

# MARTIN'S RUN VILLAGE SUBDIVISION No. 1

BEING PART OF  
BLACK RIVER TOWNSHIP TRACT 2 ORIGINAL LOT 11  
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OSTER CONSTRUCTION, INC. BY THOMAS J. OSTER, ITS PRESIDENT, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF MARTIN'S RUN VILLAGE 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.

BY: Thomas J. Oster  
THOMAS J. OSTER, PRESIDENT  
BY: William M. Bird  
WITNESS  
BY: Christopher L. Carson  
WITNESS CHRISTOPHER L. CARSON

### NOTARY CERTIFICATE

STATE OF OHIO  
SS  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS J. OSTER, REPRESENTING OSTER CONSTRUCTION INC., 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 WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL



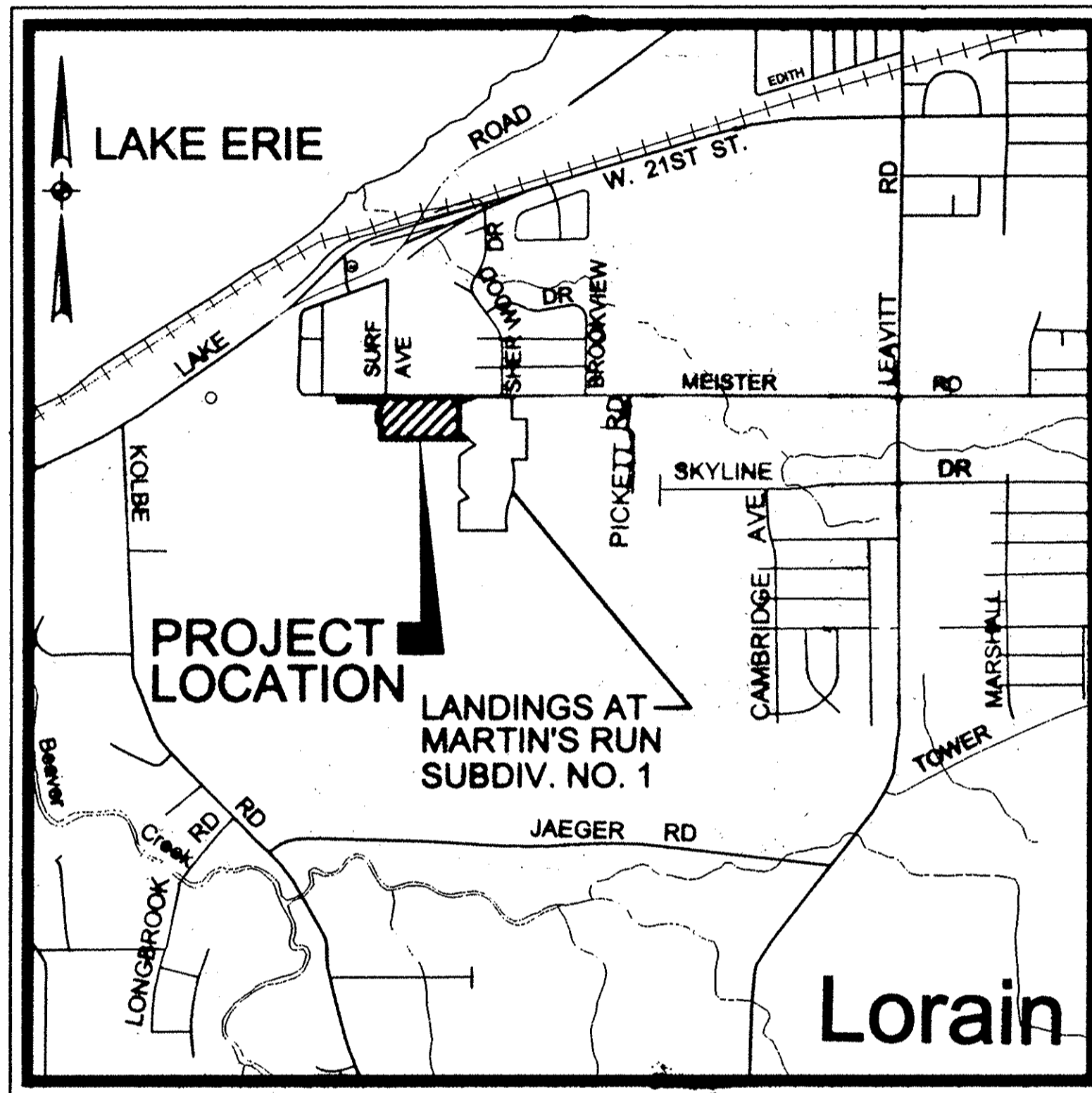
15<sup>th</sup> DAY OF November, 2002  
BY: William M. Bird  
NOTARY PUBLIC  
MY COMMISSION EXPIRES April 29, 2004

### 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 GRANTEE), 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 GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, 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 GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: Thomas J. Oster  
BY: \_\_\_\_\_  
BY: \_\_\_\_\_

AREA IN 25 SUBLOTS 3.7737 ACRES  
AREA IN RIGHT-OF-WAY 2.3676 ACRES  
AREA IN BLOCKS 1.5867 ACRES  
TOTAL AREA IN SUBDIVISION 7.7280 ACRES



VICINITY MAP NO SCALE

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "MARTIN'S RUN VILLAGE SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 7.7280 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 11 IN TRACT 2 IN THE CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED -●-, 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. THIS PLAT 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 CORRECT.

BY: David L. Elwell  
DAVID L. ELWELL  
REGISTERED SURVEYOR NO 6333



### LEGEND

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

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING Fifth Third Bank MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO. 1, HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: Timothy M. Brown Ass't. Vice President  
REPRESENTATIVE TITLE  
BY: William M. Bird WITNESS  
BY: Christopher L. Carson WITNESS CHRISTOPHER L. CARSON

### MORTGAGEE'S NOTARY CERTIFICATE

STATE OF OHIO SS  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Timothy M. Brown REPRESENTING Fifth Third Bank WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON



15<sup>th</sup> DAY OF November, 2002  
BY: William M. Bird  
NOTARY PUBLIC  
MY COMMISSION EXPIRES April 29, 2004

### LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO. 1 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

BY: Patricia A. McEwen 12-18-02  
PAT MCGANNON, PS DATE  
LORAIN CITY SURVEYOR

### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO. 1 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 196-02 PASSED THIS 18<sup>th</sup> DAY OF Nov., 2002.  
BY: Henry G. Gruer  
CLERK OF COUNCIL

### PLANNING COMMISSION

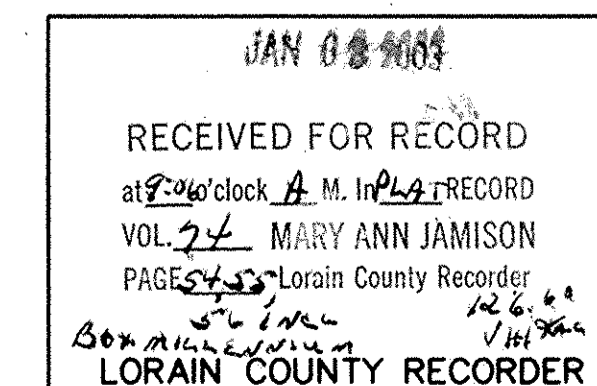
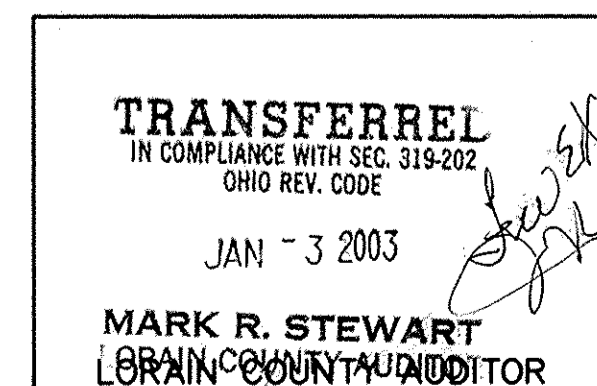
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO. 1 IS HEREBY APPROVED BY THE PLANNING COMMISSION, OF THE CITY OF LORAIN, OHIO.  
BY: Craig Miller 12-17-02  
CHAIRMAN, CITY OF LORAIN DATE  
PLANNING COMMISSION

### LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO. 1 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.  
BY: Debra F. Hunsley 12/17/02  
LAW DIRECTOR, CITY OF LORAIN DATE

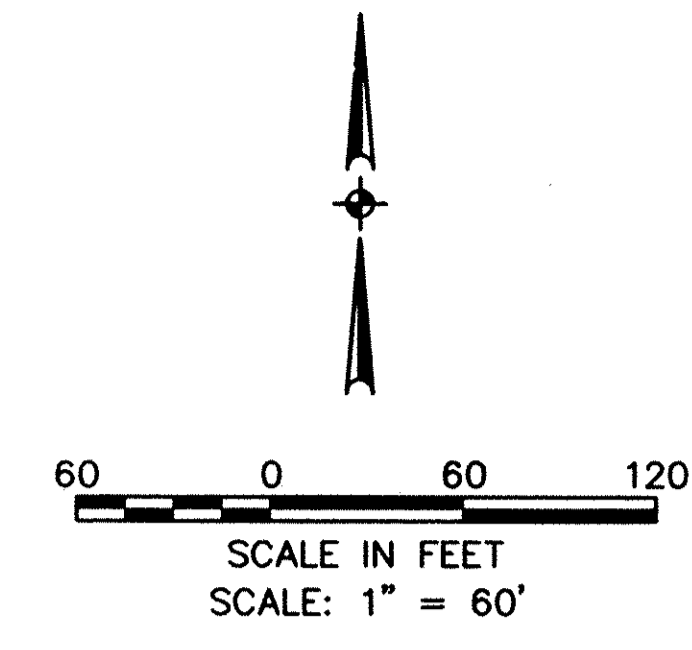
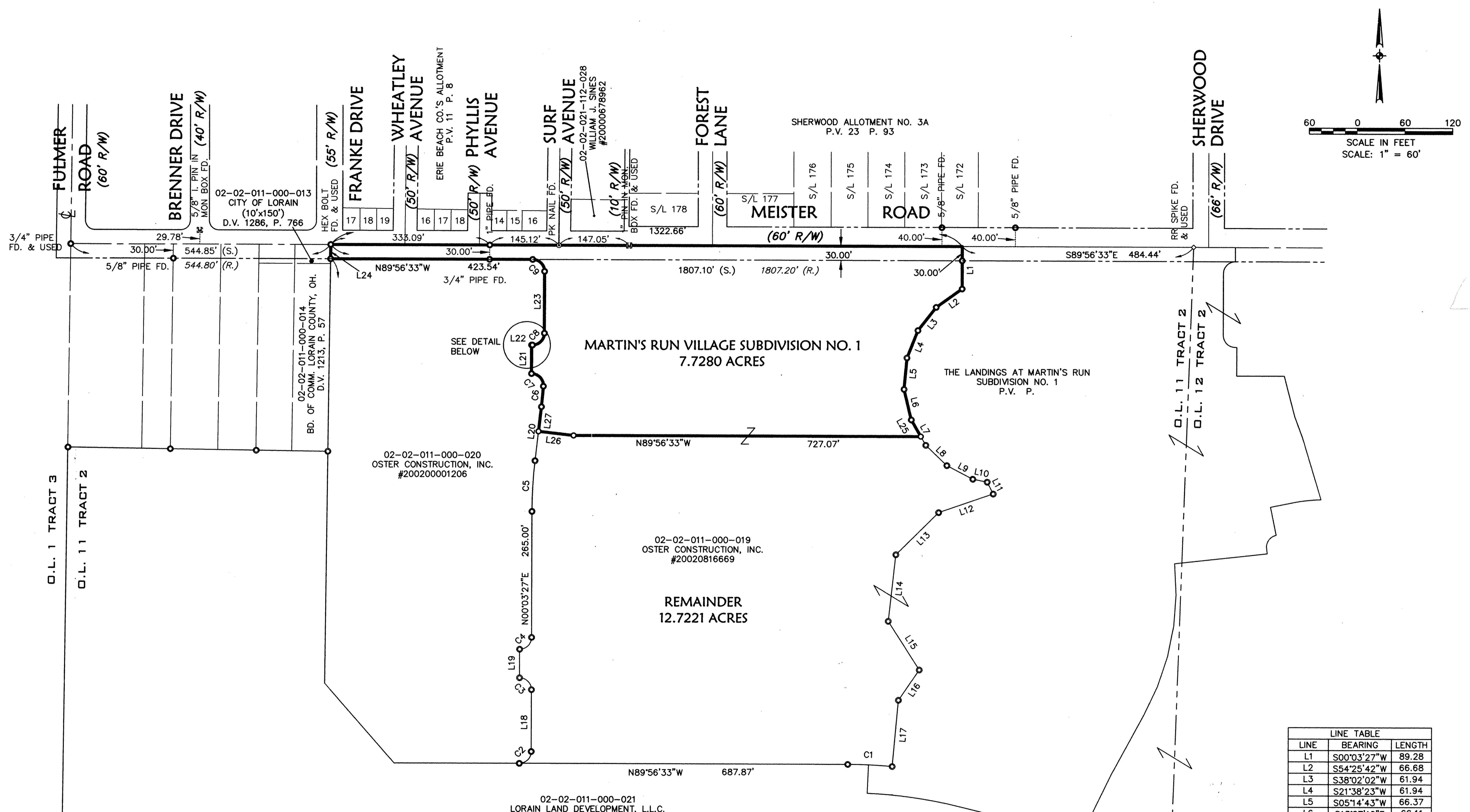
### PARK DEPARTMENT CERTIFICATE

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.  
BY: Craig Miller 12/18/02  
DIRECTOR OF PUBLIC SERVICE DATE

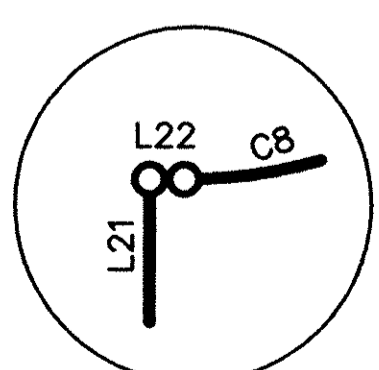


BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE: 11-13-01	
DRAWN BY: DAM	
CH'D BY: AUS	
DWG: 12-PLATCS	
PATH: 01112/LDDT	
F.B.	
88 ASSOCIATES, INC. 800 Burns Road, Suite 100 P.O. Box 569 Lorain, Ohio 44046 Phone: (440) 345-4700 Fax: (440) 345-4700 mailto:info@88assoc.com www.88assoc.com	
<b>KS</b> 88 ASSOCIATES	
RECORD PLAT MARTIN'S RUN VILLAGE SUBDIVISION No. 1 PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT 2 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO	
SHEET 1 OF 3	
JOB NO. 01112	

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DETAIL  
SCALE: 1"=10'



**LEGEND**

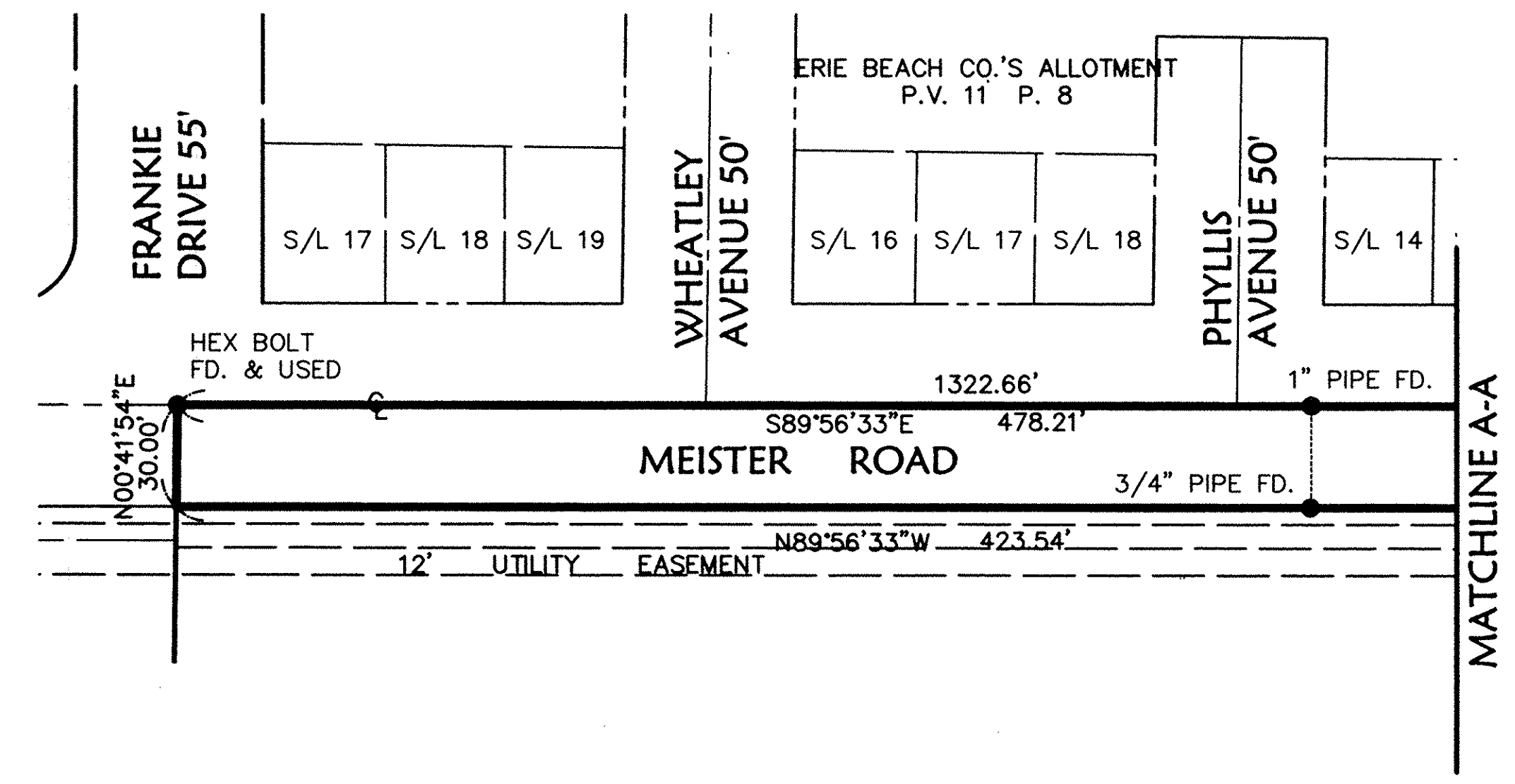
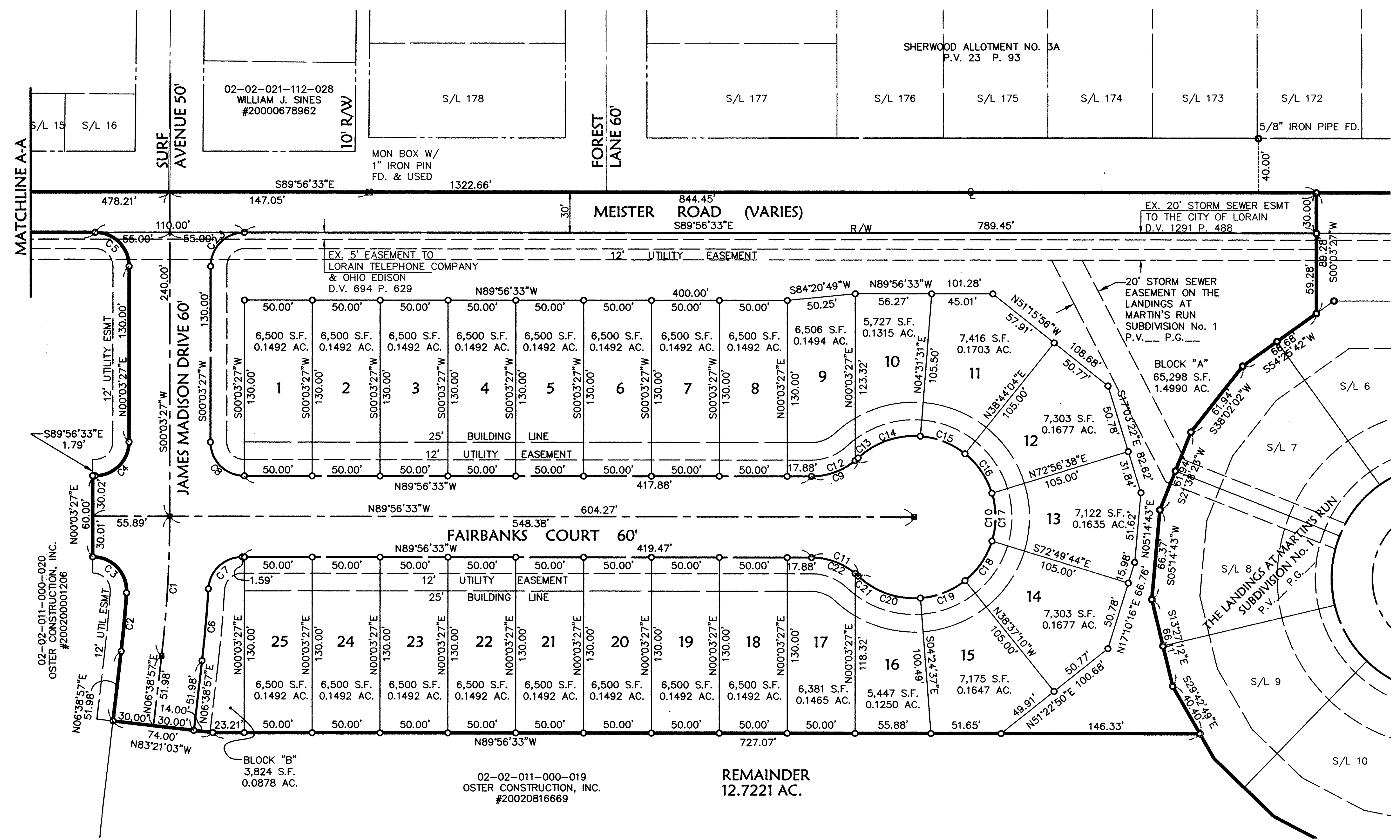
- ☒ - MONUMENT BOX FOUND
- - IRON PIN/PIPE FOUND
- - 5/8" CAPPED REBAR SET
- - FOUND
- R. - RECORD
- S. - SURVEYED
- U. - USED

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	93.12	1030.00	46.59	5°10'47"	93.09	N87°21'09"W
C2	39.27	25.00	25.00	90°00'00"	35.36	N45°03'27"E
C3	39.27	25.00	25.00	90°00'00"	35.36	N44°56'33"W
C4	39.27	25.00	25.00	90°00'00"	35.36	N45°03'27"E
C5	106.99	930.00	53.56	6°35'30"	106.93	S03°21'12"W
C6	43.42	870.00	21.72	2°51'35"	43.42	N05°13'10"E
C7	40.90	25.00	26.68	93°43'55"	36.49	N43°04'35"W
C8	39.27	25.00	25.00	90°00'00"	35.36	N45°03'27"E
C9	39.27	25.00	25.00	90°00'00"	35.36	N44°56'33"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'27"W	89.28
L2	S54°25'42"W	66.68
L3	S38°02'02"W	61.94
L4	S21°38'23"W	61.94
L5	S05°14'43"W	66.37
L6	S13°27'12"E	66.11
L7	S29°42'49"E	61.43
L8	S45°58'25"E	61.43
L9	S62°14'02"E	61.43
L10	S78°29'39"E	30.71
L11	S27°01'22"E	27.98
L12	S71°03'47"W	120.79
L13	S45°13'51"W	125.93
L14	S06°23'03"W	141.05
L15	S32°27'45"E	121.32
L16	S34°18'39"W	77.10
L17	S05°14'15"W	140.00
L18	S00°03'27"W	130.00
L19	S00°03'27"W	60.00
L20	N06°38'57"E	114.13
L21	S00°03'27"W	60.00
L22	S89°56'33"E	1.79
L23	S00°03'27"W	130.00
L24	N00°41'54"E	30.00
L25	S29°42'49"E	40.40
L26	N83°21'03"W	74.00
L27	N06°38'57"E	51.98

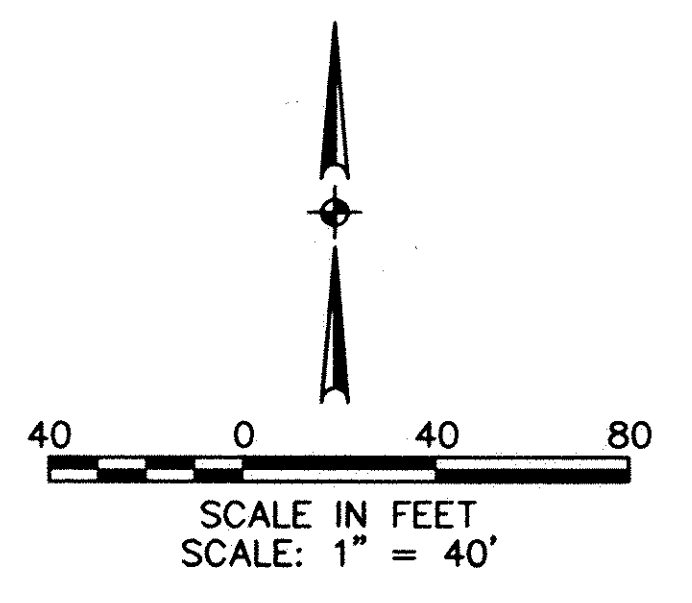
BY	
DATE	
REVISIONS	
DATE: 10-02-02	DRAWN BY: DM
	CHKD BY:
	DWG. NAME: 12-PLAT02.dwg
	PATH: E:\01112\LD1\CONTROL
	P.R.:
 <b>HS ASSOCIATES</b> 500 Burns Road, Suite 100 P.O. Box 509 Alpha, Ohio 44024 Phone (440) 344-4700 fax (440) 344-4700 mailroom@hsassoc.com www.hsassoc.com	
<b>RECORD PLAT</b> <b>MARTIN'S RUN VILLAGE</b> <b>SUBDIVISION NO. 1</b> OF PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO	
SHEET 2	OF 3
JOB NO. 01112	


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- LEGEND**
- MB - MONUMENT BOX FOUND
  - IP - IRON PIN/PIPE FOUND
  - FD - FOUND
  - R - RECORD
  - S - SURVEYED
  - U - USED

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	103.54	900.00	51.83	6°35'30"	103.48	N03°21'12"E
C2	43.42	870.00	21.72	2°51'35"	43.42	N05°13'10"E
C3	40.90	25.00	26.68	93°43'55"	36.49	N43°04'35"W
C4	39.27	25.00	25.00	90°00'00"	35.36	N45°03'27"E
C5	39.27	25.00	25.00	90°00'00"	35.36	N44°56'33"W
C6	53.40	930.00	26.71	3°17'24"	53.40	N05°00'15"E
C7	37.83	25.00	23.60	86°41'54"	34.32	S46°42'30"W
C8	39.27	25.00	25.00	90°00'00"	35.36	S44°56'33"E
C9	37.82	50.00	19.87	43°20'30"	36.93	N68°23'12"E
C10	279.27	60.00	63.58	266°41'01"	87.27	N00°03'27"E
C11	37.82	50.00	19.87	43°20'30"	36.93	N68°16'18"W
C12	34.88	50.00	18.18	39°58'14"	34.18	N70°04'20"E
C13	2.94	50.00	1.47	3°22'16"	2.94	N48°24'05"E
C14	50.07	60.00	26.59	47°48'34"	48.63	S70°37'14"W
C15	35.82	60.00	18.46	34°12'33"	35.29	N68°22'12"W
C16	35.82	60.00	18.46	34°12'33"	35.29	N34°09'39"W
C17	35.84	60.00	18.47	34°13'39"	35.31	N00°03'27"E
C18	35.82	60.00	18.46	34°12'33"	35.29	N34°16'33"E
C19	35.82	60.00	18.46	34°12'33"	35.29	N68°29'06"E
C20	50.07	60.00	26.59	47°48'34"	48.63	S70°30'20"E
C21	2.94	50.00	1.47	3°22'16"	2.94	N48°17'11"W
C22	34.88	50.00	18.18	39°58'14"	34.18	N69°57'26"W
C23	39.27	25.00	25.00	90°00'00"	35.36	S45°03'27"W



BY	
DATE	
REVISIONS	
DATE: 11-13-01	DRAWN BY: DAM
	CH'D BY: JRK
	NAME: 12-PLAT01
	PATH: R:\01112
	F.B.
	
<p><b>RECORD PLAT</b>  <b>MARTIN'S RUN VILLAGE</b>  <b>SUBDIVISION No. 1</b>          PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT 11, TRACT 2          CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO</p>	
SHEET	3
OF	3
JOB NO.	01112