THE GARDENS AT MORNINGSIDE SUBDIVISION No. 4

BEING PART OF

ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 11, TRACT NO. 2 & LOT NO. 1 TRACT NO. 3 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, K. HOVNANIAN OF OHIO, LLC, FORMERLY KNOWN AS 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. 4. 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 ALLOTER 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

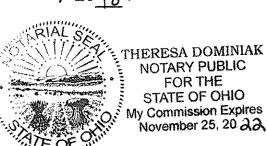
CHRIS W. BROWN Theresa Dominiak

NOTARY CERTIFICATE

STATE OF OHIO

LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR CHARLES J. VANNOY JR. REPRESENTING K. HOVNANIAN OF OHIO, LLC, FORMERLY KNOWN AS 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 MAY

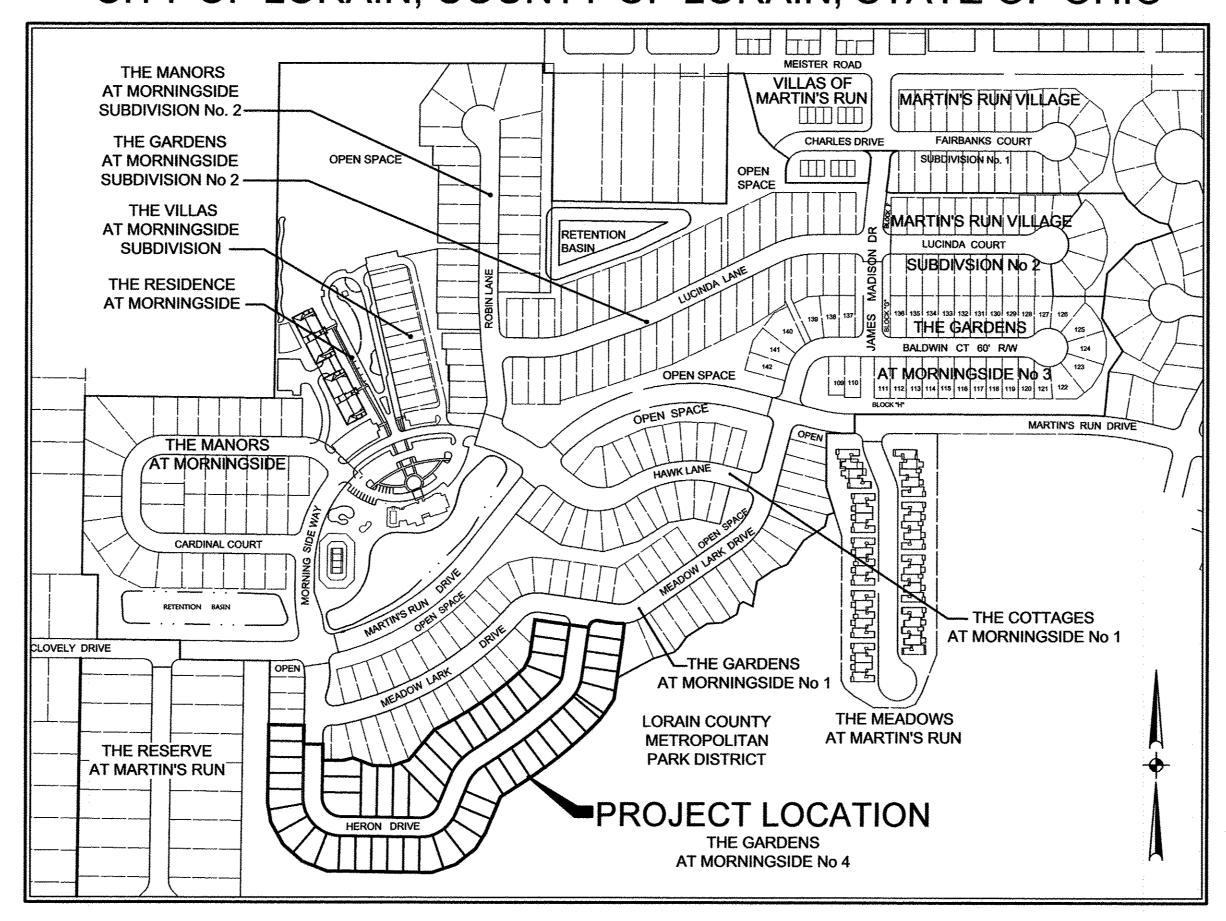


Musa Domenia NOTARY PUBLIC MY COMMISSION EXPIRES 11-25-22

UNDERGROUND UTILITIES

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON COMPANY, CENTURY TELEPHONE OF OHIO, SPECTRUM, AND COLUMBIA GAS OF OHIO, 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.

> CHARLES J. VANNOY, JR. REGIONAL PRESIDENT



AREA SUMMARY

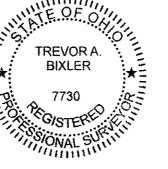
AREA IN 51 SUBLOTS	7.3299	ACRES
AREA IN RIGHT-OF-WAY	1.9359	ACRES
AREA IN BLOCKS K & L	0.1586	ACRES
TOTAL AREA IN SUBDIVISION	9,4244	ACRES

AREA IN O.L. 1, TRACT 3 7.5524 ACRES AREA IN O.L. 11, TRACT 2 1.8720 ACRES TOTAL AREA IN SUBDIVISION 9.4244 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 4" AS SHOWN HEREON AND CONTAINING 9.4244 ACRES OF LAND IN ORIGINAL BLACK RIVER TOWNSHIP LOT No. 1 TRACT NO. 3 AND LOT No. 11, TRACT No. 2 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

TAB TREVOR A. BIXLER PROFESSIONAL SURVEYOR OHIO REG. NO. 7730



COUNCIL CERTIFICATE THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION No 4 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN

APPROVE SAME.

LORAIN CITY SURVEYOR

LORAIN CITY SURVEYOR CERTIFICATE

CLERK OF COUNCIL

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF

MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND

THE GARDENS AT MORNINGSIDE SUBDIVISION No 4 AND FIND SUFFICIENT

PLANNING COMMISSION IOTCERTIFY THAT THIS FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION No 4 IS HEREBY APPROVED BY THE PLAMNING COMMISSION OF THE CITY OF LORAIN, JOHIO

LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION No 4 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

5/10/18 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 LIFE THEREOF.

Xan lime 5.7.18 OF PUBLIC SERVICE DATE

REFERENCE DOCUMENTS:

OHIO REV. CODE

JUN 22 2018

J. CRAIG SNODGRASS, CPA, CGFM

LORAIN COUNTY AUDITOR

LORAIN COUNTY AUDITOR

KS ASSOCIATES SURVEY: MARCH 17, 2002, APRIL 3, 2003 THE GARDENS AT MORNINGSIDE NO. 1 P.V. 85 PG. 60 - 63

> MILLENNIUM TITLE AGENCY 24500 CENTER RIDGE ROAD WESTLAKE, OH 44145 Plat Vol 105

> > P95 28+29

Doc ID: 020531150001 Type: OFF Kind: PLAT Rind: PLAT
Recorded: 06/22/2018 at 12:11:23 PM
Fee Amt: \$172.80 Page 1 of 1
Lorain County, Ohio
Judith M Nedwick County Recorder

File 2018-0677165

LORAIN COUNTY RECORDER

KENIZIONZ



ASSO(

RECORD PLAT ARDENS AT MORNINGSIDE SUBDIVISION No. 4

SHEET

9

JOB NO.

17050

5-2-18

