STENGER BUILDERS & DEVELOPERS INC. FORMERLY STENGER REALTY CO.

BY: Jam 7 flygger JAMES F. STENGER PRESIDENT		
WITNESS	BY:	Judith A. Olersian
Swan Coverey Ux. WITNESS	BY:	Sisan. I weeney Osen

### NOTARY CERTIFICATE

THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET

MY HAND AND OFFICIAL SEAL ON THIS 12th DAY OF Hebruary NOTARY PUBLIC MY COMMISSION EXPIRES

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING

# MORTGAGEE'S

NOTARY CERTIFICATE

STATE OF OHIO

Chyphoga COUNTY

BEFORE ME. A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR MAKE BODET

REPRESENTING Charles One BANK, N.H. 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 12 DAY OF \_\_\_\_ Tebruary

Notary Public, State of Ohio

## UNDERGROUND UTILITIES

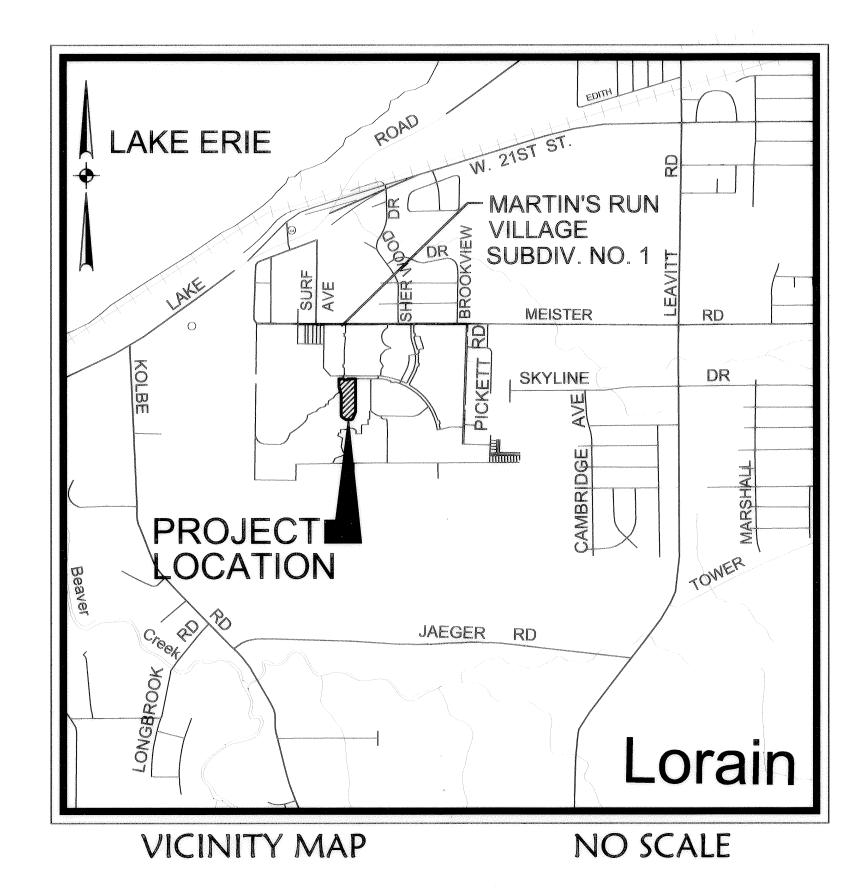
THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC, THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEES), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH "BLOCK A" 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 GRANTEES 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: Stenger Boilders & Developers, Inc.

# THE MEADOWS AT 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



## SURVEYOR'S CERTIFICATE

1.6645 ACRES

2.9524 ACRES

5.8573 ACRES

AREA IN 42 SUBLOTS

AREA IN PERRY COURT R/W 1.2404 ACRES

AREA IN "BLOCK A"

TOTAL AREA

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND AND PLATTED "THE MEADOWS AT MARTIN'S RUN SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 5.8573 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 , 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.

REGISTERED SURVEYOR NO 6333

ELWELL

#### LEGEND

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

LORAIN CITY SURVEYOR'S CERTIFICATE

COUNCIL CERTIFICATE

PLANNING COMMISSION

OF MARTIN'S RUN SUBDIVISION NO. 1 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

LAW DIRECTOR'S CERTIFICATE

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

4-7-04

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

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

JOB NO.

02284-CS

