

THE GARDENS AT MORNINGSIDE SUBDIVISION No 2

BEING PART OF
BLACK RIVER TOWNSHIP
ORIGINAL LOT 1, TRACT 3 AND ORIGINAL LOT 11, TRACT 2
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, KHOVNANIAN OSTER HOMES, LLC., BY THOMAS J. OSTER, ITS PRESIDENT, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION No 2, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

KHOVNANIAN OSTER HOMES, LLC.

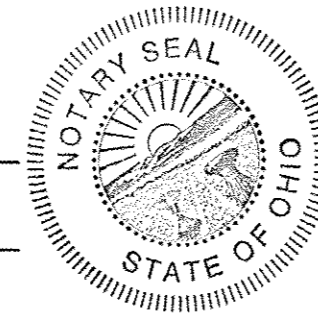
BY: Thomas J. Oster, President
THOMAS J. OSTER, DIVISION PRESIDENT

BY: Kathryn T. Tabar BY: KATHRYN T. TABAR
WITNESS
BY: Cody Bruce BY: Cody Bruce
WITNESS

NOTARY CERTIFICATE

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS J. OSTER, REPRESENTING KHOVNANIAN OSTER HOMES, LLC., OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 9th DAY OF March, 2015.

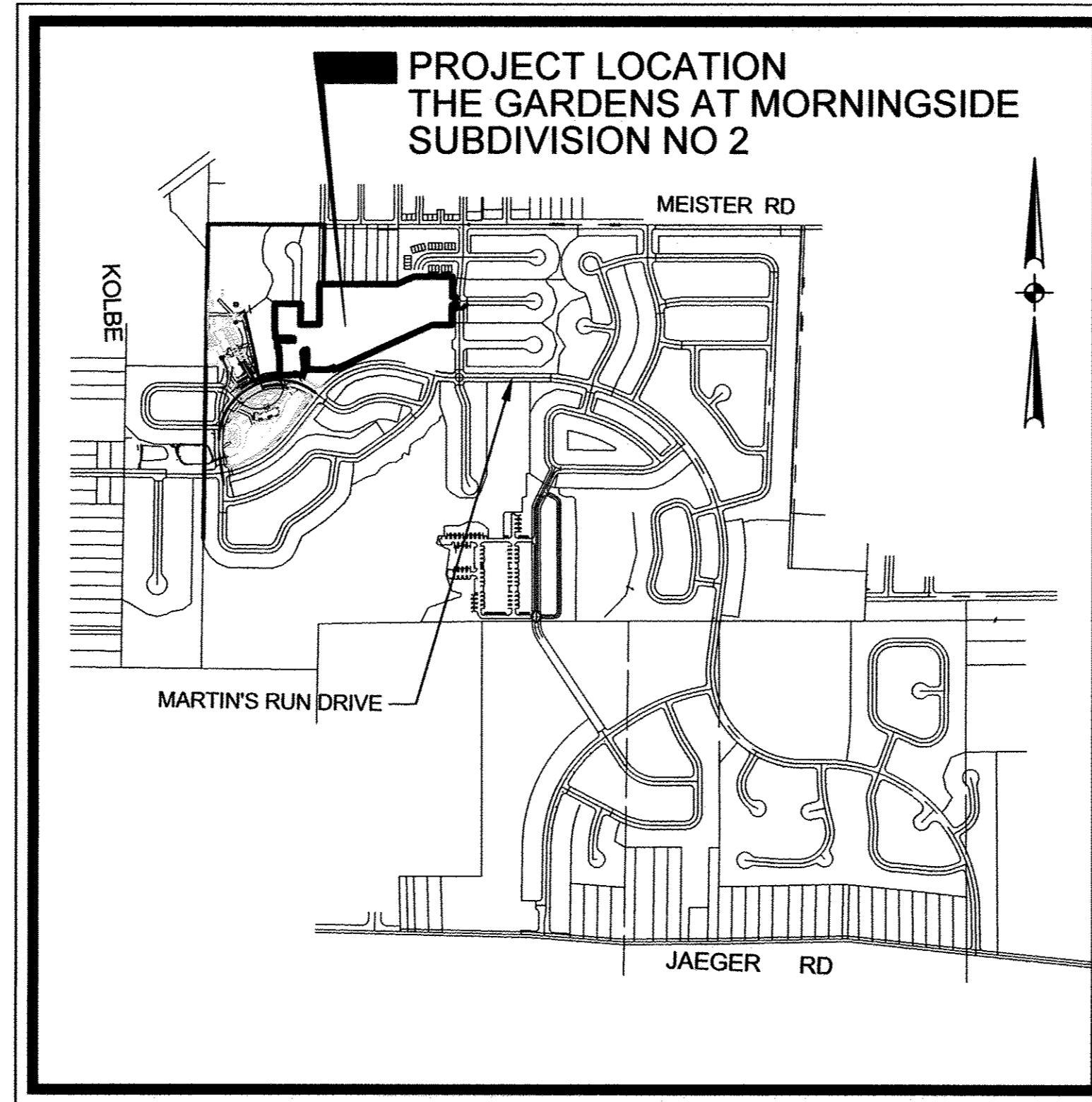
Sheeva Deminich
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/25/17



UNDERGROUND UTILITIES

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC, THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: Thomas J. Oster, President
THOMAS J. OSTER, DIVISION PRESIDENT



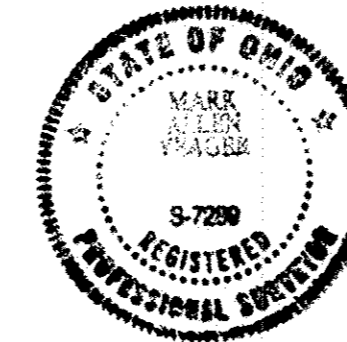
VICINITY MAP

NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE GARDENS AT MORNINGSIDE SUBDIVISION No 2" AS SHOWN HEREON AND CONTAINING 10.9278 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 1, TRACT 3 & ORIGINAL LOT 11, TRACT 2 IN THE CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF 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 DESCRIBE ANGLES ONLY. THIS PLAT 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. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Mark A. Yeager 3/6/15
MARK A. YEAGER
REGISTERED SURVEYOR NO 7289



LEGEND

- ☒ - MONUMENT BOX FOUND
- ☒ - PROPOSED MONUMENT BOX
- - IRON PIN/ IRON PIPE/ KS CAPPED REBAR FOUND LABELED "KS ASSOC INC PROP MARKER"
- - 5/8" KS CAPPED REBAR SET LABELED "KS ASSOC INC PROP MARKER"

AREA IN 52 SUBLOTS 8.4850 ACRES
AREA IN RIGHT-OF-WAY 2.3771 ACRES
AREA IN BLOCKS 0.0657 ACRES
TOTAL AREA IN SUBDIVISION 10.9278 ACRES

AREA IN ORIGINAL LOT 1, TRACT 3 3.1911 ACRES
AREA IN ORIGINAL LOT 11, TRACT 2 7.7367 ACRES
TOTAL AREA IN SUBDIVISION 10.9278 ACRES

LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION No 2 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Douglas Huff P.S. DATE April 7, 2015
DOUG HUFF, PS
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION No 2 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN

BY ORDINANCE NO. 41-15
PASSED THIS 1st DAY OF APRIL 2015.

Maney Bruce
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION No 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

[Signature] DATE 3/16/15
CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION No 2 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

[Signature] DATE 3/16/15
LAW DIRECTOR, CITY OF LORAIN

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 PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN FULFILLMENT THEREOF.

[Signature] DATE 3-12-15
DIRECTOR OF PUBLIC SERVICE

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
APR 10 2015
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Doc ID: 018704690001 Type: OFF
Kind: PLAT
Recorded: 04/10/2015 at 11:30:28 AM
Fee Amt: \$345.00 Page 1 of 1
Lorain County, Ohio
Judith M. Madolok County Recorder
File# 2015-0540671

LORAIN COUNTY RECORDER
MILLENNIUM TITLE AGENCY
5061 N ABBE ROAD
#3
ELYRIA, OH 44035 Plat Val 100
Pg 89, 90, 91, 92

DATE	DESCRIPTION	BY
06-02-2014	CCC	
	13200-GARDENS-PLATS	
	DWG: P 440 365 4730	
	PATH: 13200/CIVIL 3D	
	F.B.	

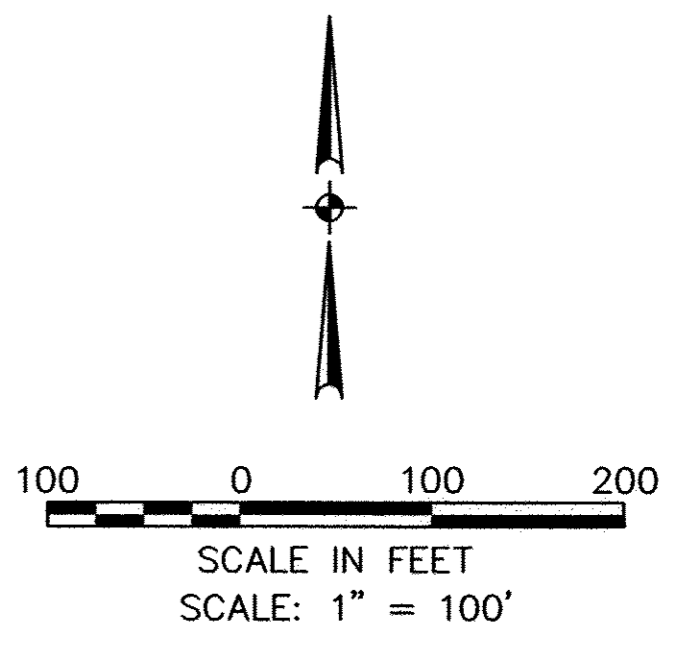
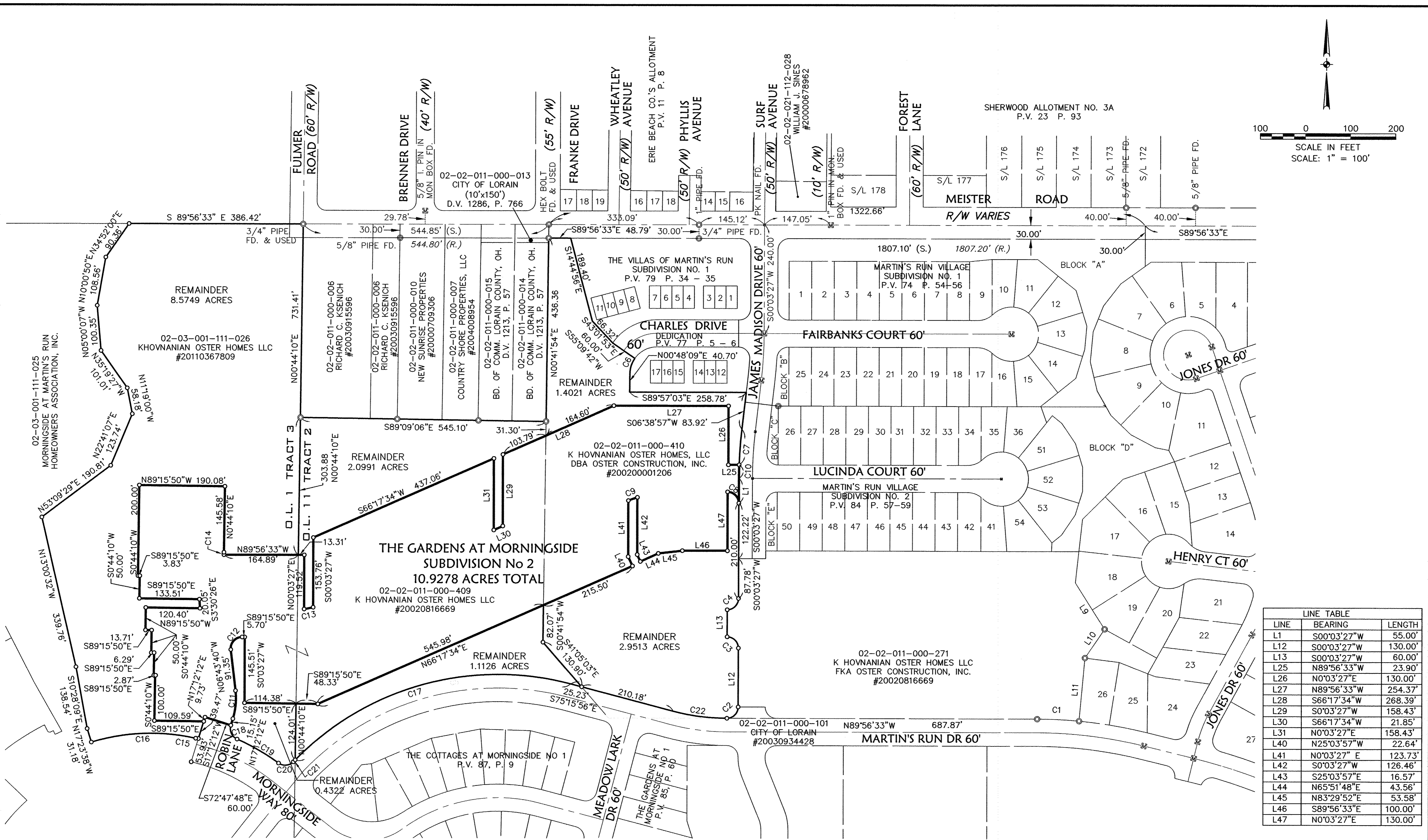
REVISION

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

RECORD PLAT
THE GARDENS AT MORNINGSIDE
SUBDIVISION No 2
PART OF BLACK RIVER TOWNSHIP
ORIGINAL LOT 1, TRACT 3, & ORIGINAL LOT 11, TRACT 2
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 4
JOB NO. 13200

R:\3000\13200\CIVIL_3D_2011\CURRENT DRAWINGS\SHEETS\GARDENS COMB 2-3\13200-2-PLAT02.DWG 3/6/2015 1:43 PM



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'27"W	55.00'
L12	S00°03'27"W	130.00'
L13	S00°03'27"W	60.00'
L25	N89°56'33"W	23.90'
L26	N0°03'27"E	130.00'
L27	N89°56'33"W	254.37'
L28	S66°17'34"W	268.39'
L29	S0°03'27"W	158.43'
L30	S66°17'34"W	21.85'
L31	N0°03'27"E	158.43'
L40	N25°03'57"W	22.64'
L41	N0°03'27"E	123.73'
L42	S0°03'27"W	126.46'
L43	S25°03'57"E	16.57'
L44	N65°51'48"E	43.56'
L45	N83°29'52"E	53.58'
L46	S89°56'33"E	100.00'
L47	N0°03'27"E	130.00'

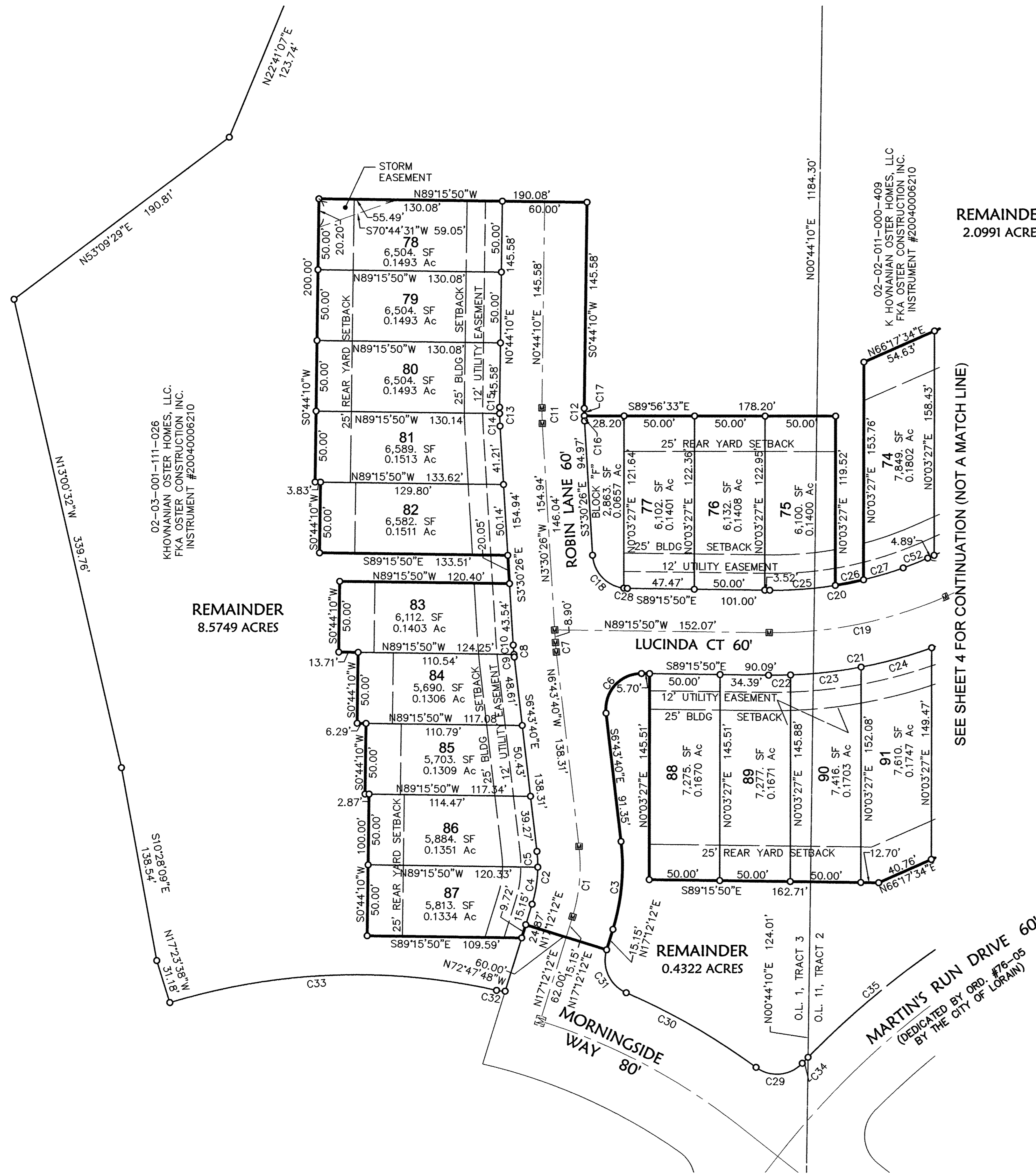
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	93.12	1030.00	46.59	05°10'47"	93.09	N87°21'09"W
C2	39.27	25.00	25.00	90°00'00"	35.36	N45°03'27"E
C3	39.27	25.00	25.00	90°00'00"	35.36	N44°56'33"W
C4	39.27	25.00	25.00	90°00'00"	35.36	N45°03'27"E
C6	35.64	60.00	18.36	34°02'09"	35.12	S17°49'13"W
C7	76.99	930.00	38.52	04°44'35"	76.97	S04°16'40"W
C8	39.27	25.00	25.00	90°00'00"	35.36	N44°56'33"W
C9	21.26	270.00	10.63	04°30'39"	21.25	S70°17'37"W
C10	30.01	930.00	15.00	01°50'55"	30.00	S00°58'55"W
C11	62.65	150.00	31.79	23°55'52"	62.20	N05°14'16"E
C12	42.53	25.00	28.49	97°27'50"	37.58	N42°00'15"E
C13	20.41	270.00	10.21	04°19'50"	20.40	S78°40'06"W
C14	5.32	120.00	2.66	02°32'20"	5.32	N00°32'00"W
C15	6.15	25.00	3.09	14°06'12"	6.14	S84°24'29"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C16	234.49	453.00	119.93	29°39'29"	231.88	S87°48'53"W
C17	663.54	630.00	633.29	60°20'46"	633.29	S74°33'41"W
C18	36.54	25.00	22.41	83°44'51"	33.37	S24°40'13"E
C19	106.38	480.00	53.41	12°41'53"	106.16	N60°11'42"W
C20	35.91	25.00	21.85	82°18'09"	32.90	N85°00'10"E
C21	5.90	630.00	2.95	00°32'13"	5.90	S44°07'12"W
C22	120.40	470.00	60.53	14°40'37"	120.07	N82°36'14"W

- LEGEND**
- ☒ - MONUMENT BOX FOUND
 - ☒ - PROPOSED MONUMENT BOX
 - ⊙ - IRON PIN/ IRON PIPE/ KS CAPPED REBAR FOUND
Labeled "KS ASSOC INC PROP MARKER"
 - - 5/8" KS CAPPED REBAR SET
Labeled "KS ASSOC INC PROP MARKER"
 - FD. - FOUND
 - R. - RECORD
 - S. - SURVEYED
 - U. - USED

RECORD PLAT THE GARDENS AT MORNINGSIDE SUBDIVISION No 2 PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT 1, TRACT 3, & ORIGINAL LOT 11, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO	DATE: 12-16-2013 DRAWN BY: [blank] CHD BY: [blank] DWG. NAME: 3-PLAT02.DWG PATH: R:\3000\CIVIL_3D	DATE: [blank] REVISIONS: [blank]	DESCRIPTION: [blank]	BY: [blank]
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com				
SHEET 2	OF 4			
JOB NO. 13200				

R:\130001\3200\CIVIL_3D_2011\CURRENT DRAWINGS\SHEETS\GARDENS COMB 2-3\13200-GARDENS 2-PLAT03.dwg Last Plotted 3/6/2015 1:43:33 PM by Cecilio C. Carandang



02-03-001-111-026
KHOVNIANIAN OSTER HOMES, LLC.
FKA OSTER CONSTRUCTION, INC.
INSTRUMENT #20040006210

02-02-011-000-409
K HOVNIANIAN OSTER HOMES, LLC
FKA OSTER CONSTRUCTION, INC.
INSTRUMENT #20040006210

REMAINDER
8.5749 ACRES

REMAINDER
0.4322 ACRES

REMAINDER
2.0991 ACRES

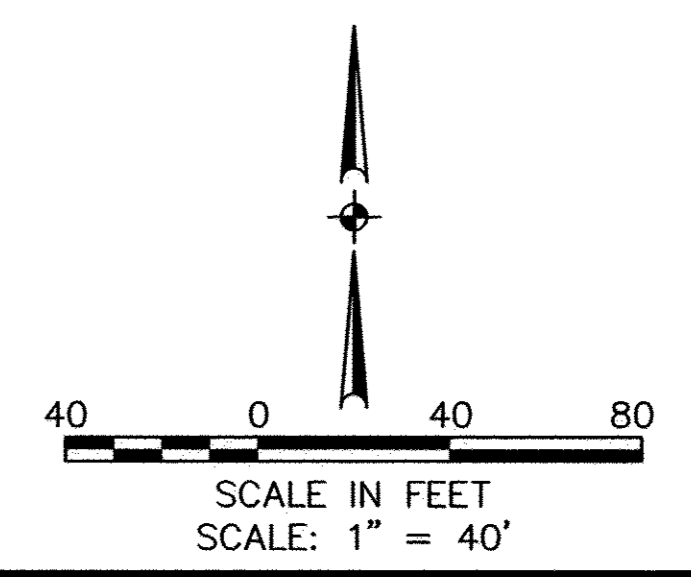
SEE SHEET 4 FOR CONTINUATION (NOT A MATCH LINE)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD
C1	50.12	120.00	25.43	23°55'52"	N5° 14' 16"E	49.76
C2	37.59	90.00	19.07	23°55'52"	N5° 14' 16"E	37.32
C3	62.65	150.00	31.79	23°55'52"	N5° 14' 16"E	62.20
C4	26.50	90.00	13.35	16°52'08"	N8° 46' 08"E	26.40
C5	11.09	90.00	5.55	7°03'45"	N3° 11' 48"W	11.09
C6	42.53	25.00	28.49	97°27'50"	S42° 00' 15"W	37.58
C7	6.75	120.00	3.37	3°13'14"	S5° 07' 03"E	6.74
C8	8.43	150.00	4.22	3°13'14"	S5° 07' 03"E	8.43
C9	1.82	150.00	0.91	0°41'40"	S6° 22' 50"E	1.82
C10	6.61	150.00	3.31	2°31'34"	S4° 46' 13"E	6.61
C11	11.11	150.00	5.56	4°14'36"	S1° 23' 08"E	11.11
C12	8.89	120.00	4.45	4°14'36"	S1° 23' 08"E	8.89
C13	13.33	180.00	6.67	4°14'36"	S1° 23' 08"E	13.33
C14	8.91	180.00	4.46	2°50'12"	S2° 05' 20"E	8.91
C15	4.42	180.00	2.21	1°24'24"	S0° 01' 58"W	4.42
C16	3.57	120.00	1.79	1°42'16"	S2° 39' 18"E	3.57
C17	5.32	120.00	2.66	2°32'20"	S0° 32' 00"E	5.32
C18	34.88	25.00	20.96	79°56'49"	S43° 28' 50"E	32.12
C19	127.98	300.00	64.98	24°26'36"	N78° 30' 52"E	127.02
C20	115.19	270.00	58.48	24°26'36"	N78° 30' 52"E	114.32
C21	140.78	330.00	71.48	24°26'36"	N78° 30' 52"E	139.72
C22	15.62	330.00	7.81	2°42'40"	N89° 22' 50"E	15.61
C23	50.36	330.00	25.23	8°44'39"	N83° 39' 10"E	50.31
C24	51.89	330.00	26.00	9°00'31"	N74° 46' 35"E	51.83
C25	46.66	270.00	23.39	9°54'09"	N85° 47' 06"E	46.61
C26	20.41	270.00	10.21	4°19'49"	N78° 40' 06"E	20.40
C27	48.12	270.00	24.12	10°12'37"	N71° 23' 53"E	48.05
C28	2.53	25.00	1.27	5°48'35"	S86° 21' 32"E	2.53
C29	35.91	25.00	21.85	82°18'09"	N85° 00' 10"E	32.90
C30	106.38	480.00	53.41	12°41'53"	N60° 11' 42"W	106.16
C31	36.54	25.00	22.41	83°44'51"	S24° 40' 13"E	33.37
C32	6.15	25.00	3.09	14°06'12"	S84° 24' 29"E	6.14
C33	234.49	453.00	119.93	29°39'29"	S87° 48' 53"W	231.88
C34	5.90	630.00	2.95	0°32'13"	S44° 07' 12"W	5.90
C35	663.54	630.00	366.27	60°20'46"	S74° 33' 41"W	633.29
C52	18.75	270.00	9.38	3°58'46"	N68°16'57"E	18.75

DIMENSIONS ARE IN FEET

LEGEND

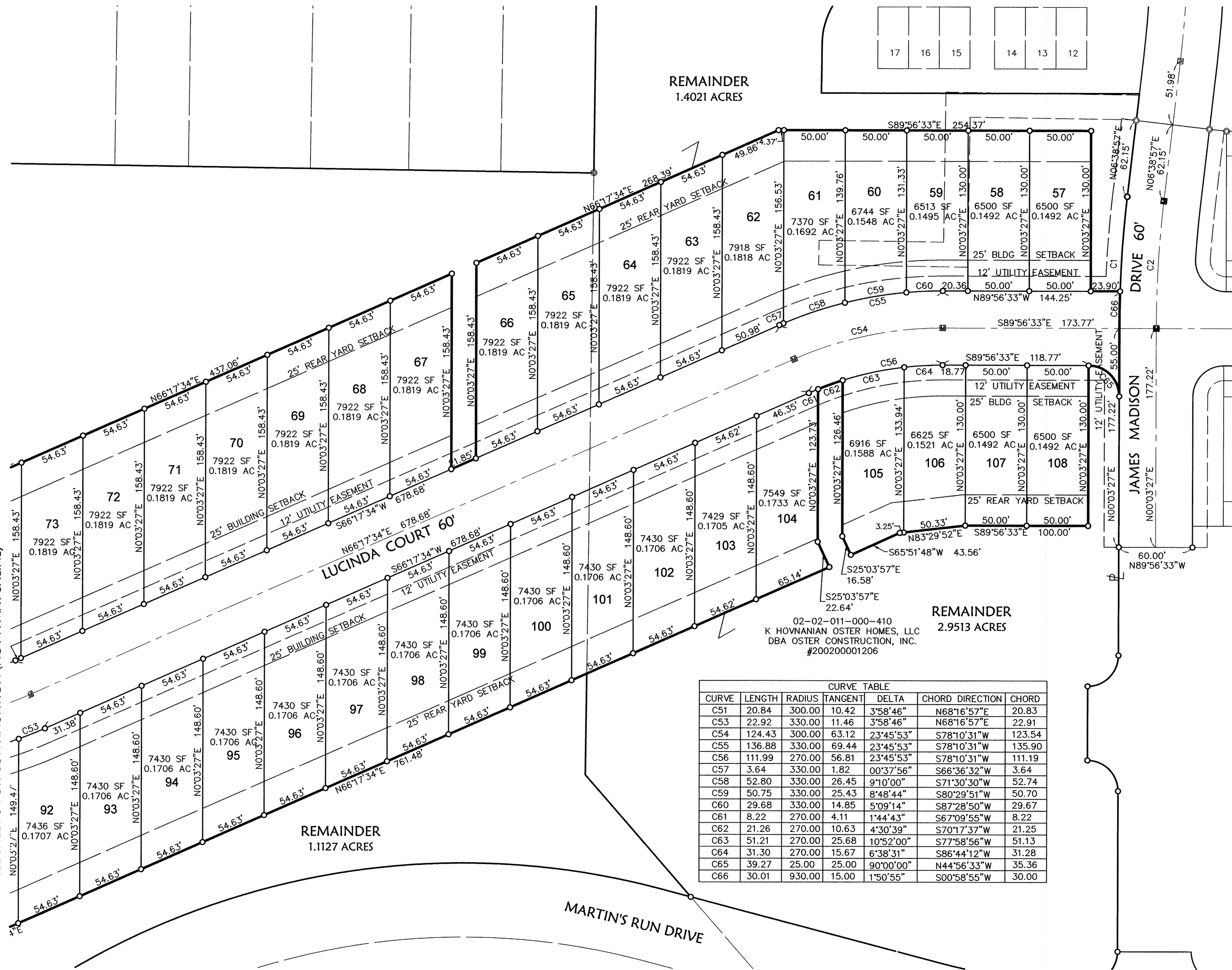
- EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FND
LABELED "KS ASSOCS INC PROP MARKER"
- PROPOSED MONUMENT BOX
- 5/8"x30" KS CAPPED PIN SET
LABELED "KS ASSOCS INC PROP MARKER"
- R RECORD
- S SURVEYED
- FD FOUND



RECORD PLAT	DATE: 08-02-2014	DRAWN BY: GCG	DESCRIPTION
THE GARDENS AT MORNINGSIDE	CH'D BY: GCG	DWG. 3-PLAT03	REVISIONS
SUBDIVISION NO 2	P 440 365 4730	F 440 365 4790	DATE
PART OF BLACK RIVER TOWNSHIP	www.ksassociates.com	F.B.	DESCRIPTION
ORIGINAL LOT 1, TRACT 3 & ORIGINAL LOT 11, TRACT 2			
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO			
SHEET 3			
OF 4			
JOB NO. 13200			

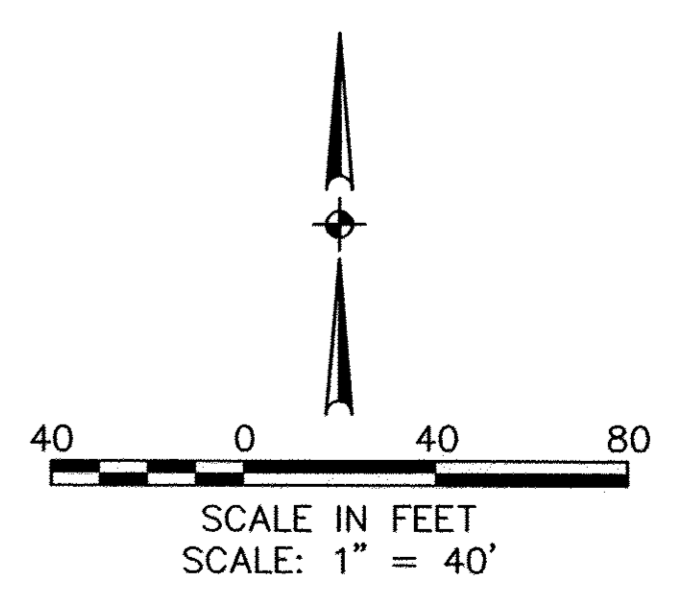
R:\13000\13200\CIVIL_3D_2011\CURRENT DRAWINGS\SHEETS\GARDENS.COMB_2-3\13200-GARDENS_2-PLAT04.DWG 3/6/2015 1:43 PM

SEE SHEET 3 FOR CONTINUATION (NOT A MATCHLINE)



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD
C51	20.84	300.00	10.42	3°58'46"	N68°16'57"E	20.83
C53	22.92	330.00	11.46	3°58'46"	N68°16'57"E	22.91
C54	124.43	300.00	63.12	23°45'53"	S78°10'31"W	123.54
C55	136.88	330.00	69.44	23°45'53"	S78°10'31"W	135.90
C56	111.99	270.00	56.81	23°45'53"	S78°10'31"W	111.19
C57	3.64	330.00	1.82	00°37'56"	S66°36'32"W	3.64
C58	52.80	330.00	26.45	9°10'00"	S71°30'30"W	52.74
C59	50.75	330.00	25.43	8°48'44"	S80°29'51"W	50.70
C60	29.68	330.00	14.85	5°09'14"	S87°28'50"W	29.67
C61	8.22	270.00	4.11	1°44'43"	S67°09'55"W	8.22
C62	21.26	270.00	10.63	4°30'39"	S70°17'37"W	21.25
C63	51.21	270.00	25.68	10°52'00"	S77°58'56"W	51.13
C64	31.30	270.00	15.67	6°38'31"	S86°44'12"W	31.28
C65	39.27	25.00	25.00	90°00'00"	N44°56'33"W	35.36
C66	30.01	930.00	15.00	1°50'55"	S00°58'55"W	30.00

- LEGEND**
- ☒ - MONUMENT BOX FOUND
 - ▣ - PROPOSED MONUMENT BOX
 - ⊙ - IRON PIN/ IRON PIPE/ KS CAPPED REBAR FOUND
Labeled "KS ASSOC INC PROP MARKER"
 - - 5/8" KS CAPPED REBAR SET
Labeled "KS ASSOC INC PROP MARKER"
 - FD - FOUND
 - R - RECORD
 - S - SURVEYED
 - U - USED



DATE	DESCRIPTION	BY			
08-02-2014					
DATE:	DRAWN BY:	CHKD BY:	DWG. NAME:	PATH:	F.B.:
	CCC		L-PLAT04.dwg	R:\13200\CIVIL_3D	
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com					
RECORD PLAT THE GARDENS AT MORNINGSIDE SUBDIVISION NO 2 OF PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO					
SHEET 4 OF 4 JOB NO. 13200					