

# THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 3

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. 3 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON. AS A CONDITION ON THE PART OF THE ALLOTTEE AND ACCEPTANCE OF 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.

LORAIN LANDINGS DEVELOPMENT CO., LLC

*Thomas J. L... 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 AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 28<sup>TH</sup> DAY OF NOV, 2017.

*Sanchia M. Weinstein*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06-21-2021

MORTGAGE RELEASE:

WE THE UNDERSIGNED, K. Hovnanian of Ohio, LLC

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

K. Hovnanian of Ohio, LLC  
MORTGAGEE

*Charles Shanley Jr*  
TITLE REGION PRESIDENT

NOTARY:

STATE OF OHIO  
COUNTY OF Summit

*THERESA A. DOMINIAK*  
Notary Public - State of Ohio  
My Commission Expires 11-5-17

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 28<sup>TH</sup> DAY OF November, 2017.

*Theresa A. Dominiak*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-17

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 GRANTEEES) 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES 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 DESCRIBED PREMISES FOR EXERCISING ANY OF THE PROPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR:

LORAIN LANDINGS DEVELOPMENT CO., LLC

*Thomas J. L... President*  
PRESIDENT



VICINITY MAP:  
NOT TO SCALE

### INDEX OF SHEETS:

- 1 - COVER SHEET
- 2 - OVERALL AND REMAINDER
- 3 - SUBLOTS 154-186 INCLUSIVE
- 4 - EASEMENTS

### LOT NUMBERS:

THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 3  
CONTAINS 32 LOTS, NUMBERED 155 TO 186 INCLUSIVE

### ACREAGE SUMMARY:

	Acres
SUBLOTS	5.1106
RIGHT-OF-WAY	1.2892
BLOCKS	0.1386
TOTAL SUBDIVISION NO. 3	6.5384
REMAINDER (O.L. 12)	15.7289
GRAND TOTAL	22.2673

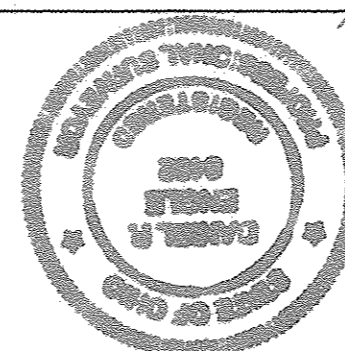
### SURVEYOR'S NOTE:

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 BY 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  
REGISTERED PROFESSIONAL SURVEYOR NO. 8452  
ENGLE & ASSOCIATES, LLC  
1216 HILLSDALE AVE.  
PARMA, OHIO 44134  
216.235.4322



### 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 Hesel P.S.*  
LORAIN CITY SURVEYOR  
DATE Dec. 12, 2017

#### COUNCIL CERTIFICATE:

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

BY ORDINANCE NO. 122-17

APPROVED THIS 20 DAY OF November, 2017.

*Mary A. Gruer*  
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.

*[Signature]*  
CHAIRMAN, CITY OF LORAIN  
PLANNING COMMISSION  
DATE 12/1/17

#### 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.

*[Signature]*  
LAW DIRECTOR, CITY OF LORAIN  
DATE 12/7/17

#### 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]*  
DIRECTOR OF PUBLIC SAFETY/SERVICE  
DATE 11-30-17

#### MORTGAGE RELEASE:

WE THE UNDERSIGNED, First Federal Savings & Loan Association of Lakewood

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

*[Signature]*  
MORTGAGEE

BY: Joseph P. Lester

TITLE: Assistant VP

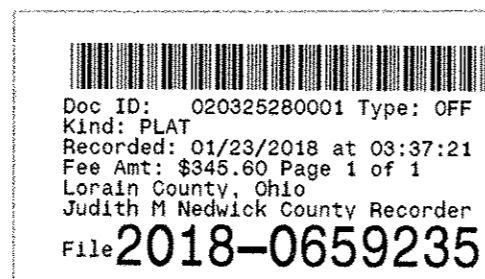
NOTARY:

STATE OF OHIO  
COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

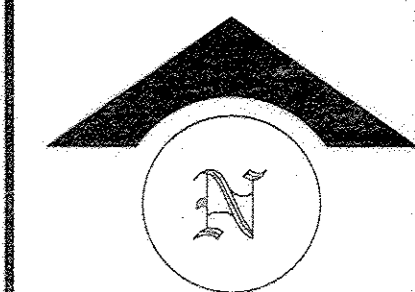
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 27<sup>TH</sup> DAY OF November, 2017.

*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/6/2018



EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 SUITE 3  
LORAIN, OH 44053

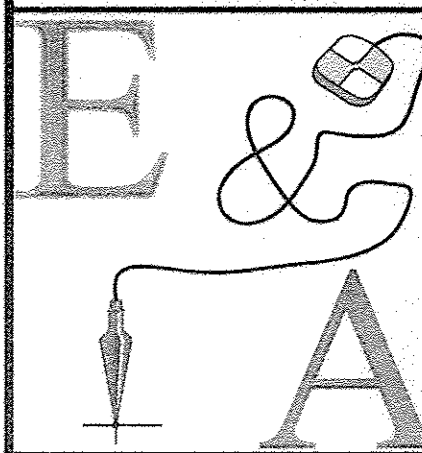
*02/10/17*  
*PGs 42-48-42-50*



THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY NG CIVIL DESIGN, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR 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.

ENGLE & ASSOCIATES, LLC OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF OR ON-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF ENGLE & ASSOCIATES, LLC AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF ENGLE & ASSOCIATES, LLC.



ENGLE & ASSOCIATES, LLC.  
1216 HILLSDALE AVE.  
PARMA, OHIO 44134  
(216) 235-4322

THE LANDINGS AT MARTIN'S RUN  
SUBDIVISION NO. 3  
COVER

#### REVISIONS

NO.	DATE	DESCRIPTION

#### SCALE



CLIENT NAME:  
LORAIN LANDINGS DEVELOPMENT CO., LLC

PROJECT NUMBER:  
2017016

PROJECT ADDRESS:  
CITY OF LORAIN, OHIO

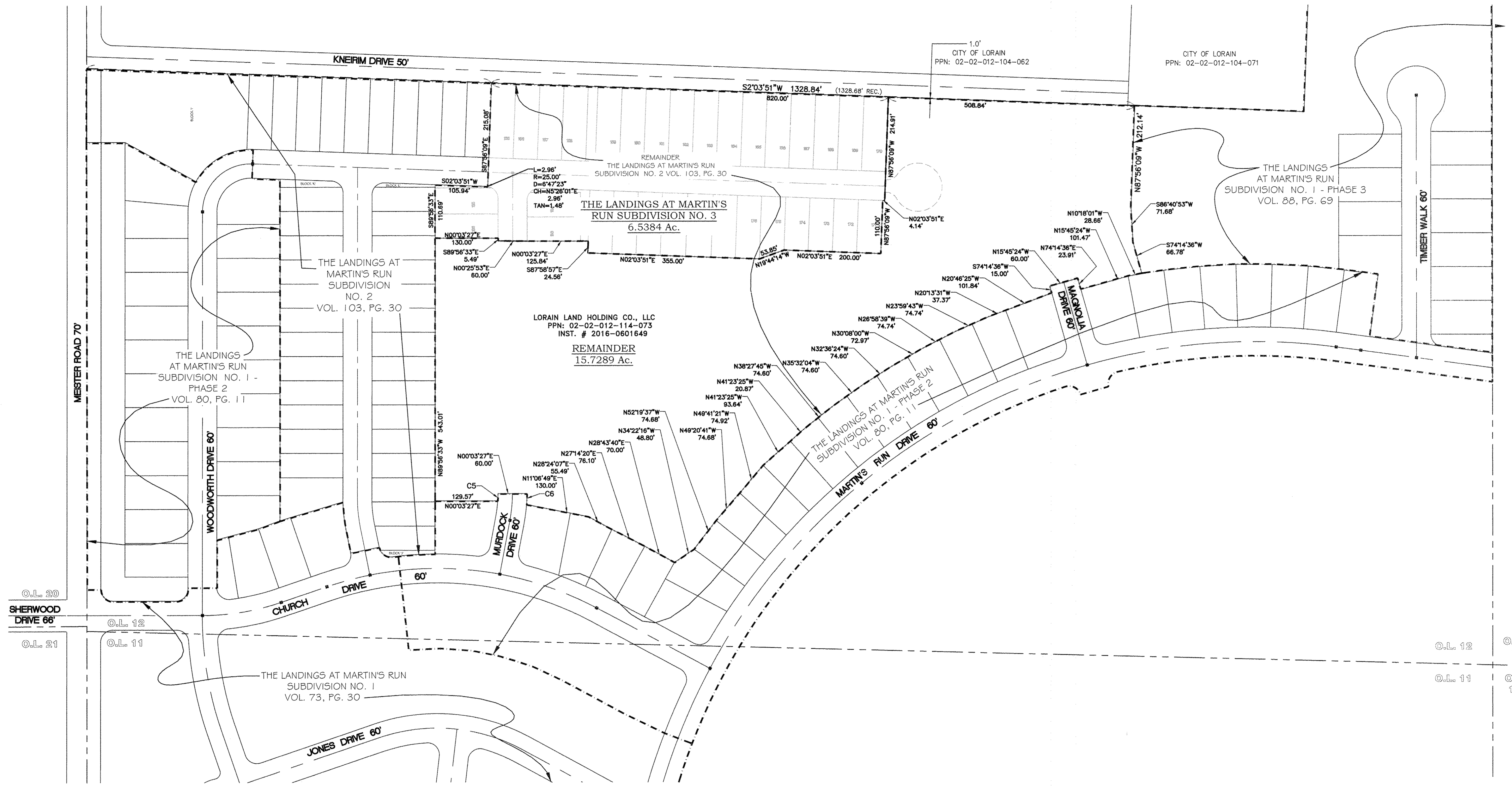
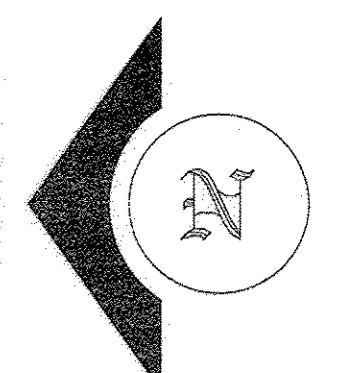
DATE:  
AUGUST 20, 2017

SHEET NUMBER:  
1 of 4

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JAN 23 2018  
*[Signature]*  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

# THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 3

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



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
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'

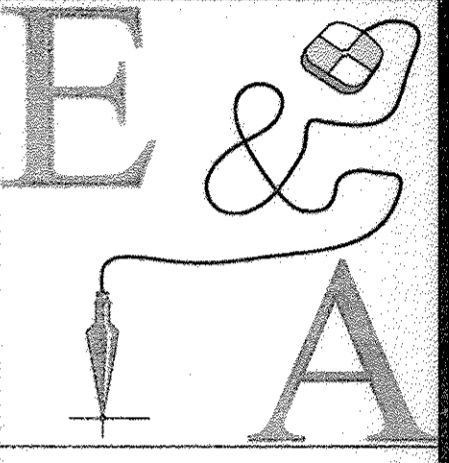
LEGEND	
•	5/8" BY 30" STEEL REBAR WITH "ENGL" CAP *
Ⓜ	5/8" BY 30" STEEL REBAR WITH "ENGL" CAP IN MONUMENT BOX *
○ F	FOUND MONUMENTATION AS NOTED AND SHOWN

\* SET OR TO BE SET UPON COMPLETION OF CONSTRUCTION / PROJECT.  
\*\* LOTS HAVE A 5' SIDEYARD SETBACK

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ENGL & ASSOCIATES, LLC  
1216 HILLSDALE AVE.  
PARMA, OHIO 44134  
(216) 235-4322

THE LANDINGS AT MARTIN'S RUN  
SUBDIVISION NO. 3  
OVERALL

REVISIONS  
12/04/2017 County Comments

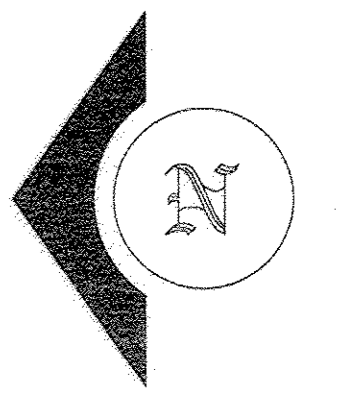
NO.	DATE	DESCRIPTION
1	12/04/2017	County Comments

SCALE: 0 50 100  
1" = 100 FEET

CLIENT NAME:  
LORAIN LANDINGS  
DEVELOPMENT CO., LLC  
PROJECT NUMBER:  
2017016  
PROJECT ADDRESS:  
CITY OF LORAIN  
LORAIN COUNTY, OHIO  
DATE:  
AUGUST 20, 2017  
SHEET NUMBER:

# THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 3

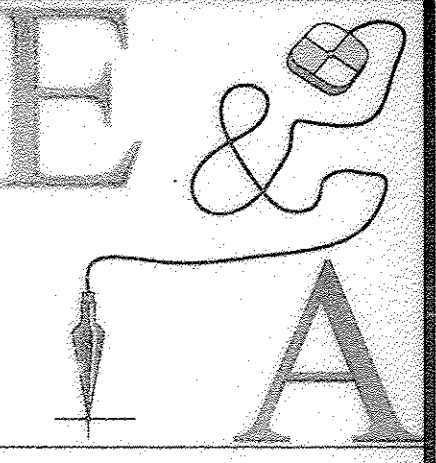
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BEING PART OF BLACK RIVER TOWNSHIP TRACT 2, ORIGINAL LOT 12



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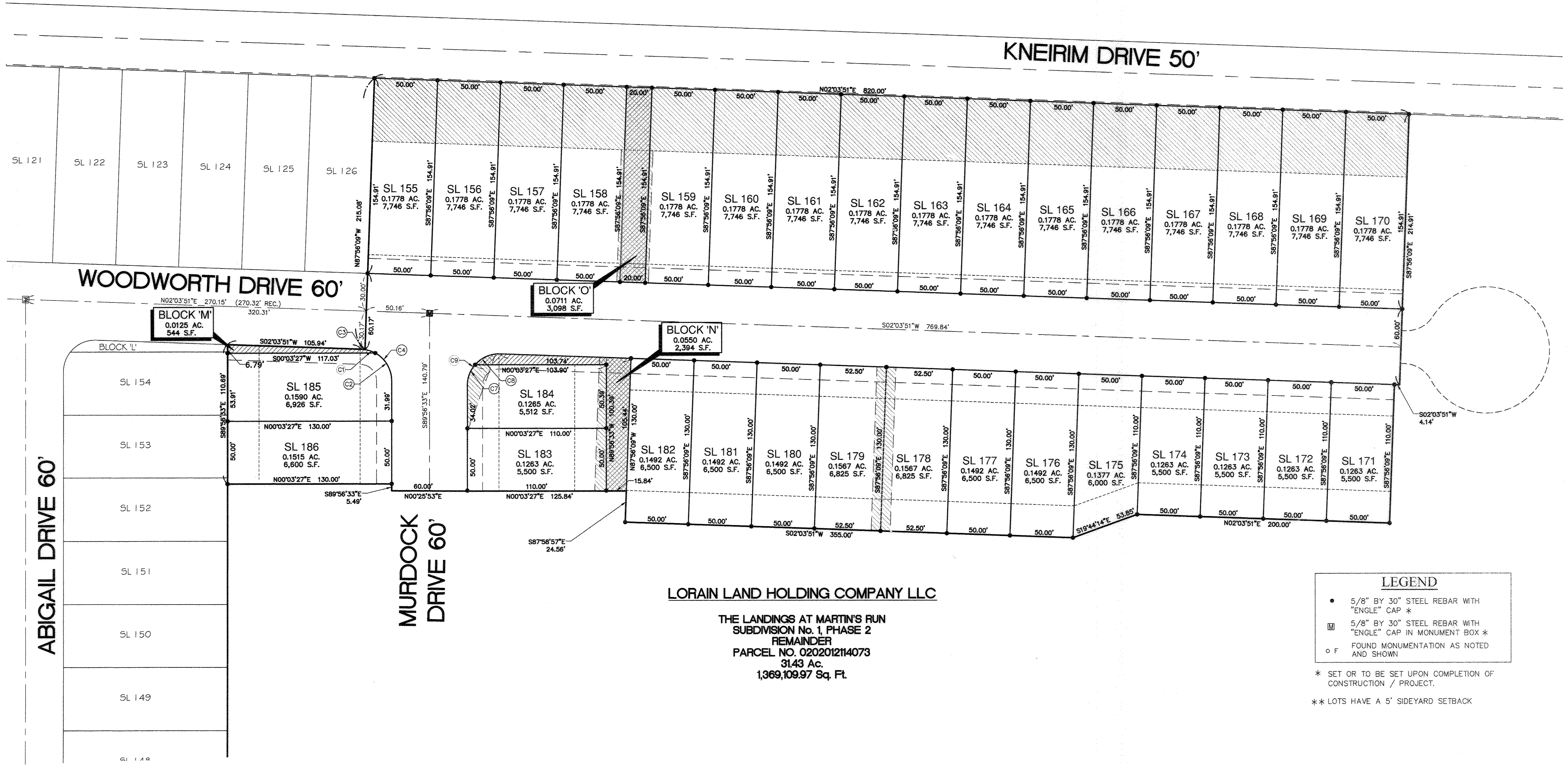
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1216 HILLSDALE AVE.  
PARKMA, OHIO 44134  
(216) 255-4322

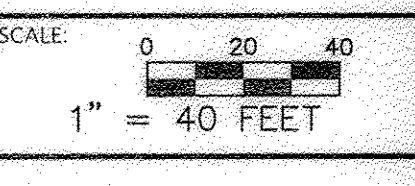
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	8.73'	25.00'	20°00'03"	S18°49'44"W	8.68'	4.41'
C2	26.72'	25.00'	61°13'41"	S59°26'37"W	25.46'	14.79'
C3	2.96'	25.00'	6°47'23"	N5°26'01"E	2.96'	1.48'
C4	35.44'	25.00'	81°13'44"	N49°26'35"E	32.55'	21.44'
C7	17.84'	25.00'	40°53'46"	S69°29'40"E	17.47'	9.32'
C8	22.30'	25.00'	51°06'38"	S23°29'28"E	21.57'	11.95'
C9	40.15'	25.00'	92°00'24"	S43°56'21"E	35.97'	25.89'



THE LANDINGS AT MARTIN'S RUN  
SUBDIVISION No. 3  
SUBLOTS 154-186

REVISIONS

NO.	DATE	DESCRIPTION
12/04/2017	County Comments	



CLIENT NAME:  
LORAIN LANDINGS  
DEVELOPMENT CO., LLC

PROJECT NUMBER:  
2017016

PROJECT ADDRESS:  
CITY OF LORAIN  
LORAIN COUNTY, OHIO

DATE:  
AUGUST 20, 2017

SHEET NUMBER:  
3 of 4

LORAIN LAND HOLDING COMPANY LLC

THE LANDINGS AT MARTIN'S RUN  
SUBDIVISION No. 1, PHASE 2  
REMAINDER  
PARCEL NO. 020201214073  
31.43 AC.  
1,369,109.97 Sq. Ft.

### LEGEND

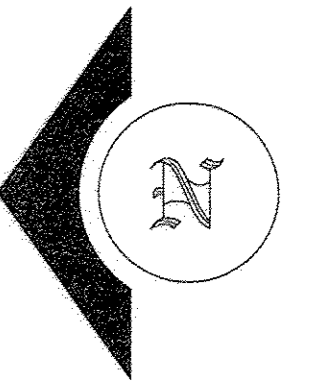
- 5/8" BY 30" STEEL REBAR WITH "ENGLER" CAP \*
- ◻ 5/8" BY 30" STEEL REBAR WITH "ENGLER" CAP IN MONUMENT BOX \*
- FOUND MONUMENTATION AS NOTED AND SHOWN

\* SET OR TO BE SET UPON COMPLETION OF CONSTRUCTION / PROJECT.

\*\* LOTS HAVE A 5' SIDEYARD SETBACK

# THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 3

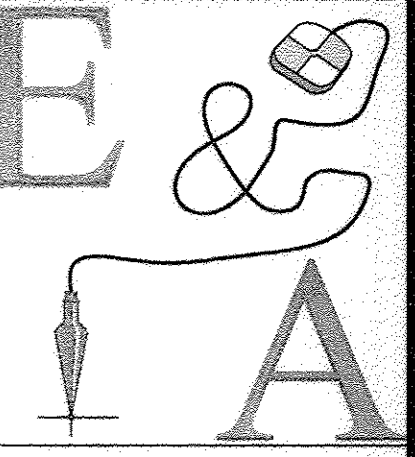
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BEING PART OF BLACK RIVER TOWNSHIP TRACT 2, ORIGINAL LOT 12



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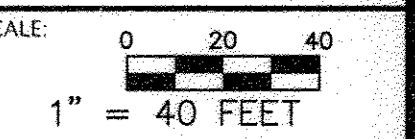


ENGLE & ASSOCIATES, LLC  
1216 HILLSDALE AVE.  
PARKMA, OHIO 44134  
(216) 233-4322

THE LANDINGS AT MARTIN'S RUN  
SUBDIVISION No. 3  
EASEMENTS

REVISIONS

NO.	DATE	DESCRIPTION
1	12/04/2017	County Comments



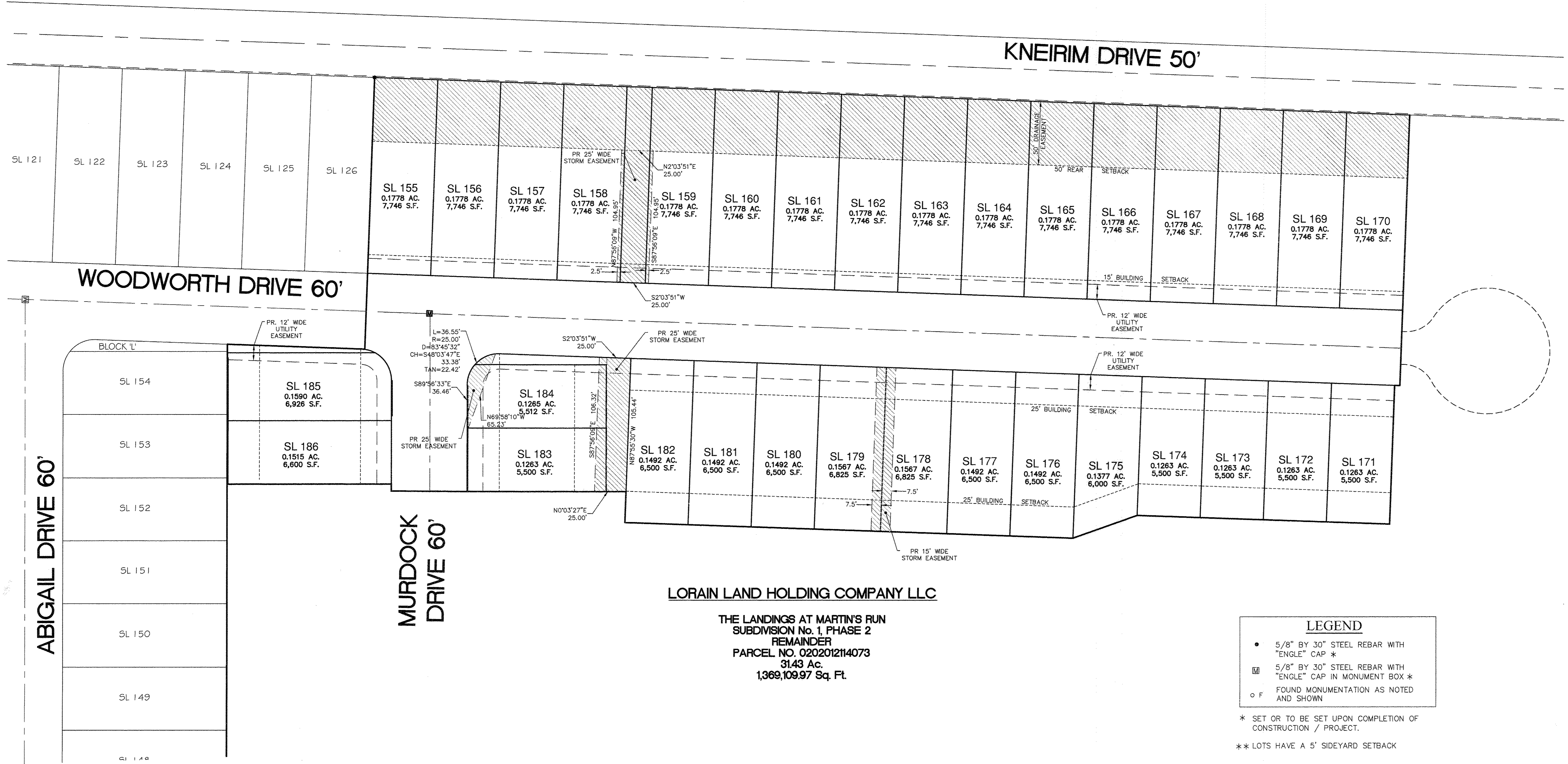
CLIENT NAME:  
LORAIN LANDINGS DEVELOPMENT CO., LLC

PROJECT NUMBER:  
2017016

PROJECT ADDRESS:  
CITY OF LORAIN  
LORAIN COUNTY, OHIO

DATE:  
AUGUST 20, 2017

SHEET NUMBER:



LORAIN LAND HOLDING COMPANY LLC

THE LANDINGS AT MARTIN'S RUN  
SUBDIVISION No. 1, PHASE 2  
REMAINDER  
PARCEL NO. 0202012114073  
31.43 Ac.  
1,369,109.97 Sq. Ft.

**LEGEND**

- 5/8" BY 30" STEEL REBAR WITH "ENGL" CAP \*
- ◻ 5/8" BY 30" STEEL REBAR WITH "ENGL" CAP IN MONUMENT BOX \*
- FOUND MONUMENTATION AS NOTED AND SHOWN

\* SET OR TO BE SET UPON COMPLETION OF CONSTRUCTION / PROJECT.

\*\* LOTS HAVE A 5' SIDEYARD SETBACK