

THE VILLAS AT MORNINGSIDE SUBDIVISION

BEING PART OF

BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 1 TRACT NO. 3
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE VILLAS AT MORNINGSIDE SUBDIVISION, HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

REPRESENTATIVE _____ TITLE _____
WITNESS _____ WITNESS _____

MORTGAGEE'S NOTARY CERTIFICATE

STATE OF OHIO SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR _____ WHO ACKNOWLEDGED THAT _____ DID SIGN THIS FOREGOING PLAT AND THAT IT WAS _____ OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE VILLAS AT MORNINGSIDE SUBDIVISION AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Douglas Hesel P.S. MAY 15, 2017
DOUG HASEL, PS DATE
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

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

BY ORDINANCE NO. 37-17
PASSED THIS 17 DAY OF April 2017.

Breanna Dull
CLERK OF COUNCIL-Deputy

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE VILLAS AT MORNINGSIDE SUBDIVISION IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

[Signature] 5/15/17
CHAIRMAN, CITY OF LORAIN DATE
PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

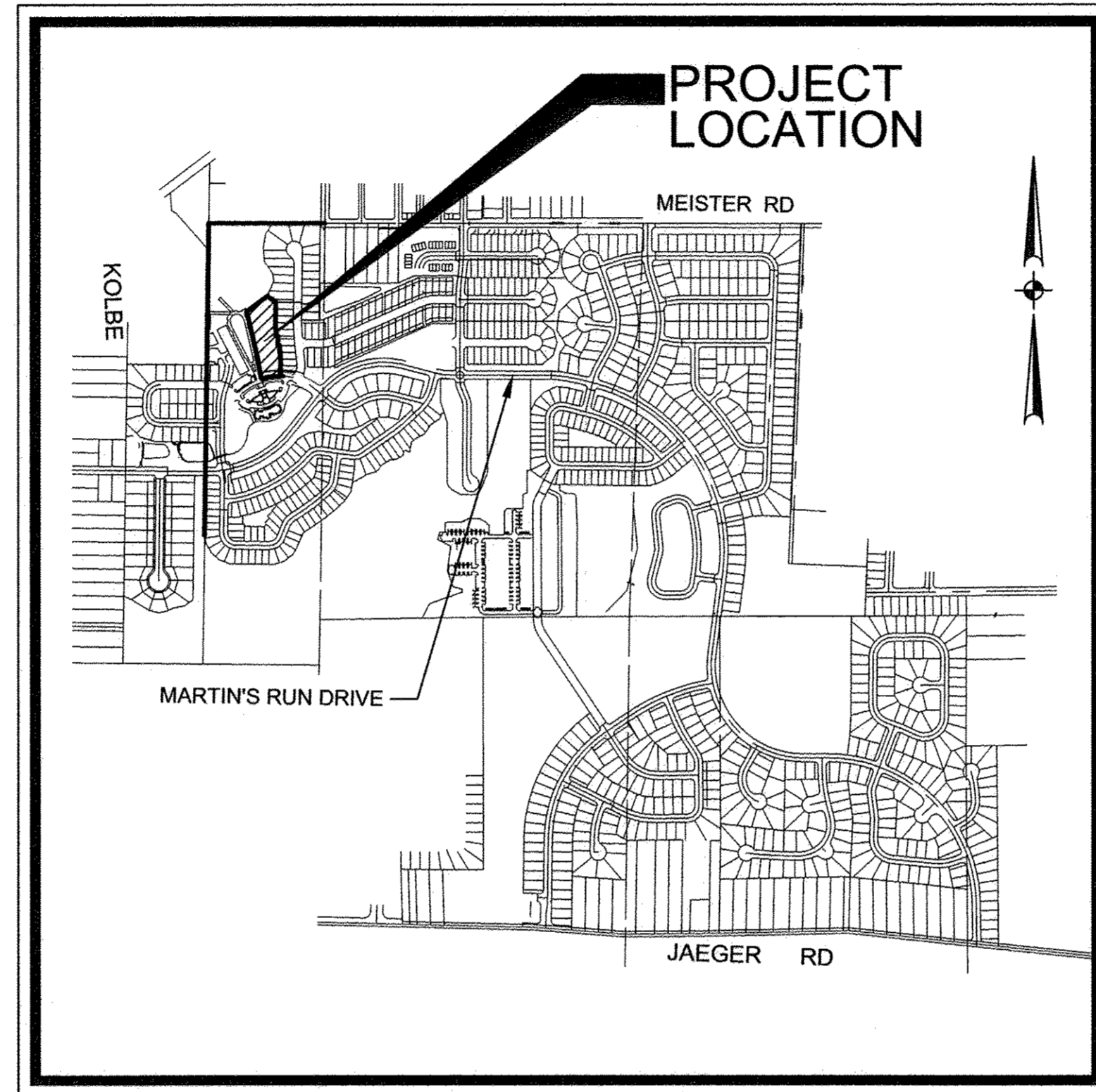
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE VILLAS AT MORNINGSIDE SUBDIVISION IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

[Signature] 5/14/17
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.

[Signature] 5/17
DIRECTOR OF PUBLIC SERVICE DATE



VICINITY MAP NO SCALE

UNDERGROUND UTILITIES

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, ADELPHIA CABLE COMMUNICATION, INC, AND COLUMBIA GAS OF OHIO, 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 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: [Signature]
CHARLES J. VANNOY, JR.
REGIONAL PRESIDENT

MORNINGSIDE WAY ACCESS EASEMENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTATIVE OF MORNINGSIDE AT MARTIN'S RUN HOMEOWNERS' ASSOCIATION, INC., DOES HEREBY GRANT AN EASEMENT FOR ACCESS AS SHOWN HEREON.

BY: [Signature]
MORNINGSIDE AT MARTIN'S RUN HOMEOWNERS' ASSOCIATION, INC.
WITNESS [Signature] BY: Cody Bruce
WITNESS [Signature] BY: TMMilanich

NOTARY CERTIFICATE

STATE OF OHIO SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE AFORESIGNED, REPRESENTING MORNINGSIDE AT MARTIN'S RUN HOMEOWNERS' ASSOCIATION, INC., 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 2nd DAY OF May, 2017.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-25-22



TERESA A. DOMINICK
Notary Public - State of Ohio
My Commission Expires 11-25-17

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, K HOVNANIAN OSTER HOMES, LLC, BY CHARLES J. VANNOY, JR. REGIONAL PRESIDENT, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE VILLAS AT MORNINGSIDE SUBDIVISION, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

AS A CONDITION ON THE PART OF THE ALLOTOR AND ACCEPTANCE ON THE PART OF THE CITY OF LORAIN, THE OWNERS OF THE LOTS OF THIS PLAT ARE FOREVER PROHIBITED FROM PLANTING TREES AND SHRUBS IN ANY PART OF THE STREETS SHOWN HEREON.

BY: [Signature]
CHARLES J. VANNOY, JR.
REGIONAL PRESIDENT
WITNESS [Signature] BY: CHRIS W. BROWN
WITNESS [Signature] BY: Michael D. Mercier

NOTARY CERTIFICATE

STATE OF OHIO SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR CHARLES J. VANNOY JR, REPRESENTING K HOVNANIAN 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 5th DAY OF April, 2017.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-25-17

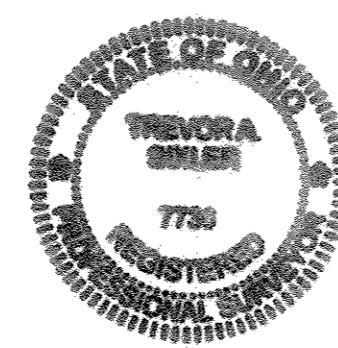


TERESA A. DOMINICK
Notary Public - State of Ohio
My Commission Expires 11-25-17

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE VILLAS AT MORNINGSIDE SUBDIVISION" AS SHOWN HEREON AND CONTAINING 2.4560 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 1 TRACT NO. 3 IN THE CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED o, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED o, 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.

[Signature] 4-4-17
TREVOR A. BIXLER
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730

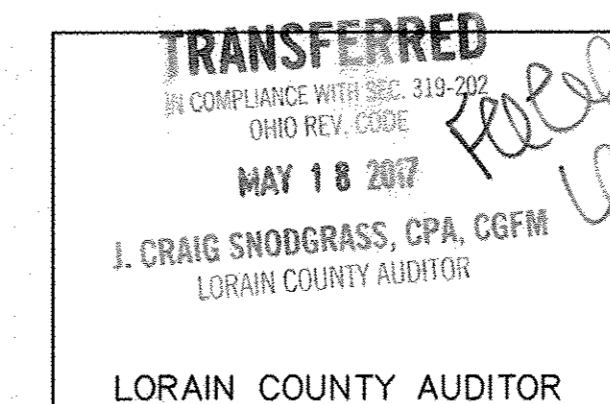


AREA SUMMARY

AREA IN SUBLOTS 1 TO 10 1.1167 ACRES
AREA IN BLOCK A 1.3393 ACRES
TOTAL AREA IN SUBDIVISION 2.4560 ACRES

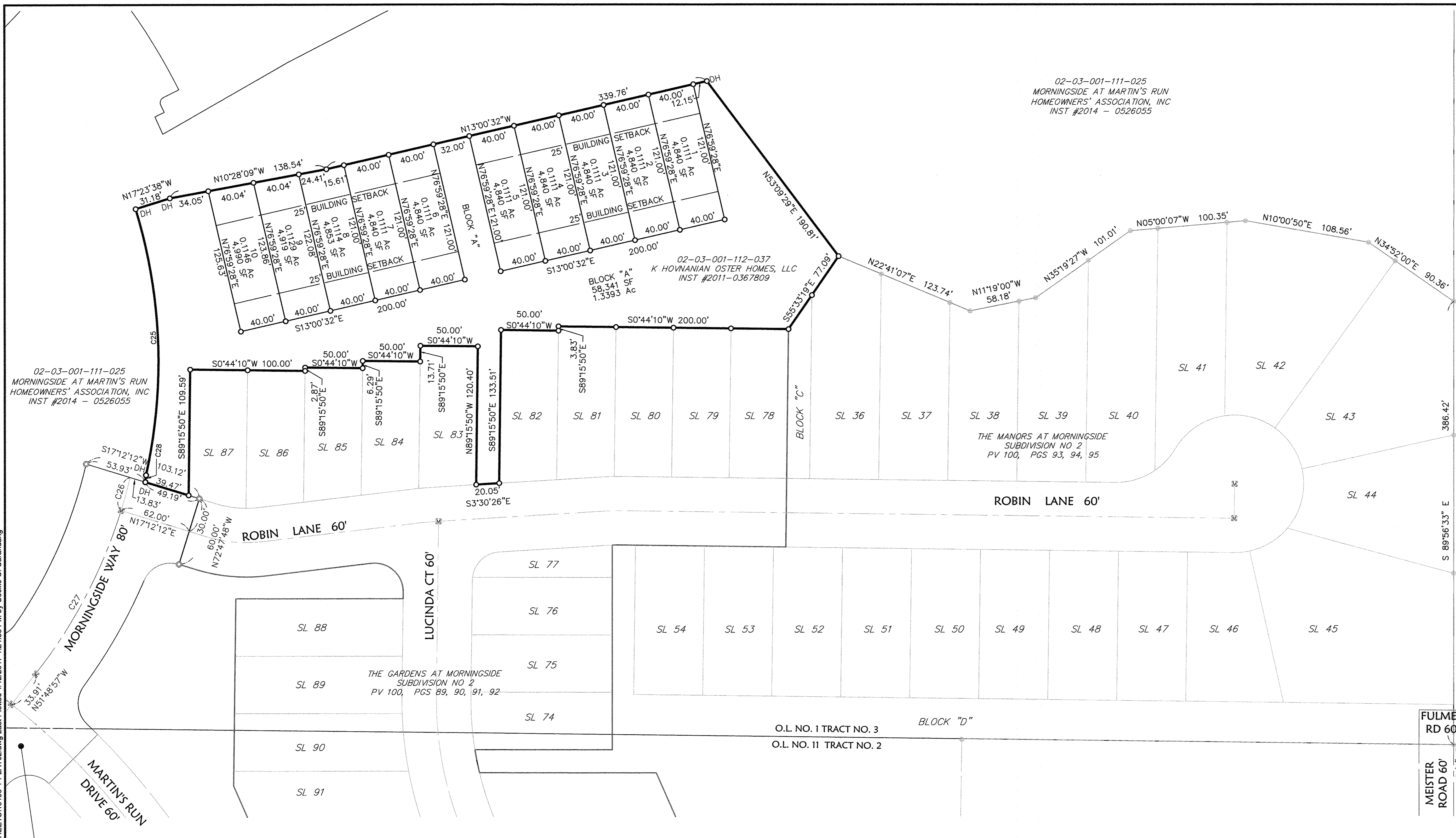
REFERENCE DOCUMENTS

PLAT VOLUME 87, PAGES 9, 10, 11
PLAT VOLUME 100, PAGES 89, 90, 91, 92
PLAT VOLUME 100, PAGES 93, 94, 95
INSTRUMENT #2011-0367809
#2014-0526055



BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE: 03-20-2017	CCC
DRAWN BY: CCC	DRH
CH'D BY: DRH	1-PLATCS
DWG. 1-PLATCS	13199-1/CIVIL 3D
PATH: 13199-1/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 VILLAS	
AT MORNINGSIDE SUBDIVISION	
PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 1, TRACT NO. 3	
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO	
SHEET 1	OF 6
JOB NO.	13199-1

R:\13000\13199-1\CIVIL 3D\2015\CURRENT DRAWINGS\SHSHEETS\13199-1-PLAT02.dwg Last Plotted 4/12/2017 1:24:55 PM by Cecilio C. Carandang



02-03-001-111-025
MORNINGSIDE AT MARTIN'S RUN
HOMEOWNERS' ASSOCIATION, INC
INST #2014 - 0526055

02-03-001-111-025
MORNINGSIDE AT MARTIN'S RUN
HOMEOWNERS' ASSOCIATION, INC
INST #2014 - 0526055

02-03-001-112-037
K HOVNIANIAN OSTER HOMES, LLC
INST #2011-0367809

THE MANORS AT MORNINGSIDE
SUBDIVISION NO 2
PV 100, PGS 93, 94, 95

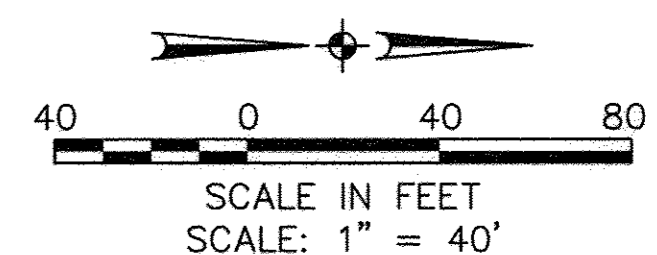
THE GARDENS AT MORNINGSIDE
SUBDIVISION NO 2
PV 100, PGS 89, 90, 91, 92

THE COTTAGES AT MORNINGSIDE
SUBDIVISION NO 1
PV 87, PGS 9, 10, 11

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C25	234.49'	453.00'	119.93'	29°39'29"	S87°48'53"W	231.88'
C26	30.02'	440.00'	15.02'	03°54'34"	N74°45'05"W	30.02'
C27	161.12'	440.00'	81.47'	20°58'51"	N62°18'22"W	160.22'
C28	6.15'	25.00'	3.09'	14°06'12"	N84°24'29"W	6.14'

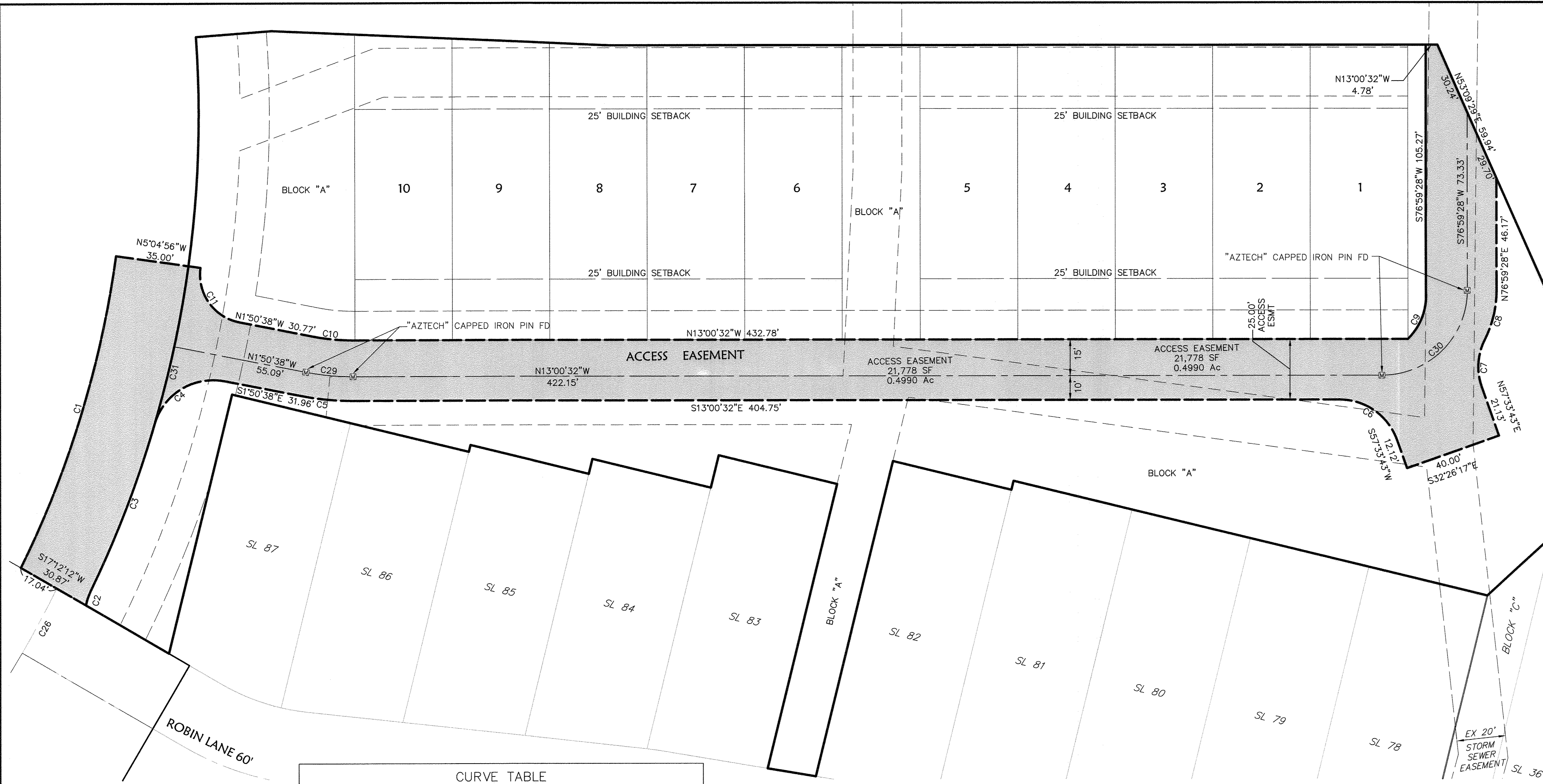
LEGEND

- ☒ EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FOUND
LABELED "KS ASSOCS INC PROP MARKER"
- 5/8"x30" KS CAPPED PIN SET
LABELED "KS ASSOCS INC PROP MARKER"
- DH DRILL HOLE



DATE: 03-30-2017 DRAWN BY: CCE CPO BY: DRH DWG. NAME: 1-PLAT02.dwg PATH: R:\13199-1\CIVIL 3D F.B.	REVISIONS (Empty table)	DESCRIPTION (Empty table)	BY (Empty table)
<p>KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.kssassociates.com</p> <p>KS ASSOCIATES</p>			
<p>RECORD PLAT THE VILLAGES AT MORNINGSIDE SUBDIVISION</p> <p>OF PART OF BLACK RIVER RIVER TOWNSHIP ORIGINAL LOT NO. 1, TRACT NO. 3 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO</p>			
SHEET 2 OF 6		JOB NO. 13199-1	

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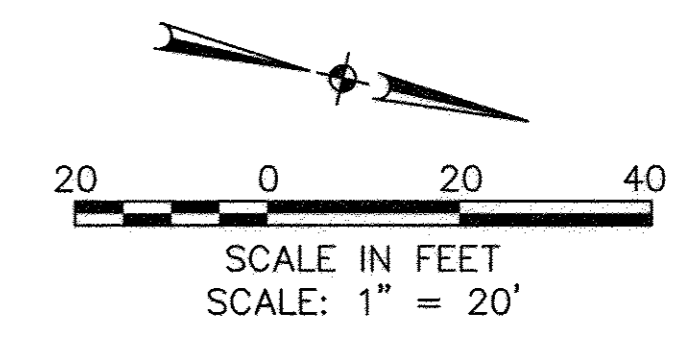


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	134.50'	423.00'	18°13'07"	N85° 58' 23"W	133.94'	67.82'
C2	6.15'	25.00'	14°06'12"	S84° 24' 29"E	6.14'	3.09'
C3	73.74'	453.00'	9°19'35"	S82° 01' 10"E	73.66'	36.95'
C4	37.02'	25.00'	84°50'20"	S44° 15' 48"E	33.73'	22.84'
C5	21.44'	110.00'	11°09'54"	S7° 25' 35"E	21.40'	10.75'
C6	30.79'	25.00'	70°34'15"	S22° 16' 35"W	28.88'	17.69'
C7	20.17'	25.00'	46°13'57"	N80° 40' 41"E	19.63'	10.67'
C8	21.05'	45.00'	26°48'11"	S89° 36' 26"E	20.86'	10.72'
C9	17.74'	25.00'	40°39'05"	N77° 54' 22"W	17.37'	9.26'
C10	16.56'	85.00'	11°09'54"	N7° 25' 35"W	16.54'	8.31'
C11	30.30'	20.00'	86°48'56"	N41° 30' 37"E	27.49'	18.92'
C26	30.02'	440.00'	03°54'34"	N74° 45' 05"W	30.02'	15.02'
C29	19.49'	100.00'	11°09'54"	N7° 25' 35"W	19.46'	9.77'
C30	54.98'	35.00'	90°00'00"	N58° 00' 32"W	49.50'	35.00'
C31	32.81'	453.00'	4°08'57"	N88° 45' 27"W	32.80'	16.41'

LEGEND

☒ EXISTING MONUMENT BOX

NOTE: SEE SHEET 2 FOR LOCATION AND DESCRIPTION OF BOUNDARY MONUMENTS.



DATE: 03-20-2017	DESCRIPTION:
DRAWN BY: CEC	REVISIONS:
CHKD BY: DRH	
DWG. NAME: L-PLAT03.dwg	
PATH: R:\13199-1\DWG.D	
F.B.:	

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

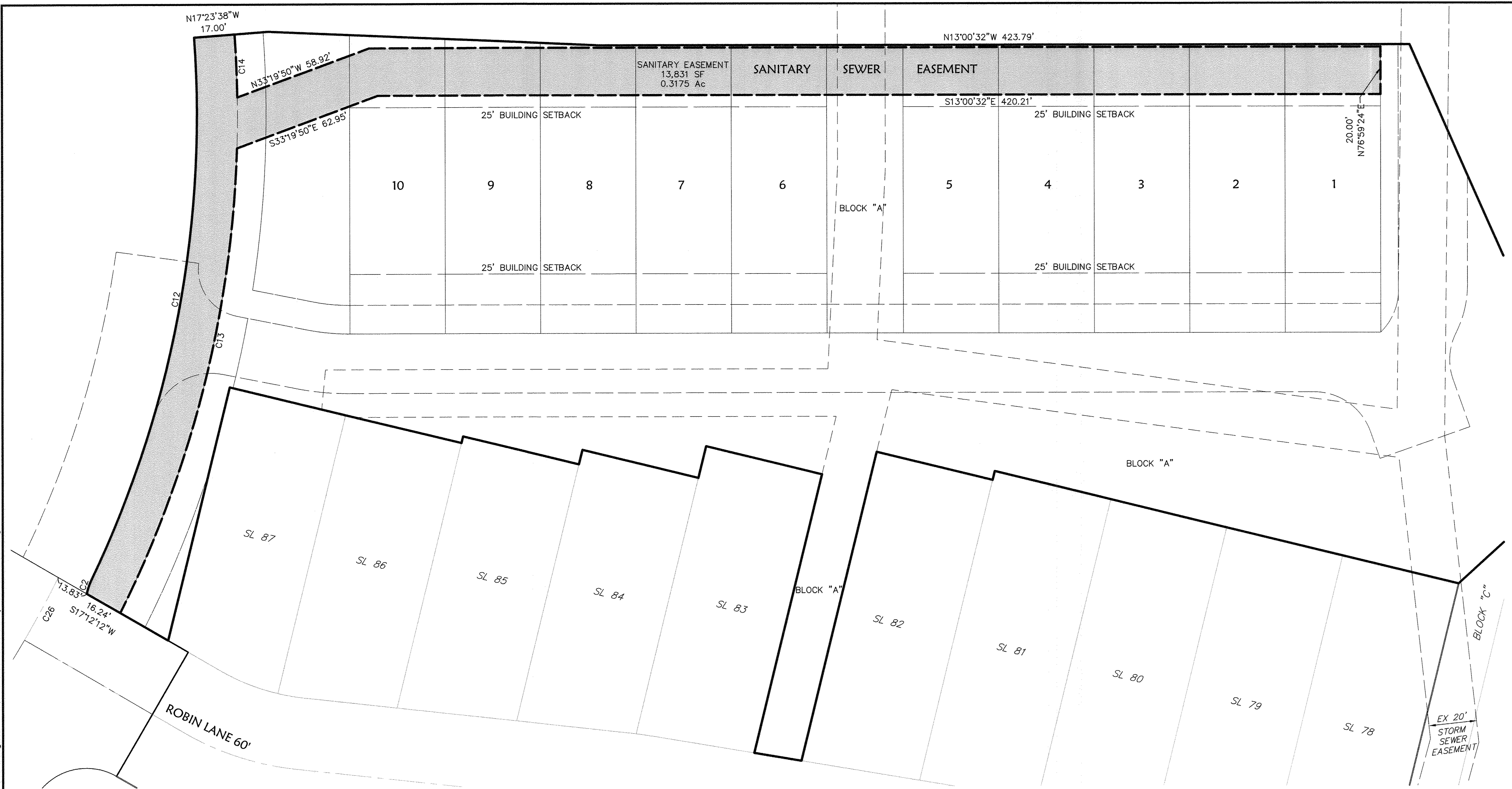
KS ASSOCIATES

RECORD PLAT
THE VILAS
 AT MORNINGSIDE SUBDIVISION
 OF PART OF
 BLACK RIVER RIVER TOWNSHIP ORIGINAL LOT NO. 1, TRACT NO. 3
 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 3 OF 6
 JOB NO. 13199-1

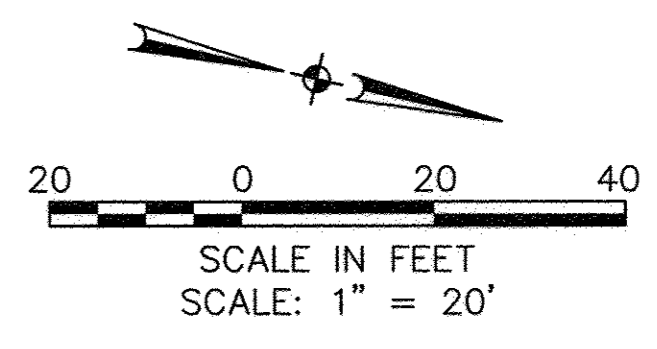
ACCESS EASEMENT

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CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C2	6.15'	25.00'	14°06'12"	N84° 24' 29"W	6.14'	3.09'
C12	234.49'	453.00'	29°39'29"	S87° 48' 53"W	231.88'	119.93'
C13	202.84'	470.00'	24°43'37"	S88° 49' 11"E	201.27'	103.02'
C14	26.54'	470.00'	3°14'09"	N74° 35' 23"E	26.54'	13.28'
C26	30.02'	440.00'	03°54'34"	N74°45'05"W	30.02'	15.02'

NOTE: SEE SHEET 2 FOR LOCATION AND DESCRIPTION OF BOUNDARY MONUMENTS.



SANITARY SEWER EASEMENT

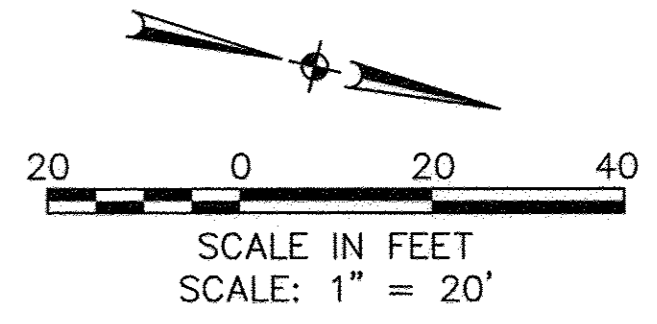
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CHECKED BY: DBL	DATE:	
DWG. NAME: 1-PLAT04.dwg	DATE:	
PATH: R:\13199-1\CIVIL_3D	DATE:	
F.B.:	DATE:	
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com		
RECORD PLAT THE VILLAS AT MORNINGSIDE SUBDIVISION OF PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 1, TRACT NO. 3 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO		
SHEET 4	OF 6	
JOB NO. 13199-1		

R:\13000\13199-1\CIVIL 3D 2015\CURRENT DRAWINGS\SHEETS\13199-1\PLAT05-STM.dwg Last Plotted 4/12/2017 1:26:58 PM by Cecilio C. Carandang



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C25	234.49'	453.00'	119.93'	29°39'29"	S87°48'53"W	231.88'
C26	30.02'	440.00'	15.02'	03°54'34"	N74°45'05"W	30.02'
C28	6.15'	25.00'	3.09'	14°06'12"	S84°24'29"E	6.14'

NOTE: SEE SHEET 2 FOR LOCATION AND DESCRIPTION OF BOUNDARY MONUMENTS.



STORM SEWER EASEMENT

DATE: 03-26-2017	DESCRIPTION:
DRAWN BY: CCE	REVISIONS:
CHKD BY: DBH	
DATE: 03-26-2017	
DWG. NAME: L-PLAT05.dwg	
PATH: R:\13199-1\PLAT_05.dwg	
F.B.:	
<p>KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com</p>	
<p>KS ASSOCIATES</p>	
<p>RECORD PLAT THE VILLAS AT MORNINGSIDE SUBDIVISION OF PART OF BLACK RIVER RIVER TOWNSHIP ORIGINAL LOT NO. 1, TRACT NO. 3 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO</p>	
SHEET 5	OF 6
JOB NO. 13199-1	

