THE MANORS AT MORNINGSIDE SUBDIVISION No 2

BEING PART OF

BLACK RIVER TOWNSHIP TRACT 3 ORIGINAL LOT 1
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, K HOVNANIAN OSTER HOMES LLC., BY THOMAS J. OSTER, ITS PRESIDENT, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE MANORS 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.

BY: _____ President
THOMAS J. OSTER DIVISION PRESIDENT

_____ BY: KATHRYN T. TABAR
WITNESS

_____ 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 HOMES, 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.

Theresa Dominick
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-25-17

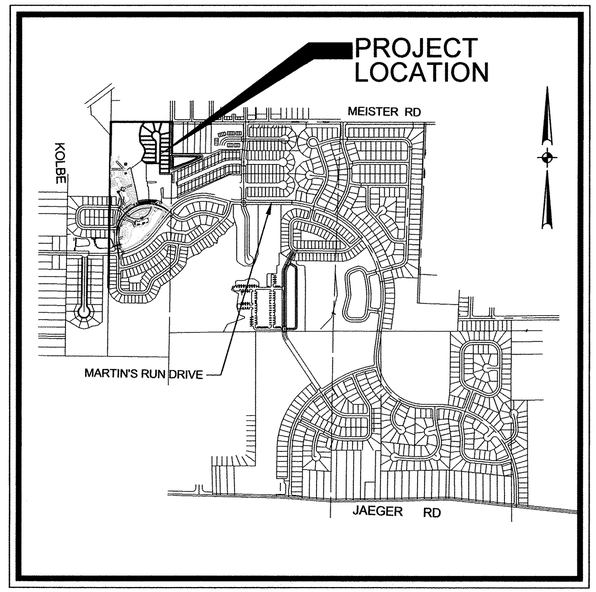
NOTARY SEAL STATE OF OHIO

THERESA A. DOMINICK
Notary Public • State of Ohio
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 GRANTEES), 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 GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, 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 GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: _____ 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 MANORS AT MORNINGSIDE SUBDIVISION No 2" AS SHOWN HEREON AND CONTAINING 6.1188 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 1 IN TRACT 3 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—O—, IRON PIN MONUMENTS ARE TO BE SET, IF SO ENGAGED. 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.

STATE OF OHIO MARK ALLEN YEAGER S-7289 REGISTERED PROFESSIONAL SURVEYOR

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

AREA IN 19 SUBLOTS	4.6690 ACRES
AREA IN RIGHT-OF-WAY	0.7583 ACRES
AREA IN BLOCKS	0.6915 ACRES
TOTAL AREA IN SUBDIVISION	6.1188 ACRES

LEGEND

- ⊠ – MONUMENT BOX FOUND
- ⊡ – PROPOSED MONUMENT BOX
- ⊕ – IRON PIN/ IRON PIPE/ KS CAPPED REBAR FOUND LABELED "KS ASSOC INC PROP MARKER"
- O – 5/8" KS CAPPED REBAR SET LABELED "KS ASSOC INC PROP MARKER"

LORAIN CITY SURVEYOR CERTIFICATE

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

Douglas Hood P.S. April 7, 2015
LORAIN CITY SURVEYOR DATE

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE MANORS AT MORNINGSIDE SUBDIVISION No 2 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO 42-15 PASSED THIS 6th DAY OF APRIL 2015.

Nancy Gruca
CLERK OF COUNCIL

PLANNING COMMISSION

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

_____ 3/16/15
CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION DATE

LAW DIRECTOR'S CERTIFICATE

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

_____ 3/16/15
LAW DIRECTOR, CITY OF LORAIN 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 PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN LIEU THEREOF.

_____ 3-22-15
DIRECTOR OF PUBLIC SERVICE DATE

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
APR 10 2015 PSE EX DAS
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Doc ID: 018704700001 Type: OFF
Kind: PLAT
Recorded: 04/10/2015 at 11:32:07 AM
Fee Amt: $259.20 Page 1 of 1
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2015-0540672
LORAIN COUNTY RECORDER

MILLENNIUM TITLE AGENCY
5061 N ABBE ROAD
#3
ELYRIA, OH 44035 Vol. 100
Pgs 93, 94, 95

REVISIONS	DATE	DESCRIPTION	BY

DATE: 2-16-2015
DRAWN BY: CCC
CH'D BY:
DWG. 1-PLATCS
PATH: 13200/CIVIL 3D
F.B.

KS ASSOCIATES
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 MANORS AT MORNINGSIDE No 2
PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 1, TRACT 3
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 3

JOB NO. 13204

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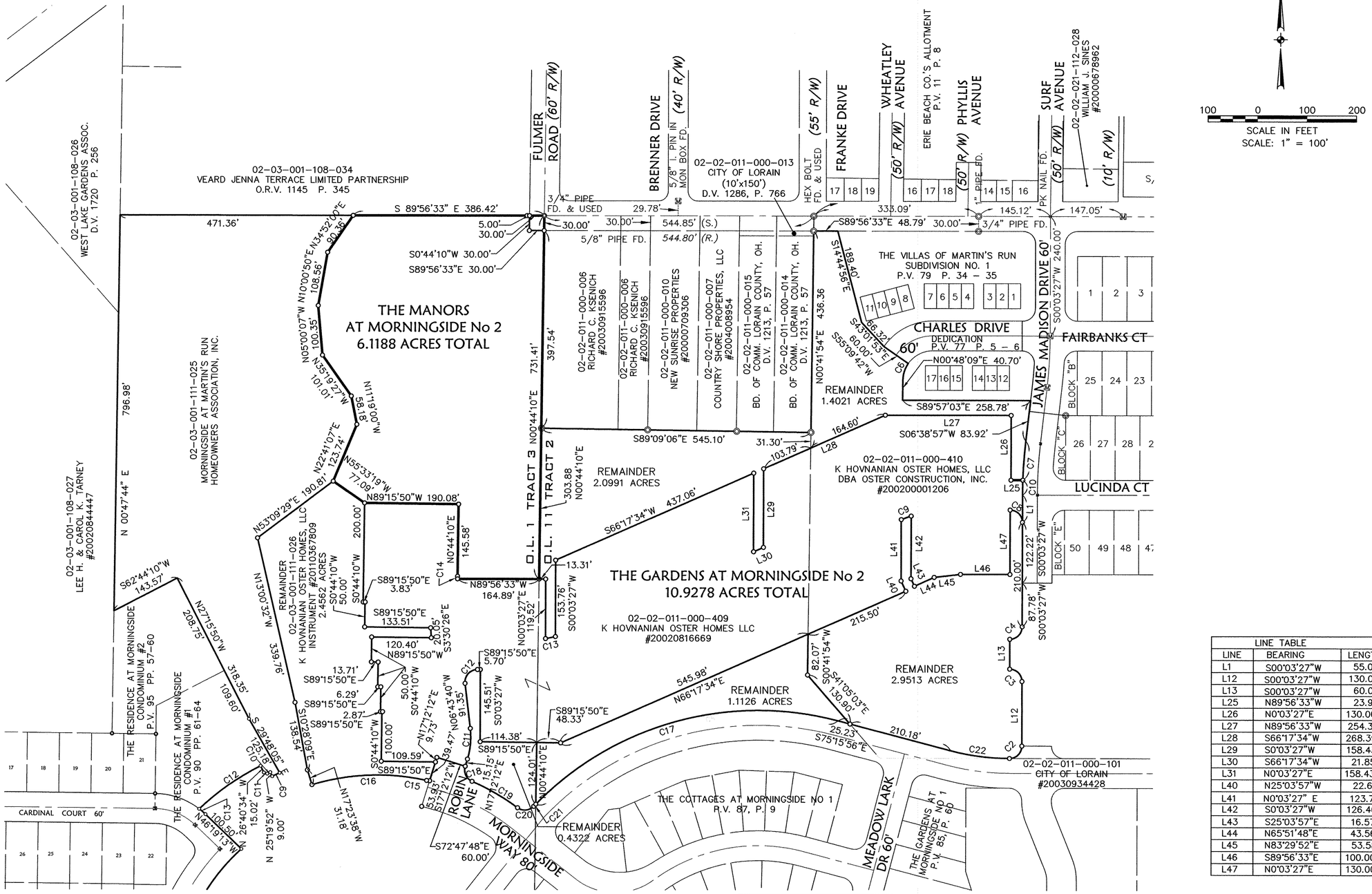

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'27"W	55.00'
L12	S00°03'27"W	130.00'
L13	S00°03'27"W	60.00'
L25	N89°56'33"W	23.90'
L26	N0°03'27"E	130.00'
L27	N89°56'33"W	254.37'
L28	S66°17'34"W	268.39'
L29	S0°03'27"W	158.43'
L30	S66°17'34"W	21.85'
L31	N0°03'27"E	158.43'
L40	N25°03'57"W	22.64'
L41	N0°03'27" 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'

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

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

REVISIONS			
DATE	DESCRIPTION	BY	

DATE: 2-16-2015
DRAWN BY: CCC
CH'D BY:
DWG. NAME: 1-PLAT02.dwg
PATH: R:\13204\CIVIL 3D
F.B.

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

RECORD PLAT
THE MANORS AT MORNINGSIDE 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 2 OF 3

JOB NO. 13204

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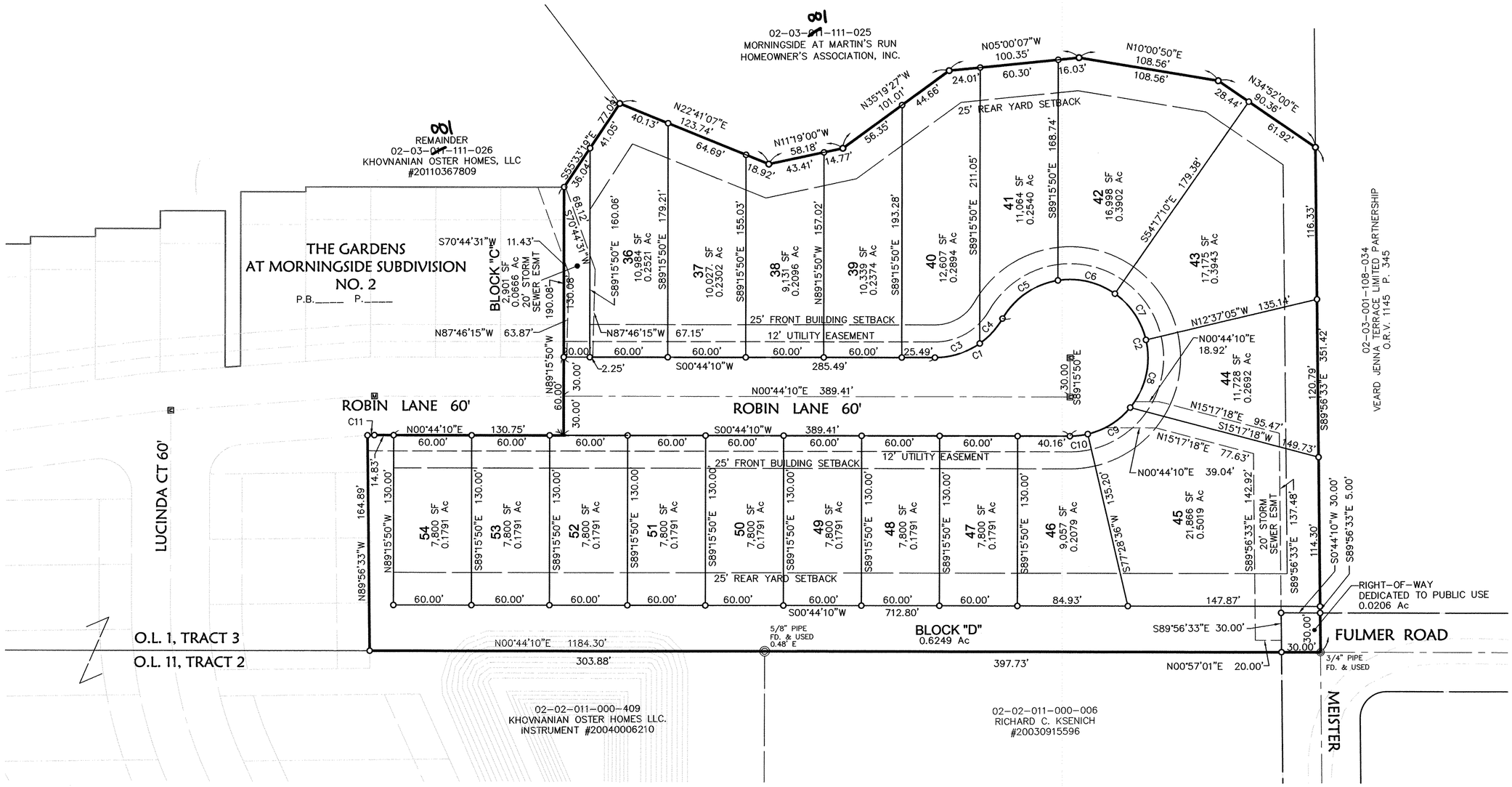

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	62.83	60.00'	34.64	60°00'00"	60.00	N29°15'50"W
C2	251.33	60.00'	103.92	240°00'00"	103.92	N60°44'10"E
C3	36.77	60.00'	18.98	35°06'47"	36.20	N16°49'13"W
C4	26.06	60.00'	13.24	24°53'13"	25.86	N46°49'13"W
C5	53.38	60.00'	28.60	50°58'32"	51.64	N33°46'34"W
C6	46.08	60.00'	24.24	44°00'08"	44.95	N13°42'46"E
C7	43.63	60.00'	22.83	41°40'05"	42.68	N56°32'52"E
C8	55.25	60.00'	29.76	52°45'34"	53.32	S76°14'18"E
C9	39.10	60.00'	20.27	37°20'07"	38.41	S31°11'28"E
C10	13.89	60.00'	6.97	13°15'34"	13.85	S05°53'37"E
C11	5.32	120.00	2.66	02°32'20"	5.32	N00°32'00"W

LEGEND

- EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FOUND 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

40 0 40 80
SCALE IN FEET
SCALE: 1" = 40'

REVISIONS		
DATE	DESCRIPTION	BY

DATE: 2-16-2015
DRAWN BY: CCC
CHK'D BY:
DWG. NAME: I-PLAT03.dwg
PATH: R:\13200A\CIVIL 3D
F.B.

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

RECORD PLAT
THE MANORS AT MORNINGSIDE SUBDIVISION No 2
OF PART OF
BLACK RIVER RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT 2
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 3 OF 3

JOB NO. 13204

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