

THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 2

BEING PART OF
BLACK RIVER TOWNSHIP TRACT 2 ORIGINAL LOT 10
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 THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 2, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

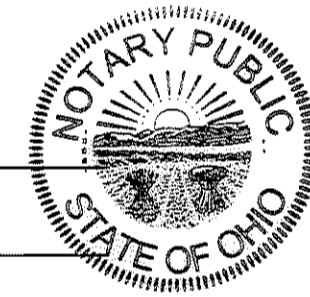
OSTER CONSTRUCTION INC.
BY: Thomas J. Oster, President
THOMAS J. OSTER PRESIDENT

WITNESS BY: _____
WITNESS BY: _____

NOTARY CERTIFICATE

STATE OF OHIO
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS J. OSTER, REPRESENTING OSTER CONSTRUCTION INC., 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 09th DAY OF September, 2004.

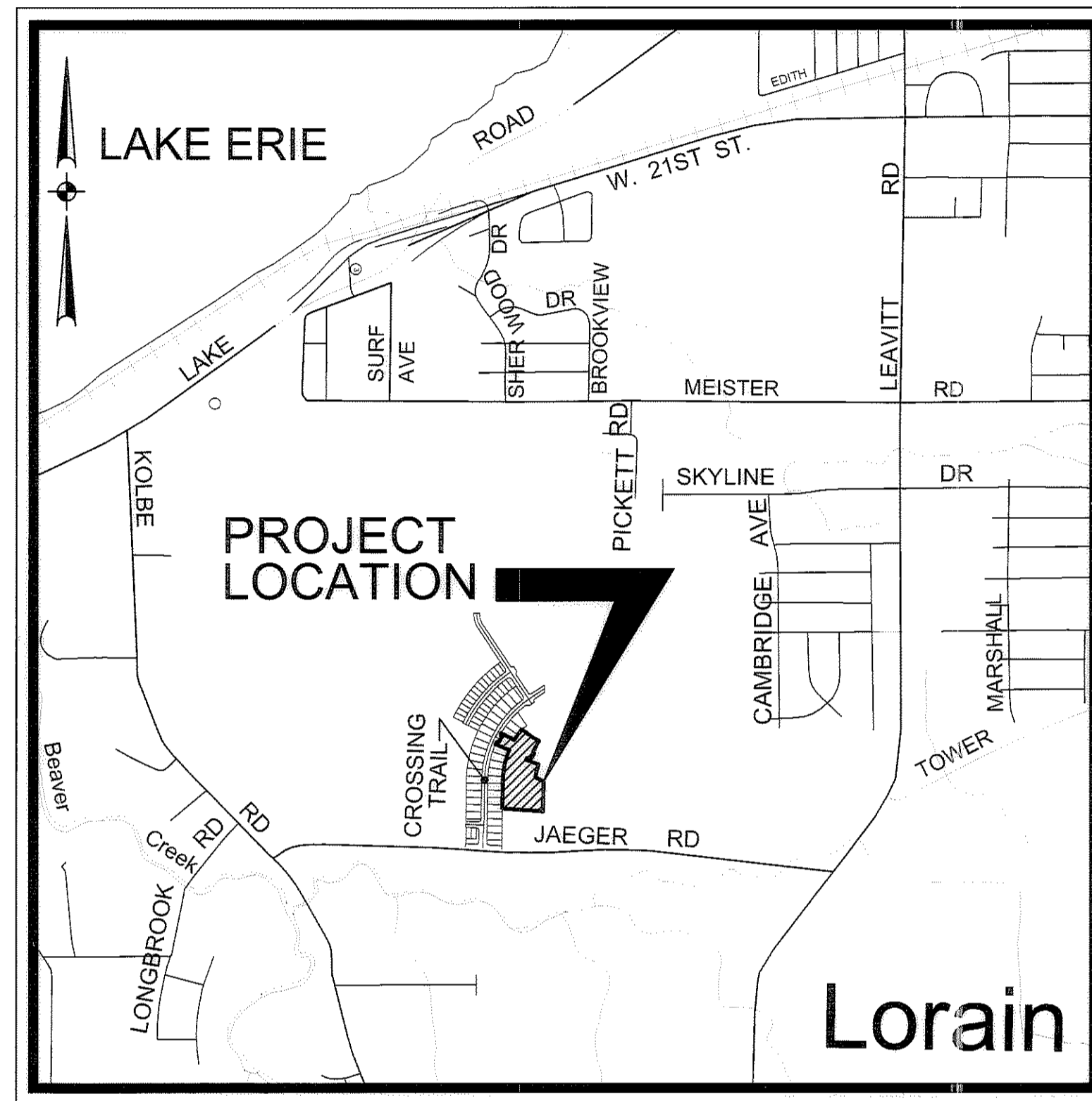
Kristine Stan
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-9-08



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.

BY: Thomas J. Oster, President
OSTER CONSTRUCTION, INC.
6150 PARK SQUARE DRIVE
LORAIN, OH. 44053
(440) 985-7440



VICINITY MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 5.8526 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 10 IN TRACT 2 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 PIPE/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 SUBLOTS	4.3894	ACRES
AREA IN RIGHT-OF-WAY	1.1925	ACRES
AREA IN BLOCKS	0.2707	ACRES
TOTAL AREA IN SUBDIVISION	5.8526	ACRES

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



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"

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING First Merit Bank N/A MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 2, 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.

REPRESENTATIVE: Jeffrey G. Skonieczny TITLE: Vice President
WITNESS: Suzanne Todorovick WITNESS: Ann Venesky

MORTGAGEE'S NOTARY CERTIFICATE

STATE OF OHIO
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Jeffrey Skonieczny REPRESENTING First Merit 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 HERETO SET MY HAND AND OFFICIAL SEAL ON THIS 13th DAY OF September, 2004.

Suzanne Todorovick
NOTARY PUBLIC
MY COMMISSION EXPIRES November 2, 2007

LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 2 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Pat McGannon 12-09-04
PAT MCGANNON, PS DATE
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 2 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 163-04 PASSED THIS 15th DAY OF November, 2004.

Sharon Pintor - Acting Clerk
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Orald J. J. J. 12-6-04
CHAIRMAN, CITY OF LORAIN DATE
PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

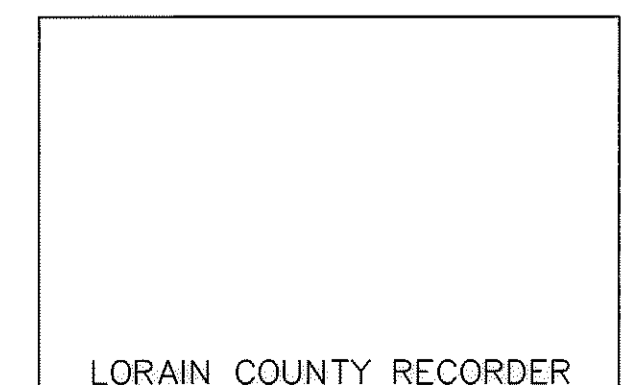
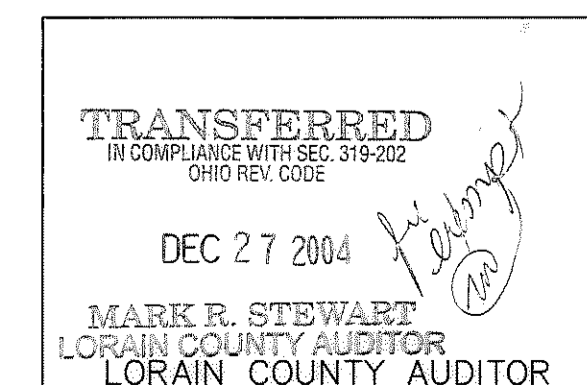
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 2 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

Mark Paccana 12-6-04
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.

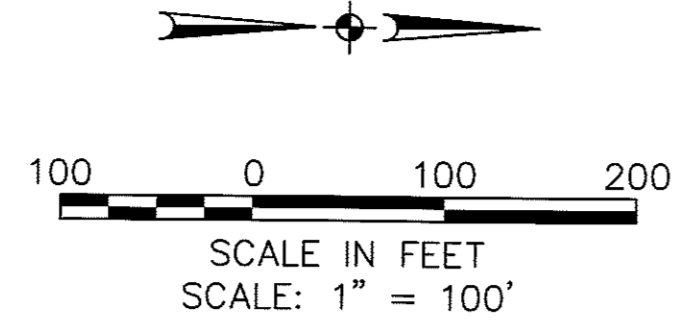
Craig Miller 12/6/04
DIRECTOR OF PUBLIC SERVICE DATE



DESCRIPTION	BY
DATE	REVISIONS
DATE: 5-2-03	DRAWN BY: JAM
	CHK'D BY:
	DWG. NAME: 2-PLATS
	PATH: E:\LORAIN\SUB\CONTROL
	F.B.
RECORD PLAT THE CROSSINGS AT MARTIN'S RUN SUBDIVISION NO. 2 OF PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 10, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO	
SHEET 1	OF 3
JOB NO. 03105	

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CAMDEN BOULEVARD (60' R/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"
 - S. SURVEYED
 - R. RECORD
 - FD. FOUND
 - U. USED

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	8.92	940.00	4.46	0°32'37"	8.92	S23°15'48"W
C2	40.77	25.00	26.55	93°26'46"	36.40	S70°15'29"W
C3	40.77	25.00	26.55	93°26'46"	36.40	S16°17'45"E
C4	41.66	25.00	27.52	95°29'20"	37.01	S69°14'12"W
C5	7.55	600.00	3.78	0°43'18"	7.55	S21°07'53"W
C6	104.25	940.00	52.18	6°21'15"	104.19	S49°47'39"W
C7	40.77	25.00	26.55	93°26'46"	36.40	N80°18'21"W
C8	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C9	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C10	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C11	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C12	98.73	170.00	50.80	33°16'36"	97.35	S16°56'40"E
C13	133.58	230.00	68.73	33°16'36"	131.71	S16°56'40"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°38'27"W	5.93
L2	S26°58'52"W	60.00
L3	N63°01'08"W	15.00
L4	N26°58'52"E	60.00
L5	S63°01'08"E	17.62
L6	S51°11'12"W	58.60

DATE	DESCRIPTION
5-2-03	

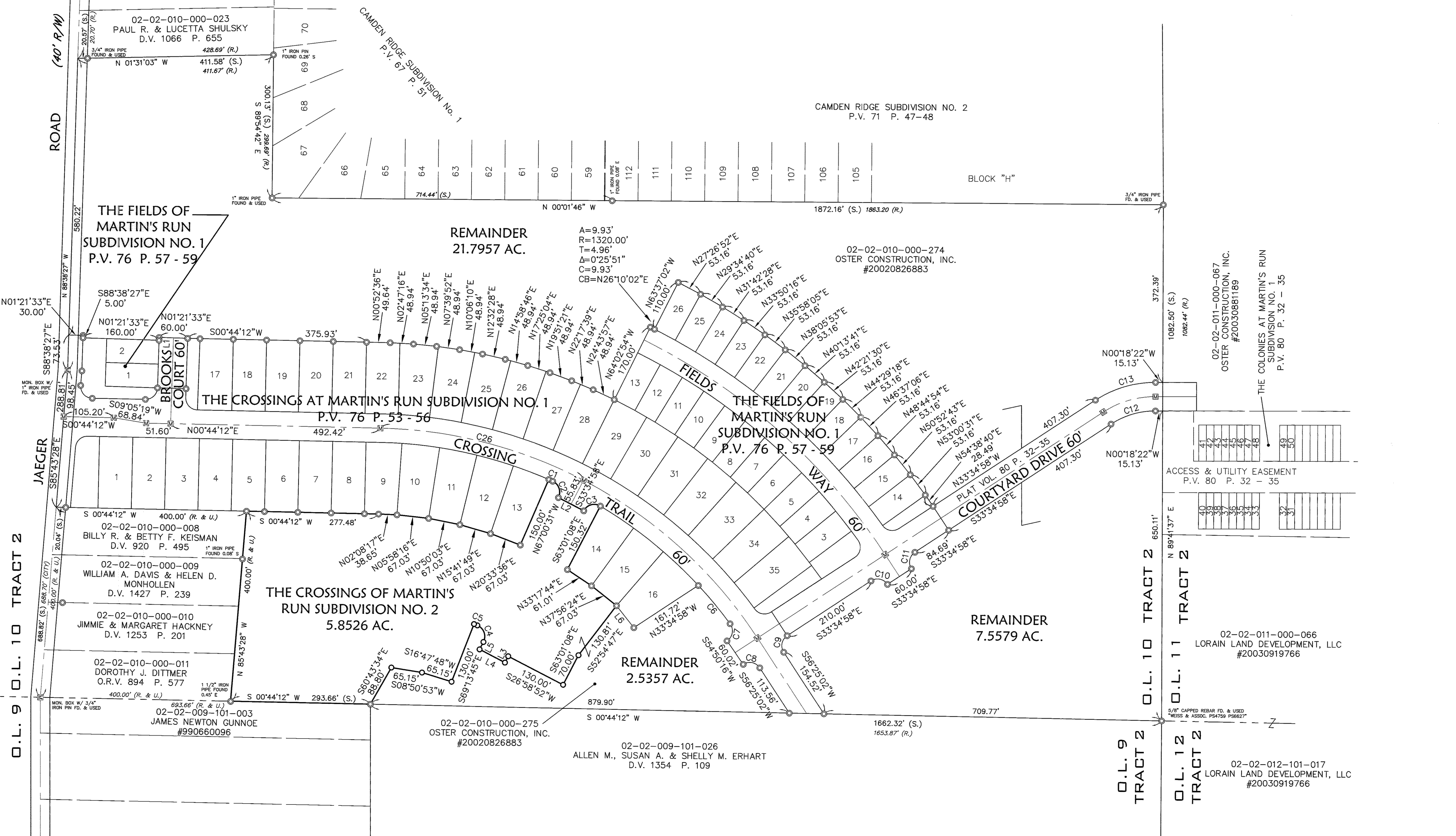
DATE	BY	DESCRIPTION
	RAM	
	2-BLAD2	

KS ASSOCIATES, INC.
 260 Burns Rd., Suite 100
 Elvira, Ohio 44035
 Phone (440) 365-4730
 Fax (440) 365-4790
 mlr@ksassoc.com
 www.ksassoc.com

RECORD PLAT
THE CROSSINGS AT MARTIN'S RUN SUBDIVISION NO. 2
 OF PART OF
 BLACK RIVER ORIGINAL TOWNSHIP LOT NO. 10, TRACT 2
 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 2 OF 3

JOB NO. 03105



O.L. 9 O.L. 10 TRACT 2

O.L. 9 TRACT 2
 O.L. 10 TRACT 2
 O.L. 11 TRACT 2
 O.L. 12 TRACT 2

02-02-011-000-066
 LORAIN LAND DEVELOPMENT, LLC
 #20030919766

02-02-012-101-017
 LORAIN LAND DEVELOPMENT, LLC
 #20030919766

02-02-010-000-023
 PAUL R. & LUCETTA SHULSKY
 D.V. 1066 P. 655

THE FIELDS OF MARTIN'S RUN SUBDIVISION NO. 1
 P.V. 76 P. 57 - 59

THE CROSSINGS AT MARTIN'S RUN SUBDIVISION NO. 1
 P.V. 76 P. 53 - 56

THE CROSSINGS OF MARTIN'S RUN SUBDIVISION NO. 2
 5.8526 AC.

REMAINDER
 21.7957 AC.

REMAINDER
 2.5357 AC.

REMAINDER
 7.5579 AC.

CAMDEN RIDGE SUBDIVISION NO. 2
 P.V. 71 P. 47-48

02-02-010-000-274
 OSTER CONSTRUCTION, INC.
 #20020826883

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

THE COLONIES AT MARTIN'S RUN
 SUBDIVISION NO. 1
 P.V. 80 P. 32 - 35

02-02-010-000-008
 BILLY R. & BETTY F. KEISMAN
 D.V. 920 P. 495

02-02-010-000-009
 WILLIAM A. DAVIS & HELEN D. MONHOLLEN
 D.V. 1427 P. 239

02-02-010-000-010
 JIMMIE & MARGARET HACKNEY
 D.V. 1253 P. 201

02-02-010-000-011
 DOROTHY J. DITTMER
 O.R.V. 894 P. 577

02-02-009-101-003
 JAMES NEWTON GUNNOE
 #990660096

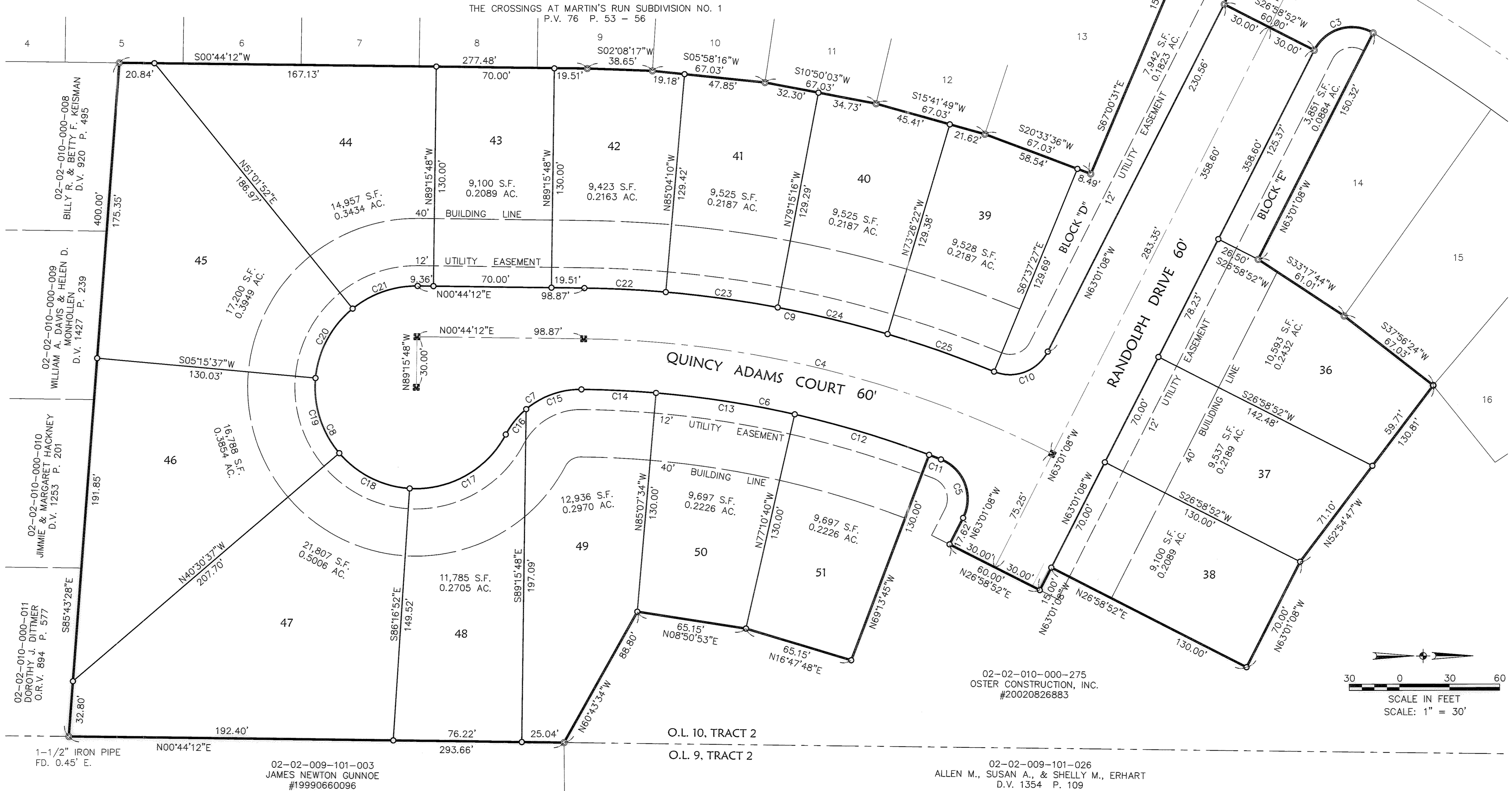
02-02-010-000-275
 OSTER CONSTRUCTION, INC.
 #20020826883

02-02-009-101-026
 ALLEN M., SUSAN A. & SHELLY M. ERHART
 D.V. 1354 P. 109

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	8.92	940.00	4.46	0°32'37"	8.92	S23°15'48"W
C2	40.77	25.00	26.55	93°26'46"	36.40	S70°15'29"W
C3	40.77	25.00	26.55	93°26'46"	36.40	S16°17'45"E
C4	288.57	630.00	146.86	26°14'40"	286.06	S13°51'32"W
C5	41.66	25.00	27.52	95°29'20"	37.01	S69°14'12"W
C6	218.32	600.00	110.38	20°50'55"	217.12	S11°04'05"W
C7	54.87	50.00	30.56	62°52'16"	52.15	S30°47'30"E
C8	254.43	60.00	97.98	242°57'50"	102.34	N59°15'17"E
C9	249.27	660.00	126.14	21°38'21"	247.79	S11°33'22"W
C10	37.26	25.00	23.07	85°23'41"	33.91	N20°19'18"W
C11	7.55	600.00	3.78	0°43'18"	7.55	S21°07'53"W
C12	83.24	600.00	41.68	7°56'54"	83.17	S16°47'48"W
C13	83.24	600.00	41.68	7°56'54"	83.17	S08°50'53"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C14	44.30	600.00	22.16	4°13'49"	44.29	S02°45'32"W
C15	35.51	50.00	18.54	40°41'35"	34.77	S19°42'10"E
C16	19.35	50.00	9.80	22°10'41"	19.23	S51°08'18"E
C17	69.06	60.00	38.92	65°56'46"	65.31	N29°15'15"W
C18	47.93	60.00	25.33	45°46'15"	46.67	N26°36'15"E
C19	47.93	60.00	25.33	45°46'15"	46.67	N72°22'30"E
C20	47.93	60.00	25.33	45°46'15"	46.67	S61°15'15"E
C21	41.58	60.00	21.66	39°42'20"	40.75	S19°06'58"E
C22	48.31	660.00	24.17	4°11'38"	48.30	S02°50'01"W
C23	66.98	660.00	33.52	5°48'54"	66.96	S07°50'17"W
C24	66.98	660.00	33.52	5°48'54"	66.96	S13°39'11"W
C25	66.99	660.00	33.52	5°48'54"	66.96	S19°28'06"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"



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<p>DATE: 5-2-05 DRAWN BY: DJM C.H.D. BY: DWS. NAME: 2-ELADJ PATH: E:\03105\03105\CONTROL</p>	<p>DESCRIPTION</p>
<p>REVISIONS</p>	
<p>KS Associates, Inc. 600 Burns Road, Suite 100 Springfield, Ohio 45502 Phone: (937) 545-0730 Fax: (937) 545-0790 Email: info@ksassoc.com www.ksassoc.com</p>	
<p>RECORD PLAT</p> <p>THE CROSSINGS AT MARTIN'S RUN</p> <p>SUBDIVISION NO. 2</p> <p>OF PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 10, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO</p>	
<p>SHEET 3 OF 3</p> <p>JOB NO. 03105</p>	