

MONARCH GROVE AT MARTIN'S RUN SUBDIVISION No. 1

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF MONARCH GROVE 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.

MALLARD POINT L.L.C.

BY: [Signature]
KEN LURIE, MANAGING MEMBER

WITNESS: [Signature] BY: JENNIFER MADDEN
WITNESS: [Signature] BY: ROBERT NAMM

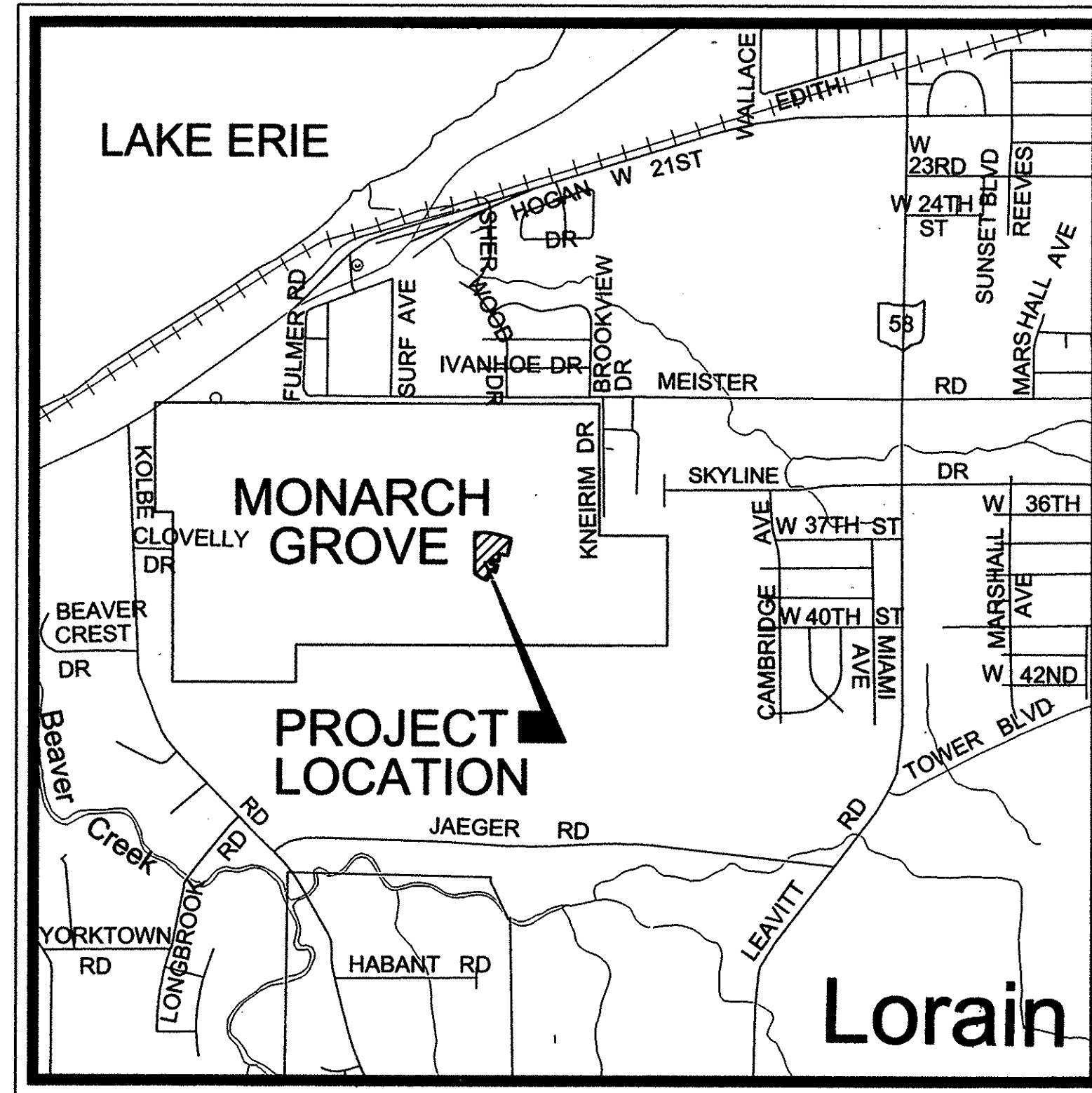
NOTARY CERTIFICATE

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR KEN LURIE 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 4th DAY OF June, 2003.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES Feb 2, 2005

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.

LA TASHA R. BROWN
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires Feb. 2, 2005



VICINITY MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 6.5593 ACRES OF LAND IN ORIGINAL LOT 11 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 -o-, 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 26 SUBLOTS 3.5830 ACRES
AREA IN RIGHT-OF-WAY 1.5635 ACRES
AREA IN BLOCKS 1.4128 ACRES
TOTAL AREA IN SUBDIVISION 6.5593 ACRES

AREA IN ORIG. LOT 11 6.5593 ACRES

[Signature]
DAVID L. ELWELL
REGISTERED SURVEYOR NO 6333



LEGEND

- o- INDICATES IRON PIN FOUND
- o- INDICATES IRON PIN SET
- #- INDICATES MONUMENT SET

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF MONARCH GROVE 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.
[Signature] Asst. Vice President
REPRESENTATIVE TITLE
[Signature] Ch. Lawrence
WITNESS 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 _____ REPRESENTING _____ 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 4th DAY OF June, 2003.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES Feb 2, 2005

LA TASHA R. BROWN
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires Feb. 2, 2005

LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 1 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.
[Signature] 10-10-03
PAT MCGANNON, PS DATE
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 1 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 188-03 PASSED THIS 6th DAY OF October 2003.
[Signature]
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 1 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.
[Signature] 10-9-03
CHAIRMAN, CITY OF LORAIN DATE
PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 1 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.
[Signature] 10/9/03
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.
[Signature] 10/10/03
DIRECTOR OF PUBLIC SERVICE DATE

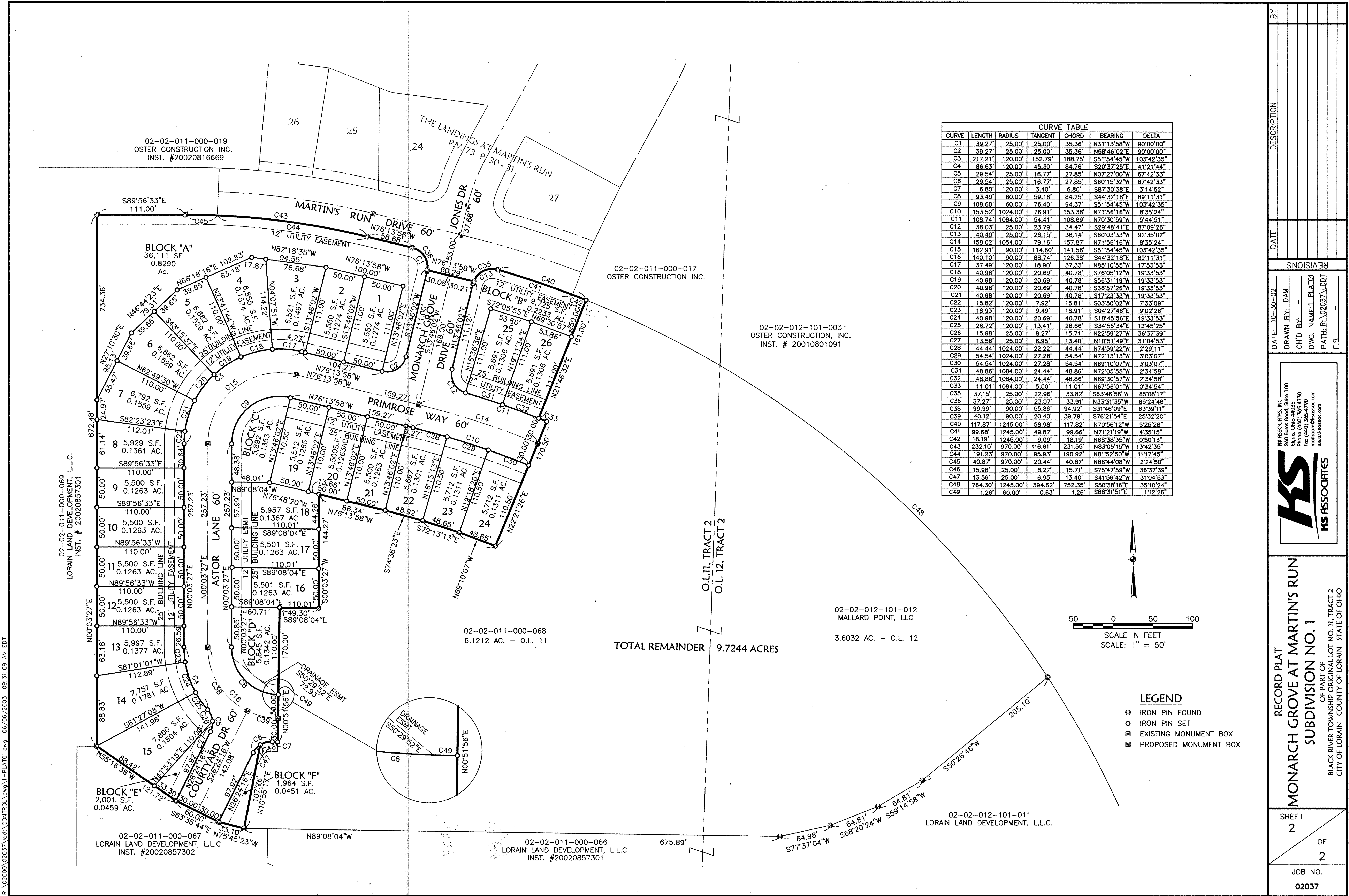
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
OCT 17 2003
MARK R. STEWART
LORAIN COUNTY AUDITOR

OCT 17 2003
RECEIVED FOR RECORD
at 11:25 AM
VOL. 77 JUDITH M. NEDWICK
PAGE 49 Lorain County Recorder
50 \$ 172.00 TCM
Box: 100/Laura
LORAIN COUNTY RECORDER

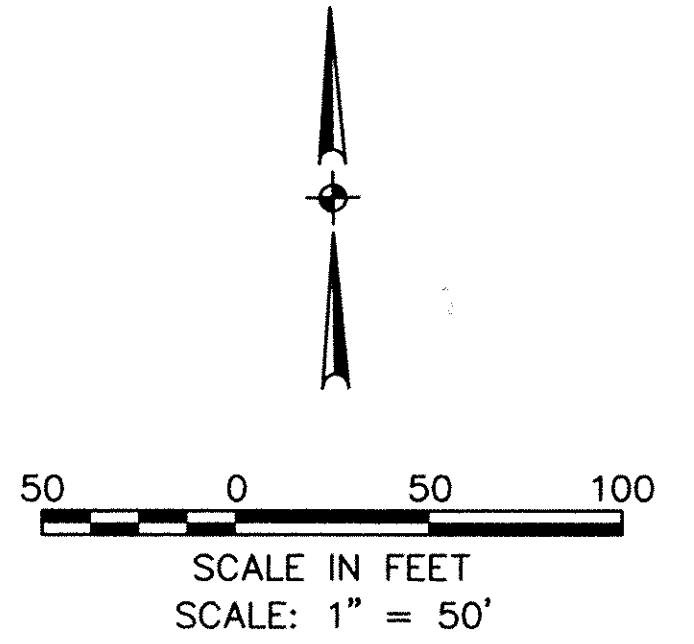
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MONARCH GROVE AT MARTIN'S RUN SUBDIVISION NO. 1
RECORD PLAT
PART OF ORIGINAL BLACK RIVER LOT 11, TRACT 2
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

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|---------------|
| SHEET 1 OF 2 |
| JOB NO. 02037 |



| CURVE TABLE | | | | | | |
|-------------|---------|----------|---------|---------|-------------|------------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING | DELTA |
| C1 | 39.27' | 25.00' | 25.00' | 35.36' | N31°13'58"W | 90°00'00" |
| C2 | 39.27' | 25.00' | 25.00' | 35.36' | N58°46'02"E | 90°00'00" |
| C3 | 217.21' | 120.00' | 152.79' | 188.75' | S51°54'45"W | 103°42'35" |
| C4 | 86.63' | 120.00' | 45.30' | 84.76' | S20°37'25"E | 41°21'44" |
| C5 | 29.54' | 25.00' | 16.77' | 27.85' | N07°27'00"W | 67°42'33" |
| C6 | 29.54' | 25.00' | 16.77' | 27.85' | S60°15'32"W | 67°42'33" |
| C7 | 6.80' | 120.00' | 3.40' | 6.80' | S87°30'38"E | 3°14'52" |
| C8 | 93.40' | 60.00' | 59.16' | 84.25' | S44°32'18"E | 89°11'31" |
| C9 | 108.60' | 60.00' | 76.40' | 94.37' | S51°54'45"W | 103°42'35" |
| C10 | 153.52' | 1024.00' | 76.91' | 153.38' | N71°56'16"W | 8°35'24" |
| C11 | 108.74' | 1084.00' | 54.41' | 108.69' | N70°30'59"W | 5°44'51" |
| C12 | 38.03' | 25.00' | 23.79' | 34.47' | S29°48'41"E | 87°09'26" |
| C13 | 40.40' | 25.00' | 26.15' | 36.14' | S60°03'33"W | 92°35'02" |
| C14 | 158.02' | 1054.00' | 79.16' | 157.87' | N71°56'16"W | 8°35'24" |
| C15 | 162.91' | 90.00' | 114.60' | 141.56' | S51°54'45"W | 103°42'35" |
| C16 | 140.10' | 90.00' | 88.74' | 126.38' | S44°32'18"E | 89°11'31" |
| C17 | 37.49' | 120.00' | 18.90' | 37.33' | N85°10'55"W | 17°53'53" |
| C18 | 40.98' | 120.00' | 20.69' | 40.78' | S76°05'12"W | 19°33'53" |
| C19 | 40.98' | 120.00' | 20.69' | 40.78' | S56°31'19"W | 19°33'53" |
| C20 | 40.98' | 120.00' | 20.69' | 40.78' | S36°57'26"W | 19°33'53" |
| C21 | 40.98' | 120.00' | 20.69' | 40.78' | S17°23'33"W | 19°33'53" |
| C22 | 15.82' | 120.00' | 7.92' | 15.81' | S03°50'02"W | 7°33'09" |
| C23 | 18.93' | 120.00' | 9.49' | 18.91' | S04°27'46"E | 9°02'26" |
| C24 | 40.98' | 120.00' | 20.69' | 40.78' | S18°45'56"E | 19°33'53" |
| C25 | 26.72' | 120.00' | 13.41' | 26.66' | S34°55'34"E | 12°45'25" |
| C26 | 15.98' | 25.00' | 8.27' | 15.71' | N22°59'27"W | 36°37'39" |
| C27 | 13.56' | 25.00' | 6.95' | 13.40' | N10°51'49"E | 31°04'53" |
| C28 | 44.44' | 1024.00' | 22.22' | 44.44' | N74°59'22"W | 2°29'11" |
| C29 | 54.54' | 1024.00' | 27.28' | 54.54' | N72°13'13"W | 3°03'07" |
| C30 | 54.54' | 1024.00' | 27.28' | 54.54' | N69°10'07"W | 3°03'07" |
| C31 | 48.86' | 1084.00' | 24.44' | 48.86' | N72°05'55"W | 2°34'58" |
| C32 | 48.86' | 1084.00' | 24.44' | 48.86' | N69°30'57"W | 2°34'58" |
| C33 | 11.01' | 1084.00' | 5.50' | 11.01' | N67°56'01"W | 0°34'54" |
| C35 | 37.15' | 25.00' | 22.96' | 33.82' | S63°46'56"W | 85°08'17" |
| C36 | 37.27' | 25.00' | 23.07' | 33.91' | N33°31'35"W | 85°24'46" |
| C38 | 99.99' | 90.00' | 55.86' | 94.92' | S31°46'09"E | 63°39'11" |
| C39 | 40.12' | 90.00' | 20.40' | 39.79' | S76°21'54"E | 25°32'20" |
| C40 | 117.87' | 1245.00' | 58.98' | 117.82' | N70°56'12"W | 5°25'28" |
| C41 | 99.68' | 1245.00' | 49.87' | 99.66' | N71°21'19"W | 4°35'15" |
| C42 | 18.19' | 1245.00' | 9.09' | 18.19' | N68°38'35"W | 0°50'13" |
| C43 | 232.10' | 970.00' | 116.61' | 231.55' | N83°05'15"W | 13°42'35" |
| C44 | 191.23' | 970.00' | 95.93' | 190.92' | N81°52'50"W | 11°17'45" |
| C45 | 40.87' | 970.00' | 20.44' | 40.87' | N88°44'08"W | 2°24'50" |
| C46 | 15.98' | 25.00' | 8.27' | 15.71' | S75°47'59"W | 36°37'39" |
| C47 | 13.56' | 25.00' | 6.95' | 13.40' | S41°56'42"W | 31°04'53" |
| C48 | 764.30' | 1245.00' | 394.62' | 752.35' | S50°38'16"E | 35°10'24" |
| C49 | 1.26' | 60.00' | 0.63' | 1.26' | S88°31'51"E | 1°12'26" |



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| F.B. | |

KS ASSOCIATES, INC.
260 Burns Road, Suite 100
Elm, Ohio 44035
Phone (440) 365-4730
Fax (440) 365-4790
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www.ksassoc.com

RECORD PLAT
MONARCH GROVE AT MARTIN'S RUN
SUBDIVISION NO. 1
OF PART OF
BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT 2
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

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| SHEET | 2 |
| OF | 2 |
| JOB NO. | 02037 |

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