

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.

by (Print Name): Thomas 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 28th day of SEPT, 2022.

Sarahia 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.

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 28th day of September, 2022.

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



MORTGAGE RELEASE:

We the undersigned, Bearessa, 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.

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

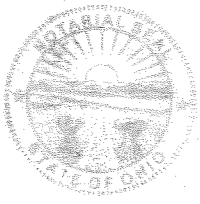
NOTARY:

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 28th day of SEPT, 2022.

Sarahia R. Weinstein
Notary Public
My commission expires: 06.21.2024



MORTGAGE RELEASE:

We the undersigned, Lorain Land 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.

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

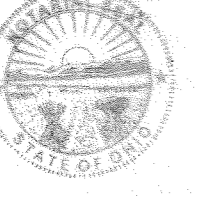
NOTARY:

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 28th day of SEPT, 2022.

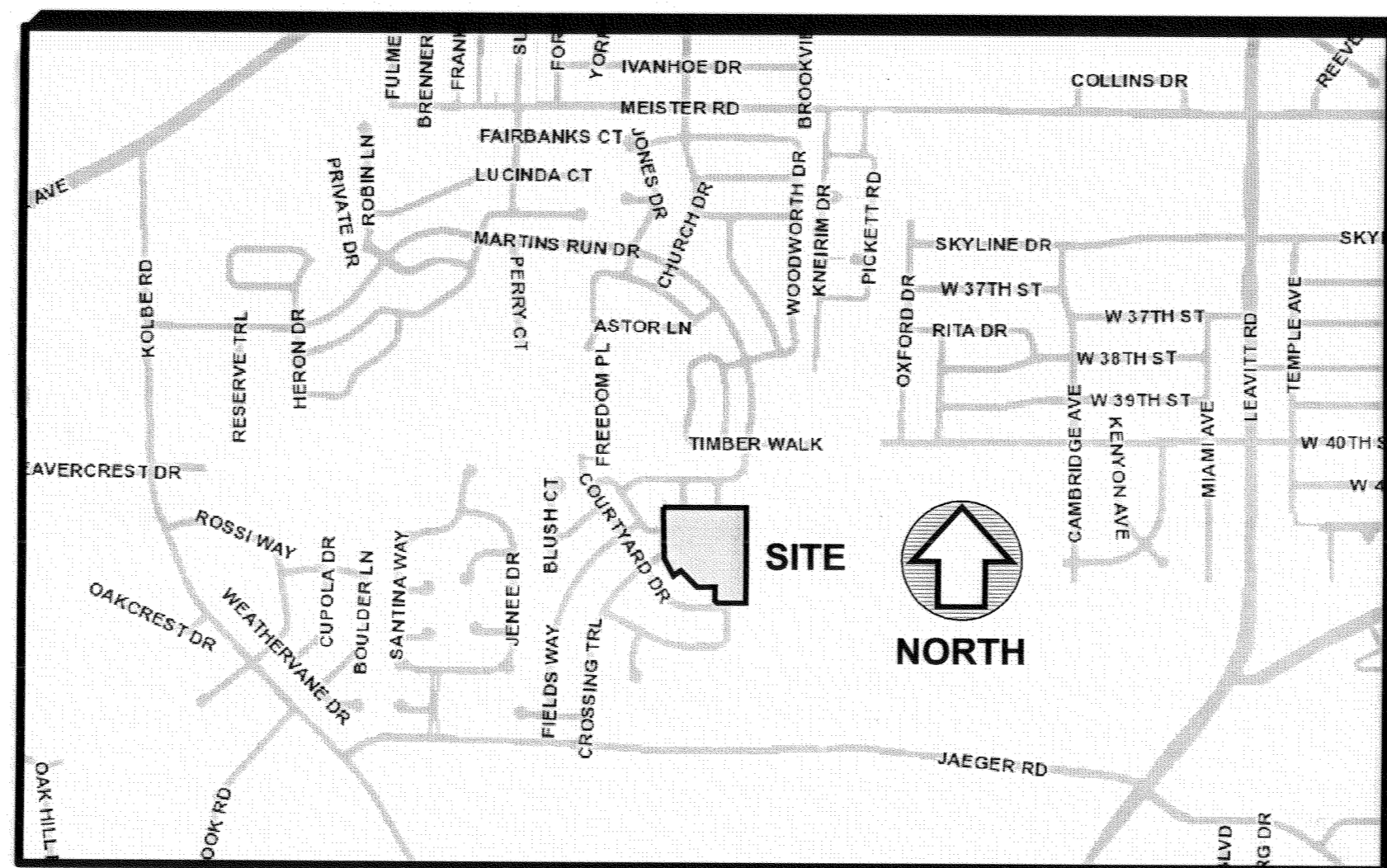
Sarahia R. Weinstein
Notary Public
My commission expires: 06.21.2024



THE CROSSINGS AT MARTIN'S RUN

SUBDIVISION No. 6

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)

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 Hays PE #111 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. 189-22

approved this 17th day of October, 2022

Brianna 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] 10/14/22
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] 10/5/22
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] 10/5/2022
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 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 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

[Signature]
President

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. 6, 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 of 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
[Signature]
President

Thomas J. Oster
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 28th day of SEPT, 2022.

Sarahia R. Weinstein
Notary Public
My commission expires: 06.21.2024



INDEX OF SHEETS:

Sh. 1 - Cover Sheet
Sh. 2 - Sublots 151-154, 166-171 inclusive
Sh. 3 - Sublots 155-165 inclusive

SUBLOT NUMBERS:

The Crossings at Martin's Run Subd. No. 6
contains 21 lots, numbered 151 to 171 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. 6			
SUBLOTS	R.O.W.	BLOCKS	TOTAL
3.4044 Ac.	1.5032 Ac.	0 Ac.	4.9076 Ac.

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

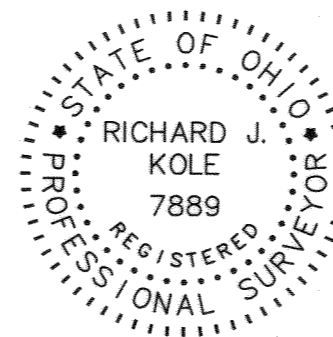
Plot vol.
112 pgs 99, 100
101

Doc ID: 023788180004 Type: OFF
Kind: PLAT
Recorded: 12/22/2022 at 12:35:54 PM
Fee Amt: \$259.20 Page 1 of 4
Lorain County, Ohio
Mike Doran County Recorder
File # 2022-0902355

TRANSFERRED

IN COMPLIANCE WITH SEC. 219-20
OHIO REV. CODE
DEC 22 2022

J. CRAIG SNOODGRASS, CPA, CCFP
LORAIN COUNTY AUDITOR



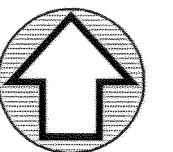
REVISIONS:

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

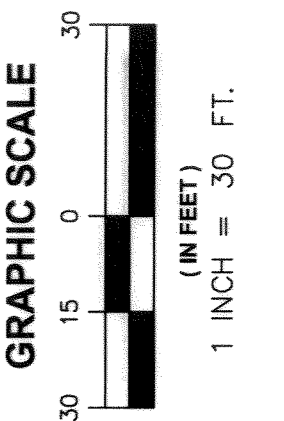
THE CROSSINGS AT MARTIN'S RUN
SUBDIVISION No. 6
CITY OF LORAIN, LORAIN COUNTY, STATE OF OHIO

DATE:
SEPT. 1, 2022
SCALE:
1" = 30'
DRAWN BY:
R.D.S.
FILE NO.
22120 REC Ph6
SHEET 1 OF 3

SEPT. 22, 2022
NO CHANGES
THIS SHEET



NORTH



Prepared by:
RIMKOLE & ASSOC. CORP.
3516 Ridge Road - Cleveland, Ohio 44129
Phone 440.882.7127 - Fax 440.882.7129
www.rimkole.com

**THE CROSSINGS AT MARTIN'S RUN
SUBDIVISION No. 6**
CITY OF LORAIN, LORAIN COUNTY, STATE OF OHIO

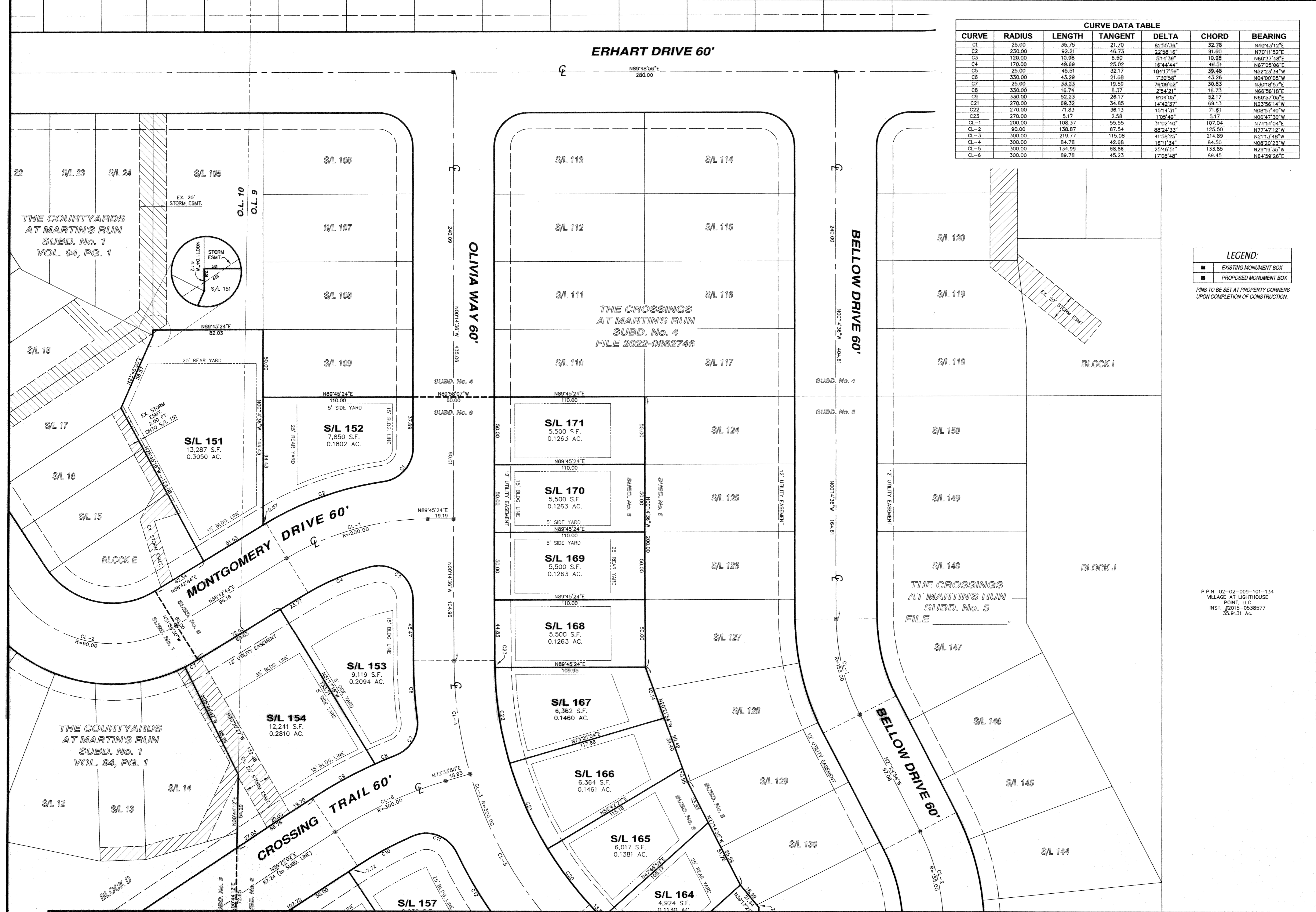
DATE:
SEPT. 1, 2022
SCALE:
1" = 30'
DRAWN BY:
R.D.S.
FILE NO.
22120 REC PH6

CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING
C1	25.00	35.75	21.70	81°55'36"	32.78	N40°43'12"E
C2	230.00	92.21	46.73	22°58'16"	91.60	N70°11'52"E
C3	120.00	10.98	5.50	5°14'39"	10.98	N60°37'48"E
C4	170.00	49.69	25.02	16°44'44"	49.51	N67°05'06"E
C5	25.00	45.51	32.17	104°17'56"	39.48	N52°23'34"W
C6	330.00	43.29	21.68	7°30'58"	43.26	N04°00'05"W
C7	25.00	33.23	19.59	78°39'02"	30.83	N30°18'57"E
C8	330.00	16.74	8.37	2°54'21"	16.73	N66°56'18"E
C9	330.00	52.23	26.17	9°04'05"	52.17	N60°57'05"E
C21	270.00	69.32	34.85	14°42'37"	69.13	N23°56'14"W
C22	270.00	71.83	36.13	15°14'31"	71.61	N08°57'40"W
C23	270.00	5.17	2.58	1°05'49"	5.17	N00°47'30"W
CL-1	200.00	108.37	55.55	31°02'40"	107.04	N74°14'04"E
CL-2	90.00	138.87	87.54	88°24'33"	125.50	N77°47'12"W
CL-3	300.00	219.77	115.08	41°58'25"	214.89	N21°13'48"W
CL-4	300.00	84.78	42.68	16°11'34"	84.50	N08°20'23"W
CL-5	300.00	134.99	68.66	25°46'51"	133.85	N29°19'35"W
CL-6	300.00	89.78	45.23	17°08'48"	89.45	N64°59'26"E

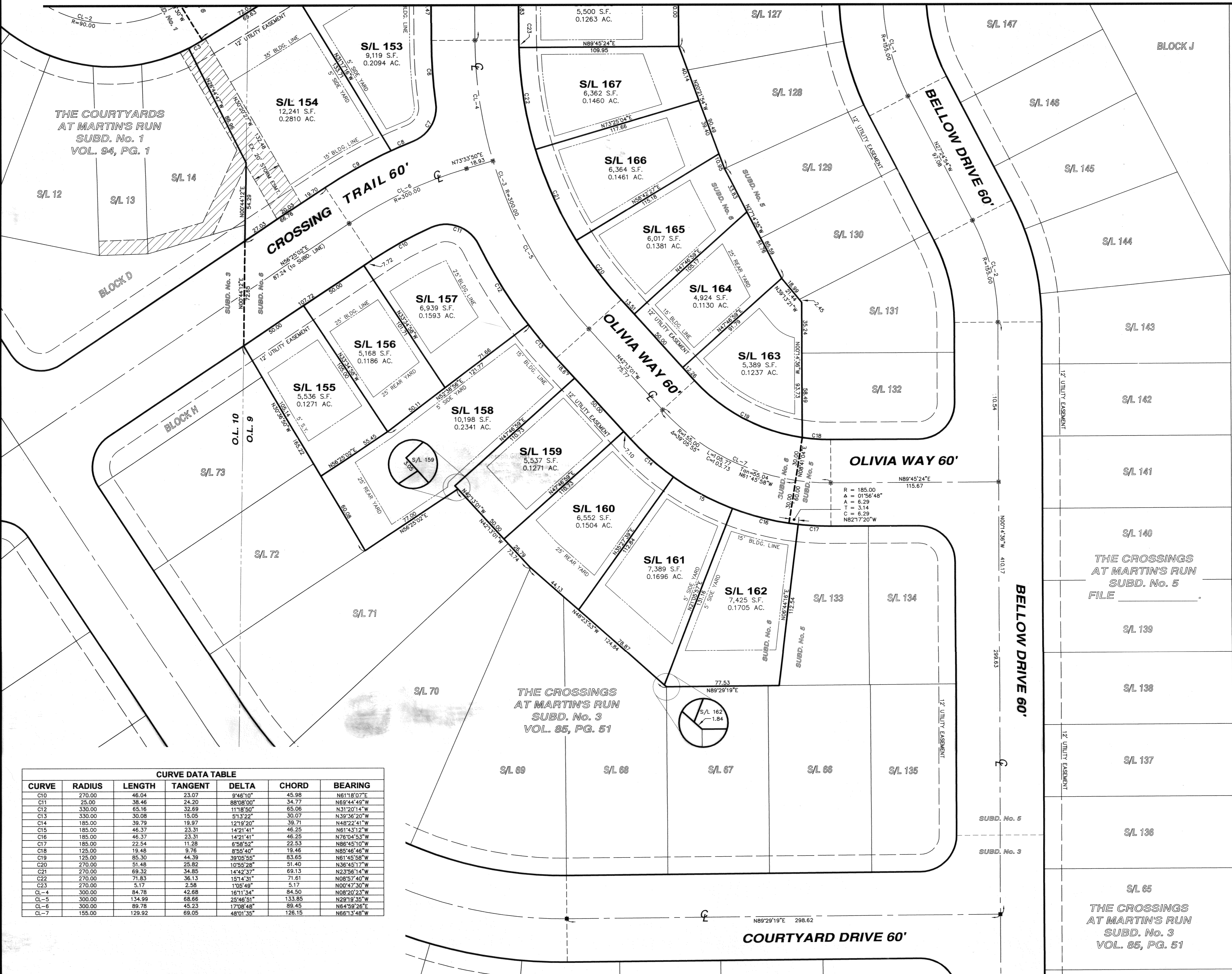
LEGEND:

- EXISTING MONUMENT BOX
- PROPOSED MONUMENT BOX

PINS TO BE SET AT PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION.



SEE SHEET 3 OF 3



LEGEND:

- EXISTING MONUMENT BOX
- PROPOSED MONUMENT BOX

PINS TO BE SET AT PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION.

REVISIONS:

SEPT. 22, 2022
 LABELED C/L
 CURVE, FRONT
 OF S/L 160-162

NORTH

GRAPHIC SCALE
 (IN FEET)
 1 INCH = 30 FT.

Prepared by
RIMKOLE & ASSOC. CORP.
 5376 Ridge Road - Cleveland, Ohio 44128
 Phone 440.885.7137 - Fax 440.885.7139
 www.rimkole.com

**THE CROSSINGS AT MARTIN'S RUN
 SUBDIVISION No. 6**

CITY OF LORAIN, LORAIN COUNTY, STATE OF OHIO

DATE:
 SEPT. 1, 2022

SCALE:
 1" = 30'

DRAWN BY:
 R.D.S.

FILE NO.
 22120 REC Ph6

SHEET 3 OF 3

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING
C10	270.00	46.04	23.07	8°46'10"	45.98	N61°18'07"E
C11	25.00	38.46	24.20	88°08'00"	34.77	N89°44'49"E
C12	330.00	65.16	32.68	11°18'50"	65.06	N31°20'14"W
C13	330.00	30.08	15.05	5°13'22"	30.07	N39°36'20"W
C14	185.00	39.79	19.97	12°19'20"	39.71	N48°22'41"W
C15	185.00	46.37	23.31	14°21'41"	46.25	N61°43'12"W
C16	185.00	46.37	23.31	14°21'41"	46.25	N76°04'53"W
C17	185.00	22.54	11.28	8°58'52"	22.53	N86°45'10"W
C18	125.00	19.48	9.76	8°35'40"	19.46	N89°48'48"W
C19	125.00	85.30	44.39	38°05'55"	83.65	N61°45'58"W
C20	270.00	51.48	25.82	10°55'28"	51.40	N36°45'17"W
C21	270.00	69.32	34.85	14°42'37"	69.13	N23°56'14"W
C22	270.00	71.83	36.13	15°14'31"	71.61	N08°57'40"W
C23	270.00	5.17	2.58	1°05'49"	5.17	N00°47'30"W
CL-4	300.00	84.78	42.68	16°11'44"	84.50	N08°20'23"W
CL-5	300.00	134.99	68.66	23°46'51"	133.85	N29°19'35"W
CL-6	300.00	89.78	45.23	17°08'48"	89.45	N64°59'26"E
CL-7	155.00	129.92	69.05	48°01'35"	126.15	N66°13'48"W

P.P.N. 02-02-009-101-134
 VILLAGE AT LIGHTHOUSE
 POINT, LLC
 INST. #2015-0538577
 35,9131 Ac.

R = 185.00
 Δ = 01°56'48"
 A = 6.29
 T = 3.14
 C = 6.29
 N82°17'20"W

COURTYARD DRIVE 60'

BELLOW DRIVE 60'

THE CROSSINGS
 AT MARTIN'S RUN
 SUBD. No. 5
 FILE _____

THE CROSSINGS
 AT MARTIN'S RUN
 SUBD. No. 3
 VOL. 85, PG. 51

Plat Sheet

Instrument # _____ Film # _____

Name of Plat: Crossings at Martins Run Subdivision No. 6

Owner: Crossings at Martins Run LLC

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
4.9076 Acre
Creating Sublots 151 through 171

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 112

Receiving Stamp

Pg. 99, 100, 101

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

Amount: 259.20

Initials: TM