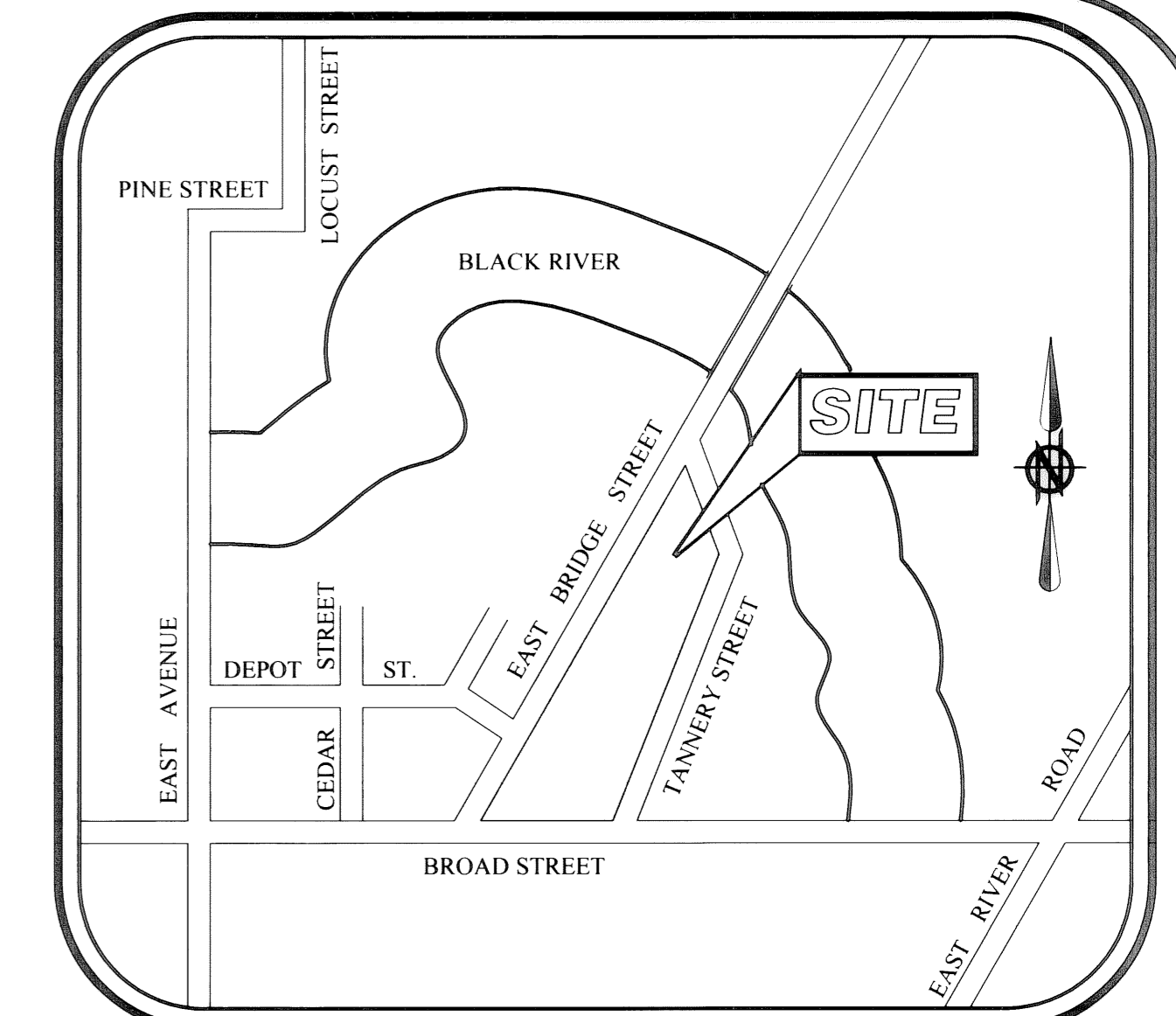


# HEMAN ELY'S BLOCK NUMBER 86 VACATION & CONSOLIDATION PLAT

## FOR THE JOHN A. SPITZER & F. ADELBERT SPITZER PARTNERSHIP

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF LOT NUMBER 229 AND ALL OF LOT NUMBERS 230-232 IN BLOCK NUMBER 86, BETWEEN THE BRANCHES OF BLACK RIVER, IN HEMAN ELY'S ORIGINAL PLAT OF ELYRIA, AS RECORDED IN VOLUME 3, PAGE 14 OF THE LORAIN COUNTY PLAT RECORDS.



LOCATION MAP

NTS

### ZONING CLASSIFICATION:

THE SUBJECT PREMISES IS LOCATED WITHIN ZONE "B-4" BUSINESS-AUTOMOTIVE ORIENTED DISTRICT AS SHOWN ON THE ZONING MAP OF THE CITY OF ELYRIA.

### FLOOD DESIGNATION:

THE SUBJECT PREMISES IS LOCATED WITHIN A FLOOD ZONE "C". AREAS OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP DESIGNATED AS COMMUNITY PANEL NUMBER 390350 0010 B, BEARING AN EFFECTIVE DATE OF JULY 02, 1980.

### LEGEND OF SYMBOLS

#### AND LINE TYPES

- CENTERLINE OF RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- MONUMENT BOX FOUND AS INDICATED
- P-K NAIL SET
- RAIL ROAD SPIKE FOUND
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE PLACE OF BEGINNING
- (T.M.) TAX MAP
- (D.) DEED
- (M.) MEAS.
- (R.) (REC.) RECORD

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
NOV 04 2004  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD  
JUDITH M. NEDWICK  
Lorain County Recorder  
NOV 04 2004

### REFERENCES USED:

- TANNERY PLACE VACATION ORDINANCE NUMBER 85-47 VOLUME 1358, PAGE 275
- HEMAN ELY'S ORIGINAL TOWN PLAT VOLUME 3, PAGE 14

### ENGINEER'S CERTIFICATION:

THIS VACATION & CONSOLIDATION PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

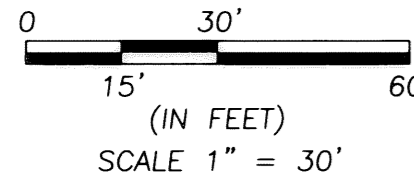
John Hart 9-27-04  
CITY ENGINEER JOHN HART, P.E. DATE

### APPROVALS:

THIS VACATION & CONSOLIDATION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELYRIA.

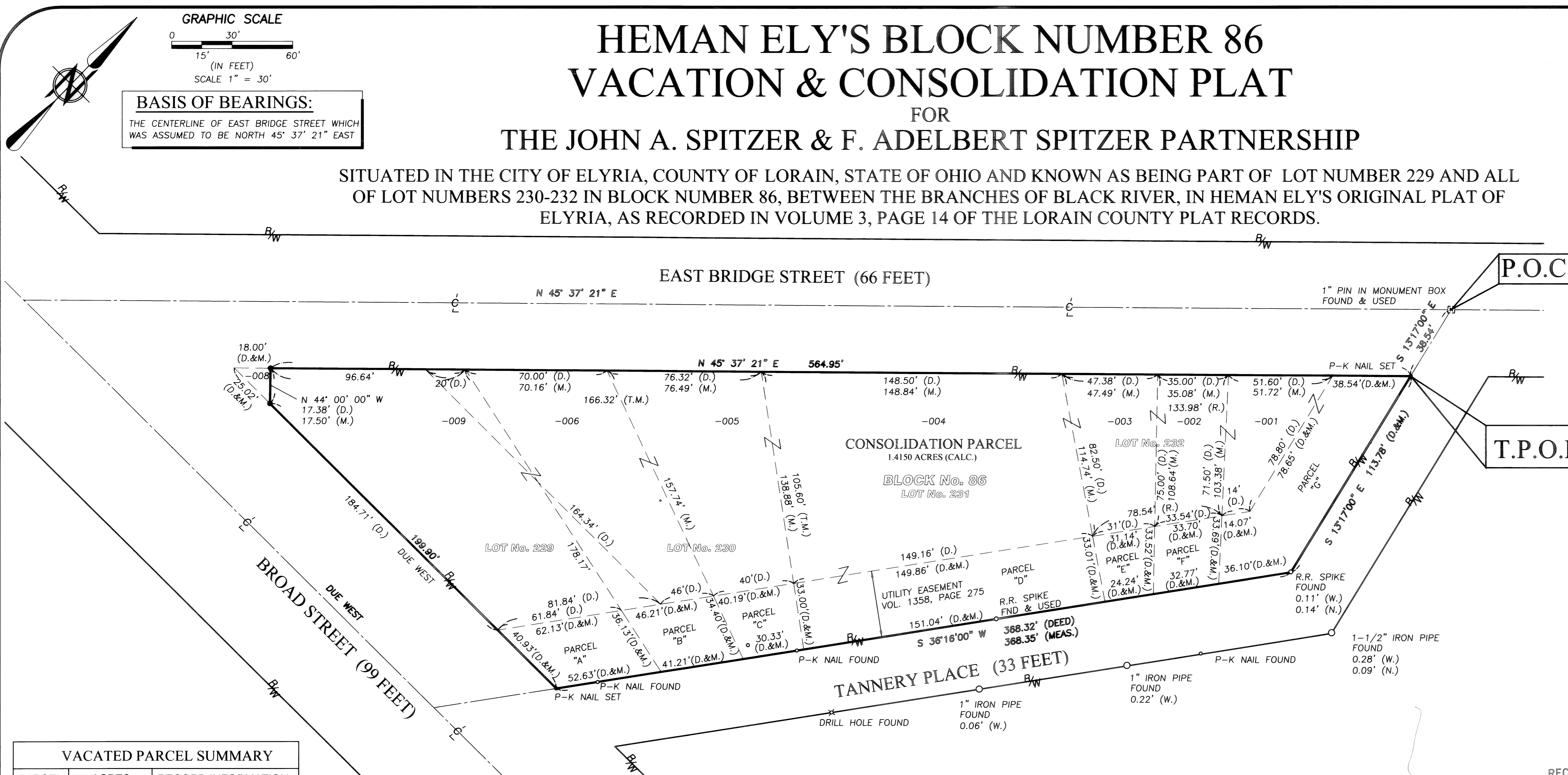
THIS 27<sup>TH</sup> DAY OF SEPTEMBER, 2004.  
Walter M. Jones  
PLANNING COMMISSION OR RESPONSIBLE PARTY

### GRAPHIC SCALE



### BASIS OF BEARINGS:

THE CENTERLINE OF EAST BRIDGE STREET WHICH WAS ASSUMED TO BE NORTH 45° 37' 21" EAST



VACATED PARCEL SUMMARY		
PARCEL	ACRES	RECORD INFORMATION
A	0.043 (DEED)	VOL. 1358, PAGE 275
B	0.033 (DEED)	VOL. 1358, PAGE 275
C	0.027 (DEED)	VOL. 1358, PAGE 275
D	0.114 (DEED)	VOL. 1358, PAGE 275
E	0.021 (DEED)	VOL. 1358, PAGE 275
F	0.025 (DEED)	VOL. 1358, PAGE 275
G	0.092 (DEED)	VOL. 1358, PAGE 275

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF LOT NUMBER 229 AND ALL OF LOT NUMBERS 230-232 IN BLOCK NUMBER 86, BETWEEN THE BRANCHES OF THE BLACK RIVER, IN HEMAN ELY'S ORIGINAL PLAT OF ELYRIA, AS RECORDED IN VOLUME 3, PAGE 14 OF THE LORAIN COUNTY PLAT RECORDS. DESCRIBED IN DEEDS TO THE INVESTMENT DISCOUNT COMPANY AS RECORDED IN O.R. VOLUME 837, PAGE 427; TO SPITZER HARDWARE & SUPPLY COMPANY AS RECORDED IN VOLUME 435, PAGE 554 AND VOLUME 749, PAGE 336; TO BUCKEYE AMERICAN INC. AS RECORDED IN VOLUME 1332, PAGE 851 AND VOLUME 1333, PAGE 224; AND TO SPITZER MANAGEMENT, INC. AS RECORDED IN VOLUME 1026, PAGE 300 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 1.4150 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. 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 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.

Christopher M. Hirzel 9/17/2004  
CHRISTOPHER M. HIRZEL, P.S.  
REGISTERED SURVEYOR NO. 8081 DATE



### OWNER'S CERTIFICATE

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF LOT NUMBER 229 AND ALL OF LOT NUMBERS 230-232 IN BLOCK NUMBER 86, BETWEEN THE BRANCHES OF BLACK RIVER, IN HEMAN ELY'S ORIGINAL PLAT OF ELYRIA, AS RECORDED IN VOLUME 3, PAGE 14 OF THE LORAIN COUNTY PLAT RECORDS.

THE UNDERSIGNED JOHN A. SPITZER & F. ADELBERT SPITZER HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS PART OF LOT NUMBER 229 AND ALL OF LOT NUMBERS 230-232, TO BE VACATED AND CONSOLIDATED INTO ONE CONTIGUOUS PARCEL.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE CITY OF ELYRIA FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 17<sup>th</sup> DAY OF September, 2004.

WITNESS  
Catherine V. Schuster  
BY: Alan Spitzer  
ALAN SPITZER, PARTNER  
WITNESS  
George A. Lawrence

### NOTARIAL SEAL

STATE OF OHIO  
S.S.  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR ALAN SPITZER, PARTNER WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 17<sup>th</sup> DAY OF September, 2004.

BY: Alan Spitzer, NOTARY PUBLIC



MY COMMISSION EXPIRES Jan 28, 2008

L:\04-1867\DRAWINGS\DWG\CONSOLIDATION.DWG

DATE	BY	DESCRIPTION
06/16/2004	CMH	ISSUED TO CLIENT
08/31/2004	CMH	REVISED SIGNATURE BLOCKS PER CITY OF ELYRIA REQUEST
09/15/2004	CMH	REMOVED SIGNATURE BLOCKS PER CITY OF ELYRIA REQUEST
09/17/2004	CMH	REMOVED OWNER SIGNATURE PER CLIENT

DRAWN BY:  
BCR  
CHECKED BY:  
CMH

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

SHEET  
1 OF 1  
JOB NO.  
04-1867