

MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 2

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO
PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT 11, TRACT 2 AND LOT 12, TRACT 2

OWNERS CERTIFICATION AND ACCEPTANCE:

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 11, TRACT 2 AND LOT NO. 12, TRACT 2, CONTAINING 8.9230 ACRES, OF WHICH 5.8927 ACRES LIE IN ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 11, TRACT 2, AND 3.0303 ACRES LIE IN LOT NO. 12, TRACT 2.

THE UNDERSIGNED OWNER, K HOVNANIAN MONARCH GROVE, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 2, A SUBDIVISION OF SUBLOTS 27 TO 69 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED, AS A CONDITION ON THE PART OF THE ALLOTTER 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 HERON.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF LORAIN, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

K HOVNANIAN MONARCH GROVE, LLC

BY [Signature]
REGIONAL PRESIDENT
TITLE

NOTARY:

STATE OF OHIO
COUNTY OF SUMMIT

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF, K HOVNANIAN MONARCH GROVE, 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 20th DAY OF JULY, 2020

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: NEVER



MICHAEL D. MERCIER
Notary Public, State of Ohio
My Commission Expires Never
Section 147.09 R.C.

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT _____ MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 2" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

BY _____
TITLE _____

NOTARY:

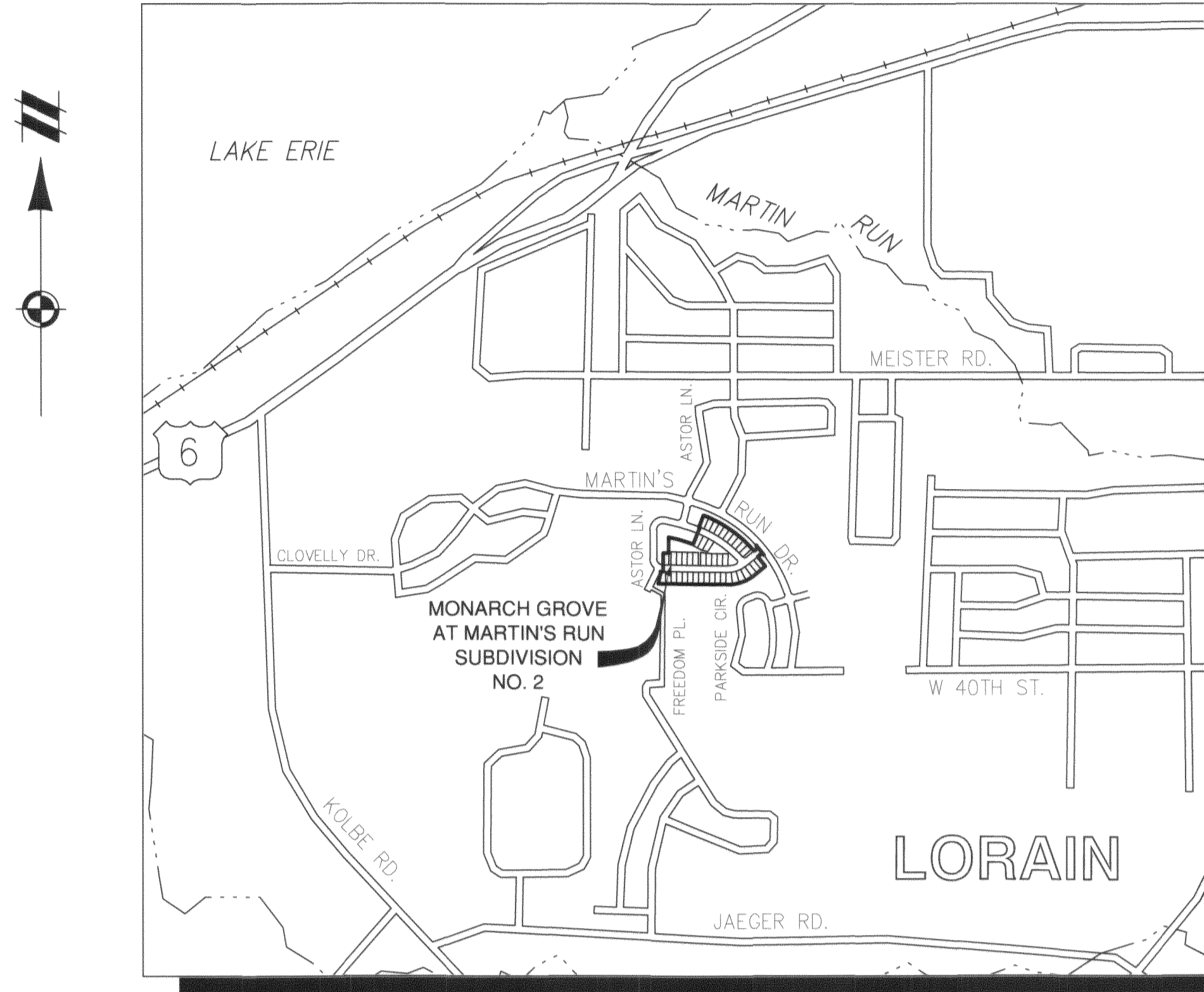
STATE OF OHIO
COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OR SUCH ENTITY.

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

THIS _____ DAY OF _____, _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

LOT NUMBERS:

MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 2
CONTAINS 43 LOTS NUMBERED 27 TO 69 INCLUSIVE

ACREAGE SUMMARY:

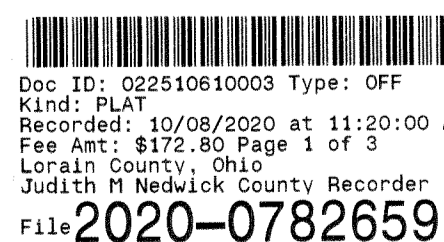
SUBLOTS	5.6712 Ac.
RIGHT-OF-WAY	1.9845 Ac.
BLOCKS	1.2673 Ac.
TOTAL	8.9230 Ac.

UTILITY EASEMENTS:

WE, THE OWNER OF THE WITHIN PLATTED LAND, DO 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 (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE FEET IN WIDTH AND LENGTH AS SHOWN ON THIS PLAT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS TO CONSTRUCT, PLACE, OPERATE MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, STORM AND SANITARY SEWERS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS INCLUDING OTHER UTILITIES (SANITARY SEWERS), FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWN, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID SERVICES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GRANTOR / OWNER / DEVELOPER:

K HOVNANIAN MONARCH GROVE LLC
3296 COLUMBIA ROAD
RICHFIELD, OHIO 44286
PHONE: (440) 985-7440
CONTACT: CHARLES VANNOY



MILLENNIUM TITLE AGENCY
24500 CENTER RIDGE ROAD
SUITE 395
WESTLAKE, OH 44145
Plat Vol 108
Pg 67, 68

TRANSFERRED
IN COMPLIANCE WITH SEC. 145-009
OHIO REV. CODE
OCT 03 2020
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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.

THIS 23 DAY OF SEPTEMBER, 2020

[Signature]
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE:

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

BY ORDINANCE NO. 103-20

THIS 23 DAY OF SEPTEMBER, 2020

[Signature]
CLERK OF COUNCIL - Deputy

PLANNING COMMISSION:

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

THIS 23 DAY OF JULY, 2020

[Signature]
CITY PLANNING COMMISSION CHAIRPERSON
(OR RESPONSIBLE OFFICIAL)

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.

THIS 27th DAY OF JULY, 2020

[Signature]
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.

THIS 23 DAY OF JULY, 2020

[Signature]
DIRECTOR OF PUBLIC SERVICE

SURVEYOR'S NOTE:

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

SURVEYOR'S CERTIFICATION:

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION. ALL DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS SHOWN ARE BASED ON STATE PLANE, OHIO NORTH AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]
ALEX E. MARKS, P.S. 8616
DATE 07/08/2020



ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OHIO 44131
440.349.2000



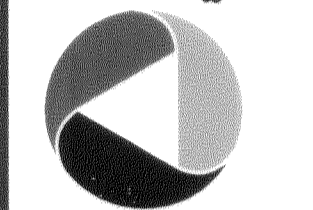
Know what's below.

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 CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED 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 ANY OTHER PERSONS.

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866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.349.2000



ORIGINAL BLACK RIVER TOWNSHIP
LOT 11, TRACT 2 & LOT 12, TRACT 2
CITY OF LORAIN
LORAIN COUNTY, OHIO

CLIENT
K HOVNANIAN MONARCH GROVE LLC
MONARCH GROVE
AT MARTIN'S RUN
SUBDIVISION NO. 2
COVER SHEET

DATE 07/08/2019

07/29/2019
08/19/2019
09/15/2019
04/27/2020
06/24/2020
06/24/2020

REVISIONS

DR. BTS | CH. MS
P.M. P. ERAK
BOOK
JOB 18002521
SHEET NO. 1 of 2

CAD FILE: 18002521PL-01.DWG

MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 2

SITUATED IN THE CITY OF LORAIN,
COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF
ORIGINAL BLACK RIVER TOWNSHIP
LOT 11, TRACT 2 AND
LOT 12, TRACT 2

OWNERSHIP NOTE:

THE TWO PARCELS THAT MAKE UP THE LAND FOR MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 2 ARE DESCRIBED AS FOLLOWS:

SUBDIVISION AREA LOCATED IN ORIGINAL BLACK RIVER TOWNSHIP LOT 11, TRACT 2
K HOVNANIAN MONARCH GROVE, LLC
PPN: 0202011000374
INST.: 2012-004818
11/02/2012

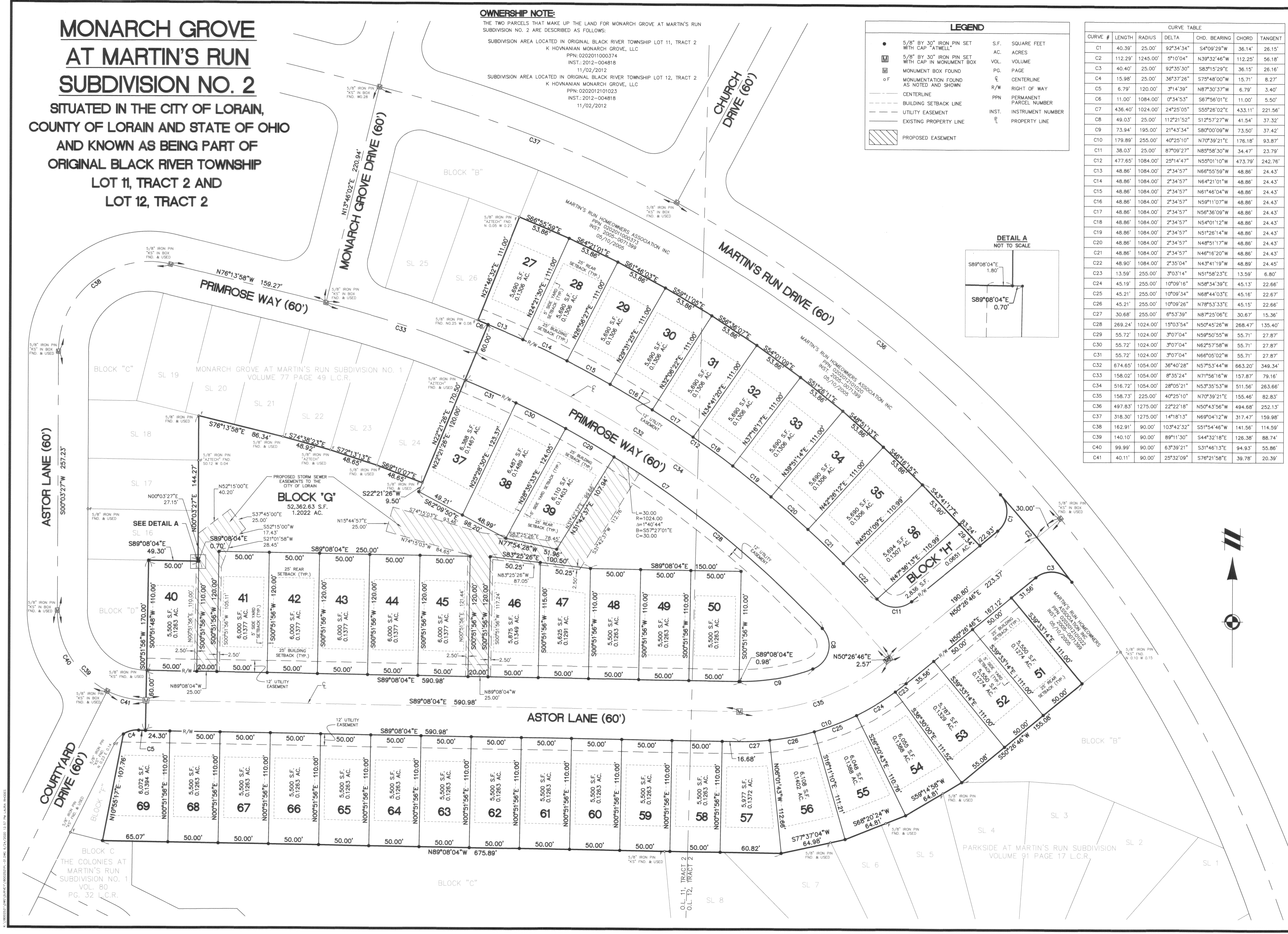
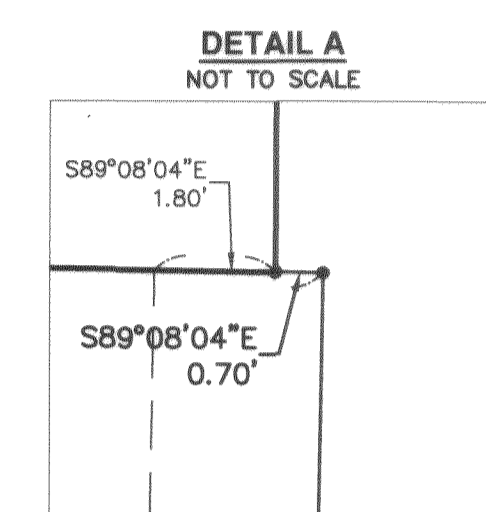
SUBDIVISION AREA LOCATED IN ORIGINAL BLACK RIVER TOWNSHIP LOT 12, TRACT 2
K HOVNANIAN MONARCH GROVE, LLC
PPN: 0202012101023
INST.: 2012-004818
11/02/2012

LEGEND

●	5/8" BY 30" IRON PIN SET WITH CAP "ATWELL"	S.F.	SQUARE FEET
■	5/8" BY 30" IRON PIN SET WITH CAP IN MONUMENT BOX	AC.	ACRES
□	MONUMENT BOX FOUND	VOL.	VOLUME
○	MONUMENTATION FOUND AS NOTED AND SHOWN	PG.	PAGE
—	CENTERLINE	℄	CENTERLINE
- - -	BUILDING SETBACK LINE	R/W	RIGHT OF WAY
- · - · -	UTILITY EASEMENT	PPN	PERMANENT PARCEL NUMBER
---	EXISTING PROPERTY LINE	INST.	INSTRUMENT NUMBER
▨	PROPOSED EASEMENT	℄	PROPERTY LINE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	40.39'	25.00'	92°34'34"	S4°09'29"W	36.14'	26.15'
C2	112.29'	1245.00'	5°10'04"	N39°32'46"W	112.29'	56.18'
C3	40.40'	25.00'	92°35'30"	S8°31'52"E	36.15'	26.16'
C4	15.98'	25.00'	36°37'26"	S79°48'00"W	15.71'	8.27'
C5	6.79'	120.00'	3°14'39"	N87°30'37"W	6.79'	3.40'
C6	11.00'	1084.00'	0°34'53"	S67°56'01"E	11.00'	5.50'
C7	436.40'	1024.00'	24°25'05"	S55°26'02"E	433.11'	221.56'
C8	49.03'	25.00'	112°21'52"	S12°57'27"W	41.54'	37.32'
C9	73.94'	195.00'	21°43'34"	S80°00'09"W	73.50'	37.42'
C10	179.89'	255.00'	40°25'10"	N70°39'21"E	176.18'	93.87'
C11	38.03'	25.00'	87°09'27"	N85°58'30"W	34.47'	23.79'
C12	477.65'	1084.00'	25°14'47"	N55°01'10"W	473.79'	242.76'
C13	48.86'	1084.00'	2°34'57"	N66°55'59"W	48.86'	24.43'
C14	48.86'	1084.00'	2°34'57"	N64°21'01"W	48.86'	24.43'
C15	48.86'	1084.00'	2°34'57"	N61°46'04"W	48.86'	24.43'
C16	48.86'	1084.00'	2°34'57"	N59°11'07"W	48.86'	24.43'
C17	48.86'	1084.00'	2°34'57"	N56°36'09"W	48.86'	24.43'
C18	48.86'	1084.00'	2°34'57"	N54°01'12"W	48.86'	24.43'
C19	48.86'	1084.00'	2°34'57"	N51°26'14"W	48.86'	24.43'
C20	48.86'	1084.00'	2°34'57"	N48°51'17"W	48.86'	24.43'
C21	48.86'	1084.00'	2°34'57"	N46°16'20"W	48.86'	24.43'
C22	48.90'	1084.00'	2°35'04"	N43°41'19"W	48.89'	24.45'
C23	13.59'	255.00'	3°03'14"	N51°58'23"E	13.59'	6.80'
C24	45.19'	255.00'	10°09'16"	N58°34'39"E	45.13'	22.66'
C25	45.21'	255.00'	10°09'34"	N68°44'03"E	45.16'	22.67'
C26	45.21'	255.00'	10°09'26"	N78°53'33"E	45.15'	22.66'
C27	30.68'	255.00'	6°53'39"	N87°25'06"E	30.67'	15.36'
C28	269.24'	1024.00'	15°03'54"	N50°45'26"W	268.47'	135.40'
C29	55.72'	1024.00'	3°07'04"	N59°50'55"W	55.71'	27.87'
C30	55.72'	1024.00'	3°07'04"	N62°57'58"W	55.71'	27.87'
C31	55.72'	1024.00'	3°07'04"	N66°05'02"W	55.71'	27.87'
C32	674.65'	1054.00'	36°40'28"	N57°53'44"W	663.20'	349.34'
C33	158.20'	1054.00'	40°25'10"	N70°39'21"E	155.46'	82.83'
C34	497.83'	1275.00'	22°22'18"	N50°43'56"W	494.68'	252.13'
C35	516.72'	1054.00'	28°05'21"	N53°35'53"W	511.56'	263.66'
C36	158.73'	225.00'	40°25'10"	N70°39'21"E	155.46'	82.83'
C37	318.30'	1275.00'	14°18'13"	N69°04'12"W	317.47'	159.98'
C38	162.91'	90.00'	103°42'32"	S51°54'46"W	141.56'	114.59'
C39	140.10'	90.00'	89°11'30"	S44°32'18"E	126.38'	88.74'
C40	99.99'	90.00'	63°39'21"	S31°46'13"E	94.93'	55.86'
C41	40.11'	90.00'	25°32'09"	S76°21'58"E	39.78'	20.39'



Know what's below.
Call before you dig.

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PLEASANT VALLEY, OHIO 44033-9920

CLIENT	K HOVNANIAN MONARCH GROVE, LLC
PROJECT	MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 2
DATE	07/08/2019
REVISIONS	07/29/2019 UPDATE PER CLIENT REVISION 09/19/2019 UPDATE PER LAYOUT REVISION 04/27/2020 UPDATE PER COUNTY COMMENTS 05/24/2020 UPDATE PER CITY OF LORAIN COMMENTS
SCALE	0 20 40 1" = 40 FEET
DR.	BTS CH. MS
P.M.	P. ERAK
BOOK	
JOB	18002521
SHEET NO.	2 of 2

Plat Sheet

Instrument # 2020-0782659

Film # _____

Name of Plat: Monarch Grove at Martins Run Subdivision No. 2

Owner: K Hornamian Monarch Grove LLC

Description: Situated in the City of Lorain, County of Lorain State of Ohio: Being a part of Black River Township lot 11 Tract 2 = 5.8927 acres, and Black River Township lot 12 Tract 2 = 3.0303 acres - Easements Also - Creating Sublots 27 thru. 69 inclusive and Blocks "G" and "H"

Floor Plans: /

Related/Margin: /

Comments: _____

Vol. 108

Pg. 67, 68

Amount: 172.80

Initials: SC

Receiving Stamp

MILLENNIUM TITLE AGENCY
24500 CENTER RIDGE ROAD
SUITE 395
WESTLAKE, OH 44145