

# THE FIELDS OF MARTIN'S RUN

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 FIELDS OF MARTIN'S RUN SUBDIVISION, 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, PRESIDENT

WITNESS: Christina J. Cannon  
 BY: \_\_\_\_\_  
 WITNESS: CHRISTINA J. CANNON

### NOTARY CERTIFICATE

STATE OF OHIO

SS

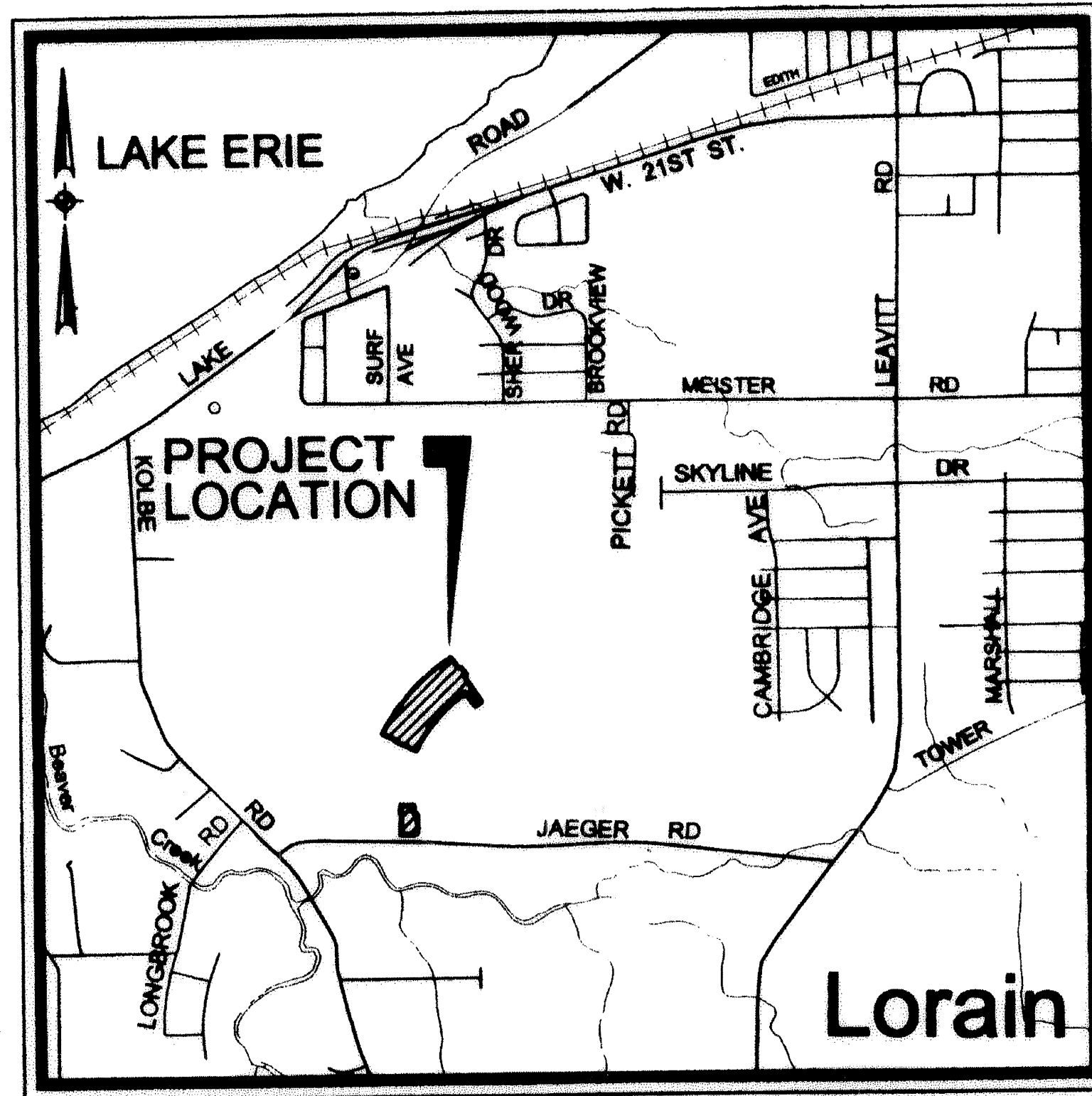
LORAIN COUNTY  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS J. OSTER, REPRESENTING OSTER CONSTRUCTION INC., OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED.

WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL  
 THIS 25 DAY OF June, 2003  
 NOTARY PUBLIC Sharon A. Hare  
 MY COMMISSION EXPIRES 12/12/2004

### 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 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.

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



VICINITY MAP NO SCALE

### SURVEYOR'S CERTIFICATE

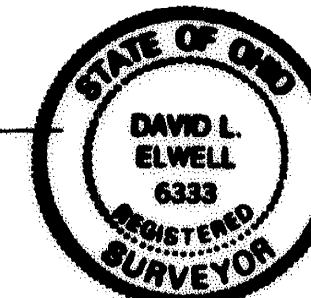
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE FIELDS OF MARTIN'S RUN SUBDIVISION" AS SHOWN HEREON AND CONTAINING 5.3901 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 10 IN TRACT 2 IN THE CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY 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.

AREA IN SUBLOTS	3.3546	ACRES
AREA IN RIGHT-OF-WAY	1.6536	ACRES
AREA IN BLOCKS	0.3819	ACRES
TOTAL AREA IN SUBDIVISION	5.3901	ACRES

### LEGEND

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

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



### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING FirstMerit Bank, N.A. MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE FIELDS OF MARTIN'S RUN SUBDIVISION, 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.

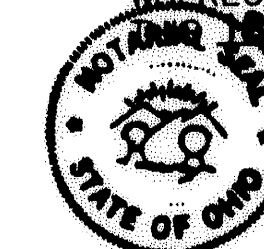
REPRESENTATIVE: [Signature] TITLE: [Signature]  
 WITNESS: [Signature] WITNESS: [Signature]

### MORTGAGEE'S NOTARY CERTIFICATE

STATE OF OHIO

LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Thomas J. Oster, Vice President REPRESENTING FirstMerit 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.



Sharon A. Hare  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 12/12/2004

### LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE FIELDS OF MARTIN'S RUN SUBDIVISION AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Patricia A. McGannon 6-20-03  
 PAT MCGANNON, P.S. DATE  
 LORAIN CITY SURVEYOR

### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE FIELDS OF MARTIN'S RUN SUBDIVISION WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN.

BY ORDINANCE NO. 42-02  
 PASSED THIS 25 DAY OF March, 2002  
Sharon Pintor  
 CLERK OF COUNCIL Acting Clerk

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE FIELDS OF MARTIN'S RUN SUBDIVISION IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

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

### LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE FIELDS OF MARTIN'S RUN SUBDIVISION IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

Anna 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 LIEU THEREOF.

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

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE: 10-01-02	DAM
DRAWN BY:	
CHKD BY:	
DWG:	1-PLATS
PATH:	01102/LDDT
F.B.	
RECORD PLAT THE FIELDS OF 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 3
JOB NO.	01102

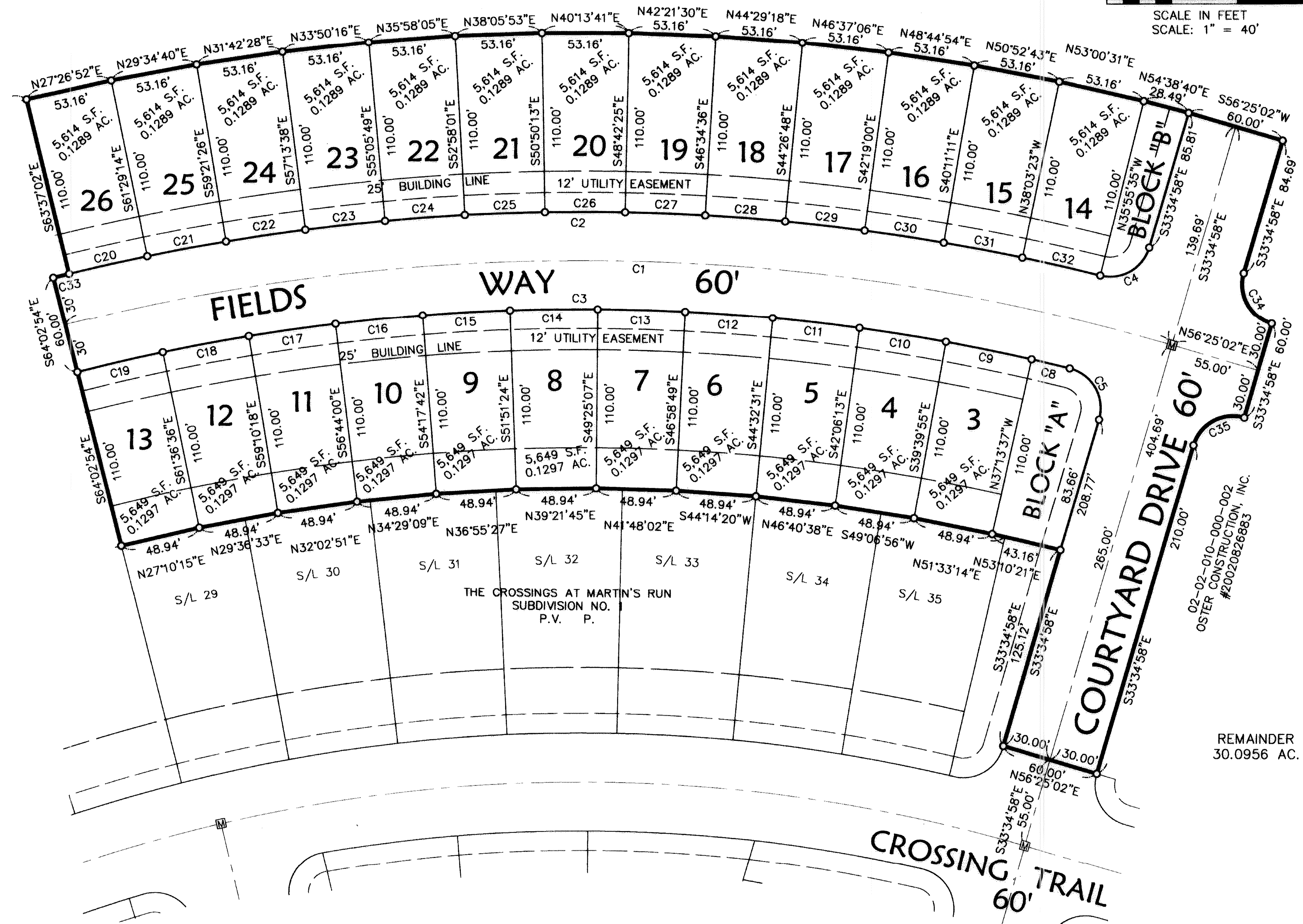
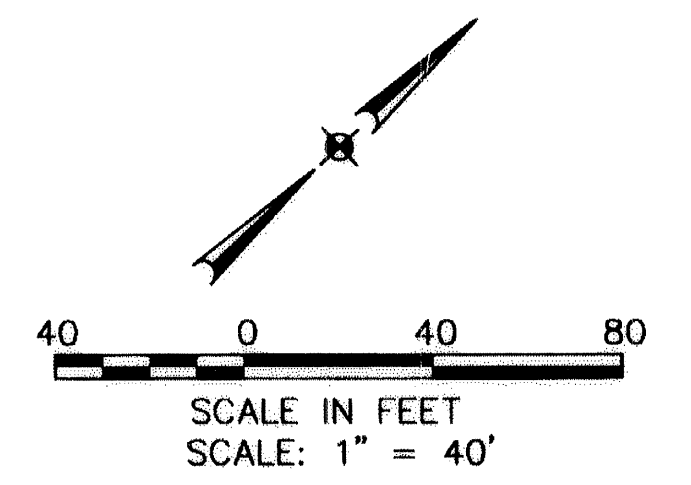


R:\01000\01102\control\dwg\1-PLAT02.dwg 10/04/2002 04:15:06 PM EDT

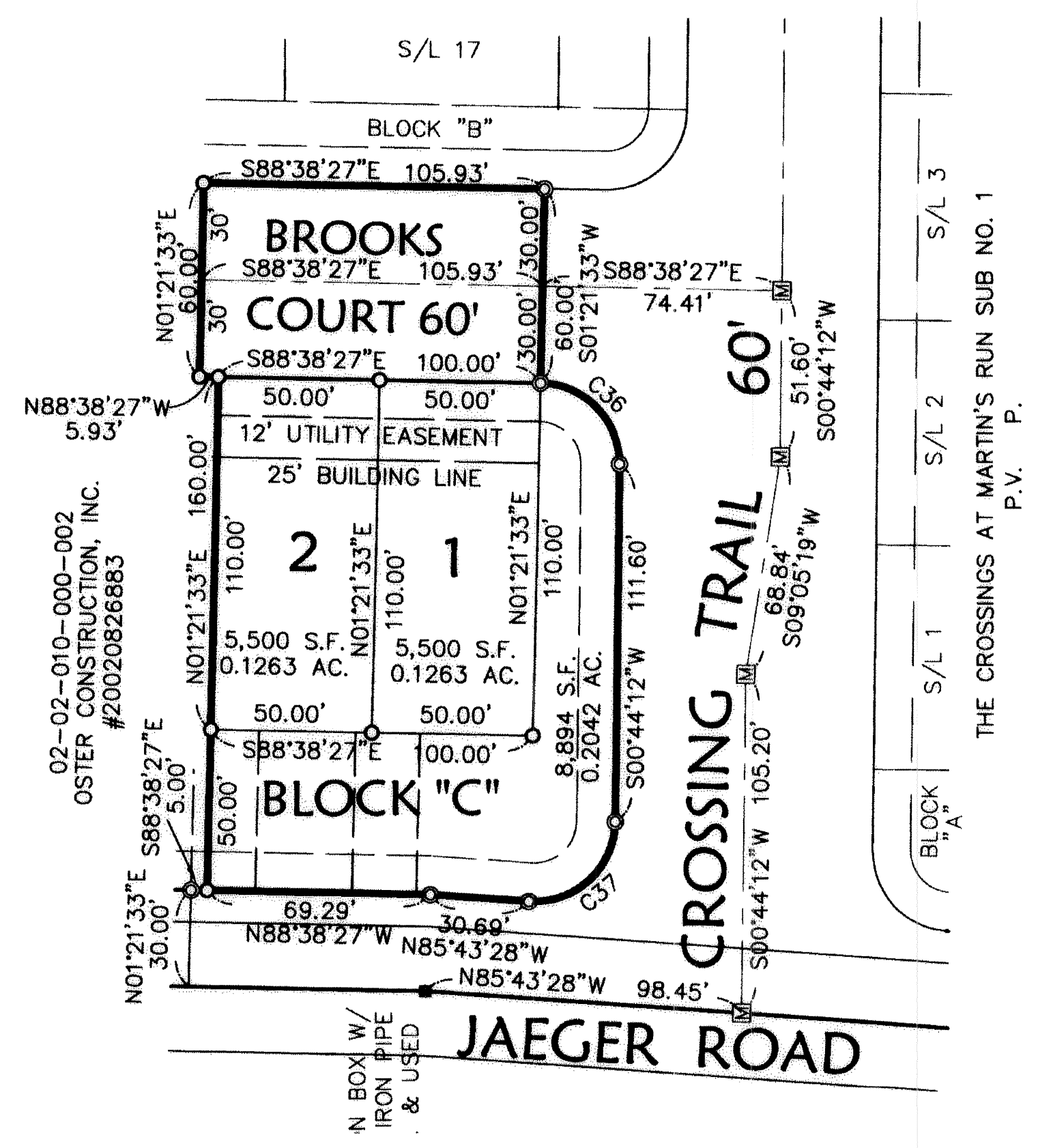
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	685.92'	1290.00	351.28	30°27'56"	677.87	S41°11'04"W
C2	647.88	1320.00	330.61	28°07'19"	641.40	S40°00'46"W
C3	613.84	1260.00	313.14	27°54'47"	607.79	S39°54'30"W
C4	38.25	25.00	24.00	87°39'23"	34.62	N10°14'44"E
C5	40.38	25.00	26.14	92°33'09"	36.13	N79°51'32"W
C8	24.01	1260.00	12.00	1°05'30"	24.01	S53°19'08"W
C9	53.62	1260.00	26.81	2°26'18"	53.62	S51°33'14"W
C10	53.62	1260.00	26.81	2°26'18"	53.62	S49°06'56"W
C11	53.62	1260.00	26.81	2°26'18"	53.62	S46°40'38"W
C12	53.62	1260.00	26.81	2°26'18"	53.62	S44°14'20"W
C13	53.62	1260.00	26.81	2°26'18"	53.62	S41°48'02"W
C14	53.62	1260.00	26.81	2°26'18"	53.62	S39°21'45"W
C15	53.62	1260.00	26.81	2°26'18"	53.62	S36°55'27"W
C16	53.62	1260.00	26.81	2°26'18"	53.62	S34°29'09"W
C17	53.62	1260.00	26.81	2°26'18"	53.62	S32°02'51"W
C18	53.62	1260.00	26.81	2°26'18"	53.62	S29°36'33"W
C19	53.62	1260.00	26.81	2°26'18"	53.62	S27°10'15"W
C20	49.07	1320.00	24.54	2°07'48"	49.07	S27°26'52"W
C21	49.07	1320.00	24.54	2°07'48"	49.07	S29°34'40"W
C22	49.07	1320.00	24.54	2°07'48"	49.07	S31°42'28"W
C23	49.07	1320.00	24.54	2°07'48"	49.07	S33°50'16"W
C24	49.07	1320.00	24.54	2°07'48"	49.07	S35°58'05"W
C25	49.07	1320.00	24.54	2°07'48"	49.07	S38°05'53"W
C26	49.07	1320.00	24.54	2°07'48"	49.07	S40°13'41"W
C27	49.07	1320.00	24.54	2°07'48"	49.07	S42°21'30"W
C28	49.07	1320.00	24.54	2°07'48"	49.07	S44°29'18"W
C29	49.07	1320.00	24.54	2°07'48"	49.07	S46°37'06"W
C30	49.07	1320.00	24.54	2°07'48"	49.07	S48°44'54"W
C31	49.07	1320.00	24.54	2°07'48"	49.07	S50°52'43"W
C32	49.07	1320.00	24.54	2°07'48"	49.07	S53°00'31"W
C33	9.93	1320.00	4.96	00°25'51"	9.93	S26°10'02"W
C34	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C35	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C36	39.00	25.00	24.73	89°22'38"	35.16	N43°57'08"W
C37	40.81	25.00	26.59	93°32'20"	36.43	N47°30'22"E

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

REMAINDER  
30.0956 AC.



REMAINDER  
30.0956 AC.



NOTE: BLOCK "A" CONTAINS 4,979 S.F. OR 0.1143 AC.  
BLOCK "B" CONTAINS 2,761 S.F. OR 0.0634 AC.

DATE:	10-01-02	BY:	
DRAWN BY:	DAM	DESCRIPTION:	
CHKD BY:		REVISIONS:	
DATE:		DATE:	
DWG. NAME:	1-PLAT02.dwg	DATE:	
PATH:	R:\01000\01102\control\dwg\1-PLAT02.dwg	DATE:	
F.B.:		DATE:	
<b>RECORD PLAT</b> <b>THE FIELDS OF MARTIN'S</b> <b>RUN SUBDIVISION NO. 1</b> <small>OF PART OF</small> <small>BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 10, TRACT 2</small> <small>CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO</small>			
SHEET	3	OF	3
JOB NO.	01102		

TAX MAP DEPT COPY #02-00535