

RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 2

BEING SUBLOTS 10 - 20 INCLUSIVE

PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBERS 1,2 & 3, TRACT 1; CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND BEING THE RESUBDIVISION OF PART OF SUBLOT NUMBERS 1,4,20,&21 AND ALL OF SUBLOT NUMBERS 2,3,5,6,7,8,9,10,11,12,13,15,16,17,18,19,22,23 & 24 IN THE G.J. CLARK'S SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 15 AND PART OF PARK "D" IN THE RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 1, AS RECORDED IN VOLUME 71, PAGES 34-37 OF LORAIN COUNTY PLAT RECORDS

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 NO. 2, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATED FOREVER TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS AS SHOWN HEREON.

Anthony B. Giardini, Ass't Sec. 4-25-03
 ANTHONY B. GIARDINI DATE
 SPITZER GREAT LAKES LTD. CO.

Catherine V. Schuster 4-25-03
 WITNESS DATE

STATE OF OHIO S.S.
 LORAIN COUNTY
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Anthony B. Giardini

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 25th DAY OF April, 2003

Held Jon
 NOTARY PUBLIC



MY COMMISSION EXPIRES Jan. 28, 2008
 HELEN S. JEDDORO, Notary Public
 State of Ohio
 My Comm. Exp. Jan 28, 2008

UTILITY EASEMENT

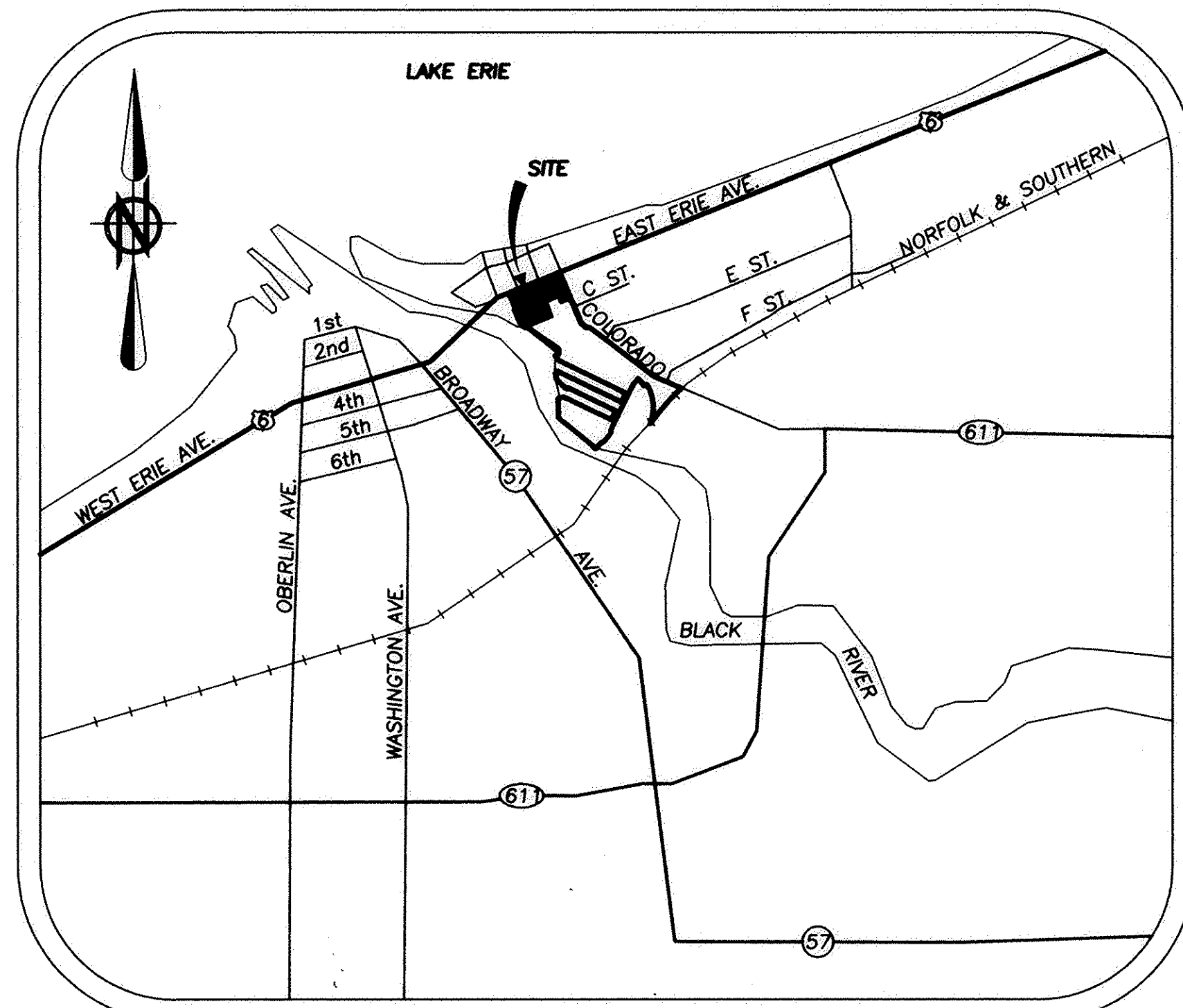
WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY AND CENTURYTEL, THEIR SUCCESSORS AND ASSIGNS A PERMANENT RIGHT OF WAY AND EASEMENT OVER THE LANDS AS SHOWN ON THE RECORDED PLAT DRAWINGS. ALSO, WE, DO HEREBY GRANT UNTO OHIO EDISON COMPANY AND CENTURYTEL, THEIR SUCCESSORS 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.

LEGEND

- IRON PIN FOUND AS INDICATED
- ☒ MONUMENT BOX
- 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL"
- P.K.S. PK NAIL SET

AREA IN O.L. 1	2.2083 AC.
AREA IN O.L. 2	4.2765 AC.
AREA IN O.L. 3	0.8925 AC.
TOTAL AREA IN SUBDIVISION	7.3773 AC.

II	
AREA IN 10 SUBLOTS	3.4455 AC.
AREA IN RIGHT-OF-WAY	3.2838 AC.
AREA IN BLOCK C	0.0636 AC.
AREA IN BLOCK D	0.0486 AC.
AREA IN BLOCK E	0.2005 AC.
AREA IN BLOCK F	0.3353 AC.
TOTAL AREA IN SUBDIVISION	7.3773 AC.



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

RECEIVED FOR RECORD
 11:15 AM APR 25 2003
 716 HERTZ RD. NEWBORN
 PAGE 74 OF 75
 90-10-111
 Box: L.C.T.E. / L.A.M.

TRANSFERRED
 APR 23 2003
 JAMES R. EDWARDS
 COMMERCIAL ADJUTOR

TRANSFERRED
 APR 23 2003
 JAMES R. EDWARDS
 COMMERCIAL ADJUTOR

FILED
 APR 23 2003
 JAMES R. EDWARDS
 COMMERCIAL ADJUTOR

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "RIVERFRONT URBAN RENEWAL SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 7.3773 ACRES OF LAND OF WHICH 2.2083 ACRES LIE IN ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 1 TRACT 1, 4.2765 ACRES LIE IN ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 2 TRACT 1 AND 0.8925 ACRES LIE IN ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 3 TRACT 1, LORAIN COUNTY, 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 DESCRIBED ANGLES ONLY. THE PLAN REPRESENTS A SURVEY WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF 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 3/14/03
 MICHAEL C. BRAMHALL, P.E., P.S.
 REGISTERED SURVEYOR NUMBER 8073 DATE



CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE RIVERFRONT URBAN RENEWAL SUBDIVISION NO. 2 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Patrick A. McGannon 05-01-03
 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 SUBDIVISION NO. 2 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NUMBER 11-23 PASSED THIS 30th DAY OF February, 2003

Nancy A. Greer 4-29-03
 NANCY GREER DATE
 CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE RIVERFRONT URBAN RENEWAL SUBDIVISION NO. 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Craig Foltin 4-29-03
 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 NO. 2 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Mark R. Provenza 5/1/03
 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 5/1/03
 CRAIG MILLER DATE
 DIRECTOR OF PUBLIC SAFETY/SERVICE

0.0139 OF AN ACRE OF PARK "D" HAS BEEN VACATED BY THE COUNCIL OF THE CITY OF LORAIN BY: ORDINANCE NUMBER 11-03, PASSED THIS SIXTH DAY OF FEBRUARY, 2003 AND ARE TO BE DELETED BY THE TRANSFER AND RECORDING OF THIS PLAT.

I:\021345\DRAWINGS\DWG\PLAT MASTER.DWG

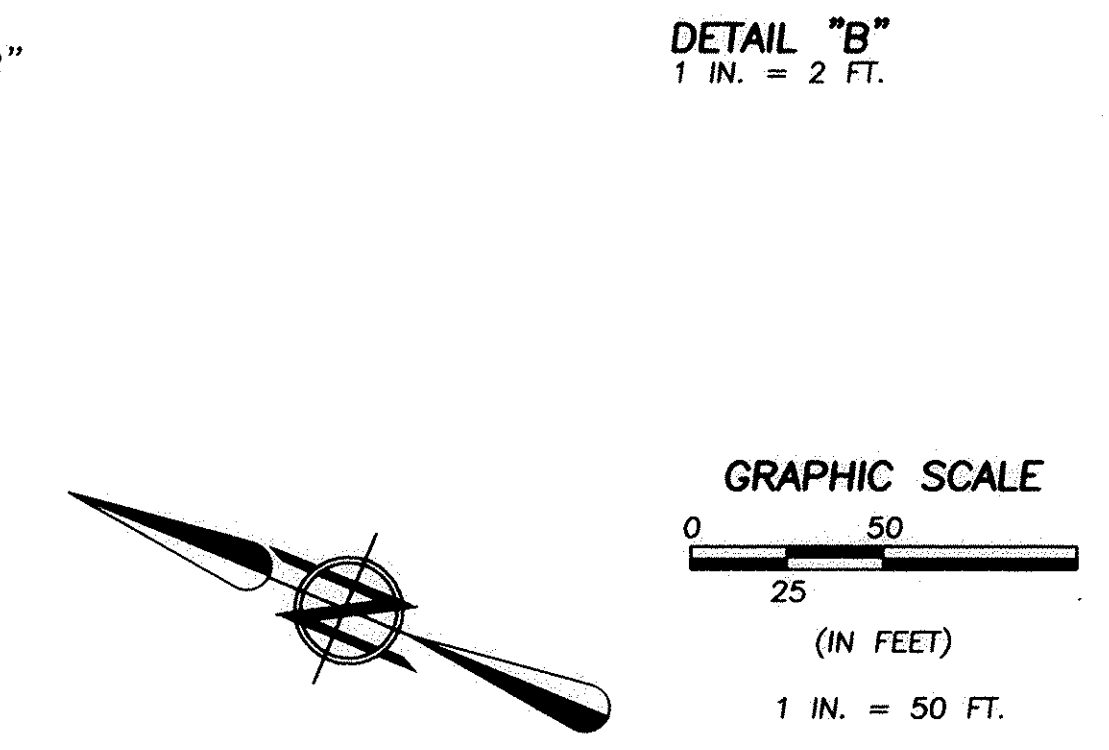
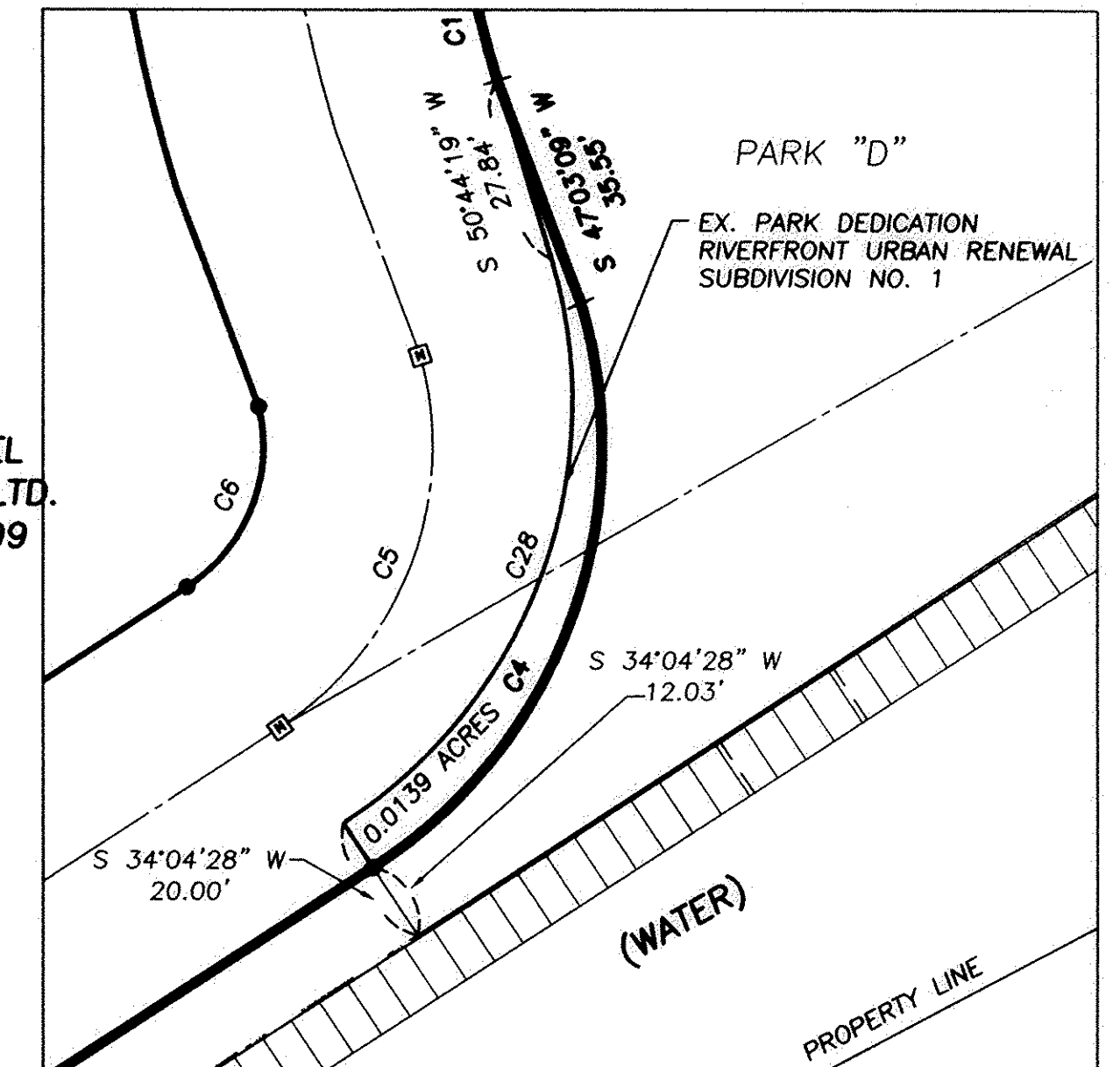
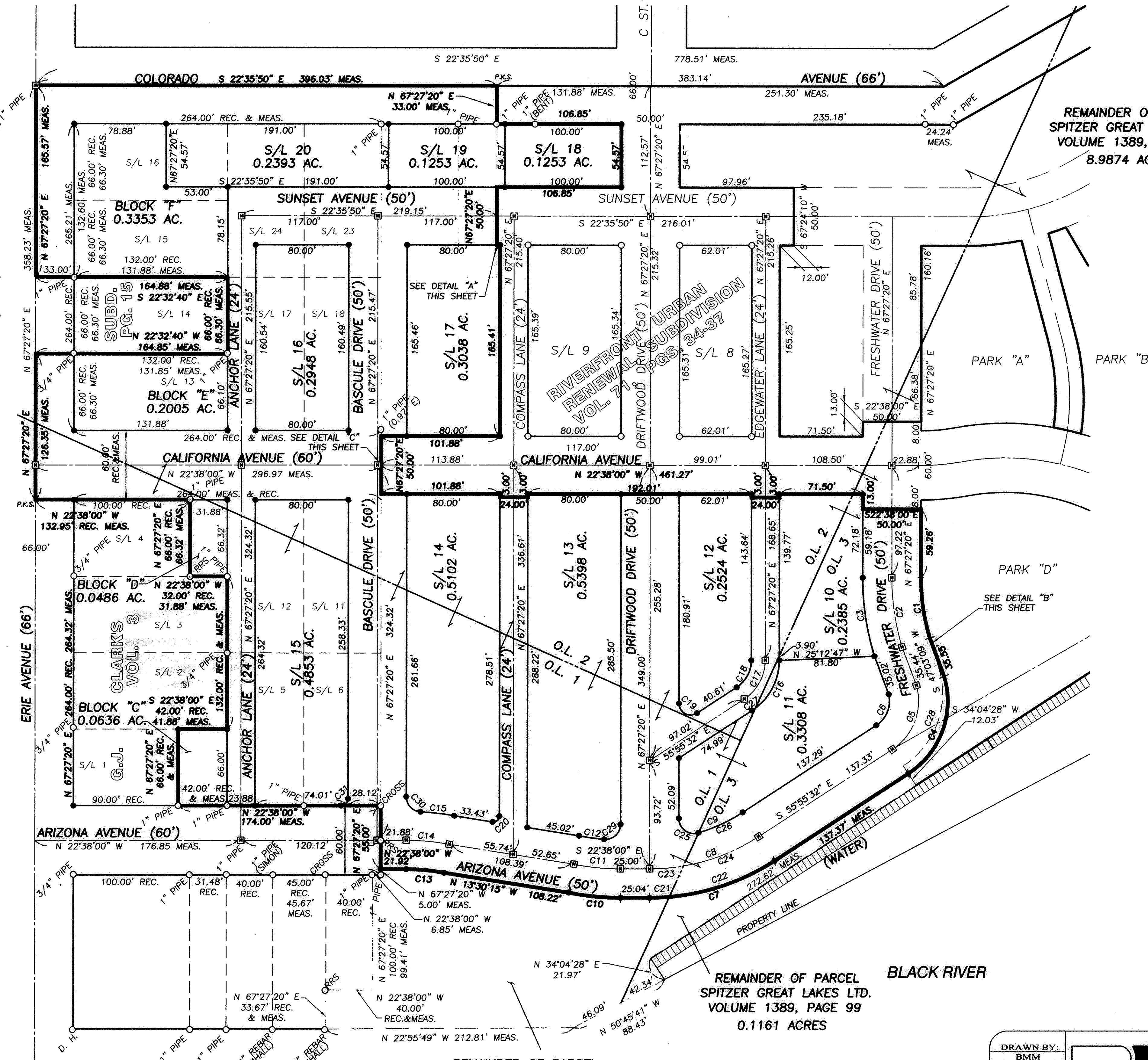
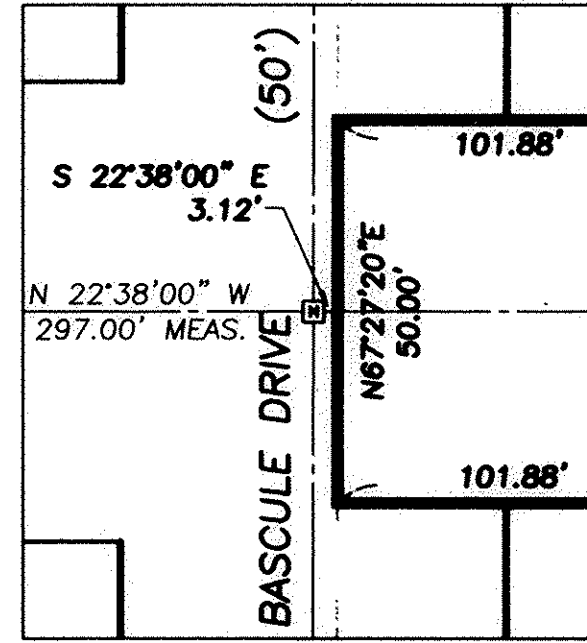
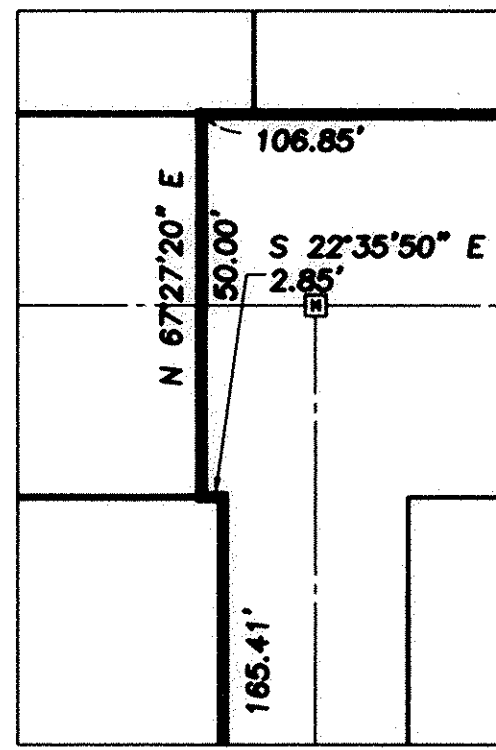
REVISIONS	DATE	BY	DESCRIPTION
	1/17/03	CLH	ISSUED TO CITY FOR REVIEW
	2/14/03	CLH	REVISED PER CITY COMMENTS

DRAWN BY: RLK	BRAMHALL ENGINEERING AND SURVEYING CO., INC. 37307 HARVEST DRIVE AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX WWW.BRAMHALL-ENGINEERING.COM	SHEET 1 of 2
CHECKED BY: MCB		JOB NO. 02-1345-2

RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 2

BEING SUBLOTS 10 - 20 INCLUSIVE

PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBERS 1,2 & 3, TRACT 1; CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND BEING THE RESUBDIVISION OF PART OF SUBLot NUMBERS 1,4,20,&21 AND ALL OF SUBLot NUMBERS 2,3,5,6,7,8,9,10,11,12,13,15,16,17,18,19,22,23 & 24 IN THE G.J. CLARK'S SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 15 AND PART OF PARK "D" IN THE RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 1, AS RECORDED IN VOLUME 71, PAGES 34-37 OF LORAIN COUNTY PLAT RECORDS



CURVE TABLE						
LABEL	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	52.52	180.08	52.33	S59°05'50\"/>	26.45	16°42'34\"/>
C2	60.64	205.00	60.42	S58°58'52\"/>	30.54	16°56'56\"/>
C3	68.81	230.00	68.56	S58°53'04\"/>	34.67	17°08'32\"/>
C4	96.01	75.00	89.59	N87°24'39\"/>	55.85	73°20'40\"/>
C5	63.28	50.00	59.14	N87°49'34\"/>	36.67	72°31'02\"/>
C6	30.83	25.00	28.91	N88°45'52\"/>	17.72	70°39'00\"/>
C7	113.45	197.25	111.89	S39°16'16\"/>	58.34	32°57'13\"/>
C8	99.00	172.25	97.64	S39°16'16\"/>	50.91	32°55'47\"/>
C9	42.10	147.25	41.96	S47°32'21\"/>	21.19	16°22'52\"/>
C10	44.76	225.00	44.69	S16°56'04\"/>	22.45	11°23'52\"/>
C11	40.27	200.00	40.20	S16°51'56\"/>	20.20	11°32'08\"/>
C12	21.75	175.00	21.73	S14°29'30\"/>	10.89	7°07'12\"/>
C13	32.84	175.00	32.79	N17°15'29\"/>	16.47	10°45'03\"/>
C14	37.16	200.00	37.11	N17°18'37\"/>	18.63	10°38'46\"/>
C15	29.11	225.00	29.09	N15°46'52\"/>	14.58	7°24'50\"/>
C16	51.39	52.00	49.32	S84°14'06\"/>	28.01	56°37'08\"/>
C17	39.53	40.00	37.94	S84°14'06\"/>	21.55	56°37'08\"/>
C18	27.67	28.00	26.56	S84°14'06\"/>	15.08	56°37'08\"/>
C19	21.53	10.00	17.61	S05°45'54\"/>	18.56	123°22'52\"/>
C20	8.64	5.00	7.61	S63°01'27\"/>	5.86	99°02'26\"/>
C21	16.86	197.25	16.86	S25°15'05\"/>	8.44	4°53'51\"/>
C22	96.59	197.25	95.63	S41°43'42\"/>	49.28	28°03'22\"/>
C23	29.15	172.25	29.12	S27°39'48\"/>	14.61	9°41'51\"/>
C24	69.84	172.25	69.37	S44°07'42\"/>	35.41	23°13'56\"/>
C25	24.46	13.00	21.01	S13°33'46\"/>	17.82	107°46'33\"/>
C26	41.87	147.23	41.73	S47°34'56\"/>	21.08	16°17'46\"/>
C27	3.69	52.00	3.69	S57°57'38\"/>	1.85	4°04'11\"/>
C28	96.00	75.00	89.58	N87°24'39\"/>	55.84	73°20'08\"/>
C29	21.40	13.00	19.09	N65°17'53\"/>	13.97	9°34'03\"/>
C30	19.73	13.00	17.89	N23°59'01\"/>	12.32	86°56'37\"/>
C31	9.42	6.00	8.48	S67°35'20\"/>	5.99	89°54'40\"/>

DATE	BY	DESCRIPTION
1/17/03	CLH	ISSUED TO CITY FOR REVIEW
2/14/03	CLH	REVISED PER CITY COMMENTS

DRAWN BY: BMM

CHECKED BY: MCB

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX
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SHEET 2 OF 2

JOB NO. 02-1345-2