JOB NO.

THE LANDINGS AT MARTIN'S RUN SUBDIVISION No. 1

BEING PART OF

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

LAKE ERIE CLOVELLY DR W_38THST BEAVER PROJECT I LOCATION JAEGER RD VORKTOWN HABANT RD Lorain

VICINITY MAP

NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 20.0153 ACRES OF LAND IN ORIGINAL LOTS 11 & 12 IN TRACT 2 OF BLACK RIVER TOWNSHIP. THE CITY OF LORAIN, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED -O-, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ---, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS. IN 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

> DAVID L. ELWELL REGISTERED SURVEYOR NO 6333

O.L. 11 0.L. 12 TOTAL 12.9767 Ac AREA IN 14 SUBLOTS 1.2967 Ac 14.2734 Ac 3.7099 Ac AREA IN RIGHT-OF-WAY 0.9576 Ac 4.6675 Ac AREA IN BLOCKS 0.9474 Ac 0.1270 Ac 1.0744 Ac TOTAL AREA IN SUBDIVISION 20.0153 ACRES

AREA IN ORIG. LOT 11 17.6340 ACRES AREA IN ORIG. LOT 12 2.3813 ACRES TOTAL AREA IN SUBDIVISION 20.0153 ACRES

-O- INDICATES IRON PIN FOUND -O- INDICATES IRON PIN SET -- INDICATES MONUMENT SET

LEGEND

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OSTER CONSTRUCTION, INC. BY THOMAS J. OSTER, ITS PRESIDENT, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 1, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

OSTER CONSTRUCTION INC.

WITNESS

MORTGAGEES CERTIFICATE

EASEMENTS AS SHOWN HEREON.

OWNER'S CERTIFICATE

THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND

NOTARY CERTIFICATE

LORAIN COUNTY BEFORE ME. A NOTARY PUBLIC. IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS OSTER OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOFILL HAVE SET MY HAND AND OFFICIAL SEAL ON THIS / 2002.

UNDERGROUND UTILITIES

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC. THEIR SUCCESSORS AND ASSIGNEES. (HEREINAFTER REFERRED TO AS THE GRANTEES), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

millennium Title Great

ELWELL

6333

RECEIVED FOR RECORD ata o'clock P M. In Proprescort VOL. 73 MARY ANN JAMISON PAGE 30 Lorain County Recorder
31 incl 864056 LORAIN COUNTY RECORDER

A TABLE

NOTARY CERTIFICATE

ENGINEER'S CERTIFICATE

ADMINISTRATIVE DIRECTOR of ENGINEERING

BY THE COUNCIL OF THE CITY OF LORAIN

LAW DIRECTOR'S CERTIFICATE

PARK DEPARTMENT CERTIFICATE

PLANNING COMMISSION

CHAIRMAN, CITY OF LORAIN

Mark R. Prosenya

ACCEPTED IN LIEU THEREOF.

DIRECTOR OF PUBLIC SERVICE

TRANSFERRED

MARKR. STEWART LORAIN COUNTY AUDITC

LORAIN COUNTY AUDITOR

IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE

LAW DIRECTOR, CITY OF LORAIN

PLANNING COMMISSION

COUNCIL CERTIFICATE

AND APPROVE SAME.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR DANIEL T. MULLINGS REPRESENTING FIFTH THIRD PANK
WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF

THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 1 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON

LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 1 WAS ACCEPTED

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 1 IS HEREBY APPROVED BY THE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE LANDINGS AT

DATE

CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05

ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET: WHEREIN THE PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS

AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED

MARTIN'S RUN SUBDIVISION NO. 1 IS COVERED BY A PROPER

PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

