

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.

NVR, Inc.  
Mortgagee  
*[Signature]*

by (Print Name): Thomas C. Sear  
Title: Vice President / Division Manager

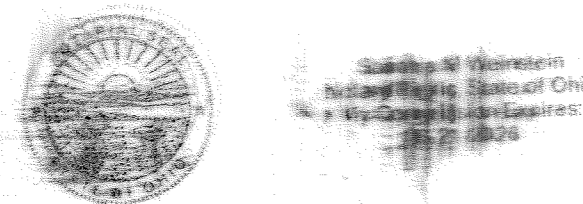
NOTARY:

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 28<sup>TH</sup> day of SEPT, 2022.

Sarahia M. Weinstein  
Notary Public  
My commission expires: 06.21.2026



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

Jan P. Lingo  
by (Print Name): Joseph P. Lester  
Title: SVP

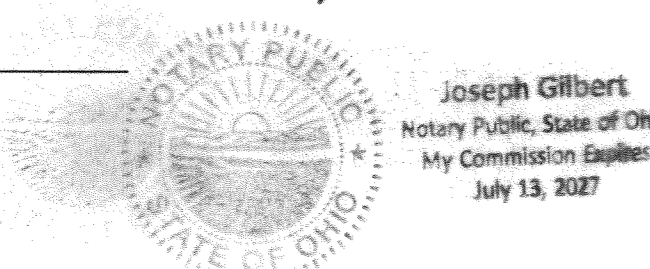
NOTARY:

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 28<sup>TH</sup> day of September, 2022.

Joseph Gilbert  
Notary Public  
My commission expires: 7/13/27



MORTGAGE RELEASE:

We the undersigned, Benessa, 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.

Benessa, LLC  
Mortgagee

Thomas J. Oster  
by (Print Name): Thomas J. Oster  
Title: MANAGER

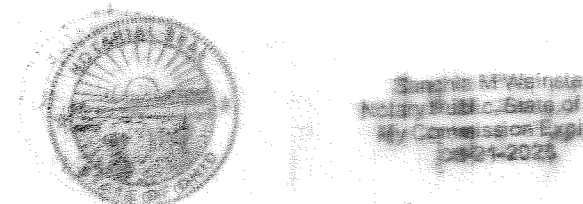
NOTARY:

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 purposes expressed therein.

In witness thereof I have hereunto set my hand and Official Seal this 28<sup>TH</sup> day of SEPT, 2022.

Sarahia M. Weinstein  
Notary Public  
My commission expires: 06.21.2026



MORTGAGE RELEASE:

We the undersigned, Lorain Lane Holding 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 Lane Holding Co, LLC  
Mortgagee

Thomas J. Oster  
by (Print Name): Thomas J. Oster  
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 purposes expressed therein.

In witness thereof I have hereunto set my hand and Official Seal this 28<sup>TH</sup> day of SEPT, 2022.

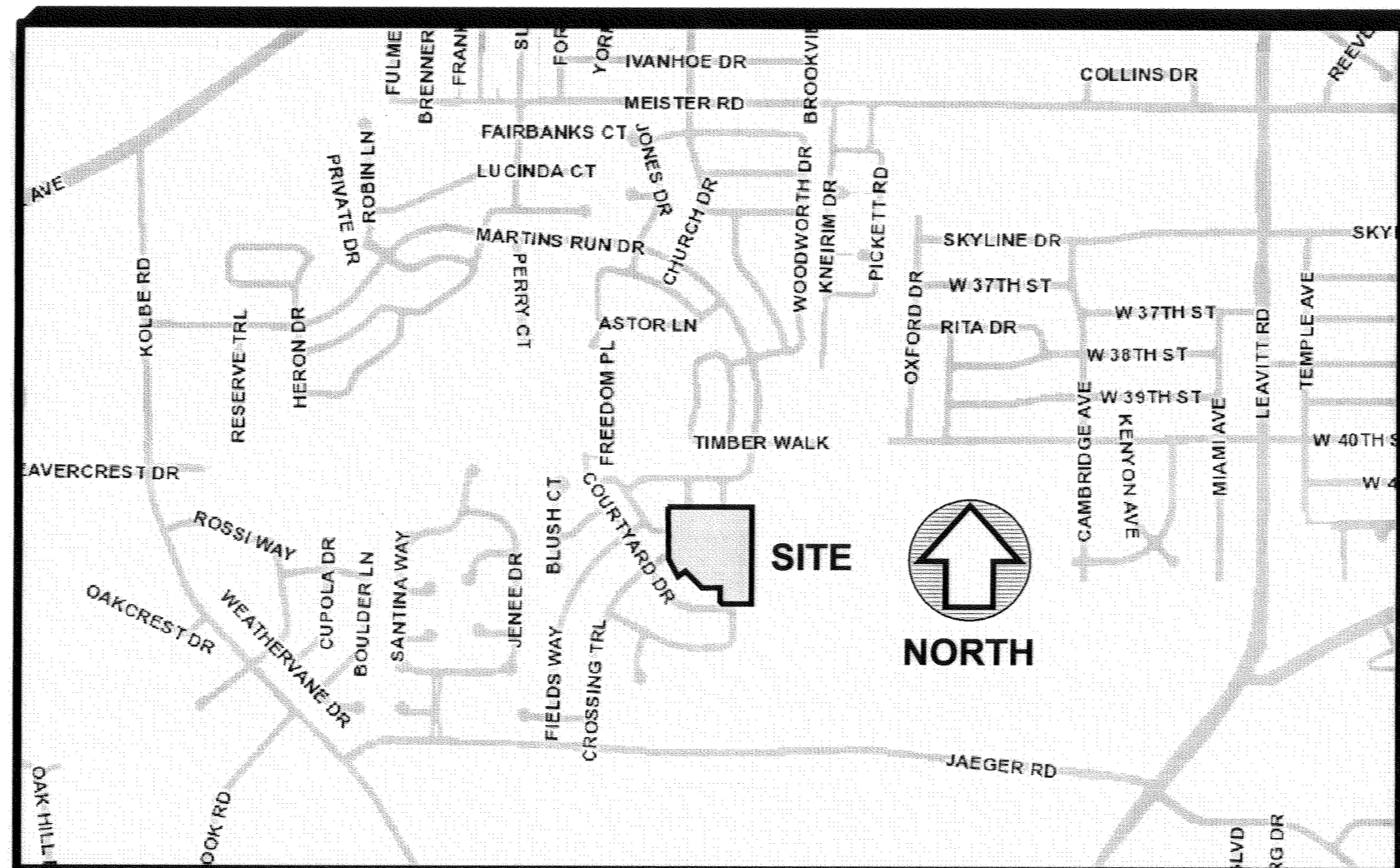
Sarahia M. Weinstein  
Notary Public  
My commission expires: 06.21.2026



# THE CROSSINGS AT MARTIN'S RUN

## SUBDIVISION No. 5

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO,  
BEING PART OF BLACK RIVER TOWNSHIP LOT Nos. 9 and 10, TRACT 2.  
DEED INSTRUMENT No. 2020-0794455 OF LORAIN COUNTY RECORDS.



VICINITY MAP (NOT TO SCALE)

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. 5, 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 allotter and acceptance of the part of the City of Lorain, the owners of the lots in this plat are forever prohibited from planting trees and shrubs in any part of the streets shown hereon.

The Crossings at Martin's Run, LLC  
Thomas J. Oster  
President  
Print Name

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 SEPT, 2022.

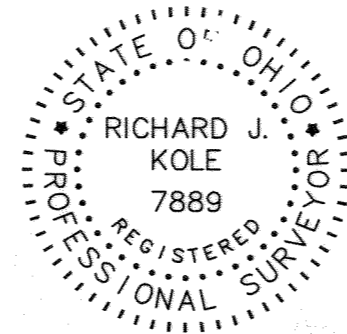
Sarahia M. Weinstein  
Notary Public  
My commission expires: 06.21.2026



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. This 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 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 and belief.

Richard J. Kole  
Richard J. Kole, Reg. Surveyor No. 7889  
Date



APPROVALS:

LORAIN CITY SURVEYOR CERTIFICATE:

This is to certify that I have examined this foregoing subdivision plat and find sufficient monuments set to that the streets shown hereon and approve the same.

Douglas Henry P.S. 8412 Nov 18, 2022  
Lorain City Surveyor 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. 188-22

approved this 17<sup>th</sup> day of October, 2022

Buanna Dull  
Clerk of Council

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] 10/4/22  
Law Director, City of Lorain 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: wherein the park dedication has been waived and other considerations accepted in lieu thereof.

[Signature] 9/30/22  
Director of Public Safety/Service Date

PLANNING COMMISSION:

This is to certify that the foregoing subdivision plat is hereby approved by the Planning Commission of the City of Lorain.

[Signature] 9/30/2022  
Chairman, City of Lorain Planning Commission 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, (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 grantees 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 animal 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

Thomas J. Oster  
President

INDEX OF SHEETS:

Sh. 1 - Cover Sheet  
Sh. 2 - Sublots 124-130, 145-150 inclusive  
Sh. 3 - Sublots 131-144 inclusive

SUBLOT NUMBERS:

The Crossings at Martin's Run Subd. No. 5  
contains 27 lots, numbered 124 to 150 inclusive

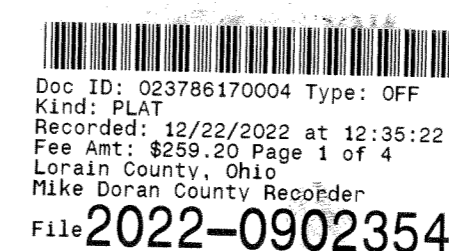
SETBACKS:

Front Bldg. Setback - varies  
(See Sheets 2 and 3)  
5 Ft. Side Yard Setback  
25 Ft. Rear Yard Setback

ACREAGE SUMMARY ~ SUBDIVISION No. 5			
SUBLOTS	R.O.W.	BLOCKS	TOTAL
3.8573 Ac.	1.0368 Ac.	0.5976 Ac.	5.4917 Ac.

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

Plat Vol. 112  
Pgs 96, 97, 98

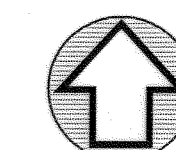


REVISIONS:

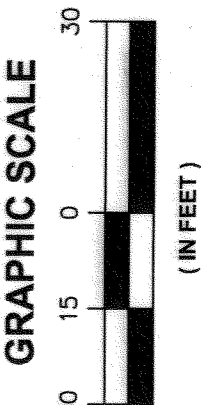
SEPT. 22, 2022  
ADDED DEED  
INST. # IN TITLE

THE CROSSINGS AT MARTIN'S RUN  
SUBDIVISION No. 5  
CITY OF LORAIN, LORAIN COUNTY, STATE OF OHIO

DATE:  
SEPT. 1, 2022  
SCALE:  
1" = 30'  
DRAWN BY:  
R.D.S.  
FILE NO.  
22120 REC PH5  
SHEET 1 OF 3

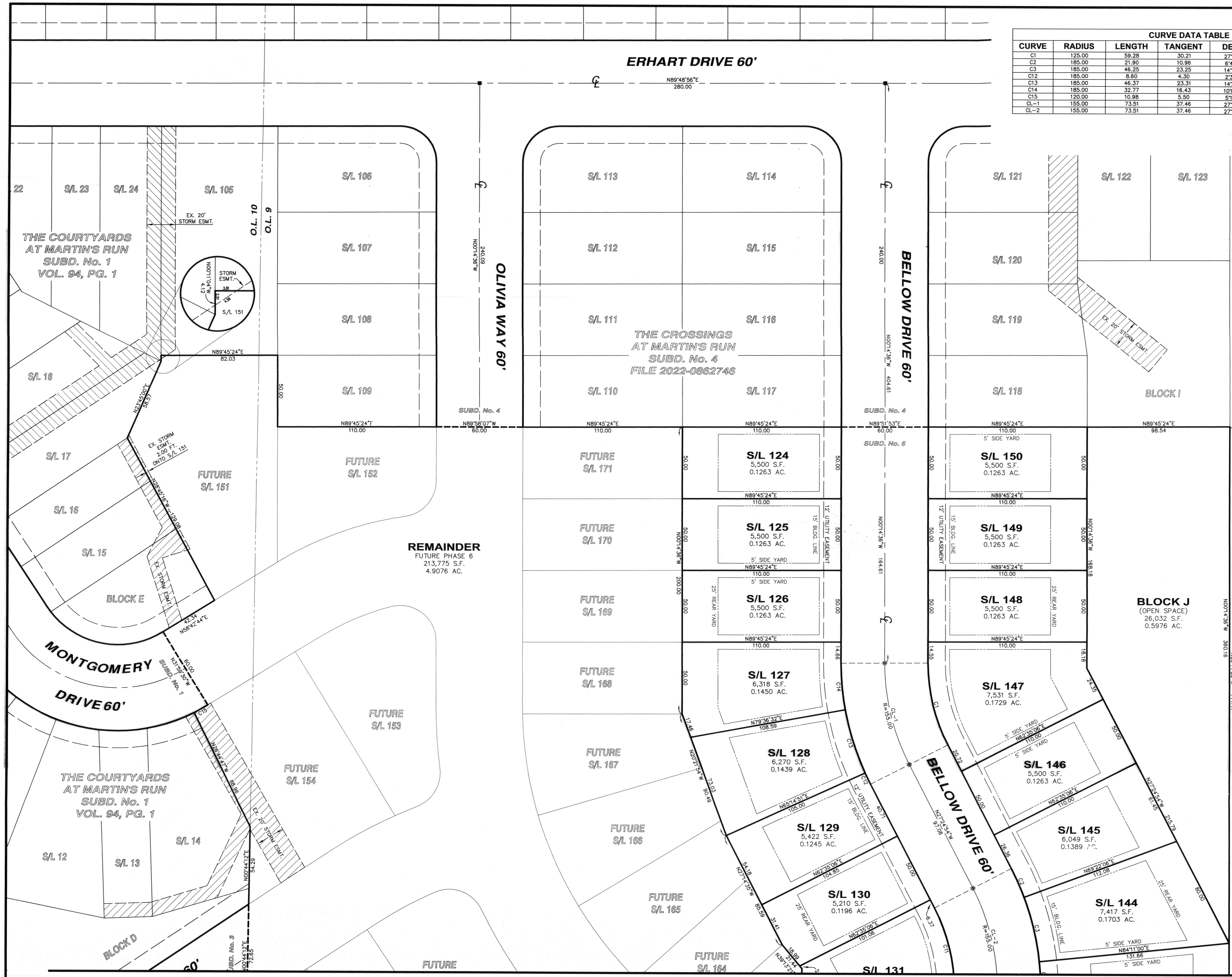


NORTH



**LEGEND:**  
■ EXISTING MONUMENT BOX  
■ PROPOSED MONUMENT BOX  
PINS TO BE SET AT PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION.

CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING
C1	125.00	59.28	30.21	27°10'18"	58.73	N13°49'45"W
C2	185.00	21.90	10.96	6°47'00"	21.89	N24°01'24"W
C3	185.00	46.25	23.25	14°19'29"	46.13	N13°28'10"W
C12	185.00	8.60	4.30	2°39'45"	8.60	N26°05'02"W
C13	185.00	46.37	23.31	14°21'41"	46.25	N17°34'18"W
C14	185.00	32.77	16.43	10°08'52"	32.72	N65°37'48"E
C15	120.00	10.98	5.50	5°14'39"	10.98	N05°19'02"W
CL-1	155.00	73.51	37.46	27°10'18"	72.82	N13°49'45"W
CL-2	155.00	73.51	37.46	27°10'18"	72.82	N13°49'45"W



SEE SHEET 3 OF 3

**THE CROSSINGS AT MARTIN'S RUN  
SUBDIVISION No. 5**

CITY OF LORAIN, LORAIN COUNTY, STATE OF OHIO

DATE: SEPT. 1, 2022  
SCALE: 1" = 30'  
DRAWN BY: R.D.S.  
FILE NO. 22120 REC Ph5  
SHEET 2 OF 3

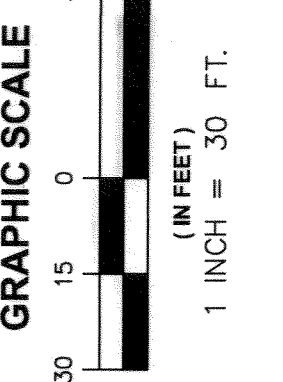
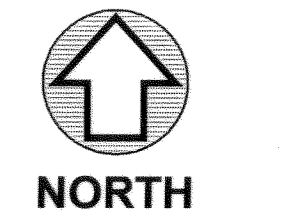
Prepared by:

516 Ridge Road, Orange, Ohio 44129  
Phone 440.862.7137 - Fax 440.862.7139  
www.rimkole.com

P.P.N. 02-02-009-101-134  
VILLAGE AT LIGHTHOUSE  
POINT, LLC  
INST. #2015-0538577  
35.9131 AC.

SEPT. 22, 2022  
 LABELED CURVE,  
 FRONT OF S/L 162

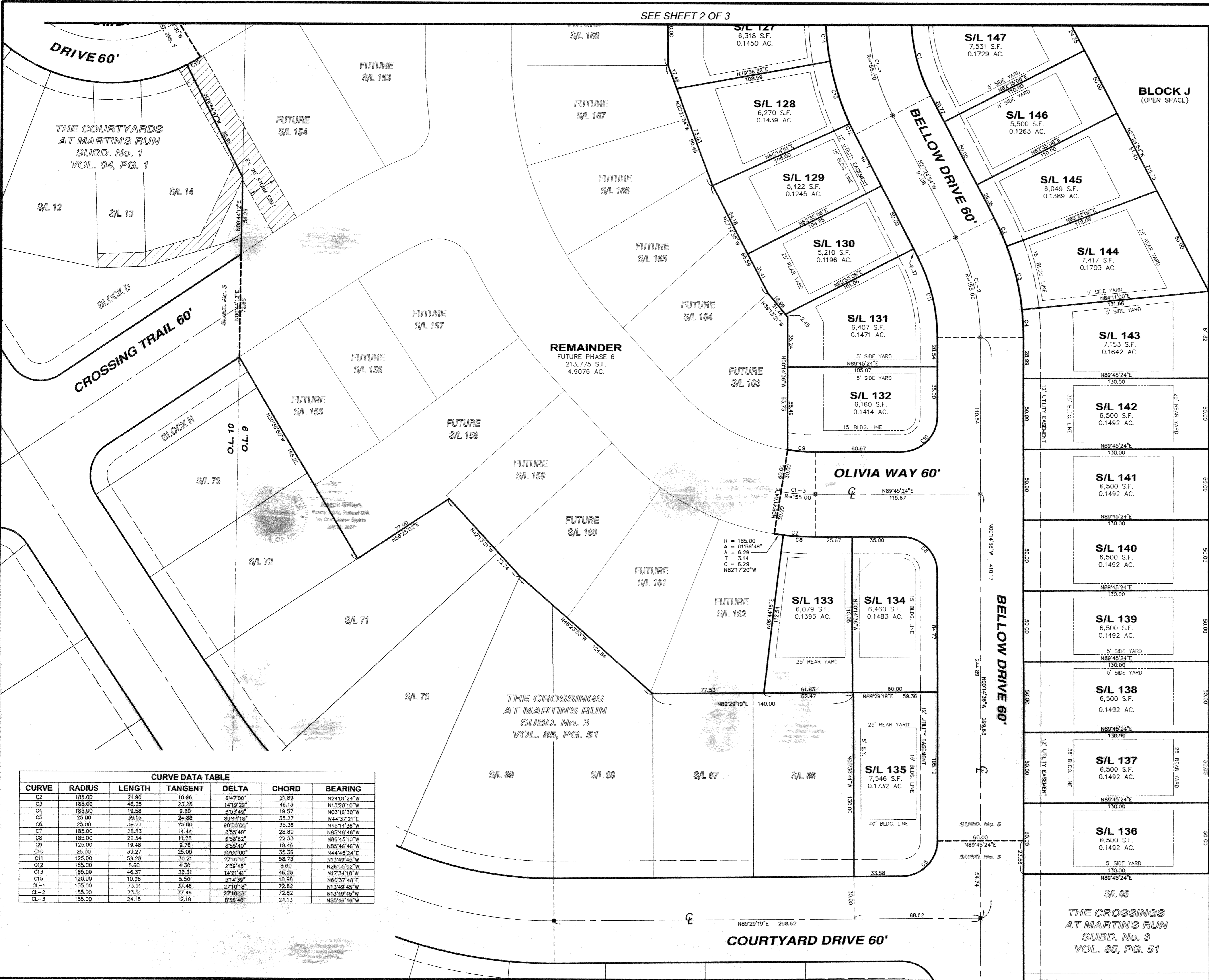
**LEGEND:**  
 ■ EXISTING MONUMENT BOX  
 ■ PROPOSED MONUMENT BOX  
 PINS TO BE SET AT PROPERTY CORNERS  
 UPON COMPLETION OF CONSTRUCTION.



Prepared by:  
**RIMKOLE & ASSOC. CORP.**  
 5106 Ridge Road - Cleveland, Ohio 44129  
 Phone 440.885.7137 - Fax 440.885.7139  
 www.rimkole.com

**THE CROSSINGS AT MARTIN'S RUN  
 SUBDIVISION No. 5**  
 CITY OF LORAIN, LORAIN COUNTY, STATE OF OHIO

P.P.N. 02-02-009-101-134  
 VILLAGE AT LIGHTHOUSE  
 POINT, LLC  
 INST. #2015-0538577  
 35.9131 Ac.



CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING
C2	185.00	21.90	10.96	6°47'00"	21.89	N24°01'24"W
C3	185.00	46.25	23.25	14°19'29"	46.13	N13°28'10"W
C4	185.00	19.58	9.80	6°03'49"	19.57	N03°16'30"W
C5	25.00	39.15	24.88	89°44'18"	35.27	N44°37'21"E
C6	25.00	39.27	25.00	90°00'00"	35.36	N45°14'36"W
C7	185.00	28.83	14.44	8°55'40"	28.80	N85°46'46"W
C8	185.00	22.54	11.28	6°58'52"	22.53	N86°45'10"W
C9	125.00	19.48	9.76	8°55'40"	19.46	N85°46'46"W
C10	25.00	39.27	25.00	90°00'00"	35.36	N44°45'24"E
C11	125.00	59.28	30.21	27°10'18"	58.73	N13°49'45"W
C12	185.00	8.60	4.30	2°39'45"	8.60	N26°05'02"W
C13	185.00	46.37	23.31	14°21'41"	46.25	N17°34'18"W
C15	120.00	10.98	5.50	5°14'39"	10.98	N60°37'48"E
CL-1	155.00	73.51	37.46	27°10'18"	72.82	N13°49'45"W
CL-2	155.00	73.51	37.46	27°10'18"	72.82	N13°49'45"W
CL-3	155.00	24.15	12.10	8°55'40"	24.13	N85°46'46"W

DATE:  
 SEPT. 1, 2022  
 SCALE:  
 1" = 30'  
 DRAWN BY:  
 R.D.S.  
 FILE NO.  
 22120 REC Ph5  
 SHEET 3 OF 3

Plat Sheet

Instrument # \_\_\_\_\_

Film # \_\_\_\_\_

Name of Plat: Crossings at Martins Run Subdivision No. 5

Owner: Crossings at Martins Run

Description: Situated in the State of Ohio  
County of Lorain City of Lorain being  
part of Black River Township lots 9 and 10  
Tract 2 5.4917 Acre  
Creating Sublots 124 through 150 Block  
Easements also

Floor Plans: \_\_\_\_\_

Related/Margin: \_\_\_\_\_

Comments: \_\_\_\_\_

Vol. 112

Pg. 96, 97, 98

Receiving Stamp

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

Amount: 259.80

Initials: TM