

# HARBOR WALK ON THE BLACK RIVER NO. 17

BEING SUBLOTS 149 THROUGH 152 INCLUSIVE  
 ORIGINAL BLACK RIVER TOWNSHIP LOT 2, TRACT 1, CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO  
 AND BEING THE RESUBDIVISION OF SUBLot 19 & PART OF SUBLot 20, 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 17, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS AS SHOWN HEREON.

NATHAN ZAREMBA  
 ZAREMBA BLACK RIVER DEVELOPMENT, LLC  
 DATE: 10-6-05

WITNESS: *Michael Sam*  
 DATE: 10-6-05

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 10th DAY OF October, 2005.

*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: *April 19, 2006*

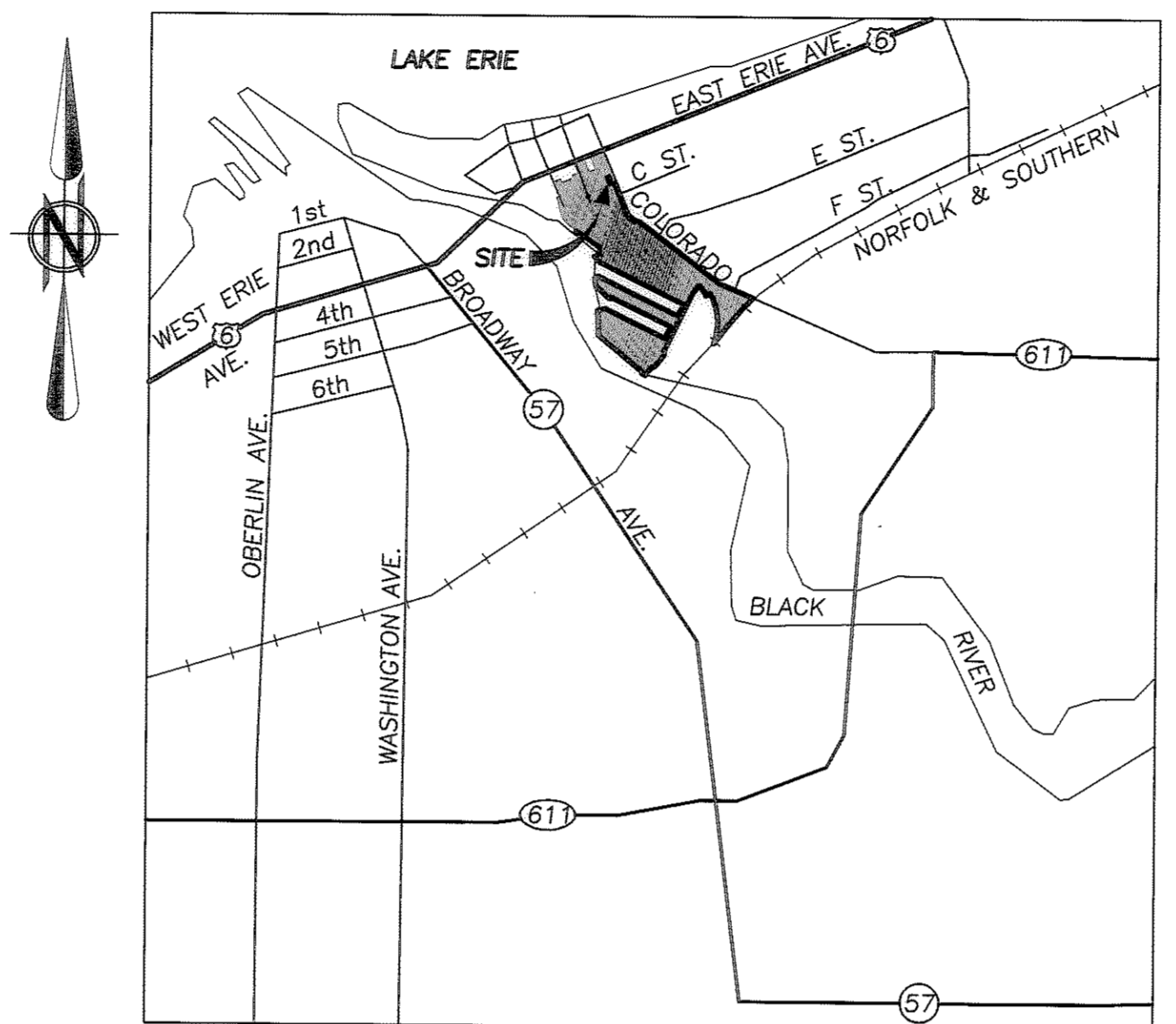
**MORTGAGE CERTIFICATION:**

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 NUMBER 17, 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.

*Richard J. V.P.*  
 HUNTINGTON NATIONAL BANK  
 DATE: 10/11/05

STATE OF OHIO S.S.  
 LORAIN COUNTY  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR *Richard Goss*, 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 11 DAY OF October, 2004.

*Maureen K. Benes*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 4/30/08



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 17", BEING SUBLOTS 149 THROUGH 152, INCLUSIVE, AS SHOWN HEREON CONTAINING 0.1312 OF AN ACRE OF LAND, CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND BEING THE RESUBDIVISION OF SUBLot 19 & PART OF SUBLot 20 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. Hirzel*  
 CHRISTOPHER M. HIRZEL, P.S.  
 REGISTERED SURVEYOR NUMBER 8081  
 DATE: 10/05/2005



**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 17" AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

*Patrick A. McGannon*  
 PATRICK A. MCGANNON, P.S.  
 ADMINISTRATIVE DIRECTOR OF ENGINEERING  
 DATE: 10/17/05

**COUNCIL CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE "HARBOR WALK ON THE BLACK RIVER NUMBER 17" WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN, OHIO BY

ORDINANCE NO. 156-05 189-05  
 PASSED THIS SIXTH DAY OF SEPTEMBER, 2005.  
*Nancy A. Greer*  
 NANCY GREER  
 CLERK OF COUNCIL  
 DATE: 10-17-05

**PLANNING COMMISSION:**

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE "HARBOR WALK ON THE BLACK RIVER NUMBER 17" IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

*Craig Foltin*  
 CRAIG FOLTIN  
 CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION  
 DATE: 10-14-05

**LAW DIRECTOR:**

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE "HARBOR WALK ON THE BLACK RIVER NUMBER 17" IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

*Mark R. Provenza*  
 MARK R. PROVENZA  
 LAW DIRECTOR  
 DATE: 10-17-05

**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.

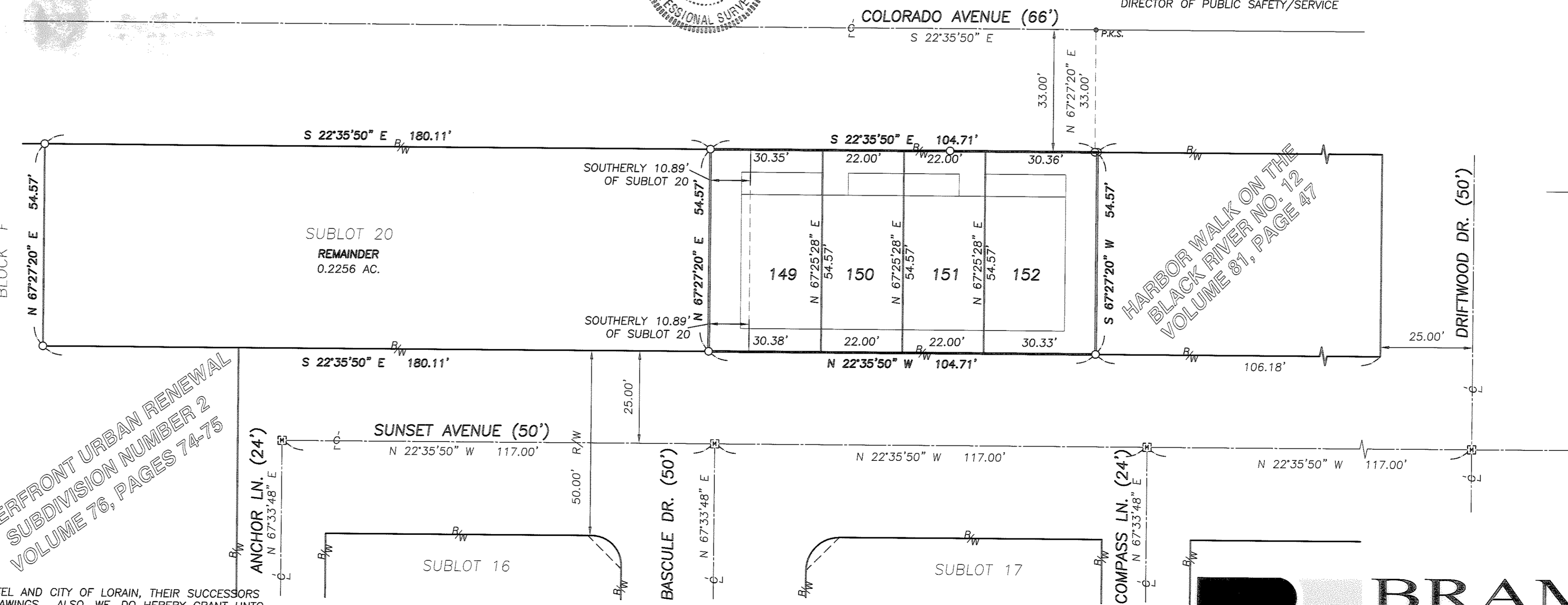
*Craig Miller*  
 CRAIG MILLER  
 DIRECTOR OF PUBLIC SAFETY/SERVICE  
 DATE: 10/14/05

**LEGEND:**

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

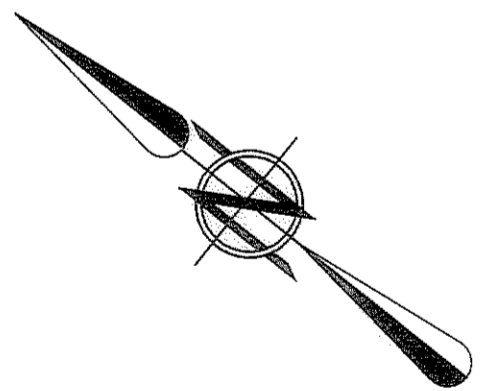
**ACREAGE TABLE**

SUBLot	AREA (SQ.FT.)	AREA (AC.)
149	1657.01	0.0380
150	1200.54	0.0276
151	1200.54	0.0276
152	1655.94	0.0380



RIVERFRONT URBAN RENEWAL  
 SUBDIVISION NUMBER 2  
 VOLUME 76, PAGES 74-75

HARBOR WALK ON THE  
 BLACK RIVER NO. 17  
 VOLUME 81, PAGE 47



**BASIS OF BEARINGS:**  
 A PORTION OF THE CENTERLINE OF COLORADO AVENUE WHICH WAS ASSUMED TO BE SOUTH 22° 35' 50" EAST  
 AS SURVEYED ON DECEMBER OF 2004

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

**UTILITY EASEMENT:**  
 WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, CENTURYTEL AND CITY OF LORAIN, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT RIGHT-OF-WAY 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 EASEMENT WITHIN STREET RIGHT-OF-WAYS 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 UNDERGROUNDS 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.

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