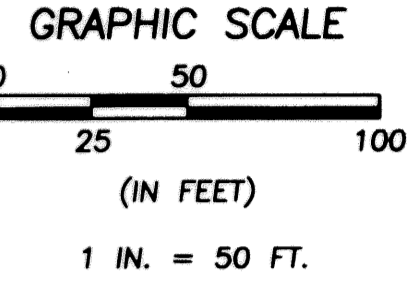
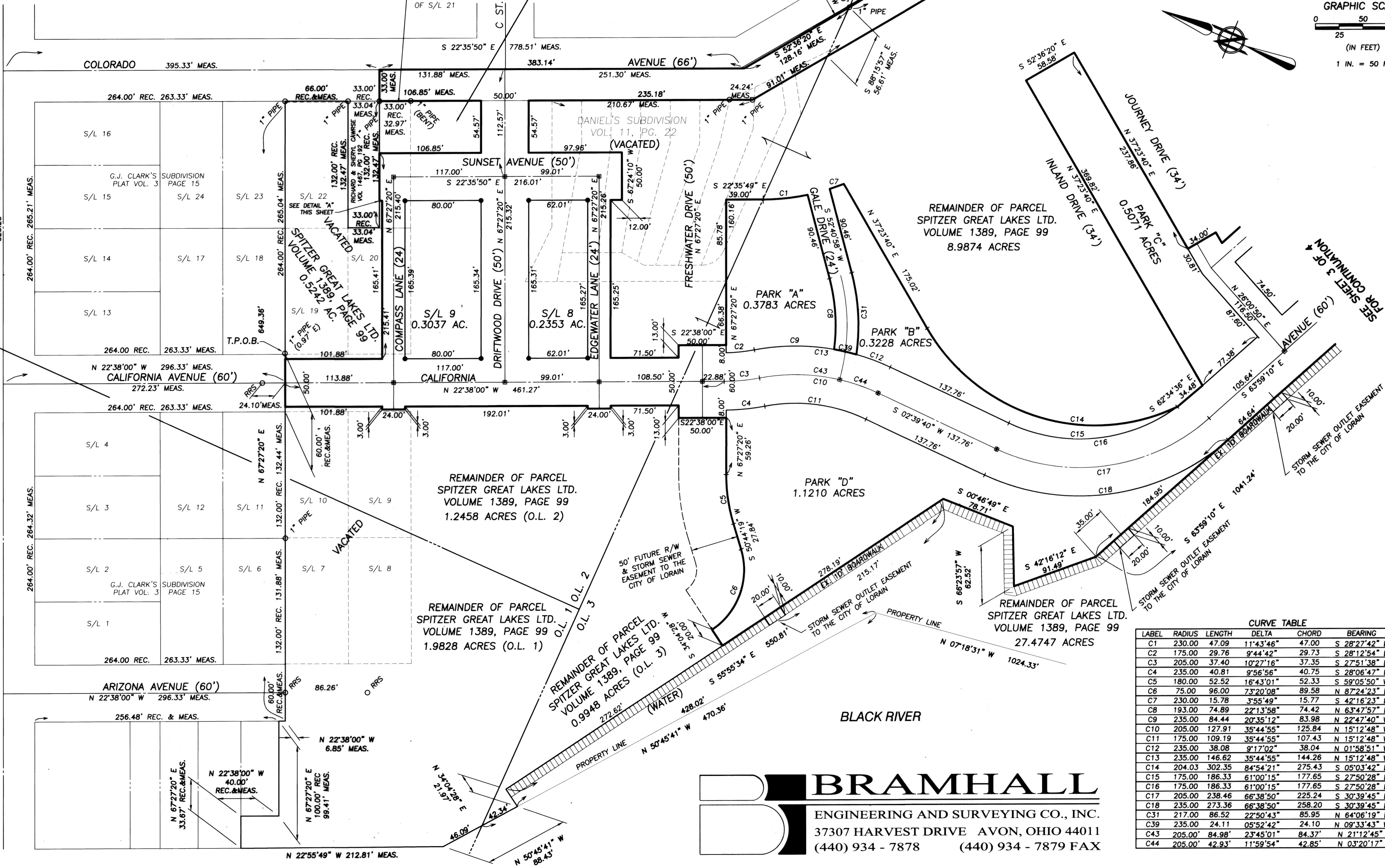
REMAINDER OF PARCEL
SPITZER GREAT LAKES LTD.
VOLUME 1389, PAGE 99
1.9828 ACRES (O.L. 1)

REMAINDER OF PARCEL
SPITZER GREAT LAKES LTD.
VOLUME 1389, PAGE 99
0.9948 ACRES (O.L. 3)

REMAINDER OF PARCEL
SPITZER GREAT LAKES LTD.
VOLUME 1389, PAGE 99
27.4747 ACRES



ERIE AVENUE (66')



CURVE TABLE

LABEL	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	230.00	47.09	11°43'46"	47.00	S 28°27'42" E	23.63
C2	175.00	29.76	9°44'42"	29.73	S 28°12'54" E	14.92
C3	205.00	37.40	10°27'16"	37.35	S 27°51'38" E	18.75
C4	235.00	40.81	9°56'56"	40.75	S 28°06'47" E	20.45
C5	180.00	52.52	16°43'01"	52.33	S 59°05'50" W	26.45
C6	75.00	96.00	73°20'08"	89.58	N 87°24'23" E	55.84
C7	230.00	15.78	3°55'49"	15.77	S 42°16'23" E	7.89
C8	193.00	74.89	22°13'58"	74.42	N 63°47'57" E	37.92
C9	235.00	84.44	20°35'12"	83.98	S 22°47'40" W	42.68
C10	205.00	127.91	35°44'55"	125.84	N 15°12'48" W	66.11
C11	175.00	109.19	35°44'55"	107.43	N 15°12'48" W	56.44
C12	235.00	38.08	9°17'02"	38.04	N 01°58'51" W	19.08
C13	235.00	146.62	35°44'55"	144.26	N 15°12'48" W	75.79
C14	204.03	302.35	84°54'21"	275.43	S 05°03'42" E	186.65
C15	175.00	186.33	61°00'15"	177.65	S 27°50'28" E	103.09
C16	175.00	186.33	61°00'15"	177.65	S 27°50'28" E	103.09
C17	205.00	238.46	66°38'50"	225.24	S 30°39'45" E	134.78
C18	235.00	273.36	66°38'50"	258.20	S 30°39'45" E	154.50
C31	217.00	86.52	22°50'43"	85.95	N 64°06'19" E	43.84
C39	235.00	24.11	05°52'42"	24.10	N 09°33'43" W	12.07
C43	205.00	84.98	23°45'01"	84.37	N 21°12'45" W	43.11
C44	205.00	42.93	11°59'54"	42.85	N 03°20'17" W	21.54

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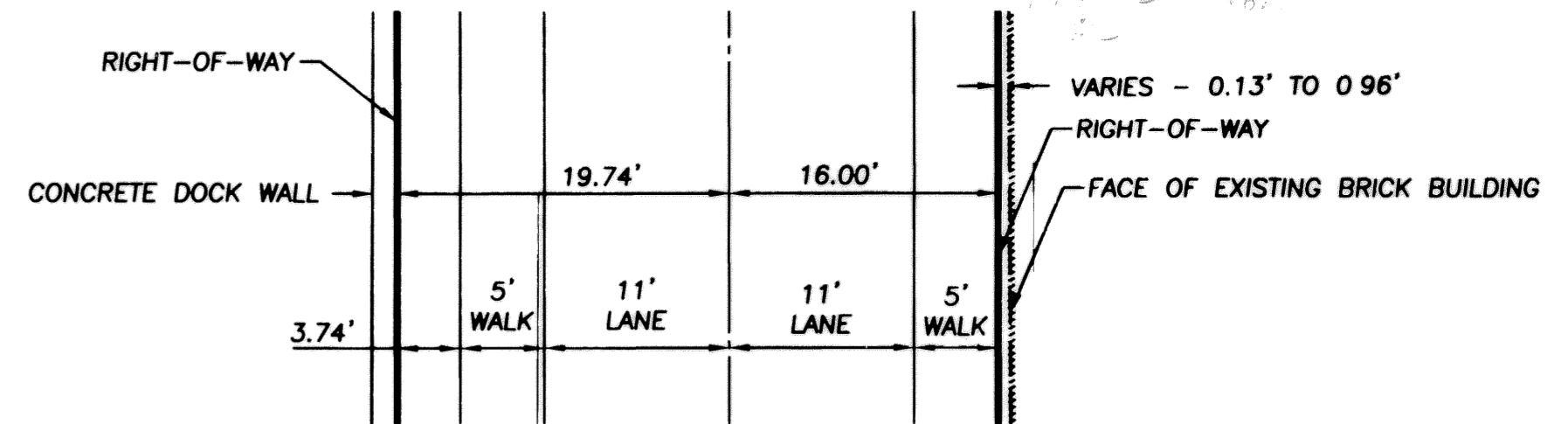
SPITZER 99649-PH1-PH1-PLAT-PH1-REV3-SHEET2.DWG [LAYOUT] 2/28/09

817452

817452 #1814

RIVERFRONT URBAN RENEWAL SUBDIVISION

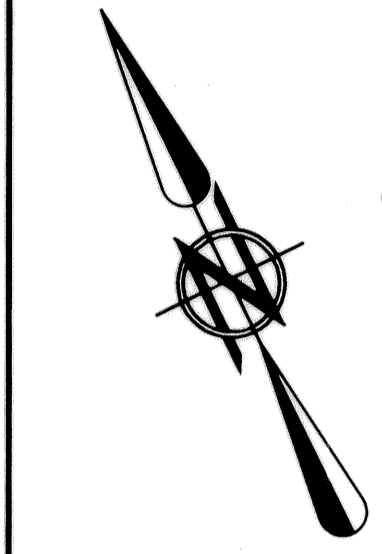
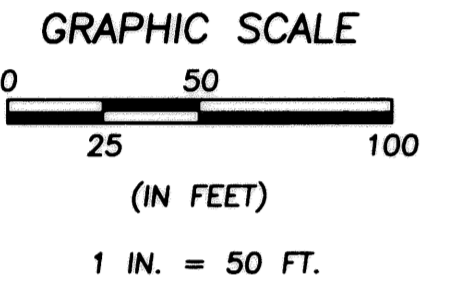
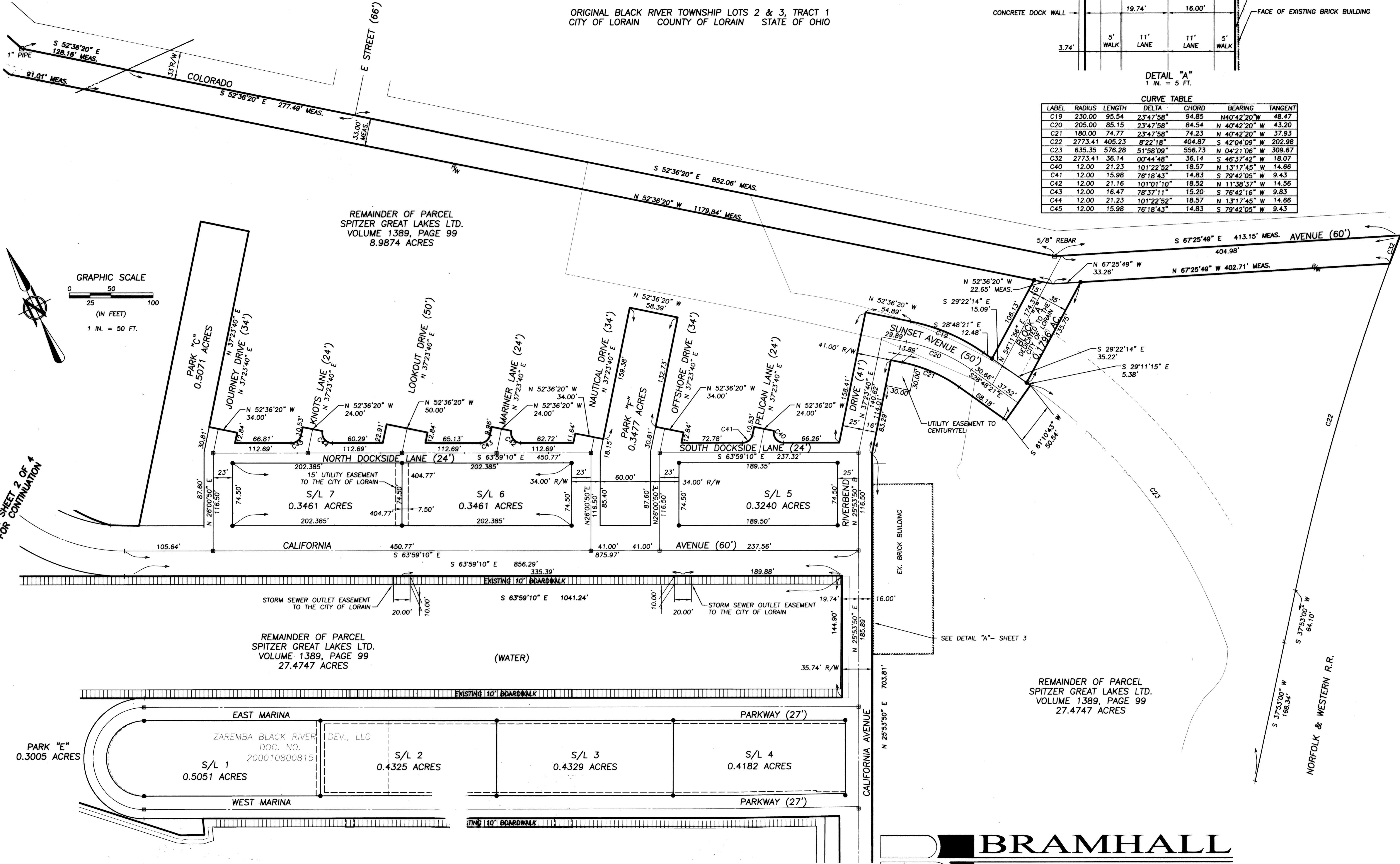
ORIGINAL BLACK RIVER TOWNSHIP LOTS 2 & 3, TRACT 1
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO



DETAIL "A"
1 IN. = 5 FT.

CURVE TABLE

LABEL	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C19	230.00	95.54	23°47'58"	94.85	N40°42'20"W	48.47
C20	205.00	85.15	23°47'58"	84.54	N 40°42'20" W	43.20
C21	180.00	74.77	23°47'58"	74.23	N 40°42'20" W	37.93
C22	2773.41	405.23	8°22'18"	404.87	S 42°04'09" W	202.98
C23	635.35	576.28	51°58'09"	556.73	N 04°21'06" W	309.67
C32	2773.41	36.14	00°44'48"	36.14	S 46°37'42" W	18.07
C40	12.00	21.23	101°22'52"	18.57	N 13°17'45" W	14.66
C41	12.00	15.98	76°18'43"	14.83	S 79°42'05" W	9.43
C42	12.00	21.16	101°01'10"	18.52	N 11°38'37" W	14.56
C43	12.00	16.47	78°37'11"	15.20	S 76°42'16" W	9.83
C44	12.00	21.23	101°22'52"	18.57	N 13°17'45" W	14.66
C45	12.00	15.98	76°18'43"	14.83	S 79°42'05" W	9.43



SEE SHEET 2 OF 4 FOR CONTINUATION

SEE SHEET 4 OF 4 FOR CONTINUATION

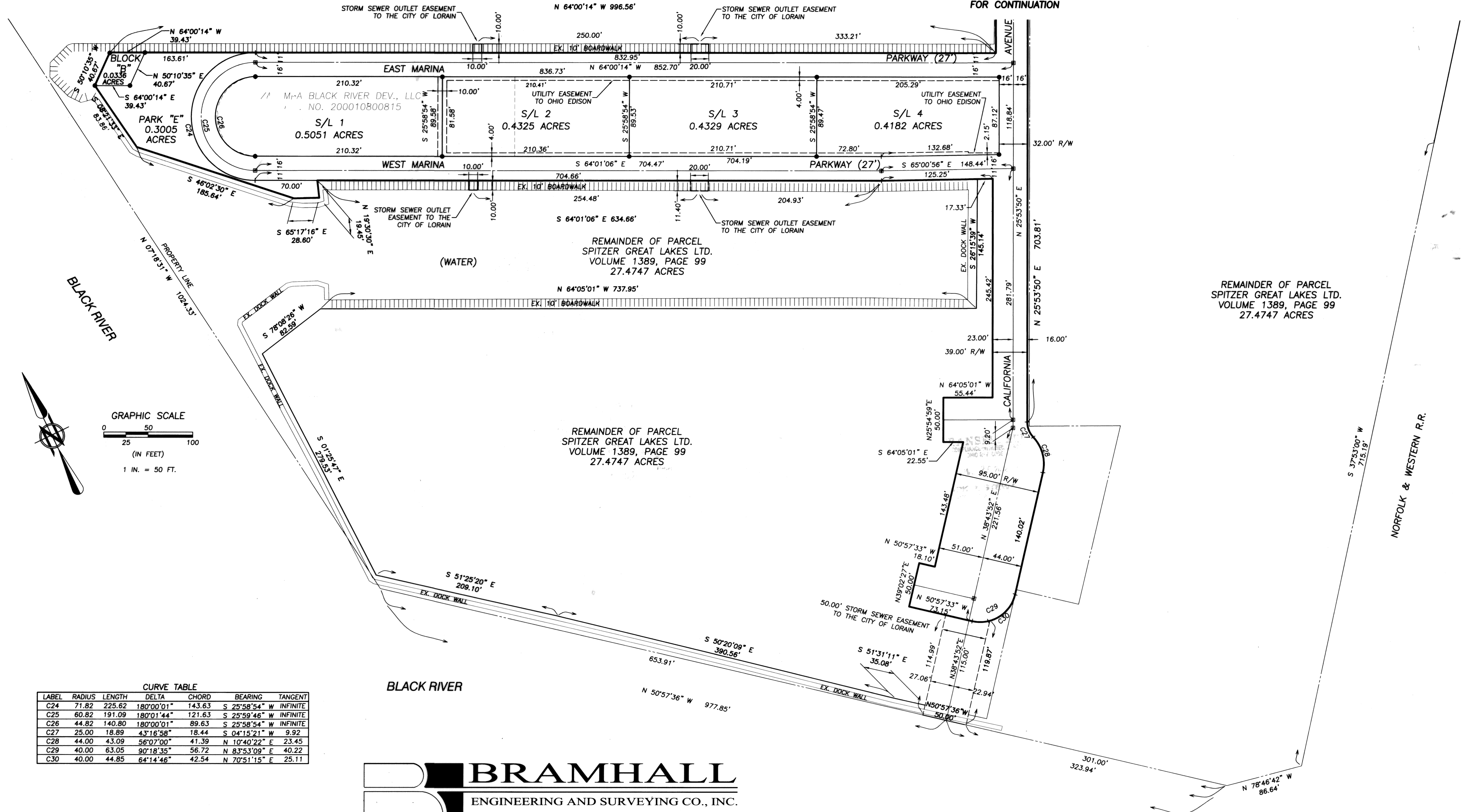
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ENGINEERING AND SURVEYING CO., INC.
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SPITZER 199849-PH1-PLAT-PH1-REV3-SHEETS.DWG [LAYOUT] 2/28/02

RIVERFRONT URBAN RENEWAL SUBDIVISION

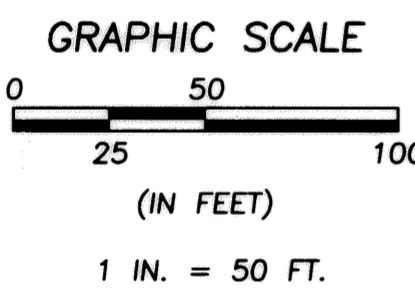
ORIGINAL BLACK RIVER TOWNSHIP LOTS 2 & 3, TRACT 1
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SEE SHEET 3 OF 4
FOR CONTINUATION



REMAINDER OF PARCEL
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VOLUME 1389, PAGE 99
27.4747 ACRES

REMAINDER OF PARCEL
SPITZER GREAT LAKES LTD.
VOLUME 1389, PAGE 99
27.4747 ACRES



CURVE TABLE

LABEL	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C24	71.82	225.62	180°00'01"	143.63	S 25°58'54" W	INFINITE
C25	60.82	191.09	180°01'44"	121.63	S 25°59'46" W	INFINITE
C26	44.82	140.80	180°00'01"	89.63	S 25°58'54" W	INFINITE
C27	25.00	18.89	43°16'58"	18.44	S 04°15'21" W	9.92
C28	44.00	43.09	56°07'00"	41.39	N 10°40'22" E	23.45
C29	40.00	63.05	90°18'35"	56.72	N 83°53'09" E	40.22
C30	40.00	44.85	64°14'46"	42.54	N 70°51'15" E	25.11

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SPITZER 99649-PH1\PH1-PLAN\PH1-REV\3 SHEET4.DWG [LAYOUT] 2/02