

HARBOR WALK ON THE BLACK RIVER NO. 15

BEING SUBLOTS 138 THROUGH 141 INCLUSIVE

ORIGINAL BLACK RIVER TOWNSHIP LOT 2, TRACT 1, CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND BEING THE RESUBDIVISION OF SUBLOT 17, IN RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 2 AS RECORDED IN VOLUME 76, PAGES 74-75 OF LORAIN COUNTY PLAT RECORDS.

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ZAREMBA BLACK RIVER DEVELOPMENT, L.L.C., OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE HARBOR WALK ON THE BLACK RIVER NUMBER 15, DOES HEREBY GRANT UNTO OHIO EDISON COMPANY AND CENTURYTEL, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT RIGHT-OF-WAY EASEMENT OVER THE LANDS AS SHOWN ON THE RECORDED PLAT DRAWINGS. SAID EASEMENTS 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 EASEMENT.

NATHAN ZAREMBA
ZAREMBA BLACK RIVER DEVELOPMENT, LLC

5-24-05

DATE

Nathan Zarembo

5-24-05

WITNESS DATE

STATE OF OHIO S.S.

LORAIN COUNTY BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NATHAN ZAREMBA, ZAREMBA BLACK RIVER DEVELOPMENT, L.L.C., AUTHORIZED REPRESENTATIVE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED. SIGNED AND SEALED THIS 24th DAY OF May, 2005

Linda J. Mengelkamp

Linda J. Mengelkamp
Notary Public State of Ohio
Notary Public State of Ohio
Commission Expires April 19, 2006

NOTARY PUBLIC MY COMMISSION EXPIRES

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 NUMBER 15, 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.

Anthony J. Yarnock

HUNTINGTON NATIONAL BANK

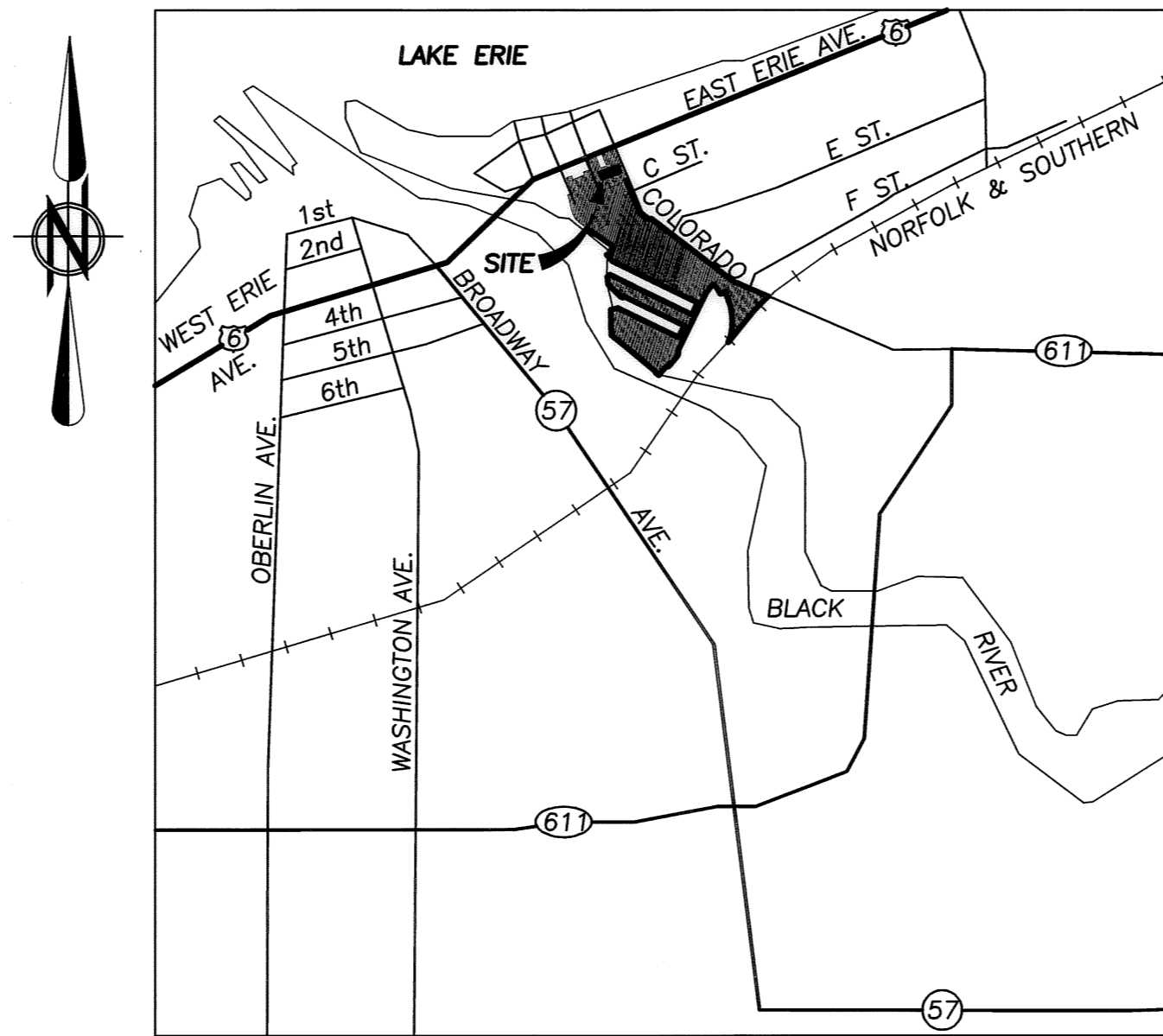
STATE OF OHIO S.S.

LORAIN COUNTY BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR ANTHONY J. YARNOCK, LEGAL REPRESENTATIVE OF HUNTINGTON NATIONAL BANK, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 27th DAY OF May, 2005.

Linda J. Mengelkamp

Linda J. Mengelkamp
Notary Public State of Ohio
Notary Public State of Ohio
Commission Expires April 19, 2006

NOTARY PUBLIC MY COMMISSION EXPIRES



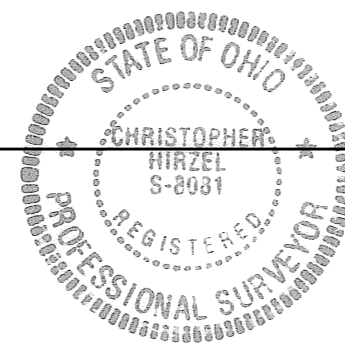
LOCATION MAP SCALE: 1 IN. = 1/2 MI.

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 NUMBER 15", BEING SUBLOTS 138 THROUGH 141, INCLUSIVE, AS SHOWN HEREON CONTAINING 0.3038 OF AN ACRE OF LAND AND BEING THE RESUBDIVISION OF SUBLOT 17 IN RIVERFRONT URBAN RENEWAL SUBDIVISION NUMBER 2 AS RECORDED IN VOLUME 76, PAGES 74-75 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.

Christopher M. Hitzel

CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NUMBER 8081



04/11/2005
DATE

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 NUMBER 15" AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Patrick A. McGannon

6-03-05

PATRICK A. MCGANNON, P.S.
ADMINISTRATIVE DIRECTOR OF ENGINEERING

DATE

COUNCIL CERTIFICATE:

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE "HARBOR WALK ON THE BLACK RIVER NUMBER 15" WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN, OHIO BY

ORDINANCE NO. 32-05

PASSED THIS TWENTY-FIRST DAY OF FEBRUARY, 2005.

Nancy Greer

6-2-05

NANCY GREER
CLERK OF COUNCIL

DATE

PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE "HARBOR WALK ON THE BLACK RIVER NUMBER 15" IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Craig Foltin

6-1-05

CRAIG FOLTIN
CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION

DATE

LAW DIRECTOR:

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE "HARBOR WALK ON THE BLACK RIVER NUMBER 15" IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Mark R. Provenza

6-01-05

MARK R. PROVENZA
LAW DIRECTOR

DATE

PARK DEPARTMENT CERTIFICATE:

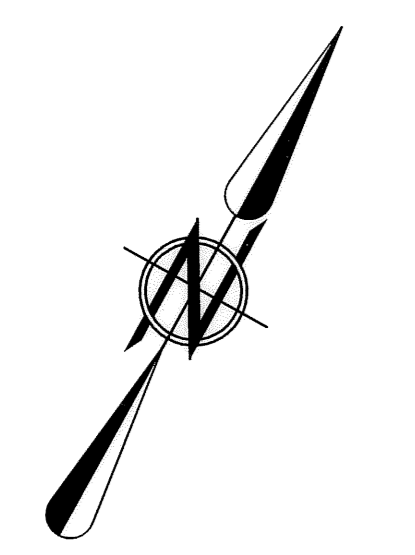
THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05, AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN, HAVE BEEN MET; WHEREIN THE CITY ACCEPTS THE DEDICATION TO PUBLIC USE PARKS AS SHOWN HEREON.

Craig Miller

6/1/05

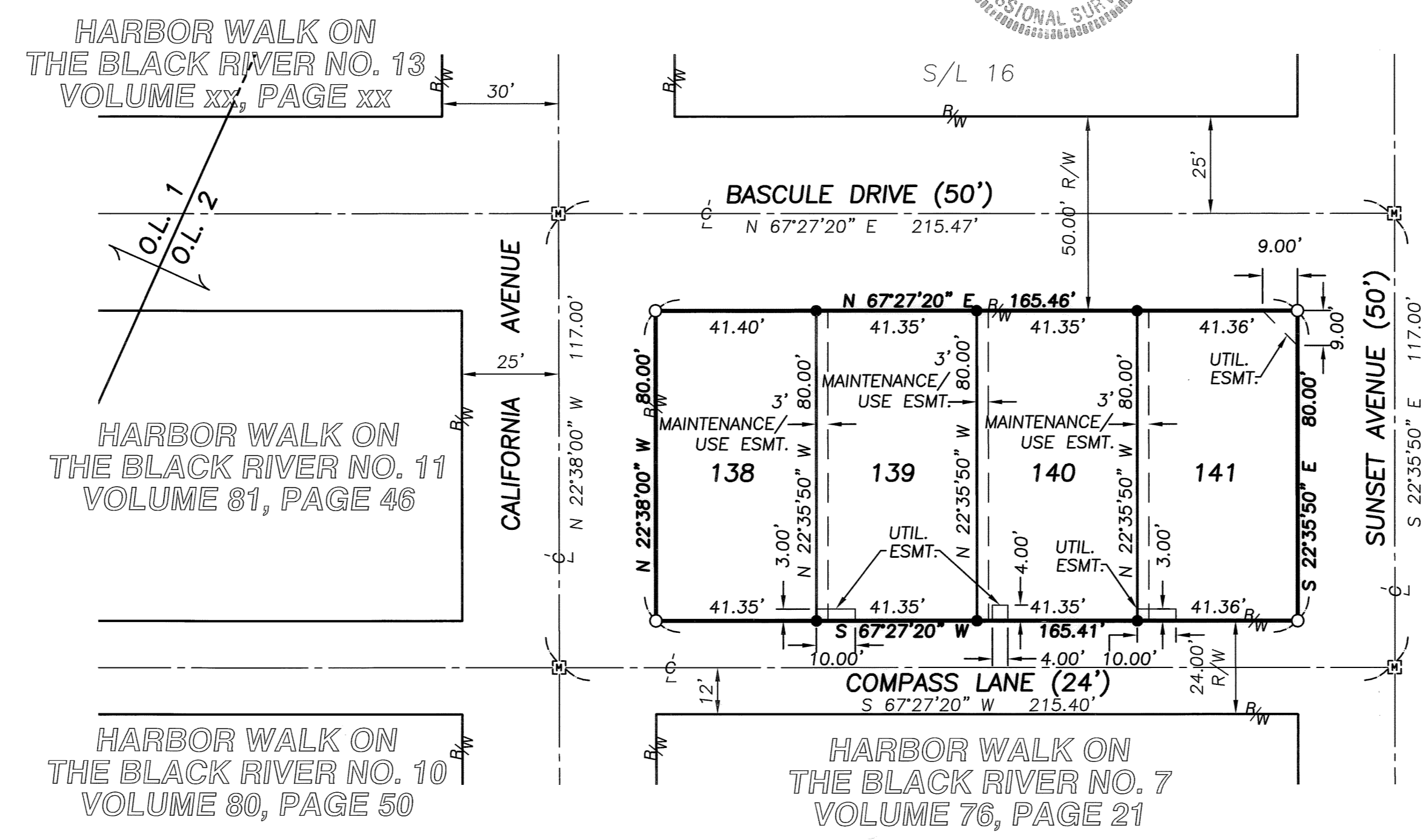
CRAIG MILLER
DIRECTOR OF PUBLIC SAFETY/SERVICE

DATE



LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER



RIVERFRONT URBAN RENEWAL SUBDIVISION NO. 2 VOL. 76, PAGES 74-75

S/L 20

S/L 19

HARBOR WALK ON THE BLACK RIVER NO. 12 VOLUME 81, PAGE 47

LEGEND:

- ☒ MONUMENT BOX
- 5/8" REBAR FOUND WITH CAP STAMPED "BRAMHALL 8073"
- 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL 8073"
- LIMITS OF BUILDING

ACREAGE TABLE

SUBLOT	AREA (SQ.FT.)	AREA (AC.)
138	3310.01	0.0760
139	3308.01	0.0759
140	3308.01	0.0759
141	3308.83	0.0760

TRANSFERRED IN COMPLIANCE WITH SEC. 315-302

JUN 15 2005

Mark R. Stewart

MARK R. STEWART
LORAIN COUNTY AUDITOR

BRAMHALL

ENGINEERING AND SURVEYING CO., INC.

37307 HARVEST DRIVE AVON, OHIO 44011

(440) 934 - 7878 (440) 934 - 7879 FAX

021345.DRAWINGS.dwg PLAT SUBLOT 17.DWG [PLAT] 3/24/05