

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, THE CROSSINGS AT MARTIN'S RUN, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE THE CROSSINGS AT MARTIN'S RUN SUBDIVISION No. 4 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON...

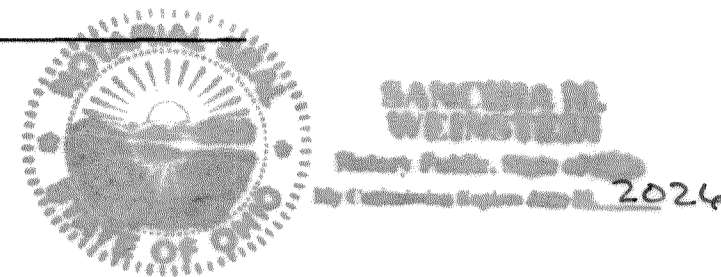
THE CROSSINGS AT MARTIN'S RUN, LLC

Thomas J. Oster, 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 10TH DAY OF Nov 2021

Sanchela R. Weinstein

NOTARY PUBLIC MY COMMISSION EXPIRES: 06-21-2024

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.

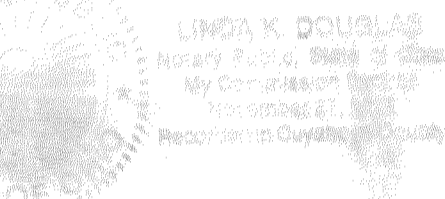
First Federal Savings & Loan Association of Lakewood

MORTGAGEE

Joseph P. Lester, Vice President

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 12th DAY OF October 2021

Verla B. Jorgensen

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-27-2022

MORTGAGE RELEASE:

WE THE UNDERSIGNED, Bennis, 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.

Bennis, LLC

Thomas J. Oster, Manager

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 10TH DAY OF Nov 2021

Sanchela R. Weinstein

NOTARY PUBLIC MY COMMISSION EXPIRES: 06-21-2024

MORTGAGE RELEASE:

WE THE UNDERSIGNED, NVR, INC

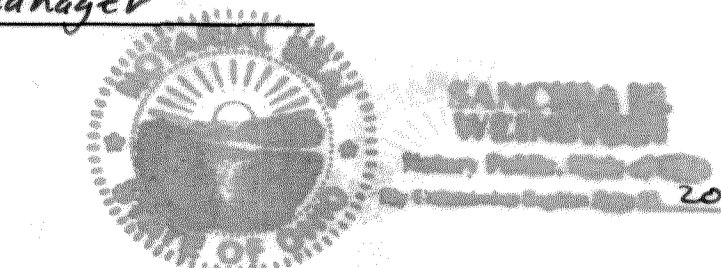
HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

MORTGAGEE

Thomas C. Scar, Division Manager

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.

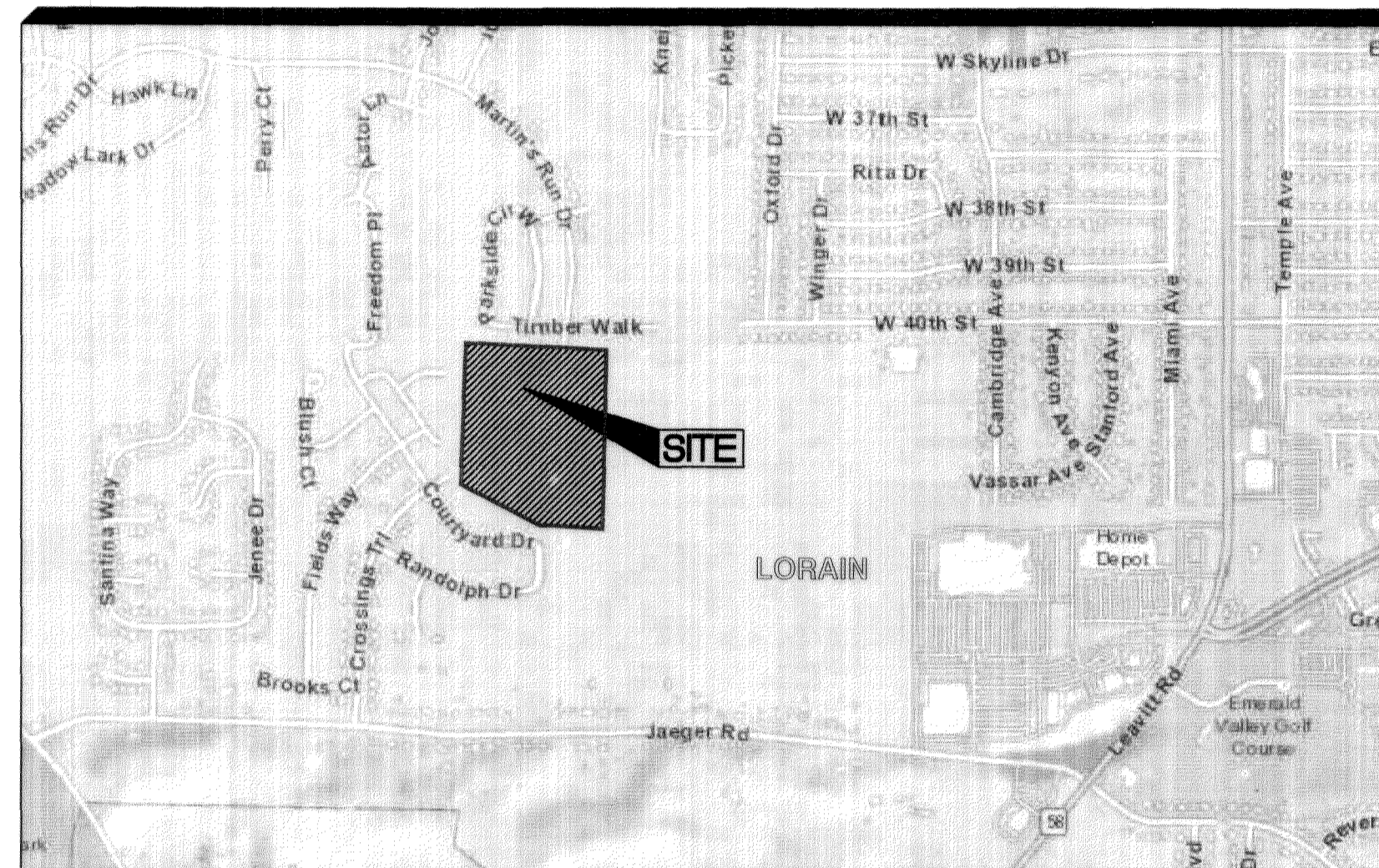
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10TH DAY OF Nov 2021

Sanchela R. Weinstein

NOTARY PUBLIC MY COMMISSION EXPIRES: 06-21-2024

THE CROSSINGS AT MARTIN'S RUN SUBDIVISION No. 4

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO BEING PART OF BLACK RIVER TOWNSHIP LOT No. 9, TRACT 2



VICINITY MAP: NOT TO SCALE

MORTGAGE RELEASE:

WE THE UNDERSIGNED, Lorain Lano Holdings Co., 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.

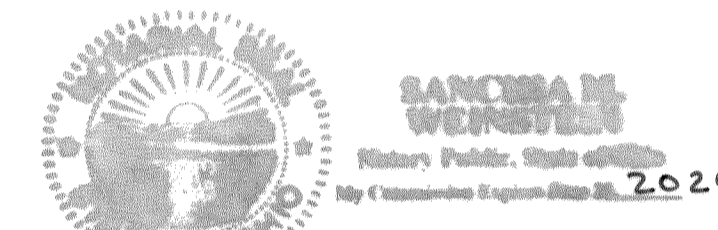
Lorain Lano Holdings Co., LLC

MORTGAGEE

Thomas J. Oster, Manager

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 10TH DAY OF Nov 2021

Sanchela R. Weinstein

NOTARY PUBLIC MY COMMISSION EXPIRES: 06-21-2024

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...

Daniel P. Engle, PS, Registered Professional Surveyor No. 8452

ENGLE TROTTER & ASSOCIATES, 5473 RIVER SUMMIT, NORTH ROYALTON, OHIO 44133

INDEX OF SHEETS:

- 1 - COVER SHEET
2 - SIGNATURE
3 - OVERALL AND REMAINDER
4 - SUBLOTS 93-123 INCLUSIVE

LOT NUMBERS:

THE CROSSINGS AT MARTIN'S RUN SUBDIVISION No. 4 CONTAINS 31 LOTS, NUMBERED 93 TO 123 INCLUSIVE

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.

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 A. Head, P.S., LORAIN CITY SURVEYOR, 11-18-21 DATE

COUNCIL CERTIFICATE:

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

BY ORDINANCE NO. 198-21

APPROVED THIS 15 DAY OF November 2021

Nancy Gruen, 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.

Chairman, City of Lorain Planning Commission, 11/17/2021 DATE

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:

Law Director, City of Lorain, 11/18/2021 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...

Director of Public Safety/Service, 11/16/21 DATE

UTILITY EASEMENTS:

WE THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, INC., OHIO EDISON COMPANY, CENTURY TELEPHONE OF OHIO, ANY OTHER LEGALLY ALLOWABLE UTILITY COMPANIES AND THE CITY OF LORAIN, OHIO, THEIR SUCCESSORS AND ASSIGNS...

GRANTOR:

THE CROSSINGS AT MARTIN'S RUN, LLC

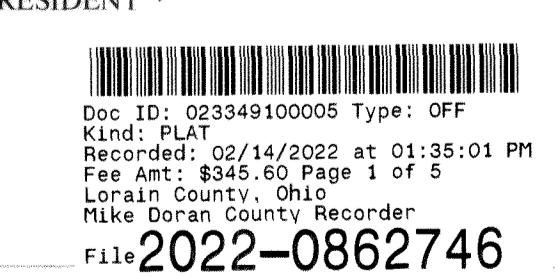
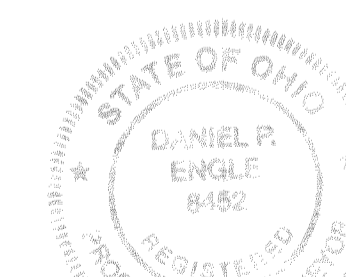
Thomas J. Oster, President

ACREAGE SUMMARY:

Table with columns: SUBLOTS, RIGHT-OF-WAY, BLOCKS, SUBDIVISION TOTAL, Acres. Values: 4.2430, 1.6382, 0.2688, 6.1500

SETBACKS:

- 5' SIDE YARD SETBACK
15' FRONT YARD SETBACK
25' REAR YARD SETBACK



TRANSFERRED

EXAMCO TITLE SERVICES, 6155 PARK SQUARE DRIVE, UNIT 3, STE 8, LORAIN, OH 44053

1 CREDIT SHODGRASS, CPA, CGFM, 11/14/2022, See Exp mem

Vertical sidebar containing: ENGLE TROTTER & ASSOCIATES logo, 'COVER' text, 'THE CROSSINGS AT MARTIN'S RUN SUBDIVISION No. 4' text, 'REVISIONS' table, 'SCALE' bar, and 'CLIENT NAME' information.

THE CROSSINGS AT MARTIN'S RUN

SUBDIVISION No. 4


SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND
STATE OF OHIO

BEING PART OF BLACK RIVER TOWNSHIP LOT No. 9, TRACT 2

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, VILLAGE OF LIGHTHOUSE POINT, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE THE CROSSINGS AT MARTIN'S RUN SUBDIVISION No. 4 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

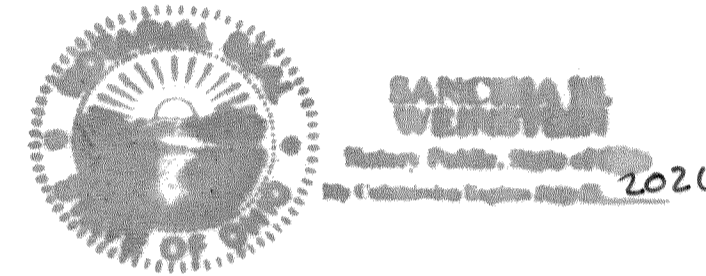
VILLAGE OF LIGHTHOUSE POINT, LLC


PRESIDENT *member*
Paul R. Bowman

WITNESS

NOTARY:

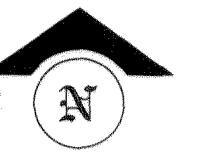
STATE OF OHIO
COUNTY OF LORAIN



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 10th DAY OF NOV, 2021.

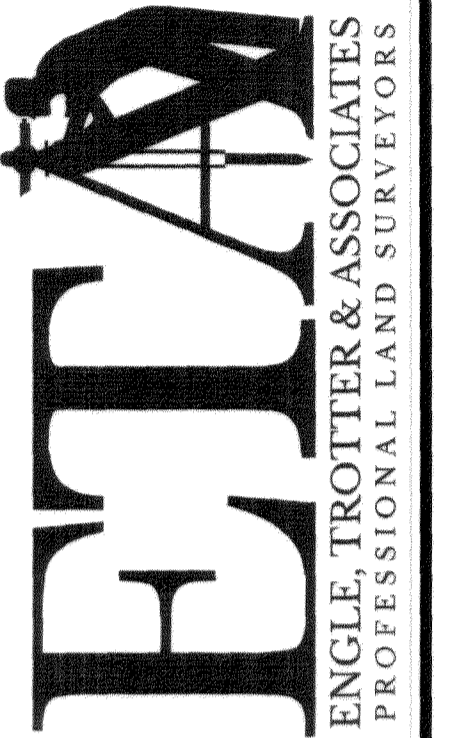
Sanchia M. Weinstein
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06.21.2026



THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY ENGLE TROTTER & ASSOCIATES. 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 TROTTER & ASSOCIATES OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY ON OR OFF-SITE STRUCTURE OR 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 TROTTER & ASSOCIATES AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF ENGLE TROTTER & ASSOCIATES.



ENGLE TROTTER & ASSOCIATES
5473 RIVER SUMMIT
NORTH ROYALTON, OHIO 44133
(216) 235-4322

THE CROSSINGS AT MARTIN'S RUN
SUBDIVISION No. 4

SIGNATURE

REVISIONS

SCALE: 0 50 100
1" = 100 FEET

CLIENT NAME:
THE CROSSINGS AT MARTIN'S RUN, LLC
PROJECT NUMBER:
2021046e
PROJECT ADDRESS:
CITY OF LORAIN
LORAIN COUNTY, OHIO
DATE:
MAY 1, 2021
SHEET NUMBER:

