

# THE COLONIES AT MARTIN'S RUN SUBDIVISION NO. 1

BEING PART OF  
BLACK RIVER TOWNSHIP ORIGINAL LOTS 10 & 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 THE COLONIES AT MARTIN'S RUN SUBDIVISION NO. 1, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE COURTYARD DRIVE AND THE EASEMENTS AS SHOWN HEREON.

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

[Signature]  
WITNESS  
[Signature]  
WITNESS

### NOTARY CERTIFICATE

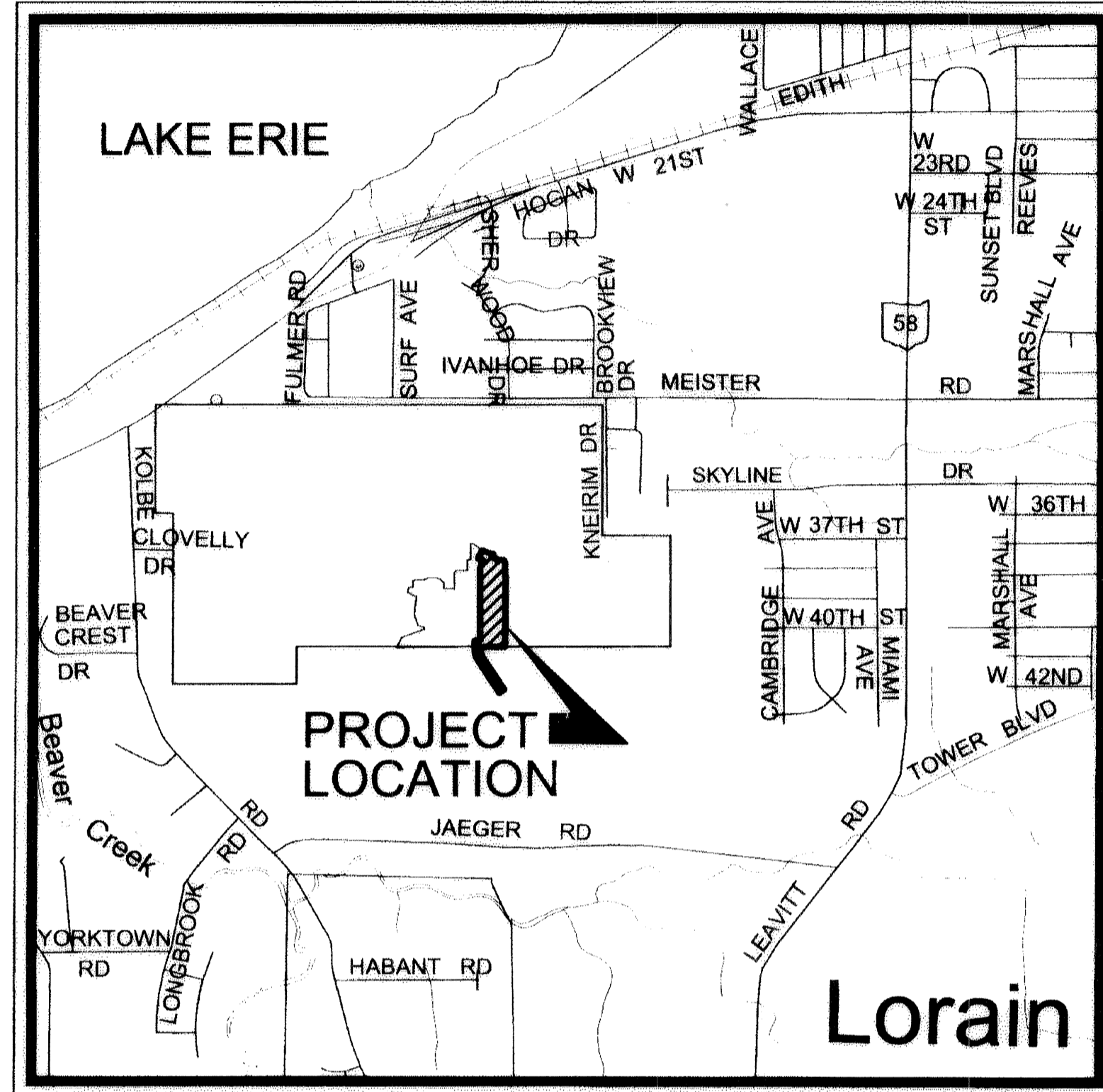
STATE OF OHIO  
SS  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS OSTER, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 29th DAY OF March, 2004.

[Signature]  
NOTARY PUBLIC  
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 CO. 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.

BY: Thomas O. Oster, President



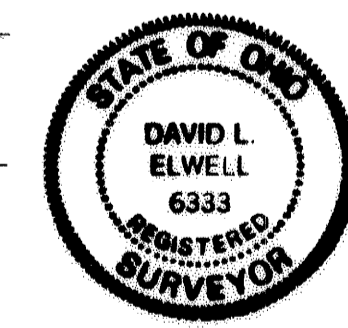
VICINITY MAP NO SCALE

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED "THE COLONIES AT MARTIN'S RUN SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 6.6126 ACRES OF LAND IN ORIGINAL LOTS 10 AND 11 TRACT 2 OF BLACK RIVER TOWNSHIP, 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 LOTS	2.1774	ACRES
AREA IN R/W	0.9711	ACRES
AREA IN BLOCKS	3.4641	ACRES
TOTAL AREA	6.6126	ACRES
AREA IN O.L. 10	0.7419	ACRES
AREA IN O.L. 11	5.8707	ACRES
TOTAL AREA	6.6126	ACRES

[Signature]  
DAVID L. ELWELL  
REGISTERED SURVEYOR NO 6333



### 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

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING SKY BANK SUCCESSOR BY MERGER MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE COLONIES 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 COURTYARD DRIVE AND THE EASEMENTS AS SHOWN HEREON.

REPRESENTATIVE ANDY KELLY TITLE ASSISTANT VICE PRESIDENT  
[Signature]  
WITNESS LOIS A. GATTOZZI WITNESS Maria Molnar

### 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 ANDY KELLY, AYP REPRESENTING SKY 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 THIS 29th DAY OF March, 2004.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Dec-17, 2007

### LORAIN CITY SURVEYOR CERTIFICATE

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

[Signature] 4-23-04  
PATRICK A. MCGANNON, PS DATE  
LORAIN CITY SURVEYOR

### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE COLONIES AT MARTIN'S RUN SUBDIVISION NO. 1 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 1519 PASSED THIS 15th DAY OF March, 2004.

[Signature]  
CLERK OF COUNCIL

### PLANNING COMMISSION

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

[Signature] 4-22-04  
CHAIRMAN, CITY OF LORAIN DATE  
PLANNING COMMISSION

### LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE COLONIES 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] 4-23-04  
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 WRITING THEREOF.

[Signature] 4/22/04  
DIRECTOR OF PUBLIC SERVICE DATE

MARK R. STEWART  
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

DATE	12-11-03	DATE	DESCRIPTION	BY
DRAWN BY:	DAM			
CH'D BY:				
NAME:	1-PLATCS			
PATH:	R:\02172\LDJT			
F.B.				

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

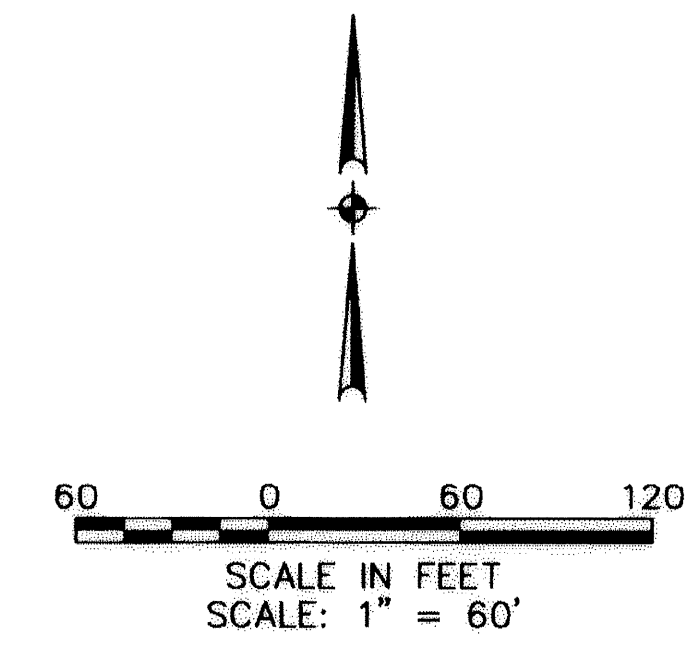
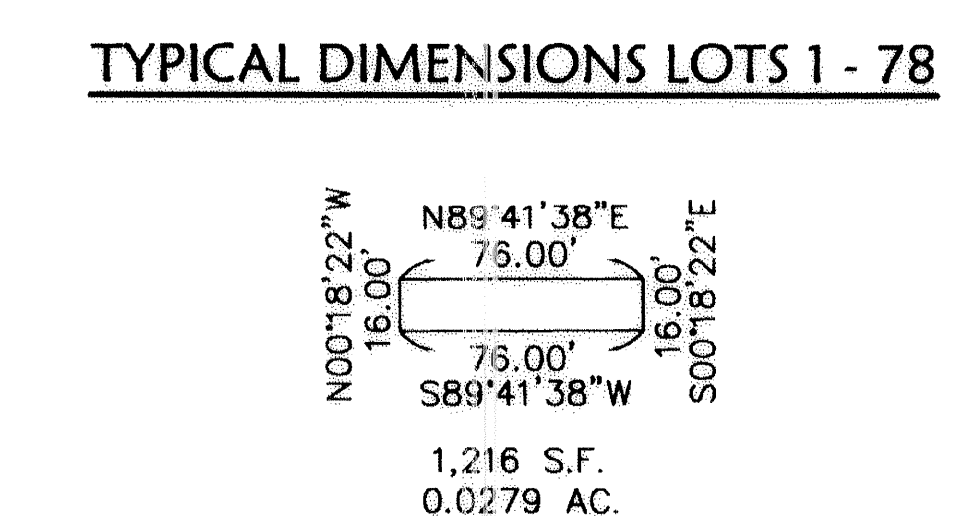
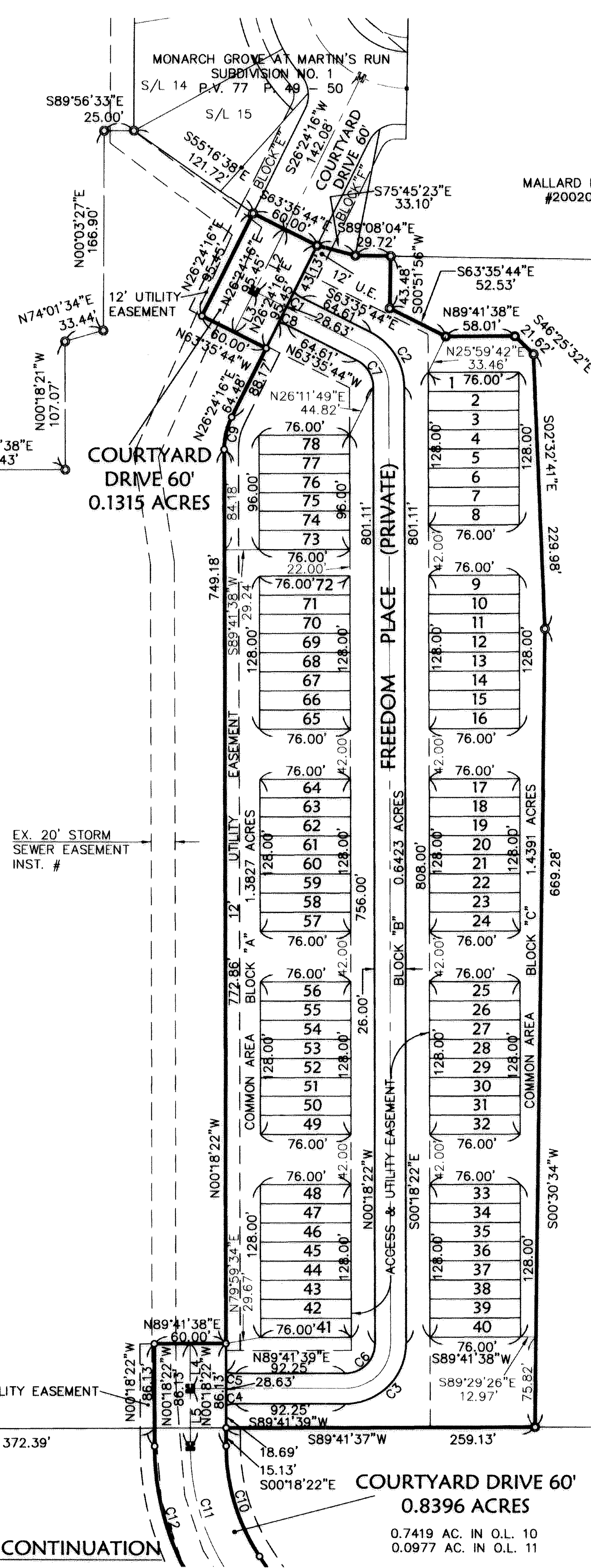
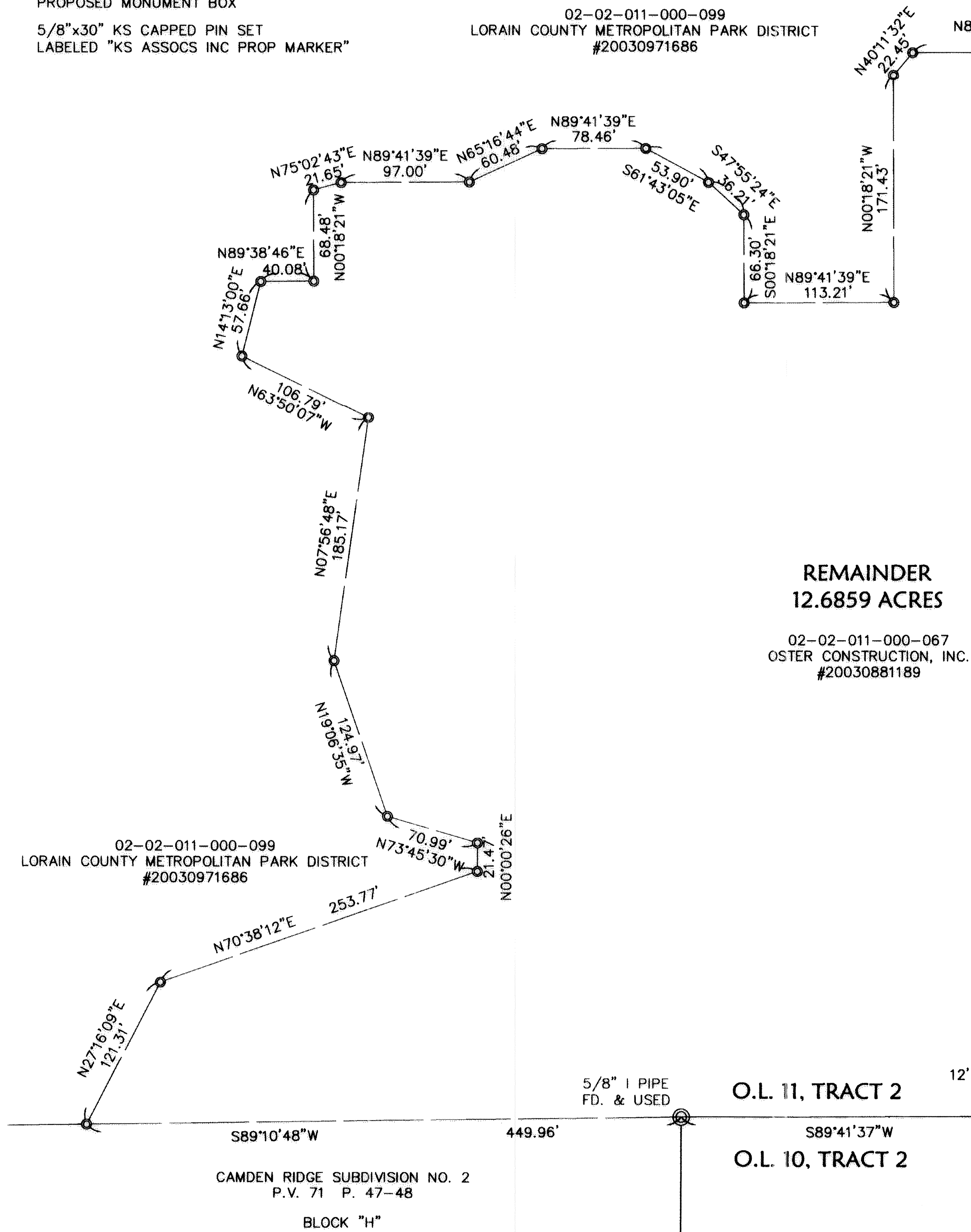
RECORD PLAT  
**THE COLONIES AT MARTIN'S RUN SUBDIVISION NO. 1**  
PART OF ORIGINAL BLACK RIVER LOTS 10 & 11, TRACT 2  
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 4  
JOB NO. 02172

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	8.14	25.00	4.11	18°39'47"	8.11	S54°15'51"E
C2	56.34	51.00	31.43	63°17'22"	53.51	N31°57'03"W
C3	80.11	51.00	51.00	90°00'01"	72.13	N44°41'38"E
C4	8.14	25.00	4.11	18°39'47"	8.11	S80°21'45"W
C5	8.14	25.00	4.11	18°39'46"	8.11	S80°58'28"E
C6	39.27	25.00	25.00	90°00'01"	35.36	N44°41'38"E
C7	27.62	25.00	15.41	63°17'22"	26.23	N31°57'03"W
C8	8.14	25.00	4.11	18°39'47"	8.11	N72°55'37"W
C9	27.97	60.00	14.24	26°42'37"	27.72	N13°02'57"E
C10	98.73	170.00	50.80	33°16'36"	97.35	S16°56'40"E
C11	116.16	200.00	59.77	33°16'56"	114.53	S16°56'40"E
C12	133.58	230.00	68.73	33°16'56"	131.71	N16°56'40"W

LINE TABLE		
LINE	LENGTH	BEARING
L2	57.45'	N26°24'16"E
L3	38.00'	N26°24'16"E
L4	38.00'	N00°18'22"W
L5	48.13'	N00°18'22"W

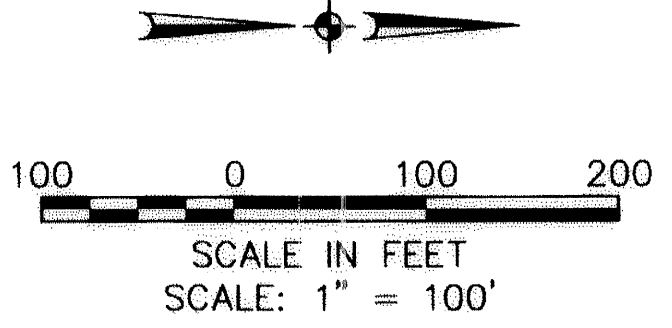
- LEGEND**
- ⊠ EXISTING MONUMENT BOX
  - ⊙ IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
  - ⊠ PROPOSED MONUMENT BOX
  - 5/8"x30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"



R:\022000\02172\DDT\CONTROL\dwg\1-PLAT01.dwg 02/17/2004 02:07:41 PM EST

DATE:	12-11-03	DESCRIPTION:		BY:			
DRAWN BY:	DM	DATE:		REVISIONS:			
CHECKED BY:							
DWG. NAME:	1-PLAT01						
PATH:	R:\022000\02172\DDT\CONTROL						
F.B.:							
<b>RECORD PLAT</b> <b>THE COLONIES AT MARTIN'S RUN</b> <b>SUBDIVISION NO. 1</b> OR PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NOS. 10 & 11, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO							
SHEET	2		OF		4		
JOB NO.	02172						

TAX MAP DEPT. COPY #04-00702



- 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	9.93	1320.00	4.96	0°25'51"	9.93	S26°10'02"W
C2	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C3	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C4	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C5	8.92	940.00	4.46	0°32'37"	8.92	S23°15'48"W
C6	40.77	25.00	26.55	93°26'46"	36.40	S70°15'29"W
C7	40.77	25.00	26.55	93°26'46"	36.40	N80°18'21"W
C8	104.25	940.00	52.18	6°21'15"	104.19	S49°47'39"W
C9	40.77	25.00	26.55	93°26'46"	36.40	N80°18'21"W
C10	98.73	170.00	50.80	33°16'36"	97.35	N16°56'40"W
C11	116.16	200.00	59.77	33°16'36"	114.53	N16°56'40"W
C12	133.58	230.00	68.73	33°16'36"	131.71	N16°56'40"W
C13	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°38'27"W	5.93
L2	S00°52'36"W	49.64
L3	S02°47'16"W	48.94
L4	S05°13'34"W	48.94
L5	S07°39'52"W	48.94
L6	S10°06'10"W	48.94
L7	S12°32'28"W	48.94
L8	S14°58'46"W	48.94
L9	S17°25'04"W	48.94
L10	S19°51'21"W	48.94
L11	S22°17'39"W	48.94
L12	S24°43'57"W	48.94
L13	N27°26'52"E	53.16
L14	N29°34'40"E	53.16
L15	N31°42'28"E	53.16
L16	N33°50'16"E	53.16
L17	N35°58'05"E	53.16
L18	N38°05'53"E	53.16
L19	N40°13'41"E	53.16
L20	N42°21'30"E	53.16
L21	N44°29'18"E	53.16
L22	N46°37'06"E	53.16
L23	N48°44'54"E	53.16
L24	N50°52'43"E	53.16
L25	N53°00'31"E	53.16
L26	N54°38'40"E	28.49
L27	N56°25'02"E	60.00
L28	N02°08'17"E	38.65
L29	N05°58'16"E	67.03
L30	N10°50'03"E	67.03
L31	N15°41'49"E	67.03
L32	N20°33'36"E	67.03
L33	N26°58'52"E	60.00
L34	N33°17'44"E	61.01
L35	N37°56'24"E	67.03
L36	N51°11'12"E	58.60
L37	N54°50'16"E	60.02
L38	N56°25'02"E	113.56
L39	N00°44'12"E	72.65

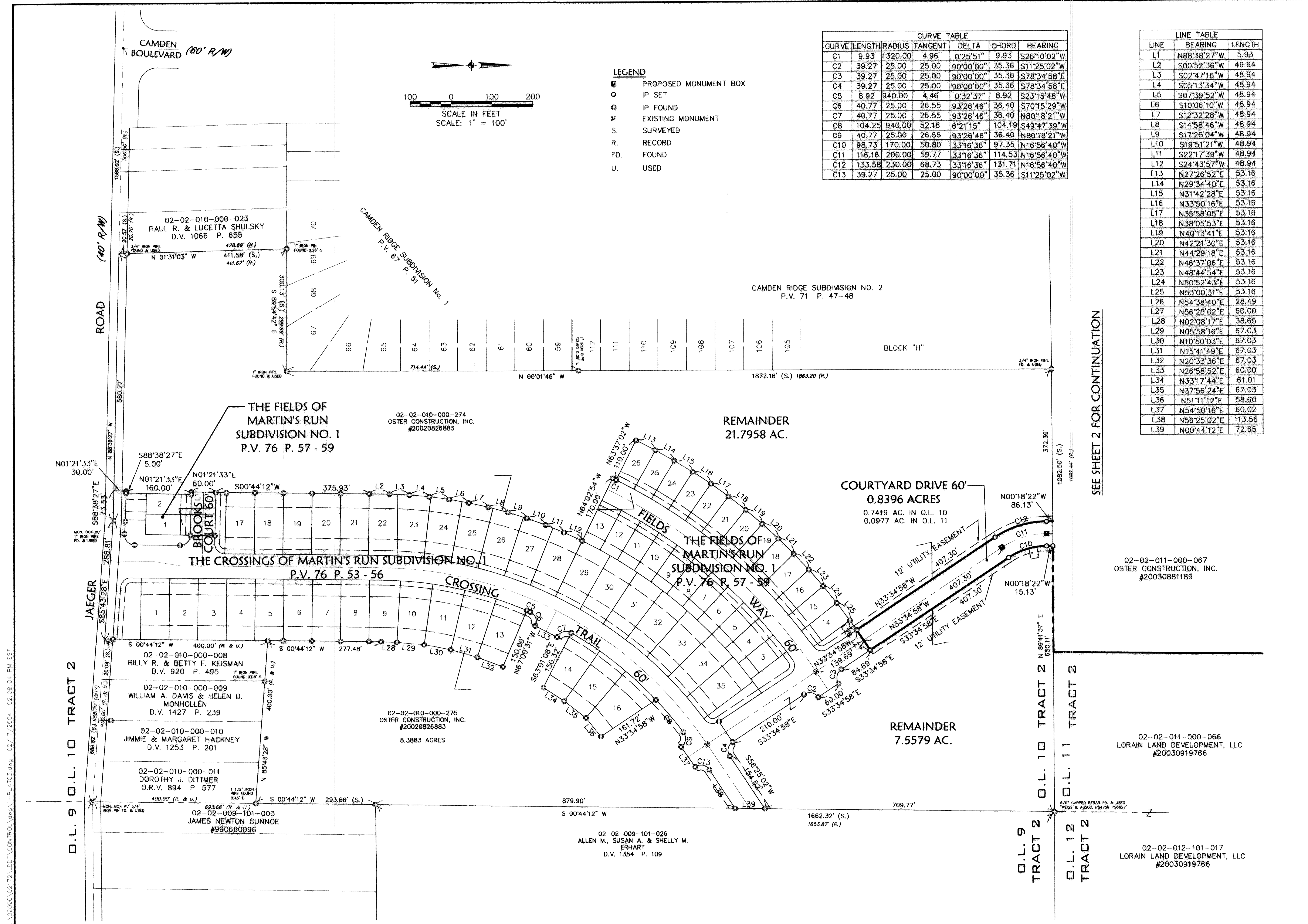
SEE SHEET 2 FOR CONTINUATION

DATE:	DRAWN BY:	CHK'D BY:	DWG. NAME:	PATH:	F.B.:	
12-11-03	DAN	L-R-0013	L-R-0013	L-R-0013	L-R-0013	
REVISIONS						
DESCRIPTION						

**HS ASSOCIATES**  
 260 Burns Rd., Suite 100  
 Elyria, Ohio 44025  
 Phone (440) 321-5070  
 Fax (440) 321-5070  
 mailroom@hssoc.com  
 www.hssoc.com

**RECORD PLAT**  
**THE COLONIES AT MARTIN'S RUN**  
**SUBDIVISION NO. 1**  
 OF PART OF  
 BLACK RIVER TOWNSHIP ORIGINAL LOT NOS. 10 & 11, TRACT 2  
 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET	3
OF	4
JOB NO.	02172



Tax Map Dept. Copy # 04-00702

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	8.14	25.00	4.11	18°39'47"	8.11	S54°15'51"E
C2	56.34	51.00	31.43	63°17'22"	53.51	N31°57'03"W
C3	80.11	51.00	51.00	90°00'01"	72.13	N44°41'38"E
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C5	8.14	25.00	4.11	18°39'46"	8.11	S80°58'28"E
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C12	133.58	230.00	68.73	33°16'56"	131.71	N16°56'40"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.45'	S26°24'16"W

**LEGEND**

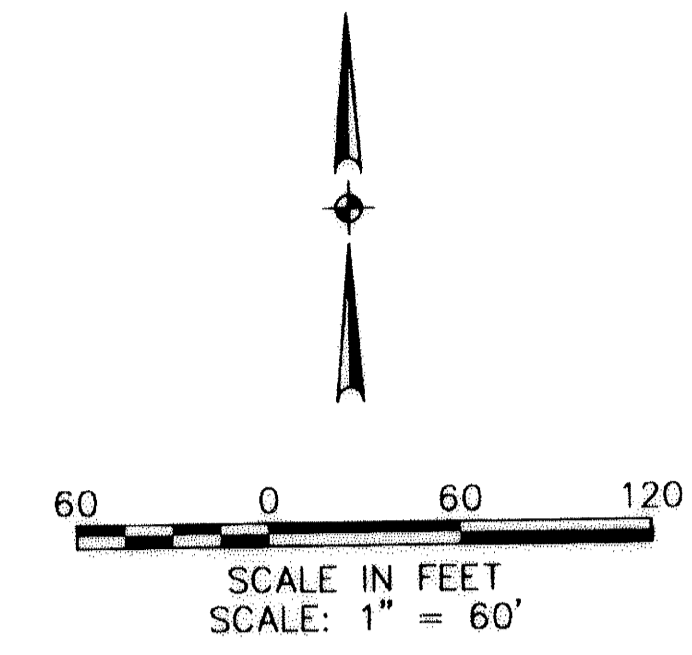
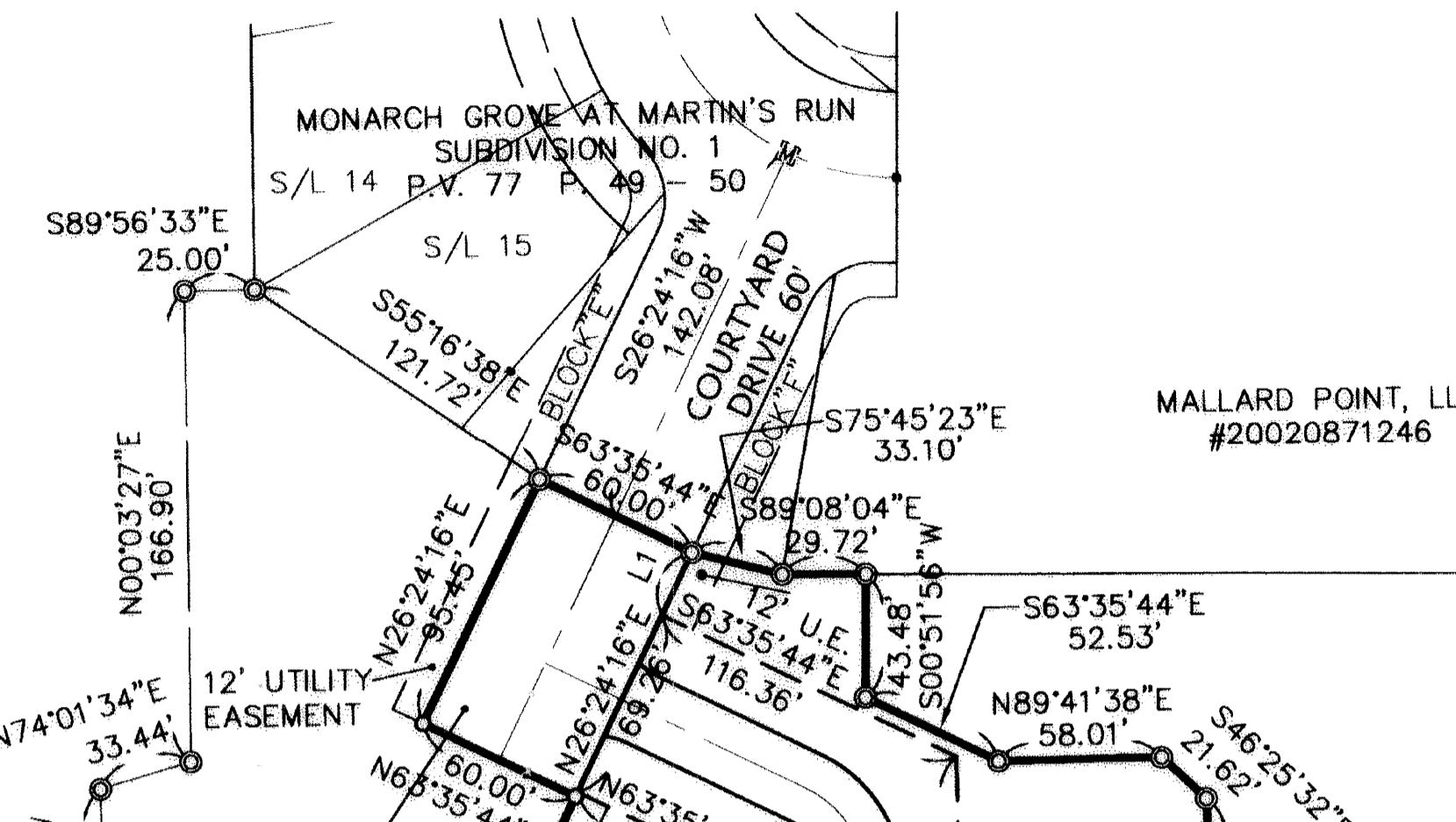
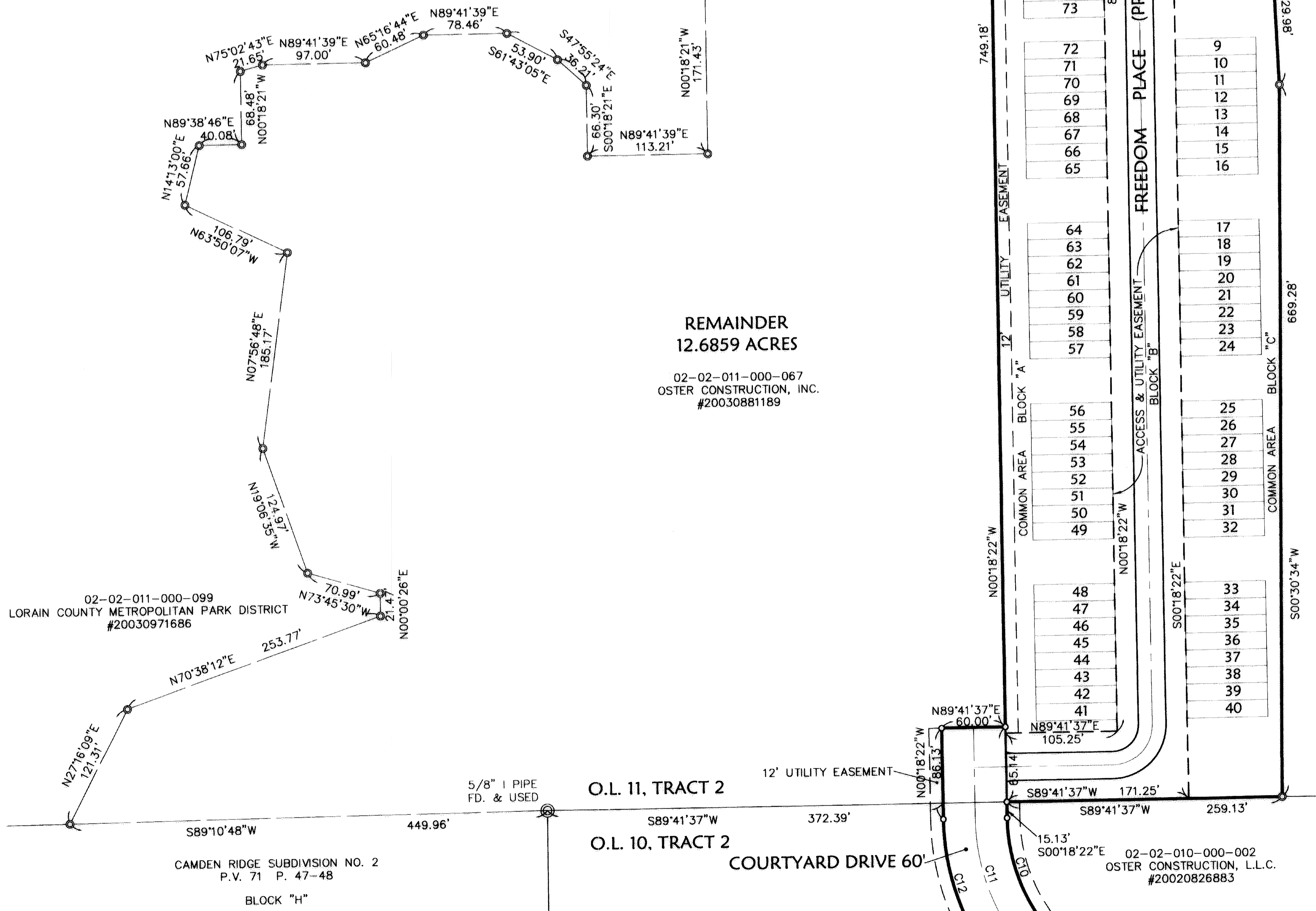
- M EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND  
Labeled KS ASSOCS INC PROP MARKER
- PROPOSED MONUMENT BOX
- 5/8"x30" KS CAPPED PIN SET  
Labeled KS ASSOCS INC PROP MARKER

02-02-011-000-099  
LORAIN COUNTY METROPOLITAN PARK DISTRICT  
#20030971686

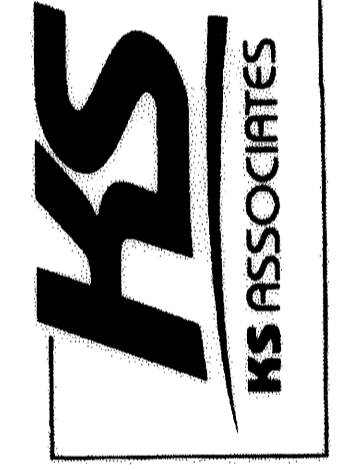
REMAINDER  
12.6859 ACRES

02-02-011-000-067  
OSTER CONSTRUCTION, INC.  
#20030881189

02-02-011-000-066  
LORAIN LAND DEVELOPMENT, L.L.C.  
#20030919766



R:\02000\02172\ADD\CONTR\CONTR\02-02-011-000-066-02-17-2004-02-07-01-PM-ES-

BY	
DATE	
REVISIONS	
DATE	
DRAWN BY	
CHKD BY	
DWG. NAME	
PATH	
P.B.	
	
<b>RECORD PLAT</b> <b>THE COLONIES AT MARTIN'S RUN</b> <b>SUBDIVISION NO. 1</b> <small>OR PART OF ORIGINAL LOT NOS. 10 &amp; 11, TRACT 2</small> <small>CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO</small>	
SHEET	OF
4	4
JOB NO.	
02172	

TAX MAP DEPT. COPY #04-00702