

THE RESERVE AT MARTIN'S RUN

BEING PART OF
BLACK RIVER TOWNSHIP TRACT 3 ORIGINAL LOT 1
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, GARY NICHOLS BUILDERS BY GARY NICHOLS, ITS PRESIDENT, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE RESERVE AT MARTIN'S RUN, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

GARY NICHOLS BUILDERS
BY: Gary Nichols
GARY NICHOLS, PRESIDENT
BY: Anna Marie Czarny
WITNESS
BY: Anna Marie Czarny
WITNESS

NOTARY CERTIFICATE

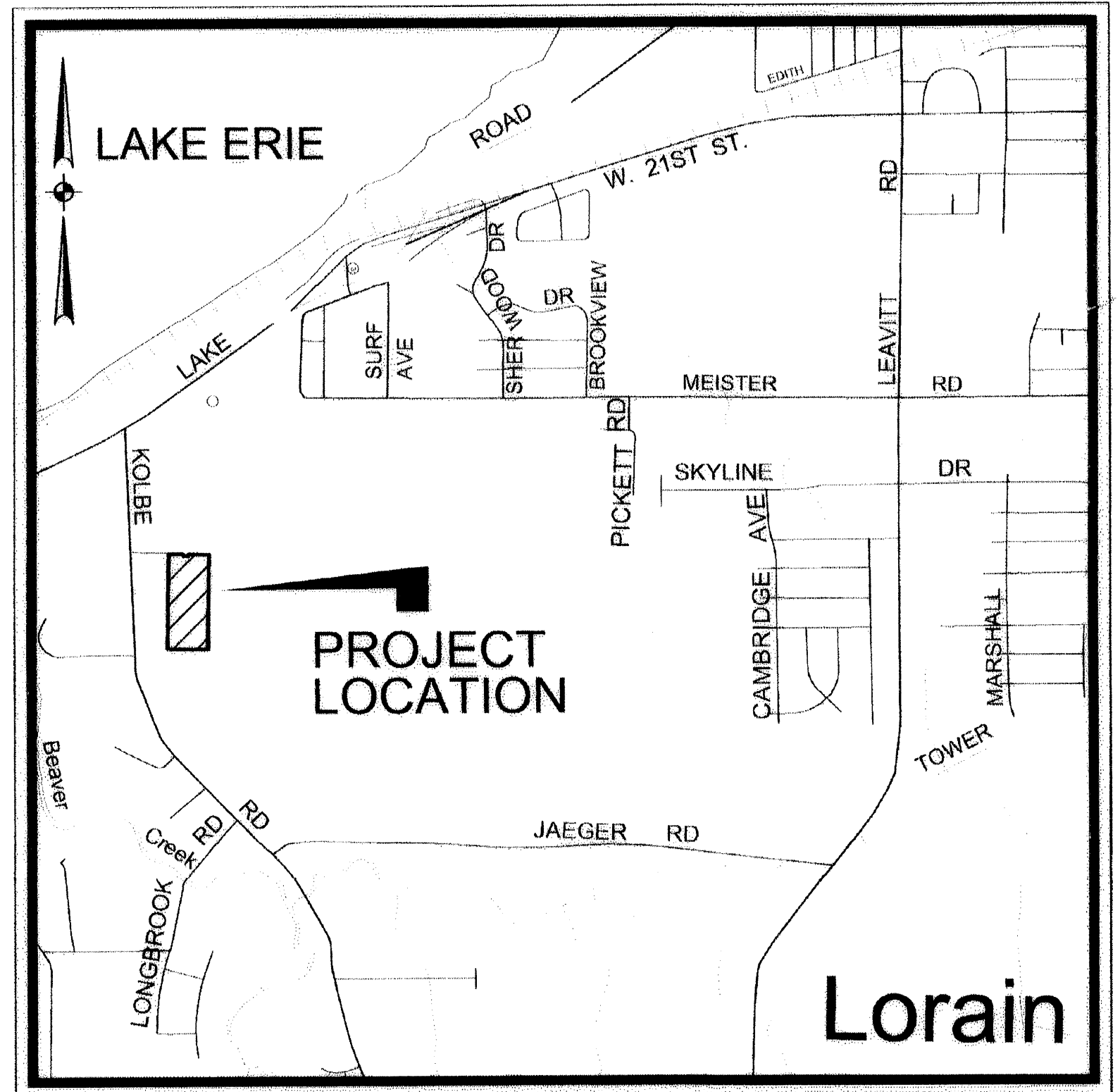
STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR GARY NICHOLS, REPRESENTING GARY NICHOLS BUILDERS, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 30th DAY OF June, 2003.

BY: Anna Marie Czarny
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/24/2004

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.

GARY NICHOLS BUILDERS
BY: Gary Nichols
GARY NICHOLS, PRESIDENT

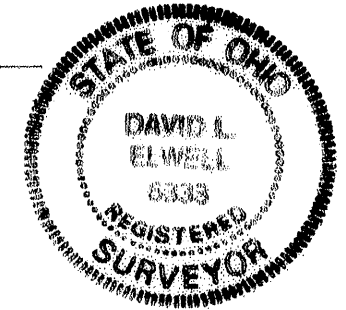


VICINITY MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE RESERVE AT MARTIN'S RUN" AS SHOWN HEREON AND CONTAINING 11.3785 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 1 IN TRACT 3 IN THE CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY 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 CORRECT.

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



| | | |
|---------------------------|---------|-------|
| AREA IN SUBLOTS | 9.5113 | ACRES |
| AREA IN RIGHT-OF-WAY | 1.3569 | ACRES |
| AREA IN BLOCKS | 0.5103 | ACRES |
| TOTAL AREA IN SUBDIVISION | 11.3785 | ACRES |

LEGEND

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

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LORAIN MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE RESERVE AT MARTIN'S RUN, 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: John Macanakis
REPRESENTATIVE
BY: John Macanakis
WITNESS
BY: John Macanakis
TITLE
BY: John Macanakis
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 John Macanakis, VICE PRESIDENT WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 30th DAY OF JUNE, 2003.

BY: Anna Marie Czarny
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/24/2004

LORAIN CITY SURVEYOR CERTIFICATE

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

BY: Patrick A. McGannon 9/30/03
DATE
PATRICK A. MCGANNON, PS
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE RESERVE AT MARTIN'S RUN WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN

BY ORDINANCE NO 153-03
PASSED THIS 15th DAY OF Sept., 2003.

BY: James J. Proctor
CLERK OF COUNCIL

PLANNING COMMISSION

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

BY: Greg J. Blum 9-29-03
DATE
CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

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

BY: Mark Pennington 9-29-03
DATE
LAW DIRECTOR, CITY OF LORAIN

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 ACCORDED IN LIEU THEREOF.

BY: Chris Miller 9/29/03
DATE
DIRECTOR OF PUBLIC SERVICE

TRANSFERRED
IN COMPLIANCE WITH SEC. 19-202
OHIO REV. CODE
OCT 30 2003
MARK R. STEWART
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

| | | | | | | | |
|--|----------|-------------|----------|----------|------------|-----------|----------|
| BY | | DESCRIPTION | | DATE | | REVISIONS | |
| DATE: | XX-XX-XX | DRAWN BY: | DAM | CH'D BY: | AUS | DWG.: | 1-PLATCS |
| DATE: | XX-XX-XX | DWG.: | 1-PLATCS | PATH: | 01116/ADD1 | F.B. | |
| | | | | | | | |
| RECORD PLAT THE RESERVE AT MARTIN'S RUN OF PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 1, TRACT 3 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO | | | | | | | |
| SHEET 1 OF 2 JOB NO. 01116 | | | | | | | |

K:\N01000\0116\1001\control\new\1-11-A-105.dwg DE 7/9/2003 02:14:23 PM ED

