

THE GARDENS AT MORNINGSIDE SUBDIVISION No. 3

BEING PART OF
BLACK RIVER TOWNSHIP
ORIGINAL LOT NO. 11, TRACT NO. 2
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 CHARLES J. VANNOY, JR. REGIONAL PRESIDENT, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION No. 3, 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: Charles J. Vannoy, Jr.
CHARLES J. VANNOY, JR.
REGIONAL PRESIDENT

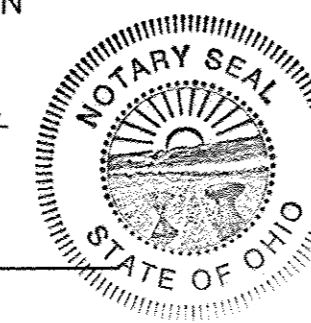
WITNESS: Chris W. Brown
BY: CHRIS W. BROWN

WITNESS: Cody Bruce
BY: CODY BRUCE

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 20th DAY OF April, 2017.

Theresa A. Dominick
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-25-22

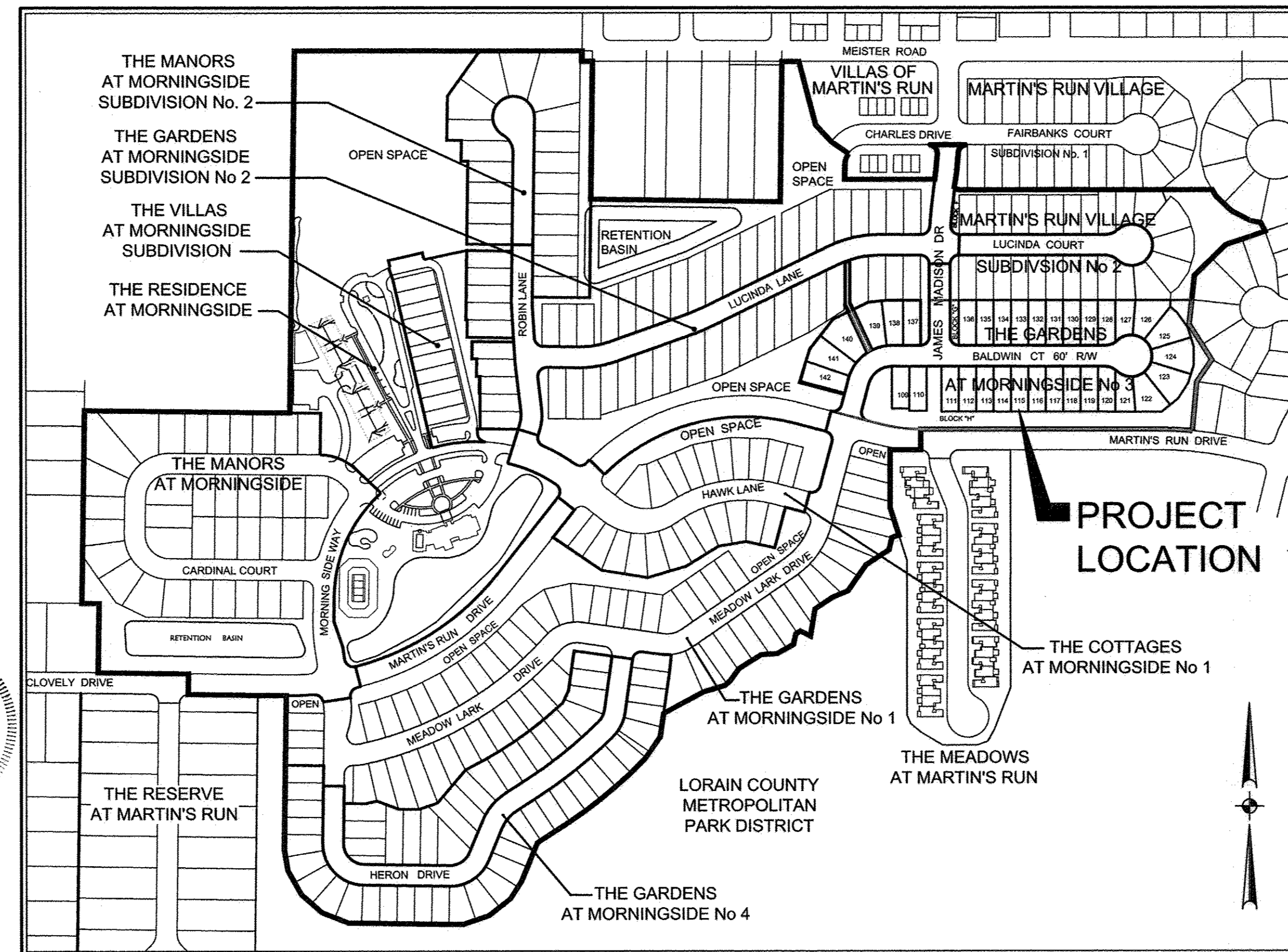


TERESA A. DOMINICK
Notary Public - State of Ohio
My Commission Expires 11-25-22

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. AND COLUMBIA GAS 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: Charles J. Vannoy, Jr.
CHARLES J. VANNOY, JR.
REGIONAL PRESIDENT



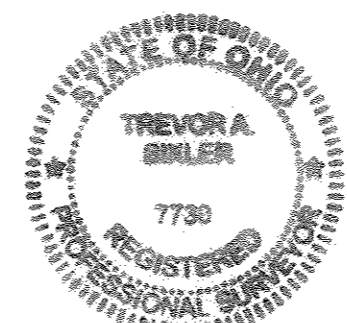
AREA SUMMARY

AREA IN 34 SUBLOTS	5.4281 ACRES
AREA IN RIGHT-OF-WAY	1.6182 ACRES
AREA IN BLOCKS	2.0029 ACRES
TOTAL AREA IN SUBDIVISION	9.0492 ACRES

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. 3" AS SHOWN HEREON AND CONTAINING 9.0492 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT No. 11, TRACT No. 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.

T. A. Bixler 4-13-17
TREVOR A. BIXLER
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730



MILLENNIUM TITLE AGENCY
24500 CENTER RIDGE ROAD
SUITE 309
WESTLAKE, OH 44145
Plat vol. 103
Pages 56, 57, 58, 59

TRANSFERRED
BY COMPLIANCE WITH SEC. 5305.02
OHIO REV. CODE
JUN 01 2017
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Doc ID: 020021870001 Type: OFF
Kind: PLAT
Recorded: 05/01/2017 at 10:36:50 AM
Fee Amt: \$345.00 Page 1 of 1
Lorain County, Ohio
Judith M Newkirk County Recorder
File # 2017-0631488
LORAIN COUNTY RECORDER

LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION No 3 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Douglas Hasel, P.S. DATE MAY 26, 2017
DOUGLAS HASEL, PS
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION No 3 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 44-17 PASSED THIS 15 DAY OF MAY 2017.

Theresa Drue
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION No 3 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Theresa Drue DATE 5/25/17
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 3 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

Paula Kelly DATE 5/10/17
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 LIEU THEREOF.

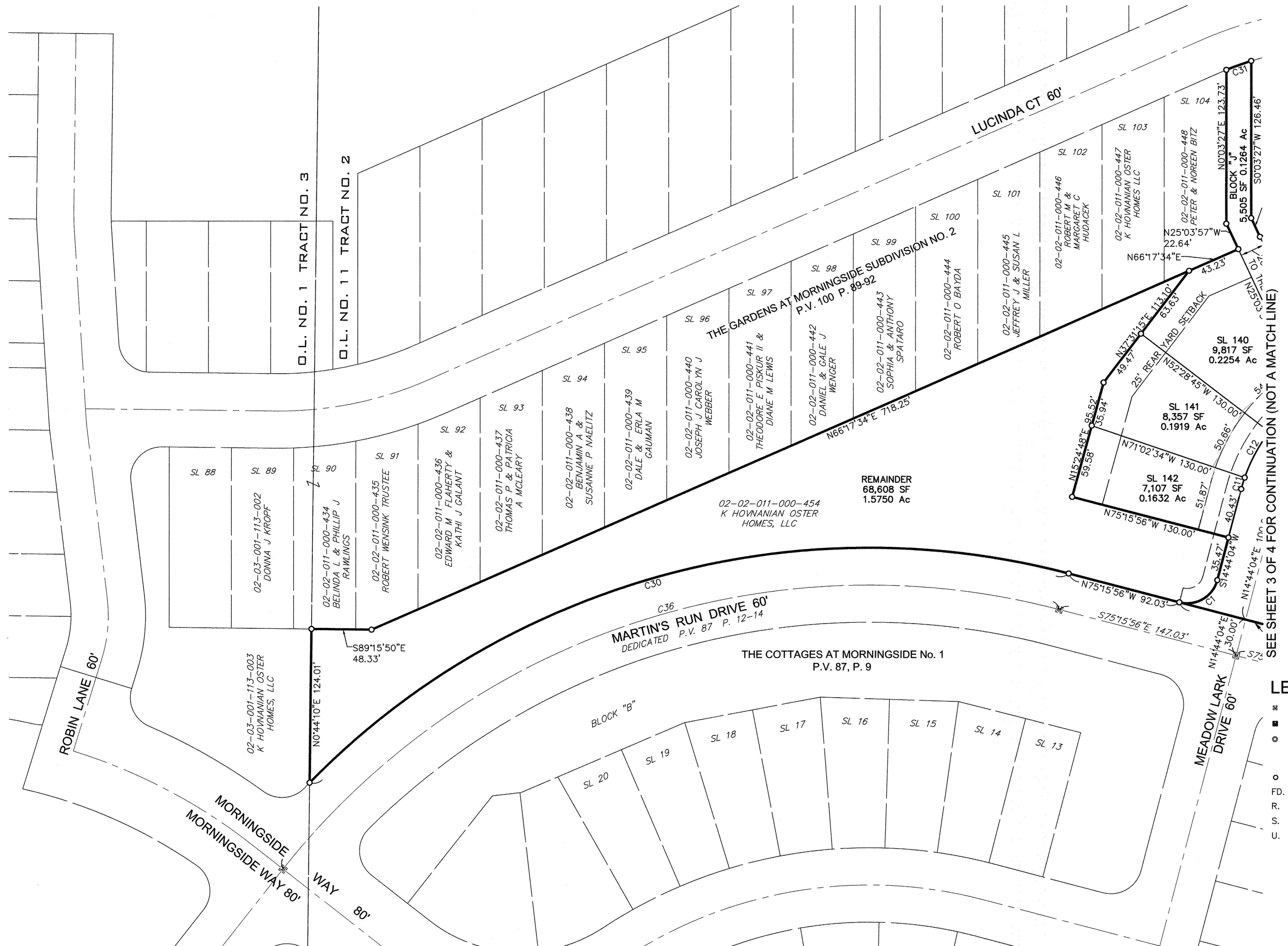
Janet Linn DATE 5-19-17
DIRECTOR OF PUBLIC SERVICE

REFERENCE DOCUMENTS:

- KS ASSOCIATES SURVEY: MARCH 24 & 28, 2016, APRIL 5, 2016
- THE GARDENS AT MORNINGSIDE SUBDIVISION No 2 P.V. 100 PG. 89-92
- MARTINS RUN VILLAGE SUBDIVISION No 2 P.V. 84 PG. 57-59
- MARTINS RUN VILLAGE SUBDIVISION No 3 P.V. 99 PG. 78
- THE LANDINGS AT MARTIN'S RUN SUBDIVISION No 1 P.V. 73 PG. 30-31
- THE GARDENS AT MORNINGSIDE NO 1 P.V. 85 PG. 60
- MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 1 P.V. 77 PG. 49
- AUDITOR'S REVISED PLAT P.V. 88 PG. 73
- MARTIN'S RUN DEDICATION PLAT P.V. 87 PG. 12-14

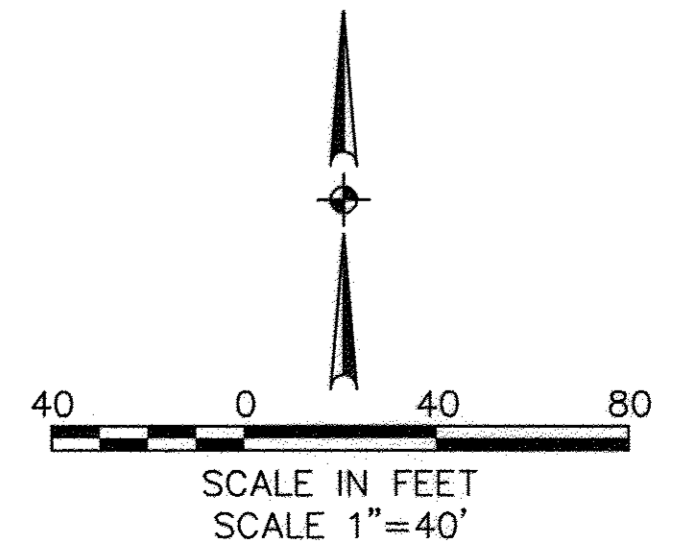
BY: <u>Theresa Drue</u>	DESCRIPTION: <u>Plat</u>
DATE: <u>5/25/17</u>	REVISIONS:
DATE: <u>4/12/2017</u>	CC: <u>KS Associates, Inc.</u>
DRAWN BY: <u>J.P.B.</u>	CHD BY: <u>J.P.B.</u>
DWG: <u>16027-GM-PLAT01</u>	P: <u>44035</u>
PATH: <u>16027/CIVIL 3D</u>	F: <u>440 365 4730</u>
F.B.	WWW: <u>www.ksassociates.com</u>
KS ASSOCIATES	
RECORD PLAT THE GARDENS AT MORNINGSIDE SUBDIVISION No. 3 PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT NO. 2 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO	
SHEET 1	OF 4
JOB NO. 16027	

R:\180001\16027\CIVIL_3D_2014\CURRENT DRAWINGS\16027-GARDENS AT MORNINGSIDE 3 - PLAT04.dwg, Last Plotted 5/15/2017 8:33:02 AM by Cecilio C. Carandang



CURVE TABLE						
CURVE NO	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	39.27'	25.00'	90°00'00"	S59°44'04"W	35.36'	25.00'
C30	663.54'	630.00'	60°20'46"	S74°33'41"W	633.29'	366.27'
C36	696.91'	600.00'	66°33'01"	S71°27'34"W	658.39'	393.75'

- LEGEND**
- - MONUMENT BOX FOUND
 - - PROPOSED MONUMENT BOX
 - - IRON PIN/ IRON PIPE/ KS CAPPED REBAR FOUND LABELED "KS ASSOC INC PROP MARKER"
 - - PROPOSED IRON PIN
 - FD - FOUND
 - R - RECORD
 - S - SURVEYED
 - U - USED



SEE SHEET 3 OF 4 FOR CONTINUATION (NOT A MATCH LINE)

DATE: 4/12/2017	DATE: 5/24/17	DESCRIPTION: REVISIONS - ADD DIMENSIONS	BY: G.M.
DRAWN BY: J.P.	CHKD BY: J.P.	REVISIONS:	
DWG. NAME: 3-PLAT04.dwg	DATE: 4/12/2017		
PATH: R:\180001\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. 3 PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT NO. 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO			
SHEET 4	OF 4		
JOB NO. 16027			