OWNERS CERTIFICATION AND ACCEPTANCE

THE CROSSINGS AT MARTIN'S RUN

| THE UNDERSIGNED OWNER, THE CROSSINGS AT MARTIN'S RUN, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE THE CROSSINGS AT MARTIN'S RUN |
|--|
| IBDIVISION No. 4 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON, AS A |
| INDITION ON THE PART OF THE ALLOTER AND ACCEPTANCE OF THE PART OF THE CITY OF LORAIN, THE OWNERS OF THE LOTS OF THIS PLAT ARE FOREVER PROHIBITED |
| OM PLANTING TREES AND SHRUBS IN ANY PART OF THE STREETS SHOWN HEREON |

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

APPROVALS:

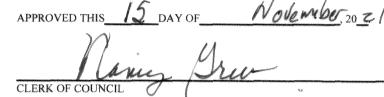
LORAIN CITY SURVEYOR CERTIFICATE

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 Hast P.S | <u>// - / .</u> |
|----------------------|-----------------|
| LORAIN COTY SURVEYOR | DATE |

COUNCIL CERTIFICATE

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



PLANNING COMMISSION

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

| | Bull | 2 |
|-----------|-----------------------------|--|
| CHAIRMAN, | ĆITÝ OF LORAIN OMMISSION | Contraction of the contraction o |

ENGLE TROTER & ASSOCIATES

NORTH ROYALTON, OHIO 44133

5473 RIVER SUMMIT

216) 235-4322

SOSSINGS AT I

LAW DIRECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS COVERED

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.

| Somba | dVa | Angl | Mal | |
|-----------|-----------|--------|----------|--|
| IRECTÓR C | OF PUBLIC | SAFETY | /SERVICE | |

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, (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, AND OPERATE. MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW MOUNTED TRANSFORMERS, AND PEDESTALS, CONCRETE PADS, STORM AND SANITARY SEWERS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS, 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 GRANTEES BY THESE EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO. IRRIGATION SYSTEMS, ELECTRONIC ANIMA FENCING, TREES, AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS, AND 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:

THE CROSSINGS AT MARTIN'S RUN, LLC



Recorded: 02/14/2022 at 01:35:01 PM Fee Amt: \$345.60 Page 1 of 5 Lorain County, Ohio Mike Doran County Recorder File 2022-0862746

PROJECT NUMBER: 2021046e PROJECT ADDRESS: CITY OF LORAIN ORAIN COUNTY, OHIO

MAY 1, 2021 HEET NUMBER:

CLIENT NAME:

1 of 4

THE CROSSINGS AT MARTIN'S RUN, LL

NOTARY

STATE OF OHIO COUNTY OF LORAIN 2024

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

AND OFFICIAL SEAL THIS 10TH DAY OF NOV

MY COMMISSION EXPIRES: 06.21.2026

MORTGAGE RELEASE:

WE THE UNDERSIGNED, First Federal Savings a Loan Association of Labored 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)

NOTARY:

STATE OF OHIO CULTA LAND

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

MY COMMISSION EXPIRES: 11. 27.2022

MORTGAGE RELEASE:

WE THE UNDERSIGNED, BEARSSA, 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)

Bennessa LLC

TITLE: 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 PURPOSED EXPRESSED THEREIN.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND

MY COMMISSION EXPIRES: 06.21. 2026

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)

Thomas C. Seur, DIVISION Manager

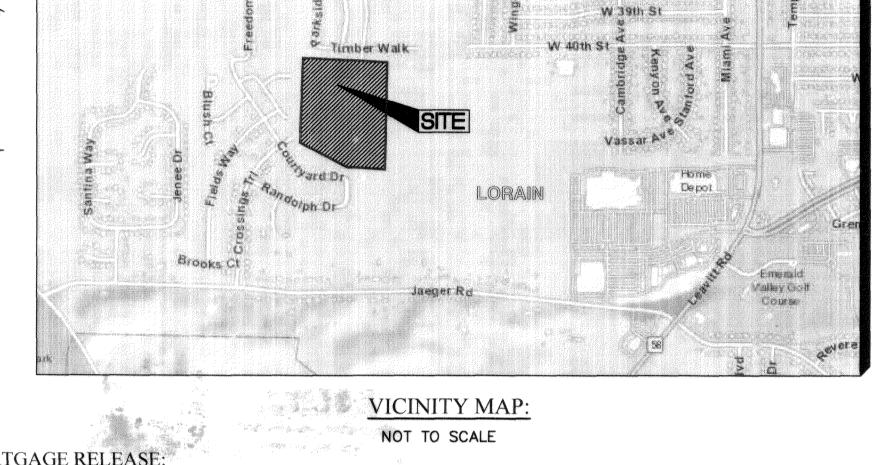
NOTARY:

STATE OF OHIO LORAIN

File Number: 20220862746 Page 1 of 5

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 PURPOSED EXPRESSED THEREIN.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND



MORTGAGE RELEASE

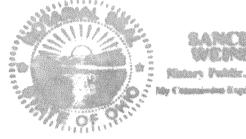
HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC

Lorain Land Holding Co., LLC

NOTARY:

TITLE: MANALER

STATE OF OHIO COUNTY OF



25' REAR YARD SETBACK

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 PURPOSED EXPRESSED THEREIN.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10TH DAY OF NOV MY COMMISSION EXPIRES: 06.21.2026

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 BE 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

REGISTERED PROFESSIONAL SURVEYOR NO. 8452 ENGLE TROTTER & ASSOCIATES 5473 RIVER SUMMIT NORTH ROYALTON, OHIO 44133

SETBACKS: DANIEL@ENGLESURVEYING.COM 5' SIDE YARD SETBACK INDEX OF SHEETS: 15' FRONT YARD SETBACK

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

216.235.4322

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

8482

ACREAGE SUMMARY:

| <u>Acres</u> |
|--------------|
| 4,2430 |
| 1.6382 |
| 0.2688 |
| 6.1500 |
| |

6155 PARK SQUARE DRIVE

MY COMMISSION EXPIRES: 06.21.2026

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

File Number: 20220862746 Page 2 of 5

| 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 VILLAGE OF LIGHTHOUSE POINT, LLC PRESIDENT MANAS IN MEMBER POUL R BOUMAN |
| WITNESS |
| NOTARY: STATE OF OHIO LORAIN 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 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 DEED OF SUCH ENTITY, FOR THE USES AND PURPOSED EXPRESSED THEREIN. |
| IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 1074 DAY OF NOV , 2021. Sanchia M. Weinstein |
| NOTARY PUBLIC MY COMMISSION EXPIRES: O6 · 21 · 20 2 6 |



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 OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY

THESE DRAWINGS ARE THE PROPERTY OF ENGLE TROTTER & ASSOCIATES AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUP WITHOUT THE WOTTEN CONSENT.



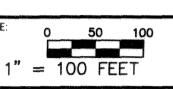
ENGLE TROTER & ASSOCIATES 5473 RIVER SUMMIT NORTH ROYALTON, OHIO 44133 (216) 235-4322

NORTH ROYALTON, OHIO (216) 235-4322

SNATURE

E CROSSINGS AT N SUBDIVISION

REVISIONS



CLIENT NAME: THE CROSSINGS AT MARTIN'S RUN, LLC PROJECT NUMBER: 2021046e

PROJECT ADDRESS: CITY OF LORAIN LORAIN COUNTY, OHIO

DATE: MAY 1, 2021

2 of 4

EASEMENT PARKSIDE AT MARTIN'S RUN NO. 1 - PHASE 3 VOL 88 PG. 69 SUBDIVISION NO. 1 - PHASE 2 VOL 91, PG. 17 SL116 | SL115 | SL114 | SL113 N89°56'51"E DRAINAGE EASEMENT _S07'33'49"W 4.85' -S89°56'51"W 9.83" SEE DETAIL #1 -S00"14"36"E 42.22" -L=38.57° THE LANDINGS AT MARTIN'S R=185.00° RUN SUBDIVISION NO. 5 D=11"56"38" CH=N13'32'08"E 6.1500 Ac. 38.50' TAN=19.35' 267,893 Sq.Ft /--S0074'36"E 50.00' DURTYARDS AT MARTIN'S RUN N89'45'24"E 82.03 _N00°05′52°W S89'51'53"W 60.00' S89'45'24"W EX. 28 STORM -EASEMENT EASEMENT 42.34' N31'59'30"W 60.00' REMAINDER 35.9044 Ac. 1,563,996 Sa.Ft. R=112.43' D=5'35'52" REMAINDER EX. STORM -10.3993 Ac. TAN-5.50' 452,996 Sq.Ft. -N26'44'47"W S89°29'19"W 33.88' "L=39.15' R=25.00' D=89°44'18" CH=S44°37'21"W 35.27 TAN=24.88' ___S89'45'24"W -N0014'36"W 23.56' S89'45'24"W LEGEND COURTYARD DRIVE (60') • 5/8" BY 30" STEEL REBAR WITH SL 65 "ENGLE" CAP * 5/8" BY 30" STEEL REBAR WITH "ENGLE" CAP IN MONUMENT BOX * SL 64 FOUND MONUMENTATION AS NOTED AND SHOWN * SET OR TO BE SET UPON COMPLETION OF CONSTRUCTION / PROJECT. SL 63

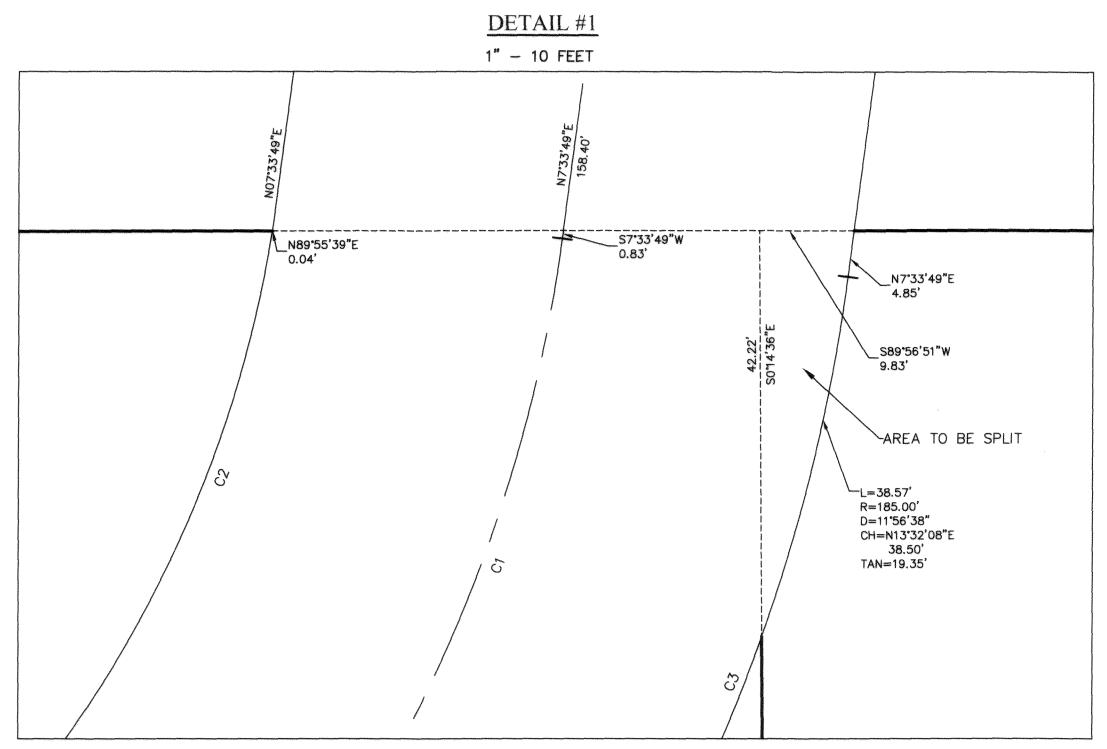
File Number: 20220862746 Page 3 of 5

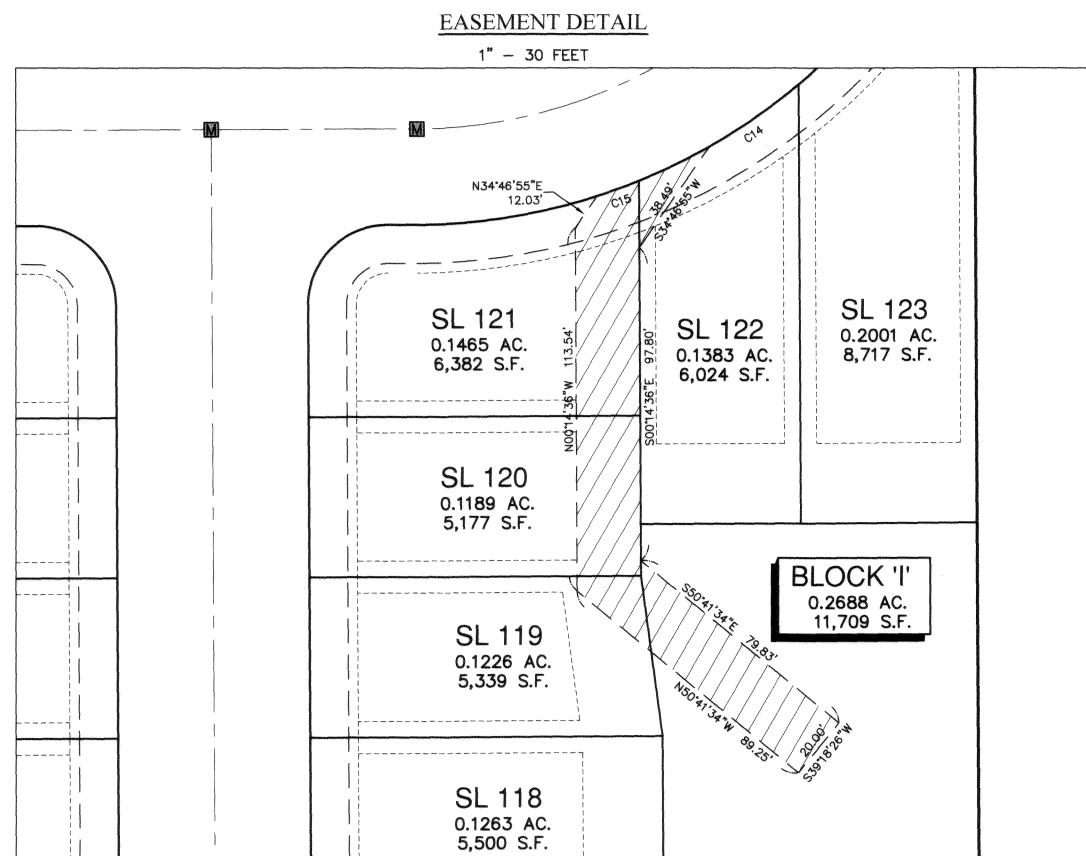
THE CROSSINGS AT MARTIN'S RUN

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







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 LOCATIAND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ENGLE TROTTER & ASSOCIATES OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGE IN THE WORK, OF ANY ON OR OFF-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 TROTTER & ASSOCIATES AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF ENGLE TROTTER & ASSOCIATES



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

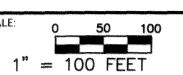
216) 235-4322

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CROSSINGS AT N SUBDIVISION

REVISIONS

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THE CROSSINGS AT MARTIN'S RUN, LL PROJECT NUMBER: 2021046e PROJECT ADDRESS: CITY OF LORAIN LORAIN COUNTY, OHIO

MAY 1, 2021

SHEET NUMBER: 3 of 4

