99-00183

BRNHLM 1-D
8.5.99
01-00-010-XXX-XXX D. R. Holland

LOT SPLIT & CONSOLIDATION PLAT
FOR
CASSELL ENTERPRISES, INC.

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS
BEING PART OF SUBLOTS 3 AND 8 OF NORTHCOAST INDUSTRIAL PARK SUBDIVISION NO. 1

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

PPN. 1-00-010-000-005
THE ALLEN GROUP
OR 591, PG 912

1/2" I. Pin Fd. 0.08' S.
N83°41'07"E 2172.47'
5/8" I. Pin Fd. 0.12' N.
5/8" I. Pin Fd. 0.22' N.
1198.97'
78.93'
N 02°41'21" E 182.30'
N83°41'07"E 893.57' Rec. & Used

PPN. 1-00-010-000-009
GARY & PATRICIA RADCA
8.96 Acres

R/W
300.00' R&U
N 06°18'53" W
5/8" I. Pin Fd. 0.08' N., 0.03' E.

86.36'
3/4" I. Pipe Fd. 0.09' N., 0.08' E
3/4" I. Pipe Fd. 0.07' S.
S 83°41'07" W 1232.91'
5/8" I. Pin Set w/ Cap No. "BLR 7774"
421.31'
S 83°41'07" W 511.60' Calc.
N 83°41'07" E 400.00' Calc.

S06°43'00"W 140.65' R&U
10' DRAINAGE EASEMENT
S04°57'28"W 174.64' R&U

PPN. 1-00-010-000-010
D & E LEASING CO.
6.02 Acres

SUBLOT 3-R
ACREAGE SUMMARY
Sublot 3 5.0865 Acres
+ Residual 1.4997 Acres
Total Acres 6.5862 Acres

~~SUBLOT 8~~
25.994 ACRES

953.78' Calc.

S24°46'57"E 152.31' R&U
S28°12'16"E 86.72' R&U
60' DRAINAGE EASEMENT
SUBLOT 3
PPN. 1-00-010-000-015
CASSELL REALTY CO.
5.0865 Acres
N 06°18'53" W 653.25'
1.50 Ac
N 06°18'53" W 653.25' Calc.
10' UTILITY EASEMENT

1205.79'
N 00°59'08" W
77.96'
S83°41'07"W 240.77'
241.30'
3/4" I. Pipe Fd. 0.05' S., 0.02' W.
3/4" I. Pipe Fd. 0.08' S.
SUBLOT 1
PPN. 1-00-010-000-013
CASSELL REALTY CO.
0.6924 Acres
SUBLOT 2
PPN. 1-00-010-000-014
CASSELL REALTY CO.
0.7228 Acres
3/4" I. Pipe Fd. 0.10' S.
3/4" I. Pin Mon. 0.10' E. & USED
N19°44'43"W 126.46' R&U
N83°41'07"E 379.32' CALC.
279.32' R & U
3/4" I. Pipe Fd. 0.10' E.
5/8" I. Pin Set w/ Cap No. "BLR 7774"
S 06°18'53" E 60.00'
77.08'
N 83°41'07" E 805.91'
R/W
60' R&U
N 83°41'07" E 350.00' Calc.
60'
50'
TEMPORARY TURNAROUND
N 83°41'07" E 1325.20' Calc.
1425.20' Calc.
5/8" I. Pin Set w/ Cap No. "BLR 7774"
N 08°12'55" W 1640.49' Rec. & Used
PPN. 1-00-010-000-030
LORAIN INDUSTRIAL PARK CO.
VOL. 1404, PG. 519

BAUMHART ROAD WIDTH VARIES

SUBLOT 6
PPN. 1-00-010-000-017
CASSELL REALTY CO.
2.5156 Acres
DEER TRAIL LANE — 60'
SUBLOT 5
PPN. 1-00-010-000-016
CASSELL REALTY CO.
1.6731 Acres
3/4" I. Pipe Fd. 0.05' S., 0.17' E.
3/4" I. Pipe Fd. 0.05' N., 0.06' W.
3/4" I. Pipe Fd. 0.04' E.
SUBLOT 4
PPN. 1-00-010-000-043
CASSELL REALTY CO.
7.0042 Acres
10' UTILITY EASEMENT
80' DRAINAGE EASEMENT
40'
FUTURE DEDICATION
R = 80.00'
A = 376.99'
C = 113.14'
CB= S 38°41'07" W
RESIDUAL PARCEL
23.4512 Acres
N 08°12'55" W 675.44' Rec. & USED
N 08°12'55" W 675.44' CALC.
686.71' Calc.

O.L. 10
O.L. 23
94.92'
464.19'
SUBLOT 7
N 08°14'46" W 329.22'
100'
TAX DISTRICT 44 - LORAIN CITY VERMILLION L.S.
TAX DISTRICT 17 - BROWNHELM TWP. LORAIN
S 84°03'20" W 1440.25'
3/4" I. Pipe Fd. 0.03' S., 0.07' E.
O.L. 10
O.L. 23

79.60'
200.40'
630.41'
1448.81' Rec. & USED
PPN. 1-00-023-000-011
LORAIN INDUSTRIAL PARK CO.
VOL. 1404, PG. 519
PPN. 1-00-023-000-012
LORAIN INDUSTRIAL PARK CO.
OR 865, PG. 710
3/4" I. Pipe Fd. 0.13' N., 0.10' W.
S 81°44'35" W 2359.22'
PPN. 1-00-023-000-020
LORAIN INDUSTRIAL PARK CO.
VOL. 1404, PG. 519
PPN. 1-00-023-000-019
LORAIN INDUSTRIAL PARK CO.
OR 1013, PG. 332
PPN. 1-00-023-000-017
LORAIN INDUSTRIAL PARK CO.
OR 1013, PG. 332
PPN. 1-00-023-000-033
LORAIN INDUSTRIAL PARK CO.
VOL. 1404, PG. 519
LORAIN INDUSTRIAL PARK
PHASE 2
PLAT VOL. 54, PG. 1-3

Surveyor will send us new survey map with dist. & Ac. Break down ~~as per~~ per O.L. ~~agreement~~.
Did you get this? 8-5-99
He will send 6/22/00
Ted called 7-25-00 will send

SURVEY CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, deeds, and survey records. Bearing shown are to an assumed meridian and are intended to denote angles only. Distances shown are in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. Monumentation was found or set at all property corners. 5/8" Iron Pins 30" long set were capped with "Robinson RLS No. 7774".

STATE OF OHIO
BRUCE L. ROBINSON
7774
REGISTERED PROFESSIONAL SURVEYOR

Bruce L. Robinson, P.E. P.S. — P.S. No. 7774 — 8/2/99 Date

B. L. ROBINSON
ENGINEERING & SURVEYING CO.
1680 AKRON PENINSULA ROAD, SUITE 201, AKRON, OHIO 44313
OFFICE: (330) 926-0190 FAX: (330) 926-0191
E-MAIL: BLR@blrobinson.net

JOB NO. M006 PAGE 1 OF 1

Revised map to be sent 8/5/99

P.P.N 1-00-010
1-00-023

NORTH COAST
INDUSTRIAL PARK
SUB. NO. 1

APPROVED
AS TO DESCRIPTION ONLY
Date 6/23/99
City of Lorain
Per Kimberly Hosier
Engineering Dept.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION..... NO PLAT REQUIRED
William E. Dolan 6/23/99
SECRETARY LORAIN CITY PLANNING COMMISSION

DEER TRAIL LANE (60')
BAUMHART ROAD (WIDTH VARIES)
SUBLOT 1 0.6924 AC
SUBLOT 2 0.7228 AC
SUBLOT 3 5.0865 AC
SUBLOT 4 7.0042 AC
SUBLOT 5 1.6731 AC
SUBLOT 6 2.5156 AC.
SUBLOT 7 1.8241 AC
29.3624 ACRES
12.7651 ACRES
8.7215 ACRES
N83°41'07"E 873.57'
N83°41'07"E 500.00'
N 08°18'55" W 1138.25'
N 08°18'55" W 1058.81'
N83°41'07"E 1427.20'
N 08°12'55" W 626.68'
N81°44'35"E 1448.81'
675.44'
R = 270'
L = 306.78'
C = N 51°08'55" W
115.16'
M.G. HURA No. 4712 REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO
DV 1336, PG 13 RESERVATION BY THE PENN CENTRAL CORPORATION TO MAINTAIN WIRE AND PIPE FACILITIES
DV 1336, PG 37 RESERVATION BY THE PENN CENTRAL CORPORATION TO MAINTAIN WIRE AND PIPE FACILITIES
TAX DISTRICT 44 - LORAIN CITY VERMILION L.S.
TAX DISTRICT 17 - BROWNHELM TWP. LORAIN
O. L. 10
O. L. 23
40' DRAINAGE ESMT.
80' DRAINAGE ESMT.
IP SET 0.27' WEST OF CORNER
IP SET 40.30' W
LORAIN INDUSTRIAL PARK PHASE 1 PV42 P63 &64
LORAIN INDUSTRIAL PARK PHASE 2 PV 54 P1-3
LCAT CO INC. OR865 P710
LORAIN INDUSTRIAL PARK CO. DV 1404 P519

#99-00137
Void
7-30-99

SHEET 2 OF 2