

VILLAS OF MARTIN'S RUN 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

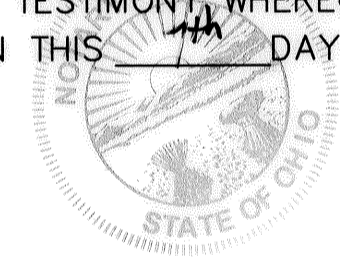
THIS IS TO CERTIFY THAT THE UNDERSIGNED, OSTER CONSTRUCTION, INC. BY THOMAS J. OSTER, ITS PRESIDENT, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF VILLAS OF MARTIN'S RUN SUBDIVISION NO. 1, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON.

OSTER CONSTRUCTION INC.
BY: Thomas J. Oster, President
THOMAS J. OSTER PRESIDENT

WITNESS BY: _____
WITNESS BY: _____

NOTARY CERTIFICATE

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS OSTER 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 14th DAY OF January, 2004.

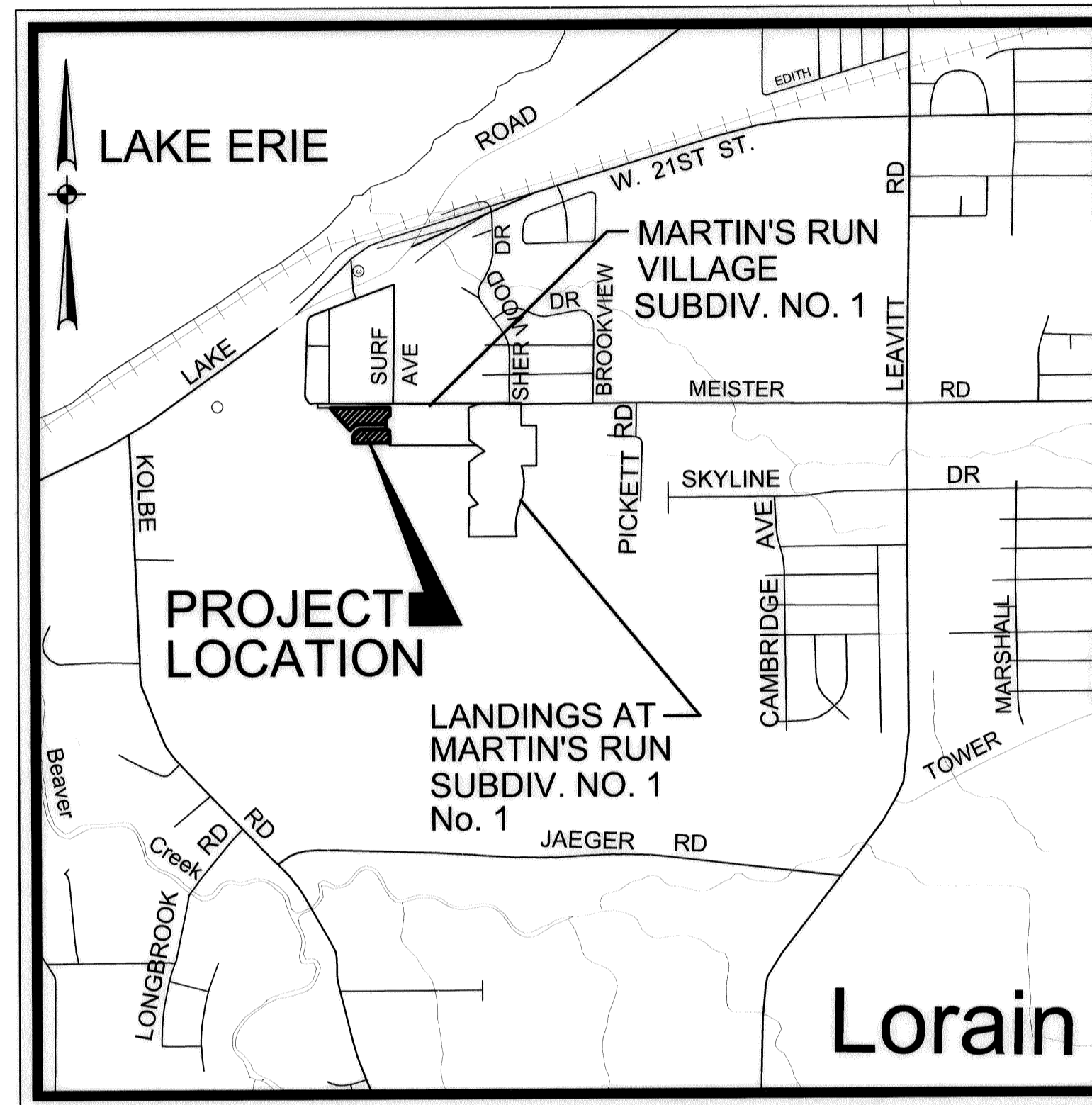


NOTARY PUBLIC
MY COMMISSION EXPIRES April 29, 2004
JILL M. BIRD
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires April 29, 2004

UNDERGROUND UTILITIES

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') 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, President



VICINITY MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "VILLAS OF MARTIN'S RUN SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 2.1936 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 11 IN TRACT 2 OF 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.

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



AREA IN 17 SUBLOTS 0.4879 ACRES
AREA IN BLOCKS 1.7057 ACRES
TOTAL AREA IN SUBDIVISION 2.1936 ACRES

LEGEND

- ☒ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
- ☒ PROPOSED MONUMENT BOX
- 5/8"x30" KS CAPPED PIN SET
LABELED KS ASSOCS INC PROP MARKER

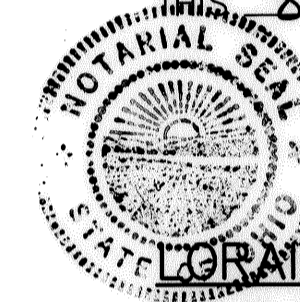
MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING Fifth Third Bank MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF VILLAS OF 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 EASEMENTS AS SHOWN HEREON.

REPRESENTATIVE [Signature] TITLE Vice President
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 Timothy M. Brown, v.p. REPRESENTING Fifth Third Bank 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 8 DAY OF January, 2004.



NOTARY PUBLIC
SANDRA E. BEBY
MY COMMISSION EXPIRES 5-29-2006
My Commission Expires May

LORAIN CITY SURVEYOR'S CERTIFICATE

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

Patrick A. McGannon 1-12-04
PATRICK A. MCGANNON, PS DATE
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF VILLAS OF MARTIN'S RUN SUBDIVISION NO. 1 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 187-03 PASSED THIS 15th DAY OF December, 2003.

Nancy Brur
CLERK OF COUNCIL

PLANNING COMMISSION

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

Carol Ann 1/9/04
CHAIRMAN, CITY OF LORAIN DATE
PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

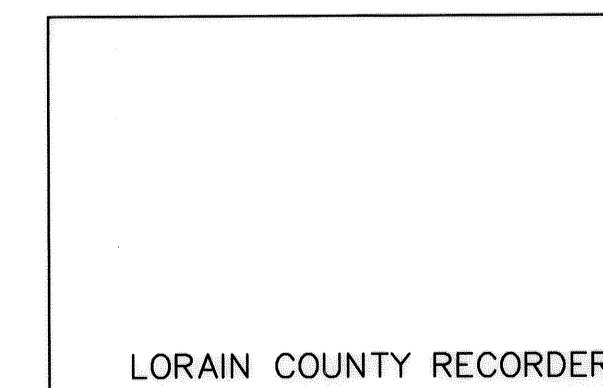
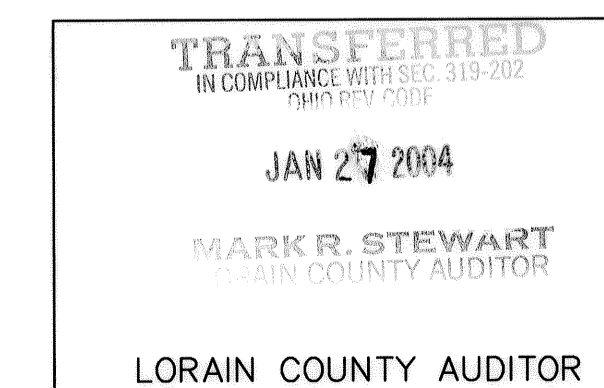
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF VILLAS OF MARTIN'S RUN SUBDIVISION NO. 1 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

Mad [Signature] 1/21/04
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.

Chris Miller 1/9/04
DIRECTOR OF PUBLIC SERVICE DATE



BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE: 12-04-03	
DRAWN BY: DAM	
CH'D BY:	
DWG: 13-PLATCS	
PATH: 01113/LDDT	
F.B.	
KS ASSOCIATES, INC. 260 Burns Road, Suite 100 P.O. Box 509 Ellettsville, Ohio 44605 Tel: (440) 365-8730 Fax: (440) 365-8790 ml@ksassoc.com www.ksassoc.com	
RECORD PLAT VILLAS OF MARTIN'S RUN 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	
2	
JOB NO.	
01113	

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02-02-011-000-102
LORAIN LAND DEVELOPMENT, LLC
#20020857301

02-02-011-000-101
CITY OF LORAIN
#20030934428

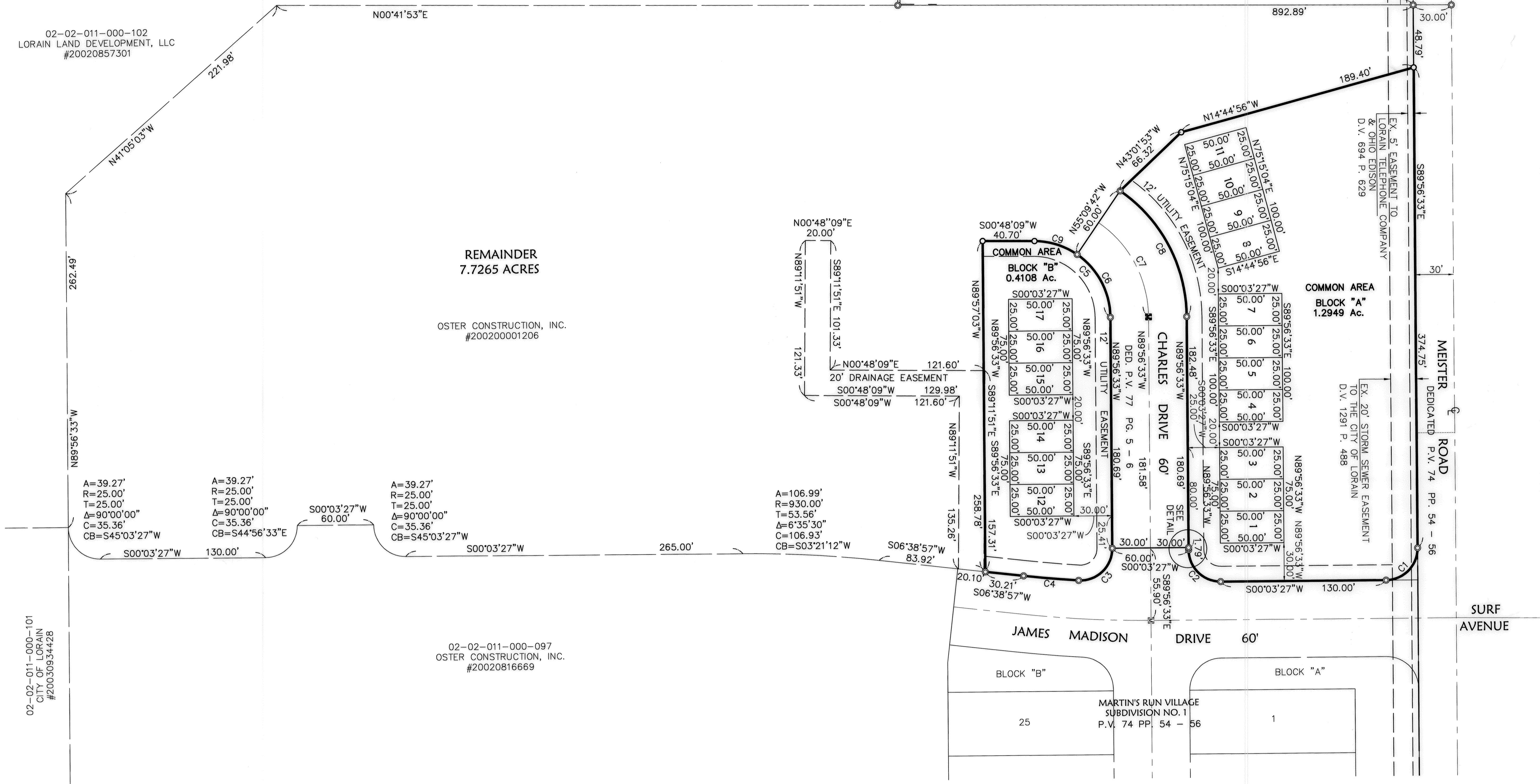
N00°41'53"E

REMAINDER
7.7265 ACRES

OSTER CONSTRUCTION, INC.
#200200001206

02-02-011-000-097
OSTER CONSTRUCTION, INC.
#20020816669

02-02-011-000-014
BD. OF COMM. LORAIN COUNTY, OHIO
D.V. 1213, P. 57



A=39.27'
R=25.00'
T=25.00'
Δ=90°00'00"
C=35.36'
CB=S45°03'27"W

A=39.27'
R=25.00'
T=25.00'
Δ=90°00'00"
C=35.36'
CB=S44°56'33"E

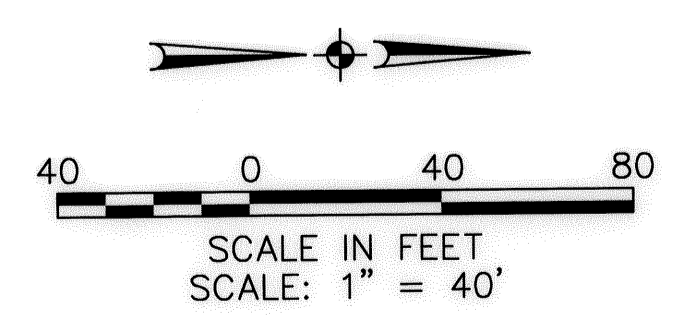
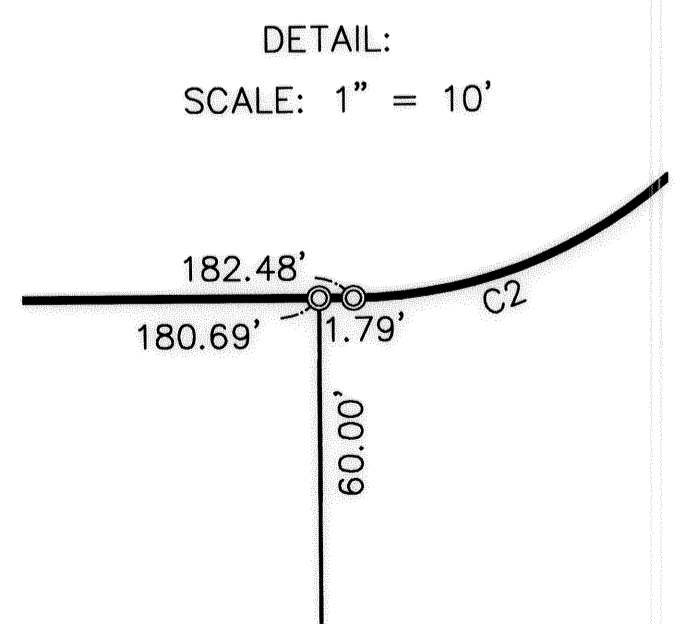
A=39.27'
R=25.00'
T=25.00'
Δ=90°00'00"
C=35.36'
CB=S45°03'27"W

A=106.99'
R=930.00'
T=53.56'
Δ=6°35'30"
C=106.93'
CB=S03°21'12"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	39.27	25.00	25.00	90°00'00"	35.36	S44°56'33"E
C2	39.27	25.00	25.00	90°00'00"	35.36	S45°03'27"W
C3	40.90	25.00	26.68	93°43'55"	36.49	S43°04'35"E
C4	43.42	870.00	21.72	2°51'35"	43.42	S05°13'10"W
C5	93.47	60.00	59.22	89°15'18"	84.30	N45°25'48"E
C6	57.83	60.00	31.38	55°13'09"	55.61	N62°26'53"E
C7	86.74	90.00	47.07	55°13'09"	83.42	N62°26'53"E
C8	115.65	120.00	62.76	55°13'09"	111.23	N62°26'53"E
C9	35.64	60.00	18.36	34°02'09"	35.12	N17°49'13"E

- LEGEND**
- ⊞ EXISTING MONUMENT BOX
 - ⊙ IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
 - ⊞ PROPOSED MONUMENT BOX
 - 5/8"x30" KS CAPPED PIN SET
 - ⊞ LABELED KS ASSOCS INC PROP MARKER

NOTE:
AREA FOR EACH SUBLOT IS 1250 S.F. OR 0.0287 AC.



BY		DESCRIPTION
DATE		
REVISIONS		
DATE: 12-04-03	DRAWN BY: DAM	
CH'D BY:	NAME: 13-PLA101	
PATH: R:\01113	F.B.	
<small>KS ASSOCIATES, INC. 260 Burns Road, Suite 100 P.O. Box 509 Elroy, Ohio 44026 Phone (440) 305-5730 Fax (440) 305-5730 www.ksassoc.com</small>		
RECORD PLAT VILLAS OF MARTIN'S RUN SUBDIVISION NO. 1 <small>PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 11, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO</small>		
SHEET	2	OF
JOB NO.	01113	