

THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 1

BEING PART OF

BLACK RIVER TOWNSHIP TRACT 2 ORIGINAL LOT 10 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 THE CROSSING 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.

BY: *Thomas J. Oster* President
THOMAS J. OSTER
WITNESS *William C. Bero*
BY: *Christopher S. Carlson*
WITNESS CHRISTOPHER S. CARLSON

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 ON THIS JUNE DAY OF 2003.

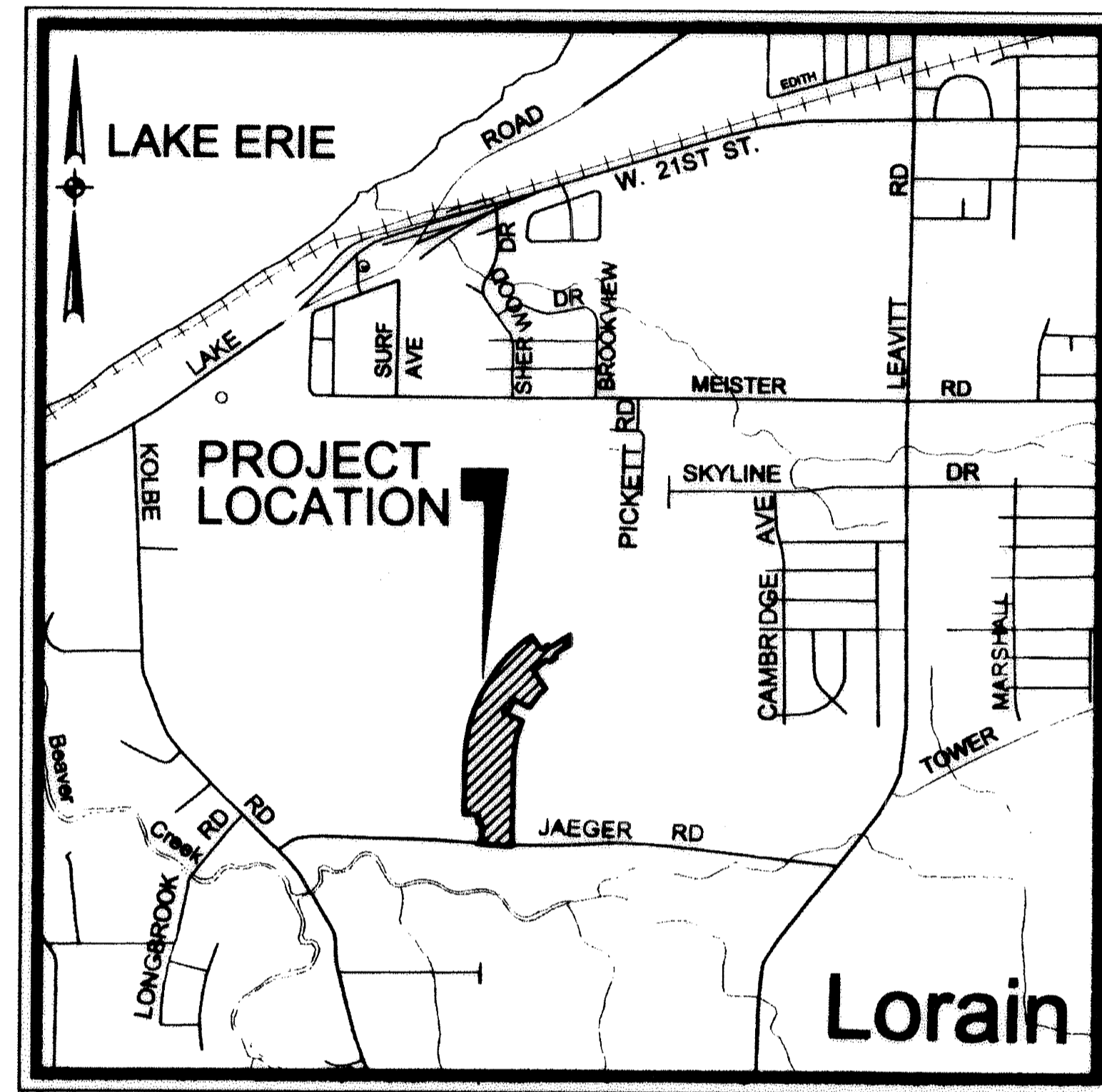


NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 2004
JILL M. BERO
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires April 29, 2004

UNDERGROUND UTILITIES



THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADDELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEEES), 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES 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 GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: *Thomas J. Oster*
OSTER CONSTRUCTION, INC.
6150 PARK SQUARE DRIVE
LORAIN, OH. 44053
(440) 985-7440



VICINITY MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 12.0141 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 10 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.

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

AREA IN SUBLOTS 8.6860 ACRES
AREA IN RIGHT-OF-WAY 2.9591 ACRES
AREA IN BLOCKS 0.3690 ACRES
TOTAL AREA IN SUBDIVISION 12.0141 ACRES

LEGEND

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

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING FIRST BENT BANK, N.A. MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE CROSSING AT MARTIN'S RUN 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.

Sharon A. Jan
REPRESENTATIVE
WITNESS
Thomas J. Oster
TITLE: THOMAS J. OSTER
VICE PRESIDENT
WITNESS

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 Thomas J. Oster REPRESENTING FIRST BENT BANK, N.A. WHO ACKNOWLEDGED THAT he DID SIGN THIS FOREGOING PLAT AND THAT IT WAS his OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 14th DAY OF June, 2003.



Sharon A. Hare
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
SHARON A. HARE
Notary Public, State of Ohio
My Commission Expires Nov. 12, 2006
Recorded in Lake County

LORAIN CITY SURVEYOR CERTIFICATE

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

Robert P. McAnnon 6-20-03
PAT MCGANNON, PS DATE
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 1 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 78-03 PASSED THIS 5th DAY OF May, 2003.

Sharon L. Pinter
CLERK OF COUNCIL acting Clerk

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 1 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Craig Miller 6-20-03
CHAIRMAN, CITY OF LORAIN DATE
PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

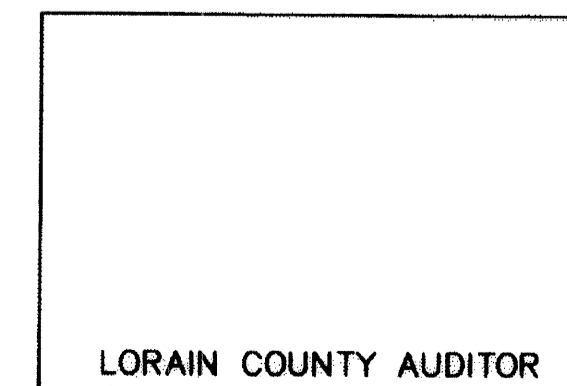
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 1 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

Angie Henry 6-20-03
LAW DIRECTOR, CITY OF LORAIN DATE

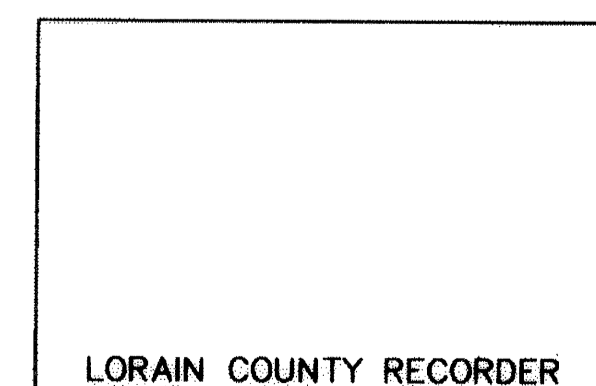
PARK DEPARTMENT CERTIFICATE

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 WRITHEREOF.

Craig Miller 6/19/03
DIRECTOR OF PUBLIC SERVICE DATE



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

BY	DATE	DESCRIPTION

REVISIONS

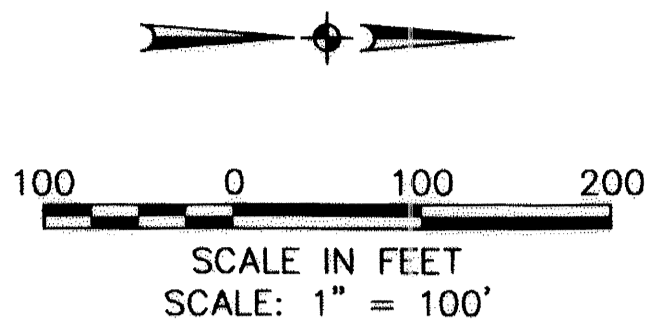
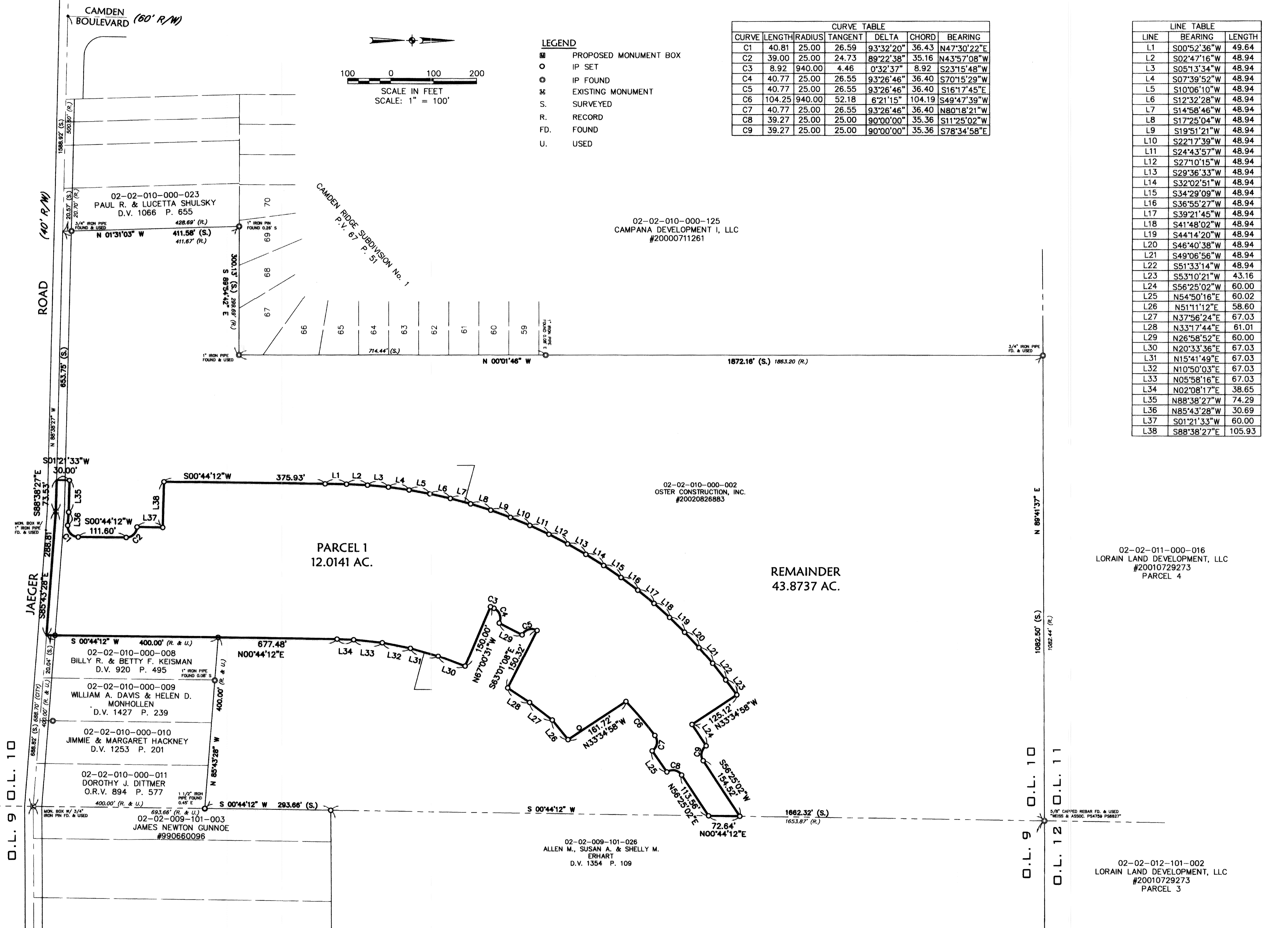
DATE: 6-20-03
DRAWN BY: DJM
CHKD BY:
DWC NAME: L. PLATTES
PATH: B:\LORD\PLAT\CONTRD
F.B.

MS ASSOCIATES, INC.
860 Burns Road, Suite 100
P.O. Box 569
Elyria, Ohio 44036
Phone (440) 365-4790
Fax (440) 365-4790
www.ksassoc.com

THE CROSSINGS AT MARTIN'S
RUN SUBDIVISION NO. 1
OF PART OF
BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 10, TRACT 2
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 4
JOB NO. 01101

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- LEGEND**
- PROPOSED MONUMENT BOX
 - IP SET
 - IP FOUND
 - ⊙ EXISTING MONUMENT
 - S. SURVEYED
 - R. RECORD
 - FD. FOUND
 - U. USED

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	40.81	25.00	26.59	93°32'20"	36.43	N47°30'22"E
C2	39.00	25.00	24.73	89°22'38"	35.16	N43°57'08"W
C3	8.92	940.00	4.46	0°32'37"	8.92	S23°15'48"W
C4	40.77	25.00	26.55	93°26'46"	36.40	S70°15'29"W
C5	40.77	25.00	26.55	93°26'46"	36.40	S16°17'45"E
C6	104.25	940.00	52.18	6°21'15"	104.19	S49°47'39"W
C7	40.77	25.00	26.55	93°26'46"	36.40	N80°18'21"W
C8	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C9	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°52'36"W	49.64
L2	S02°47'16"W	48.94
L3	S05°13'34"W	48.94
L4	S07°39'52"W	48.94
L5	S10°06'10"W	48.94
L6	S12°32'28"W	48.94
L7	S14°58'46"W	48.94
L8	S17°25'04"W	48.94
L9	S19°51'21"W	48.94
L10	S22°17'39"W	48.94
L11	S24°43'57"W	48.94
L12	S27°10'15"W	48.94
L13	S29°36'33"W	48.94
L14	S32°02'51"W	48.94
L15	S34°29'09"W	48.94
L16	S36°55'27"W	48.94
L17	S39°21'45"W	48.94
L18	S41°48'02"W	48.94
L19	S44°14'20"W	48.94
L20	S46°40'38"W	48.94
L21	S49°06'56"W	48.94
L22	S51°33'14"W	48.94
L23	S53°10'21"W	43.16
L24	S56°25'02"W	60.00
L25	N54°50'16"E	60.02
L26	N51°11'12"E	58.60
L27	N37°56'24"E	67.03
L28	N33°17'44"E	61.01
L29	N26°58'52"E	60.00
L30	N20°33'36"E	67.03
L31	N15°41'49"E	67.03
L32	N10°50'03"E	67.03
L33	N05°58'16"E	67.03
L34	N02°08'17"E	38.65
L35	N88°38'27"W	74.29
L36	N85°43'28"W	30.69
L37	S01°21'33"W	60.00
L38	S88°38'27"E	105.93

DATE	DESCRIPTION

DATE	BY	DESCRIPTION

DATE: 5-20-03
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CHKD BY:
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P.B.

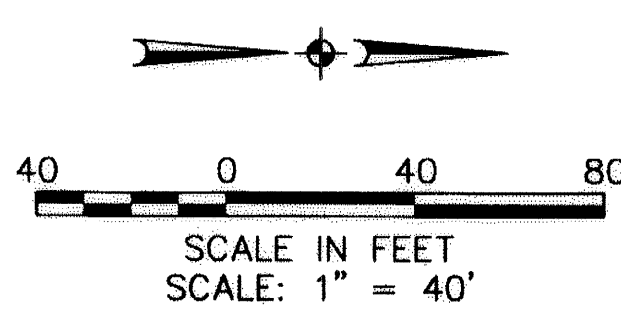
MS ASSOCIATES, INC.
860 Burns Road, Suite 100
P.O. Box 569
Elyria, Ohio 44026
Phone: (440) 325-5790
mailto:msassoc.com
www.msassoc.com

THE CROSSINGS AT MARTIN'S RUN SUBDIVISION NO. 1
OF PART OF ORIGINAL LOT NO. 9, TRACT 2 OF BLACK RIVER TOWNSHIP CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

SHEET	2
OF	4
JOB NO.	01101

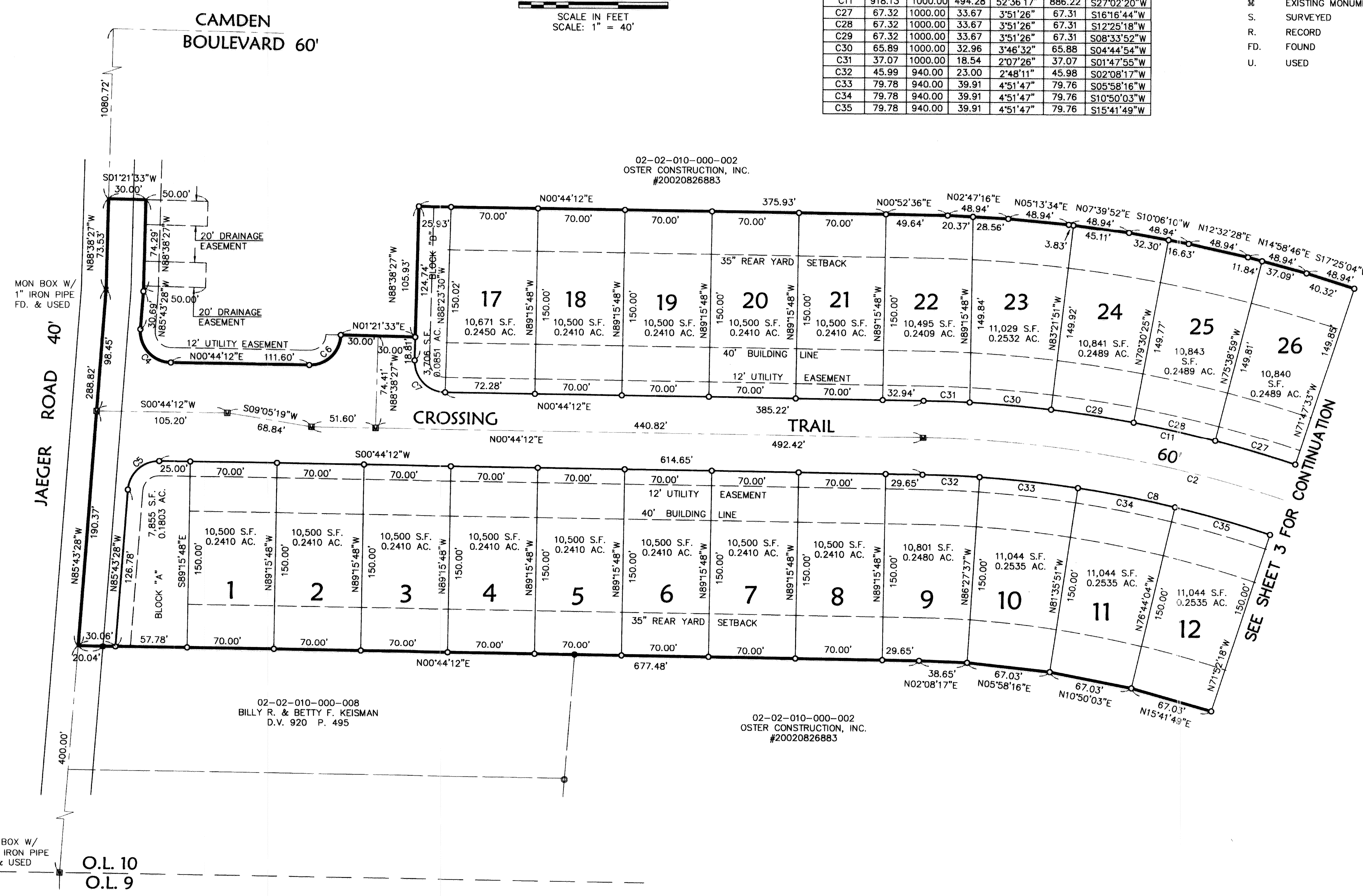
TAX MAP DEPT. COPY #02-00534

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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	942.66	970.00	512.30	55°40'51"	906.00	S28°34'37"W
C2	444.31	970.00	226.12	26°14'40"	440.44	S13°51'32"W
C4	40.81	25.00	26.59	93°32'20"	36.43	N47°30'22"E
C5	37.73	25.00	23.50	86°27'40"	34.25	S42°29'38"E
C6	39.00	25.00	24.73	89°22'38"	35.16	N43°57'08"W
C7	39.54	25.00	25.27	90°37'22"	35.55	N46°02'52"E
C8	374.03	940.00	189.52	22°47'55"	371.57	S12°08'09"W
C11	918.13	1000.00	494.28	52°36'17"	886.22	S27°02'20"W
C27	67.32	1000.00	33.67	3°51'26"	67.31	S16°16'44"W
C28	67.32	1000.00	33.67	3°51'26"	67.31	S12°25'18"W
C29	67.32	1000.00	33.67	3°51'26"	67.31	S08°33'52"W
C30	65.89	1000.00	32.96	3°46'32"	65.88	S04°44'54"W
C31	37.07	1000.00	18.54	2°07'26"	37.07	S01°47'55"W
C32	45.99	940.00	23.00	2°48'11"	45.98	S02°08'17"W
C33	79.78	940.00	39.91	4°51'47"	79.76	S05°58'16"W
C34	79.78	940.00	39.91	4°51'47"	79.76	S10°50'03"W
C35	79.78	940.00	39.91	4°51'47"	79.76	S15°41'49"W

- LEGEND**
- PROPOSED MONUMENT BOX
 - IP SET
 - IP FOUND
 - ⊗ EXISTING MONUMENT
 - S. SURVEYED
 - R. RECORD
 - FD. FOUND
 - U. USED



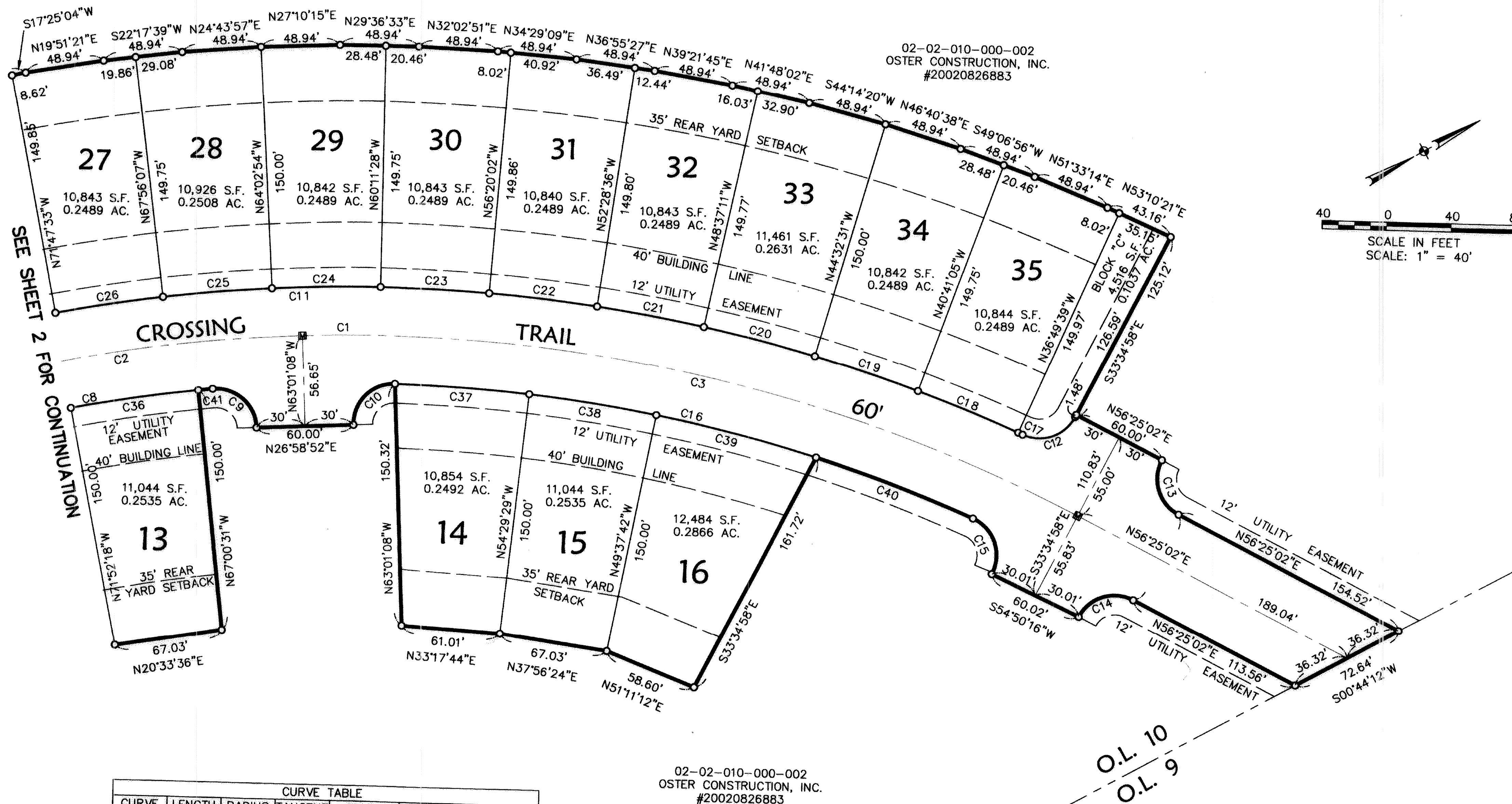
02-02-010-000-002
OSTER CONSTRUCTION, INC.
#20020826883

02-02-010-000-008
BILLY R. & BETTY F. KEISMAN
D.V. 920 P. 495

02-02-010-000-002
OSTER CONSTRUCTION, INC.
#20020826883

DATE	BY	DESCRIPTION
DATE	BY	REVISIONS
DATE: 8-30-02	DRAWN BY: DAM	CWD BY: L-PLAT01.DWG
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DWG. NAME: L-PLAT01.DWG	PATH: E:\010101\0101\CONTROL	F.B.
<p>THE CROSSINGS AT MARTIN'S RUN SUBDIVISION NO. 1</p> <p>OF PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 10, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO</p>		
SHEET 3	OF 4	JOB NO. 0101

TAX MAP DEPT. COPY #02-00534



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	942.66	970.00	512.30	55°40'51"	906.00	S28°34'37"W
C2	444.31	970.00	226.12	26°14'40"	440.44	S13°51'32"W
C3	498.34	970.00	254.80	29°26'10"	492.88	S41°41'57"W
C8	374.03	940.00	189.52	22°47'55"	371.57	S12°08'09"W
C9	40.77	25.00	26.55	93°26'46"	36.40	S70°15'29"W
C10	40.77	25.00	26.55	93°26'46"	36.40	S16°17'45"E
C11	918.13	1000.00	494.28	52°36'17"	886.22	S27°02'20"W
C12	37.93	25.00	23.69	86°55'27"	34.39	N09°52'46"E
C13	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C14	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C15	40.77	25.00	26.55	93°26'46"	36.40	N80°18'21"W
C16	369.86	940.00	187.35	22°32'38"	367.48	S41°41'57"W
C17	2.95	1000.00	1.47	0°10'08"	2.95	S53°15'25"W
C18	67.32	1000.00	33.67	3°51'26"	67.31	S51°14'38"W
C19	67.32	1000.00	33.67	3°51'26"	67.31	S47°23'12"W
C20	71.17	1000.00	35.60	4°04'40"	71.15	S43°25'09"W
C21	67.32	1000.00	33.67	3°51'26"	67.31	S39°27'07"W
C22	67.32	1000.00	33.67	3°51'26"	67.31	S35°35'41"W
C23	67.32	1000.00	33.67	3°51'26"	67.31	S31°44'15"W
C24	67.32	1000.00	33.67	3°51'26"	67.31	S27°52'49"W
C25	67.84	1000.00	33.93	3°53'13"	67.83	S24°00'29"W
C26	67.32	1000.00	33.67	3°51'26"	67.31	S20°08'10"W
C36	79.78	940.00	39.91	4°51'47"	79.76	S20°33'36"W
C37	83.37	940.00	41.71	5°04'53"	83.34	S32°58'05"W
C38	79.78	940.00	39.91	4°51'47"	79.76	S37°56'24"W
C39	102.46	940.00	51.28	6°14'44"	102.41	S43°29'40"W
C40	104.25	940.00	52.18	6°21'15"	104.19	S49°47'39"W
C41	8.92	940.00	4.46	00°32'37"	8.92	S23°15'48"W

- LEGEND
- PROPOSED MONUMENT BOX
 - IP SET
 - ⊙ IP FOUND
 - ⊗ EXISTING MONUMENT
 - S. SURVEYED
 - R. RECORD
 - FD. FOUND
 - U. USED

DATE	DESCRIPTION	BY

DATE: 9-30-02
DRAWN BY: DAM
CIPD BY: L-PLATZ
DWS. NAME: L-PLATZ
PATH: E:\LORAIN\DRAWING

HS ASSOCIATES, INC.
200 Burns Road, Suite 100
C.O. Box 269
Lorain, Ohio 44042
Phone (440) 245-4730
Fax (440) 245-4700
mailroom@hssoc.com
www.hssoc.com

THE CROSSING AT MARTIN'S
RUN SUBDIVISION NO. 1

OF PART OF
BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 10, TRACT 2
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

SHEET 4	OF 4
JOB NO. 01101	