

HARBOR WALK ON THE BLACK RIVER NO. 3

BEING SUBLOTS 30-45 INCLUSIVE

ORIGINAL BLACK RIVER TOWNSHIP LOT 3, TRACT 1, CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO
AND BEING THE RESUBDIVISION OF SUBLOT 2, IN RIVERFRONT URBAN RENEWAL SUBDIVISION
AS RECORDED IN VOLUME 71, PAGES 34-37 OF LORAIN COUNTY PLAT RECORDS

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ZAREMBA BLACK RIVER DEVELOPMENT, LLC, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE HARBOR WALK ON THE BLACK RIVER, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATED FOREVER TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS AS SHOWN HEREON.

Nathan Zarembo 12-10-02
NATHAN ZAREMBA DATE
ZAREMBA BLACK RIVER DEVELOPMENT, LLC

Linda J. Mengelkamp 12-10-02
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*
ZAREMBA BLACK RIVER DEVELOPMENT, LLC 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 10 DAY OF December 2002.

Linda J. Mengelkamp
NOTARY PUBLIC
MY COMMISSION EXPIRES April 19, 2006

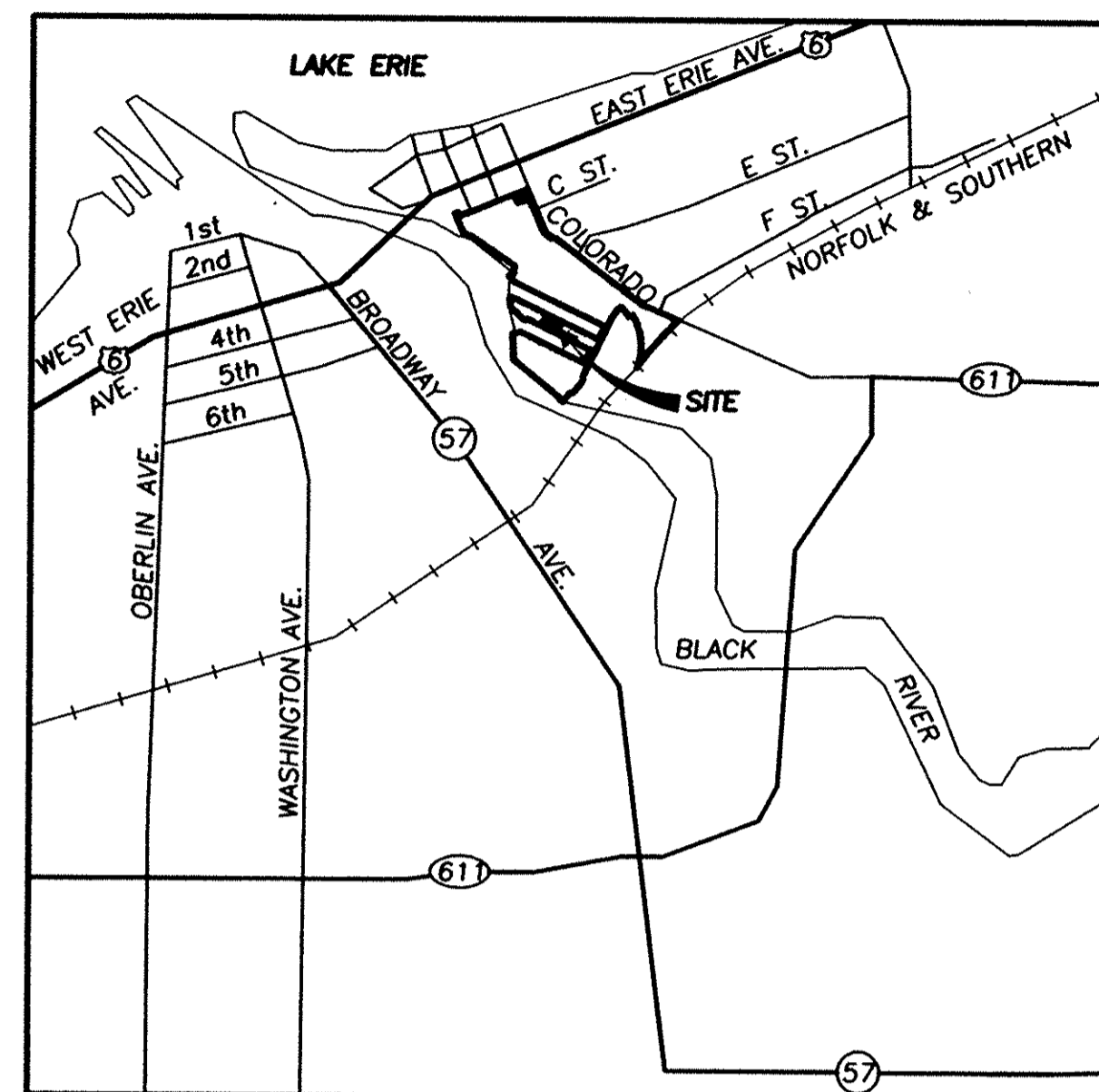
MORTGAGE CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED HUNTINGTON NATIONAL BANK, HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN THIS PLAT OF THE HARBOR WALK ON THE BLACK RIVER, 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.

A. Gerald Perry
HUNTINGTON NATIONAL BANK

STATE OF OHIO S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR *A. Gerald Perry*
LEGAL REPRESENTATIVE OF HUNTINGTON NATIONAL 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 11 DAY OF December 2002.

Linda J. Mengelkamp
NOTARY PUBLIC
MY COMMISSION EXPIRES April 19, 2006

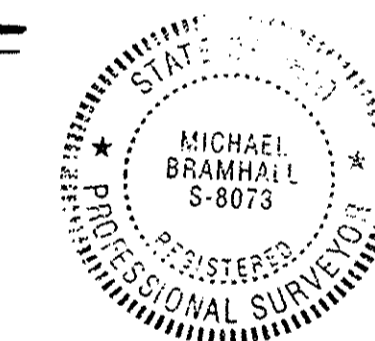


LOCATION MAP SCALE: 1 IN. = 1/2 MI.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE "HARBOR WALK ON THE BLACK RIVER" BEING SUBLOTS 30-45 INCLUSIVE AS SHOWN HEREON CONTAINING 0.4325 ACRES OF LAND IN ORIGINAL LOT 3, TRACT 1 OF ORIGINAL BLACK RIVER TOWNSHIP, LORAIN CITY, LORAIN COUNTY, STATE OF OHIO AND BEING THE RESUBDIVISION OF SUBLOT 2 IN RIVERFRONT URBAN RENEWAL SUBDIVISION AS RECORDED IN VOLUME 71, PAGES 34-37 OF LORAIN COUNTY PLAT RECORDS. AT ALL POINTS THUSLY INDICATED O, 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 12-6-02
MICHAEL C. BRAMHALL, P.E., P.S. DATE
REGISTERED SURVEYOR NUMBER 8073



CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF THE HARBOR WALK ON THE BLACK RIVER AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Patrick A. McGannon 12-13-02
PATRICK A. MCGANNON, P.S. DATE
ADMINISTRATIVE DIRECTOR OF ENGINEERING

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE HARBOR WALK ON THE BLACK RIVER WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY

ORDINANCE NO. 199.02
PASSED THIS 2 DAY OF DECEMBER, 2002.
Nancy Greer 12-12-02
NANCY GREER DATE
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE HARBOR WALK ON THE BLACK RIVER IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Craig Foltin 12-14-02
CRAIG FOLTIN DATE
CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION

LAW DIRECTOR

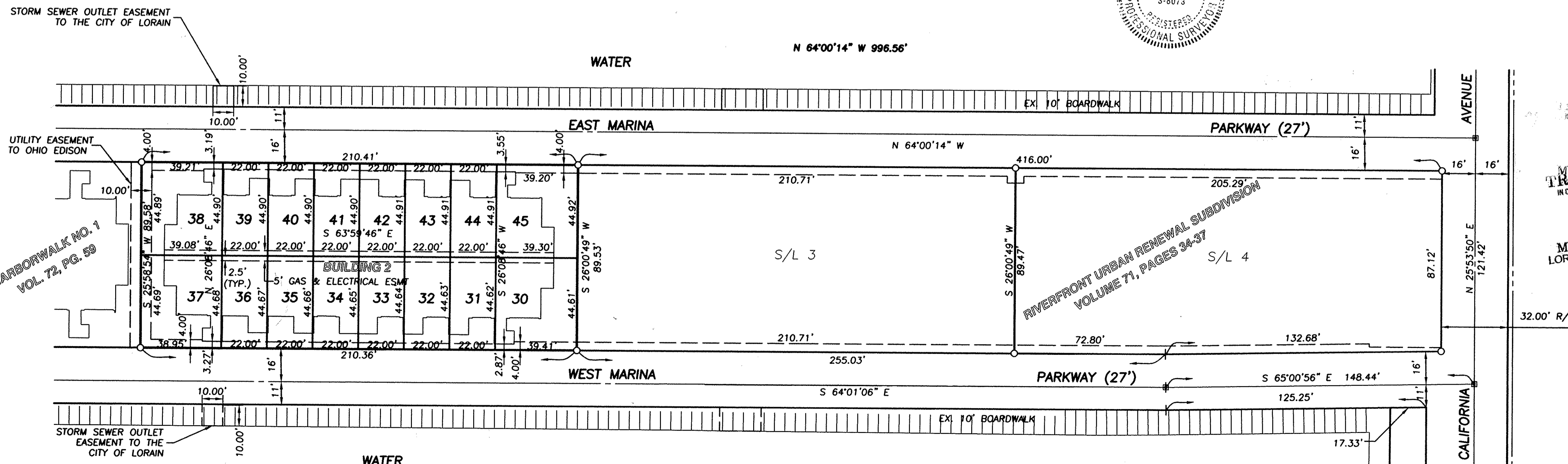
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE HARBOR WALK ON THE BLACK RIVER IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Mark R. Provenza 12-11-02
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 12/14/02
CRAIG MILLER DATE
DIRECTOR OF PUBLIC SAFETY/SERVICE



LEGEND

- MONUMENT BOX
- 5/8" REBAR FOUND WITH CAP STAMPED "BRAMHALL"
- LIMITS OF BUILDING

ACREAGE TABLE

SUBLOT	AREA (SQ.FT.)	AREA (AC.)
30	1755.88	0.0403
31	981.81	0.0225
32	982.00	0.0225
33	982.19	0.0225
34	982.38	0.0225
35	982.57	0.0226
36	982.75	0.0226
37	1743.38	0.0400
38	1757.35	0.0403
39	987.73	0.0227
40	987.80	0.0227
41	987.86	0.0227
42	987.93	0.0227
43	987.99	0.0227
44	988.06	0.0227
45	1763.03	0.0405

TRANSFERRED
IN COMPLIANCE WITH SEC. 519-202
OHIO REV. CODE
DEC 27 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR

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 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.

BRAMHALL

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