THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 2

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO
BEING PART OF BLACK RIVER TOWNSHIP TRACT 2, ORIGINAL LOT 12

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, LORAIN LANDINGS DEVELOPMENT CO., LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 2 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

LORAIN LANDINGS DEVELOPMENT CO., LLC

Thomas P. Bob, President
PRESIDENT

WITNESS

NOTARY:

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF, LORAIN LANDINGS DEVELOPMENT CO., LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 18TH DAY OF JANUARY, 2017.

Sancria M. Deinstein
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06·21·2021

SANCHIA M. WEINSTEIN
Notary Public, State of Ohio
My Commission Expires June 21, 2021

UTILITY EASEMENTS:

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO: THE CITY OF LORAIN DEPARTMENT OF UTILITIES, THE OHIO EDISON COMPANY, COLUMBIA GAS COMPANY, TIME WARNER CABLE AND CENTURY TELEPHONE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR, SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIED PREMISES FOR EXERCISING ANY OF THE PROPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR:

LORAIN LANDINGS DEVELOPMENT CO., LLC

Thomas P. Bob, President
PRESIDENT

VICINITY MAP:

NOT TO SCALE

INDEX OF SHEETS:

1 – COVER SHEET
2 – OVERALL AND REMAINDER
3 – SUBLOTS 117 – 154

LOT NUMBERS:

THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 2 CONTAINS 38 LOTS, NUMBERED 117 TO 154.

ACREAGE SUMMARY:

	Acres
SUBLOTS	6.0001
RIGHT-OF-WAY	1.8317
BLOCKS	1.3316
TOTAL SUBDIVISION NO. 2	9.1634
REMAINDER (O.L. 12)	22.2673
GRAND TOTAL	31.4307

SURVEYOR'S NOTE:

THIS SURVEY HAS BEEN PERFORMED WITHOUT A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS SURVEY WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BE TEN THOUSAND) AS PER 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 TO THE BEST OF MY KNOWLEDGE.

Daniel P. Engle
DANIEL P. ENGLE, PS 8452
ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OHIO 44131
440.349.2000

1/9/2017
DATE

STATE OF OHIO
DANIEL P. ENGLE
8452
REGISTERED
PROFESSIONAL ENGINEER

Doc ID: 019922890001 Type: OFF
Kind: PLAT
Recorded: 03/24/2017 at 12:00:33 PM
Fee Amt: $209.20 Page 1 of 1
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2017-0623409

FRENCH CREEK TITLE AGENCY LTD
6155 PARK SQ DR UNIT 3
SUITE BE
LORAIN, OH 44053
Plat Vol. 103
Pgs. 30, 31, 32

APPROVALS:

LORAIN CITY SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING SUBDIVISION PLAT AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE THE SAME:

Douglas Hasel P.S.
LORAIN CITY SURVEYOR

February 14, 2017
DATE

COUNCIL CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN.

BY ORDINANCE NO. 4-17

APPROVED THIS 17 DAY OF JAN., 2017

Nancy Gruz, CMC
CLERK OF COUNCIL

PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN.

CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION

2/9/17
DATE

LAW DIRECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

PARley
LAW DIRECTOR, CITY OF LORAIN

2/6/17
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.

DIRECTOR OF PUBLIC SAFETY/SERVICE

2/6/17
DATE

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
MAR 24 2017
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

BLACK RIVER TOWNSHIP
TRACT 2 ORIGINAL LOT 12
CITY OF LORAIN
LORAIN COUNTY, OHIO

CLIENT
LORAIN LANDINGS DEVELOPMENT CO., LLC

THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 2

DATE 05/11/2016

REV. 1 11/15/2016 COUNTY COMMENTS
REV. 2 01/09/2017 REMOVED GRANTEE SIGNATURE LINES

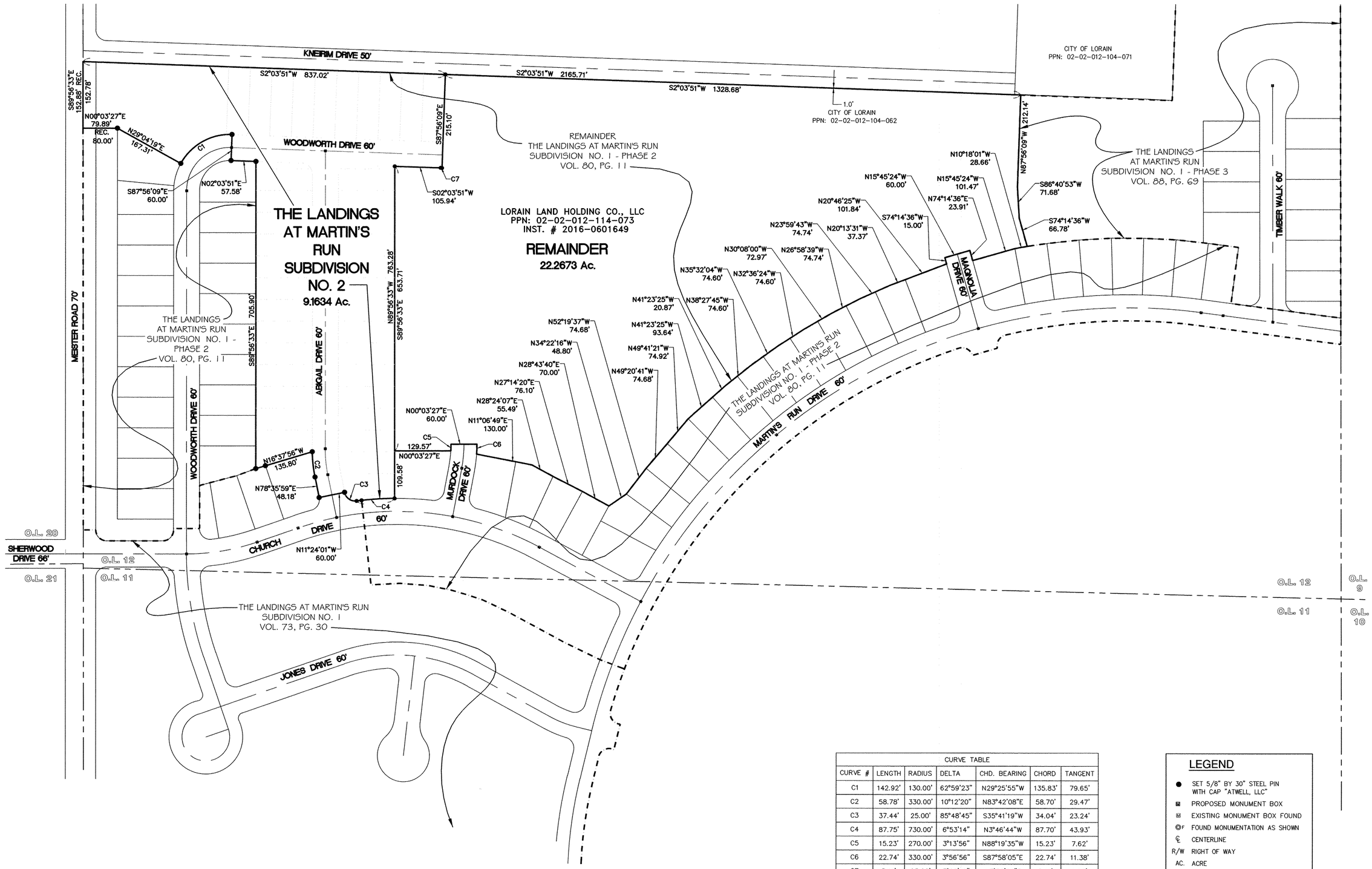
REVISIONS

DR.	DPE	CH.	AEM
P.M.	A. MARKS		
BOOK	NA		
JOB	13001029		
SHEET NO.	1 OF 3		

\\13001029\DWG\SURVEY\13001029-R1.DWG 1/9/2017 8:42 AM LAURA PARKER

THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 2

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO
BEING A PART OF BLACK RIVER TOWNSHIP TRACT 2, ORIGINAL LOT 12



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	142.92'	130.00'	62°59'23"	N29°25'55"W	135.83'	79.65'
C2	58.78'	330.00'	10°12'20"	N83°42'08"E	58.70'	29.47'
C3	37.44'	25.00'	85°48'45"	S35°41'19"W	34.04'	23.24'
C4	87.75'	730.00'	6°53'14"	N3°46'44"W	87.70'	43.93'
C5	15.23'	270.00'	3°13'56"	N88°19'35"W	15.23'	7.62'
C6	22.74'	330.00'	3°56'56"	S87°58'05"E	22.74'	11.38'
C7	3.11'	25.00'	7°08'19"	N5°38'00"E	3.11'	1.56'

LEGEND

- ● SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL, LLC"
- PROPOSED MONUMENT BOX
- EXISTING MONUMENT BOX FOUND
- FOUND MONUMENTATION AS SHOWN
- ℄ CENTERLINE
- R/W RIGHT OF WAY
- AC. ACRE
- S. F. SQUARE FEET

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BLACK RIVER TOWNSHIP
TRACT 2 ORIGINAL LOT 12
CITY OF LORAIN
LORIAN COUNTY, OHIO

CLIENT
LORAIN LANDINGS DEVELOPMENT CO., LLC

THE LANDINGS AT MARTIN'S RUN
SUBDIVISION NO. 2
LOTS 117 – 154

DATE
5/11/2016

REV. 1 11/15/2016
COUNTY COMMENTS
REV. 2 01/09/2017 REMOVED
GRANTEE SIGNATURE LINES
REV. 3 03/13/2017
MEISTER ROAD DEDICATION

REVISIONS

SCALE 0 50 100
1" = 100 FEET

DR. DPE CH. AEM
P.M. A. MARKS
BOOK NA
JOB 13001029
SHEET NO.
2 OF 3

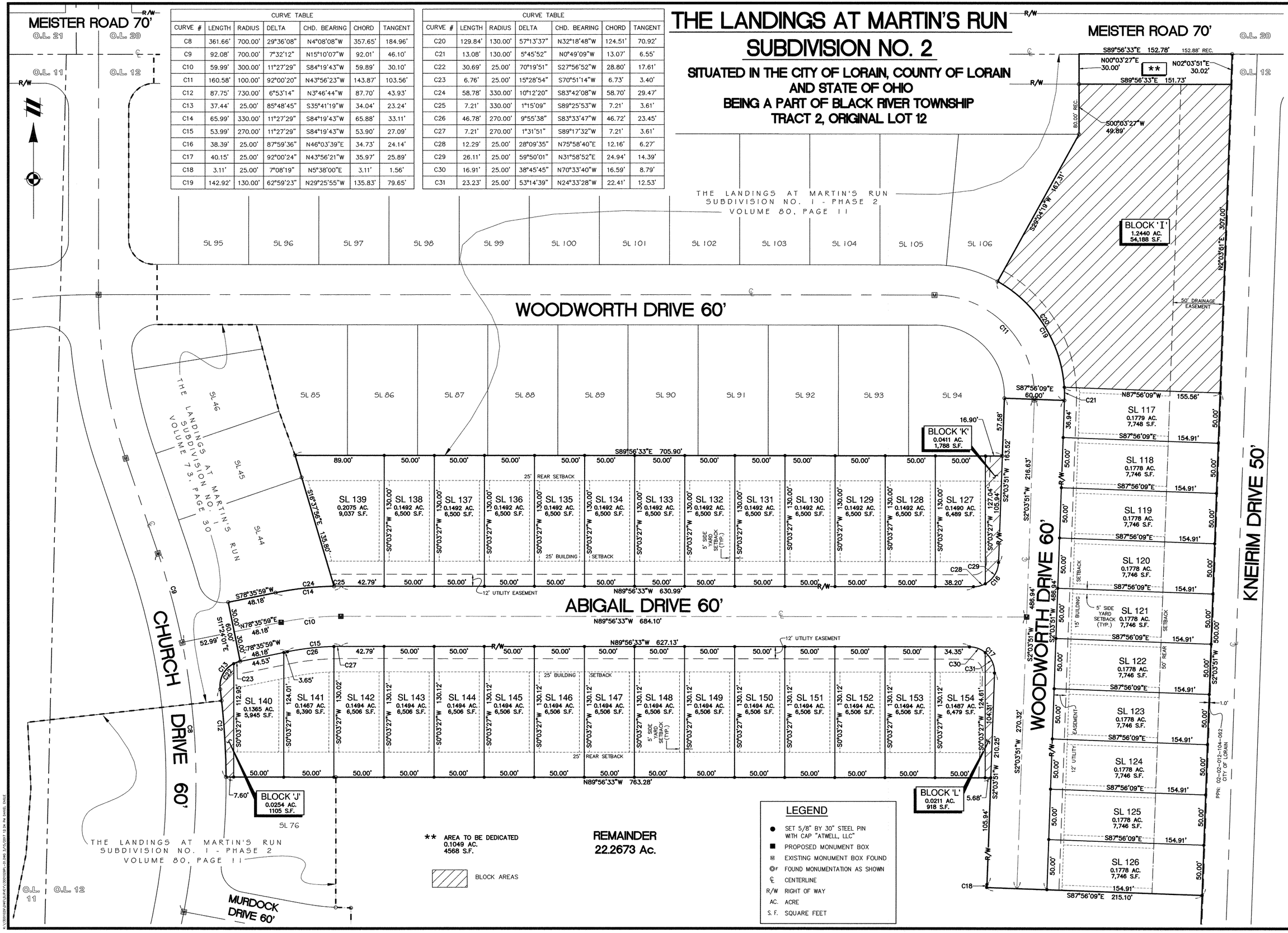
K:\13001029\DWG\SURVEY\13001029R-01.DWG 3/13/2017 12:24 PM DANIEL ENGLE

THE LANDINGS AT MARTIN'S RUN
SUBDIVISION NO. 2

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO
BEING A PART OF BLACK RIVER TOWNSHIP
TRACT 2, ORIGINAL LOT 12

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C8	361.66'	700.00'	29°36'08"	N4°08'08"W	357.65'	184.96'
C9	92.08'	700.00'	7°32'12"	N15°10'07"W	92.01'	46.10'
C10	59.99'	300.00'	11°27'29"	S84°19'43"W	59.89'	30.10'
C11	160.58'	100.00'	92°00'20"	N43°56'23"W	143.87'	103.56'
C12	87.75'	730.00'	6°53'14"	N3°46'44"W	87.70'	43.93'
C13	37.44'	25.00'	85°48'45"	S35°41'19"W	34.04'	23.24'
C14	65.99'	330.00'	11°27'29"	S84°19'43"W	65.88'	33.11'
C15	53.99'	270.00'	11°27'29"	S84°19'43"W	53.90'	27.09'
C16	38.39'	25.00'	87°59'36"	N46°03'39"E	34.73'	24.14'
C17	40.15'	25.00'	92°00'24"	N43°56'21"W	35.97'	25.89'
C18	3.11'	25.00'	7°08'19"	N5°38'00"E	3.11'	1.56'
C19	142.92'	130.00'	62°59'23"	N29°25'55"W	135.83'	79.65'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C20	129.84'	130.00'	57°13'37"	N32°18'48"W	124.51'	70.92'
C21	13.08'	130.00'	5°45'52"	N0°49'09"W	13.07'	6.55'
C22	30.69'	25.00'	70°19'51"	S27°56'52"W	28.80'	17.61'
C23	6.76'	25.00'	15°28'54"	S70°51'14"W	6.73'	3.40'
C24	58.78'	330.00'	10°12'20"	S83°42'08"W	58.70'	29.47'
C25	7.21'	330.00'	1°15'09"	S89°25'53"W	7.21'	3.61'
C26	46.78'	270.00'	9°55'38"	S83°33'47"W	46.72'	23.45'
C27	7.21'	270.00'	1°31'51"	S89°17'32"W	7.21'	3.61'
C28	12.29'	25.00'	28°09'35"	N75°58'40"E	12.16'	6.27'
C29	26.11'	25.00'	59°50'01"	N31°58'52"E	24.94'	14.39'
C30	16.91'	25.00'	38°45'45"	N70°33'40"W	16.59'	8.79'
C31	23.23'	25.00'	53°14'39"	N24°33'28"W	22.41'	12.53'



** AREA TO BE DEDICATED
0.1049 AC.
4568 S.F.

REMAINDER
22.2673 Ac.

BLOCK AREAS

LEGEND

- ● SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL, LLC"
- ■ PROPOSED MONUMENT BOX
- EXISTING MONUMENT BOX FOUND
- FOUND MONUMENTATION AS SHOWN
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THE LANDINGS AT MARTIN'S RUN
SUBDIVISION NO. 2
LOTS 117 – 154

DATE
5/11/2016

REV. 1 11/15/2016 COUNTY COMMENTS
REV. 2 01/09/2017 REMOVED GRANTEE SIGNATURE LINES
REV. 3 03/15/2017 MEISTER ROAD DEDICATION

REVISIONS

SCALE 0 20 40
1" = 40 FEET

DR. DPE	CH. AEM
P.M. A. MARKS	
BOOK NA	
JOB 13001029	
SHEET NO. 3 OF 3	