

RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 3

BEING SUBLOTS 21 - 40 INCLUSIVE

PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBERS 2 & 3, TRACT 1; CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AS DESCRIBED IN A DEED TO SPITZER GREAT LAKES LTD. AS RECORDED IN VOLUME 1389, PAGE 99 OF THE LORAIN COUNTY DEED RECORDS AND CONTAINING WITHIN SAID BOUNDS 8.9867 ACRES OF LAND OF WHICH 1.0120 OF AN ACRE LIES WITHIN ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 2 AND 7.9747 ACRES LIE WITHIN ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 3, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.02
MAY 02 2005
Flx ex
8mm
MARK K. STEWART
LORAIN COUNTY AUDITOR

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 NUMBER 3, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATED FOREVER TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS AS SHOWN HEREON.

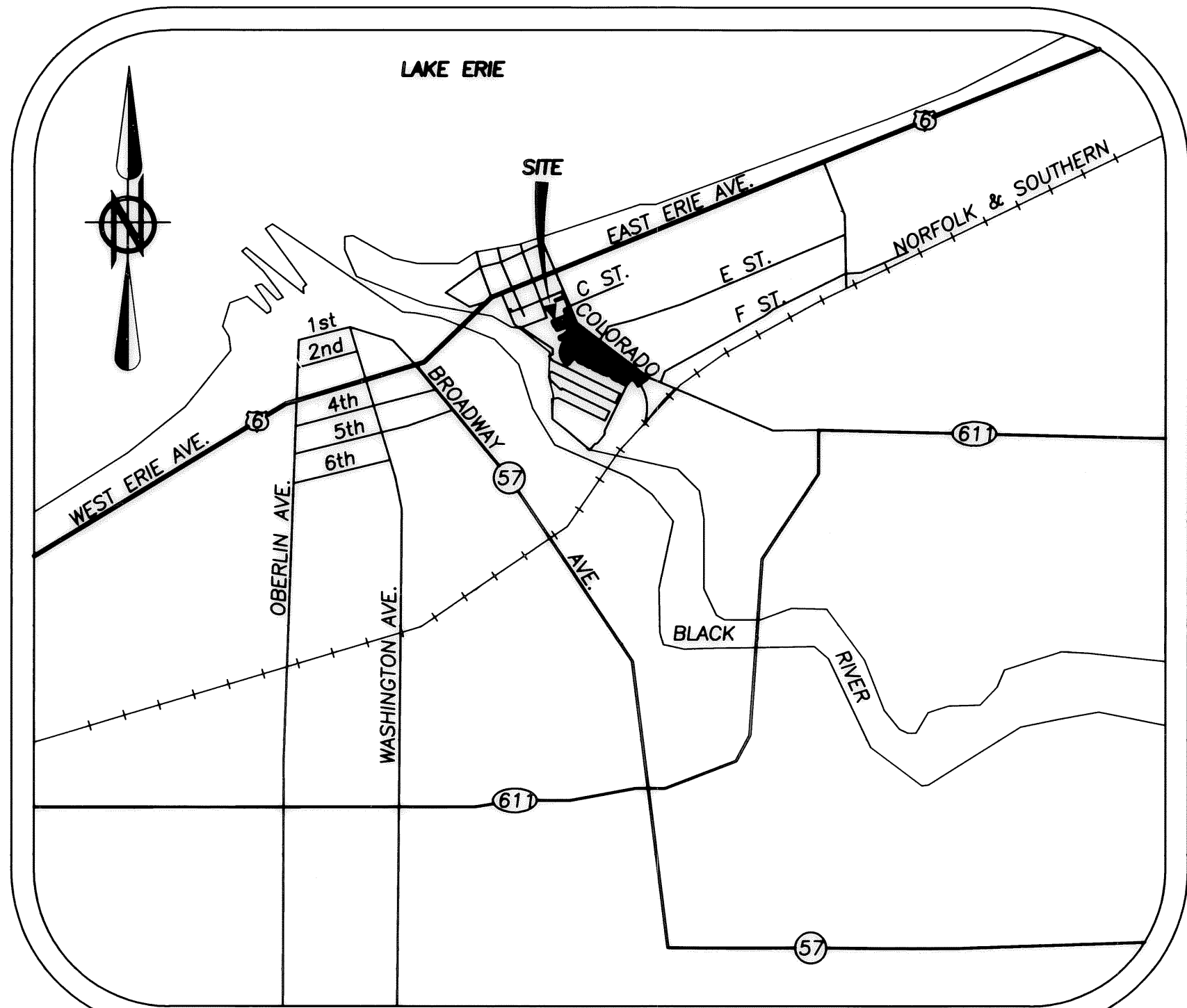
Alan Spitzer 1/24/05
ALAN SPITZER DATE
SPITZER GREAT LAKES LTD. CO.

Catherine V. Schuster 1/24/05
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
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 24th DAY OF January, 2005.

Deborah A. Niska
NOTARY PUBLIC
DEBORAH A. NISKA, Notary Public
State of Ohio
My Comm. Exp. 4/30/08
MY COMMISSION EXPIRES 4/30/08



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

CITY SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 3 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Patrick A. McGannon 1-26-05
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 NUMBER 3 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NUMBER 173-04 PASSED THIS 20th DAY OF December, 2004.

Sharon Pinter - Acting Clerk 1-25-05
NANCY GREER DATE
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 3 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Craig Foltin 1-24-05
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 NUMBER 3 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Mark R. Provenza 1-26-05
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 1/24/05
CRAIG MILLER DATE
DIRECTOR OF PUBLIC SAFETY/SERVICE

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. 2 1.0120 AC.
AREA IN O.L. 3 7.9747 AC.
TOTAL AREA IN SUBDIVISION 8.9867 AC.

AREA IN 20 SUBLOTS 5.9032 AC.
AREA IN RIGHT-OF-WAY 3.0835 AC.
TOTAL AREA IN SUBDIVISION 8.9867 AC.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 3" AS SHOWN HEREON AND CONTAINING 8.9867 ACRES OF LAND OF WHICH 1.0120 ACRES LIE IN ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 2 TRACT 1 AND 7.9747 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 1-11-05
MICHAEL C. BRAMHALL, P.E., P.S. DATE
REGISTERED SURVEYOR NUMBER 8073



P:\021345-3\DRAWINGS\DWG\PLAT MASTER.DWG

DATE	BY	DESCRIPTION
10/8/04	CLH	ISSUED TO CITY FOR REVIEW
1/11/05	CLH	REVISED PER TAX MAP DEPT.

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

PREPARED FOR:
THE CITY OF LORAIN
LORAIN, OHIO

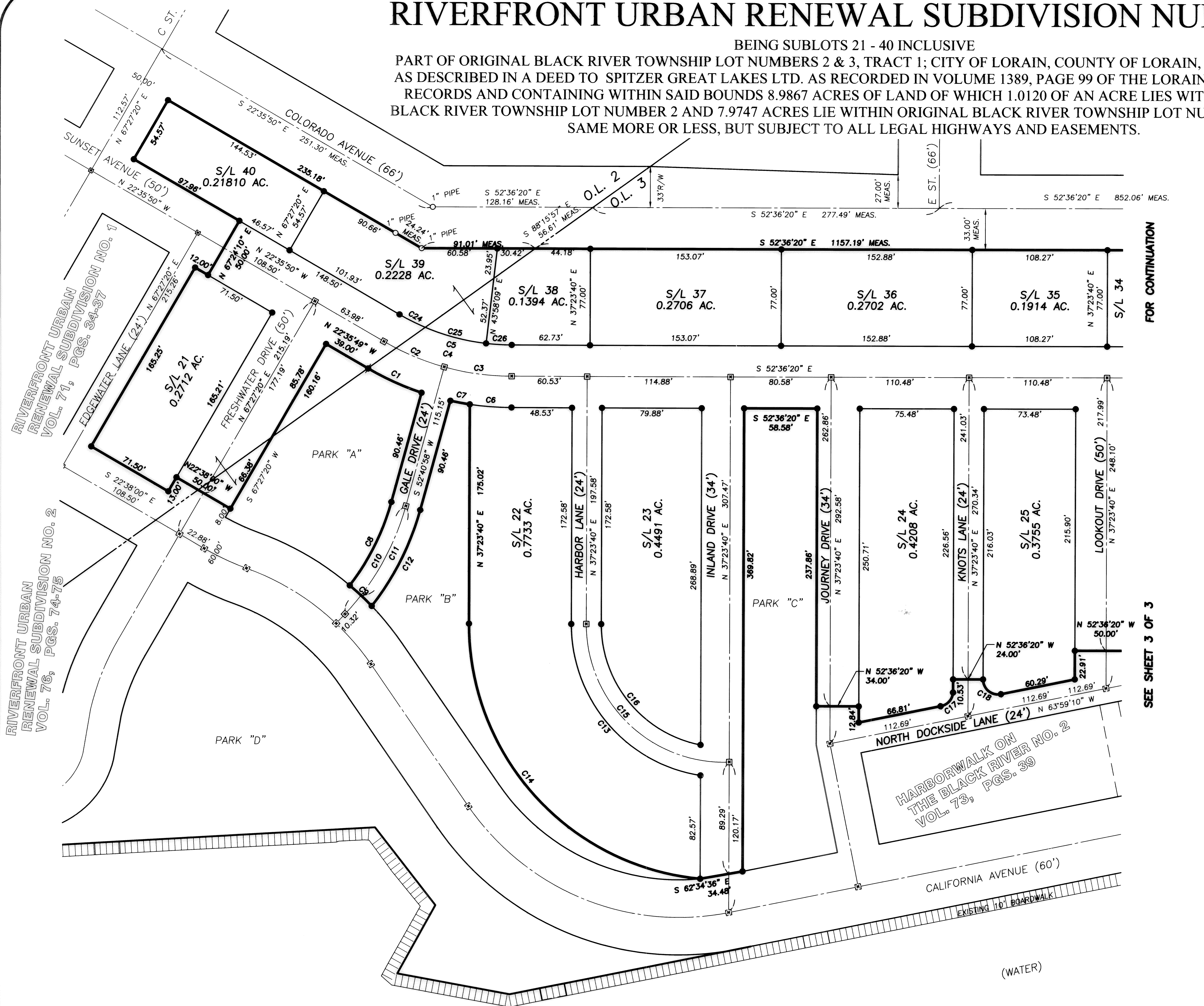
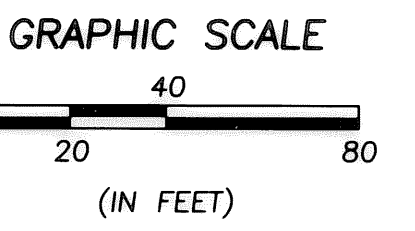
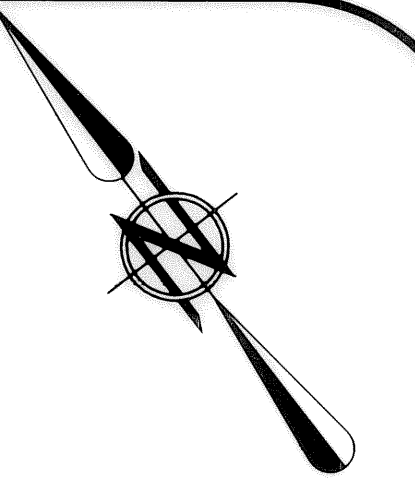
RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 3
RECORD PLAT
CITY OF LORAIN, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 3
JOB NO.
02-1345-3

RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 3

BEING SUBLOTS 21 - 40 INCLUSIVE

PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBERS 2 & 3, TRACT 1; CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AS DESCRIBED IN A DEED TO SPITZER GREAT LAKES LTD. AS RECORDED IN VOLUME 1389, PAGE 99 OF THE LORAIN COUNTY DEED RECORDS AND CONTAINING WITHIN SAID BOUNDS 8.9867 ACRES OF LAND OF WHICH 1.0120 OF AN ACRE LIES WITHIN ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 2 AND 7.9747 ACRES LIE WITHIN ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 3, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.



FOR CONTINUATION

SEE SHEET 3 OF 3

CURVE TABLE						
LABEL	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	47.09	230.00	47.00	N28°27'42"W	23.63	11°43'46"
C2	52.67	205.00	52.52	S29°57'26"E	26.48	14°43'13"
C3	54.70	205.00	54.54	S44°57'41"E	27.51	15°17'18"
C4	107.37	205.00	106.14	S37°36'04"E	54.95	30°00'30"
C5	94.27	180.00	93.20	S37°36'04"E	48.24	30°00'30"
C6	33.59	230.00	33.56	S48°25'18"E	16.82	8°22'02"
C7	15.78	230.00	15.77	N42°16'23"W	7.89	3°55'49"
C8	74.89	193.00	74.42	N63°47'57"E	37.92	22°13'58"
C9	24.11	235.00	24.10	N09°33'43"W	12.07	5°52'42"
C10	100.11	205.00	99.12	N66°40'22"E	51.07	27°58'48"
C11	80.40	205.00	79.89	N63°54'02"E	40.72	22°28'13"
C12	86.52	217.00	85.95	S64°06'19"W	43.84	22°50'43"
C13	173.45	122.00	159.21	S03°20'08"E	105.05	81°27'36"
C14	302.35	204.03	275.43	N05°03'42"W	186.65	84°54'21"
C15	177.67	110.00	158.98	S08°52'39"E	115.00	92°32'40"
C16	135.72	98.00	125.13	S02°16'44"E	81.28	79°20'48"
C17	15.98	12.00	14.83	S79°42'05"W	9.43	76°18'43"
C18	21.23	12.00	18.57	N13°17'45"W	14.66	101°22'52"
C24	23.05	180.00	23.03	S26°15'56"E	11.54	7°20'13"
C25	50.57	180.00	50.40	S37°58'57"E	25.45	16°05'50"
C26	20.65	180.00	20.64	S49°19'06"E	10.34	6°34'28"

J:\021345-3\DRAWINGS\DWG\PLAT MASTER.DWG

DATE	BY	DESCRIPTION
10/8/04	CLH	ISSUED TO CITY FOR REVIEW
1/11/05	CLH	REVISED PER TAX MAP DEPT.

DRAWN BY:
BMM

CHECKED BY:
CLH

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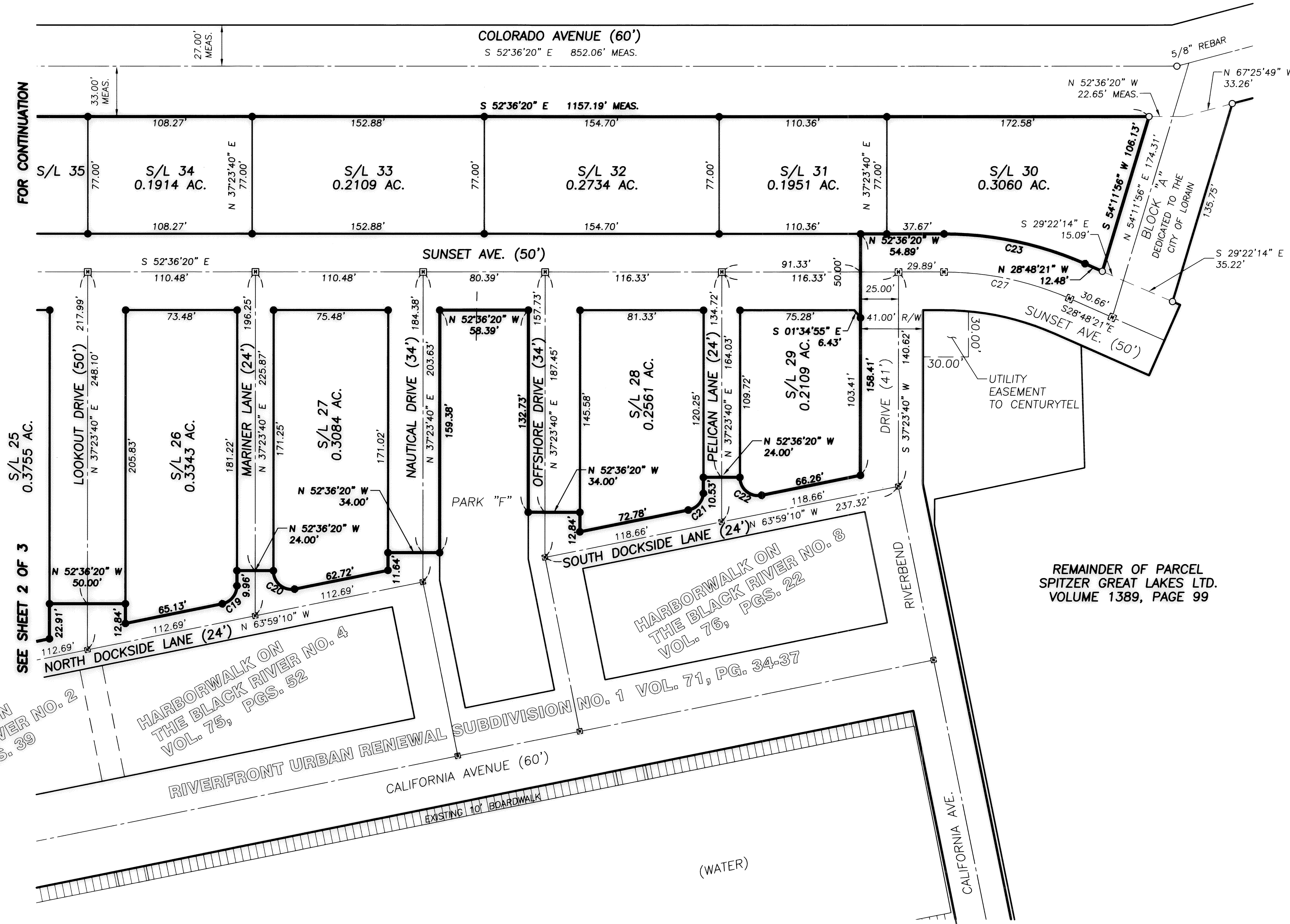
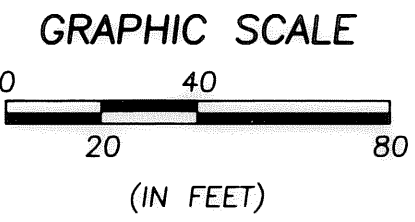
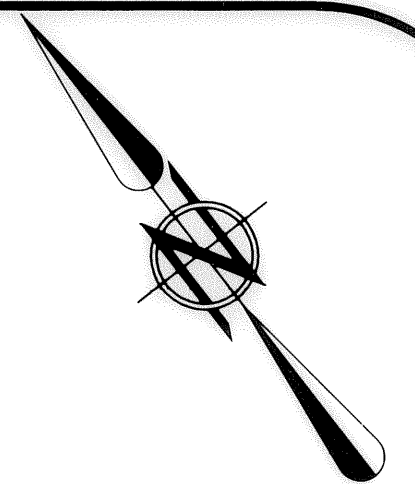
SHEET
2 OF 3

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02-1345-3

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CURVE TABLE						
LABEL	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C19	16.47	12.00	15.20	S76°42'16"W	9.83	78°37'11"
C20	21.16	12.00	18.52	N11°38'37"W	14.56	101°01'10"
C21	15.98	12.00	14.83	S79°42'05"W	9.43	76°18'43"
C22	21.23	12.00	18.57	N13°17'45"W	14.66	101°22'52"
C23	95.54	230.00	94.85	N40°42'20"W	48.47	23°47'58"
C27	85.15	205.00	84.54	N40°42'20"W	43.20	23°47'58"

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3 OF 3
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02-1345-3