

# THE FIELDS OF 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 FIELDS OF 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.

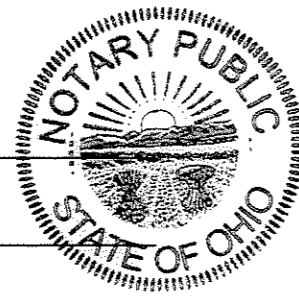
OSTER CONSTRUCTION INC.  
BY: Thomas J. Oster, President  
THOMAS J. OSTER PRESIDENT

WITNESS BY: \_\_\_\_\_  
WITNESS BY: \_\_\_\_\_

### NOTARY CERTIFICATE

STATE OF OHIO  
SS  
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 8<sup>th</sup> DAY OF September, 2004.

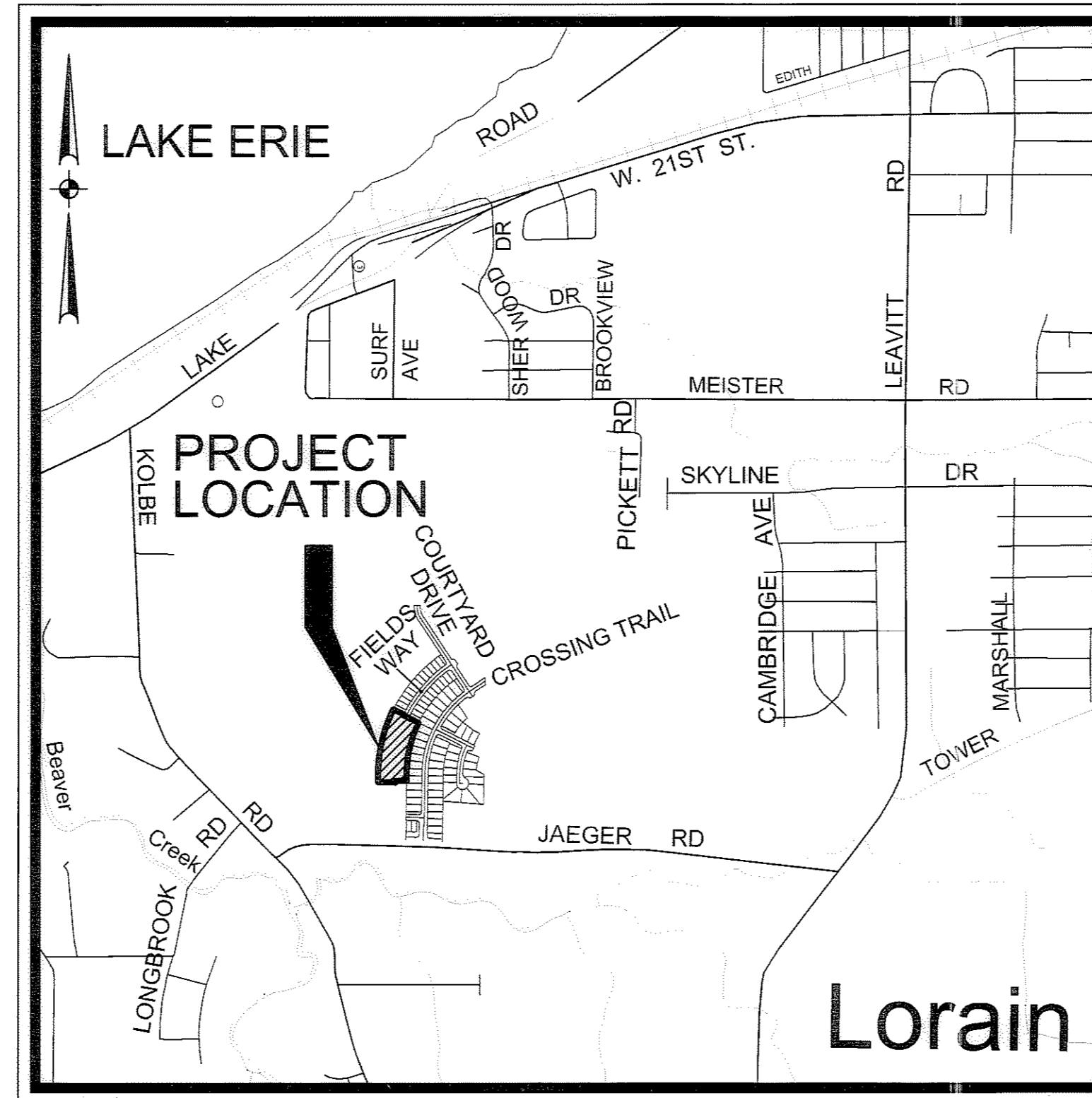
Justin Stan  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 6-9-08



### UNDERGROUND UTILITIES

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADDELPHIA 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 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. 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

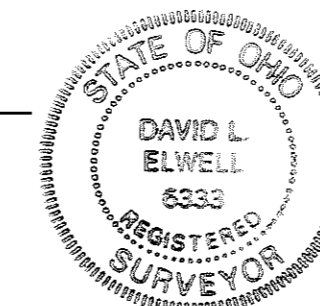


### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE FIELDS OF MARTIN'S RUN SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 4.2670 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 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 SUBLOTS	3.3500	ACRES
AREA IN RIGHT-OF-WAY	0.9170	ACRES
TOTAL AREA IN SUBDIVISION	4.2670	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 NA MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE FIELDS OF 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.  
Jeffrey A. Skowiczny Vice President  
REPRESENTATIVE TITLE  
Janice Luni Witness  
WITNESS Ann Kennedy 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 Jeffrey Skowiczny 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 13<sup>th</sup> DAY OF September 2004.  
Janice Luni  
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 FIELDS OF MARTIN'S RUN SUBDIVISION NO. 2 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.  
Pat McGannon PS  
LORAIN CITY SURVEYOR  
DATE 12-09-04

### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE FIELDS OF MARTIN'S RUN SUBDIVISION NO. 2 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO 162-04 PASSED THIS 15<sup>th</sup> DAY OF November 2004.  
Sharon Puntier - Acting Clerk  
CLERK OF COUNCIL

### PLANNING COMMISSION

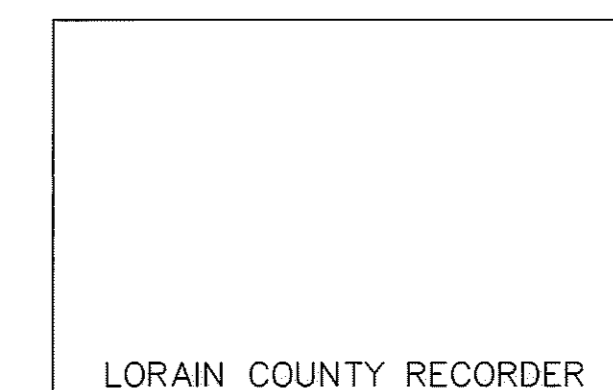
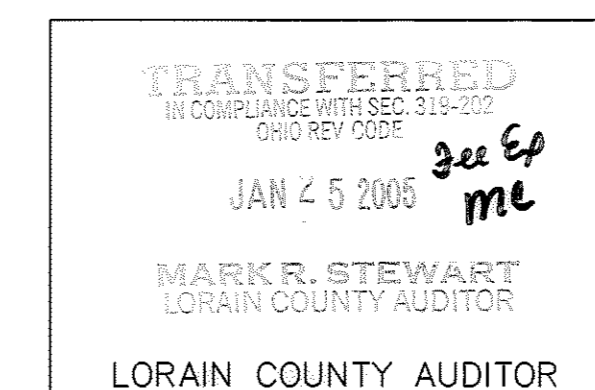
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE FIELDS OF MARTIN'S RUN SUBDIVISION NO. 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.  
Charles J. Galt 12-6-04  
CHAIRMAN, CITY OF LORAIN  
PLANNING COMMISSION

### LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE FIELDS OF MARTIN'S RUN SUBDIVISION NO. 2 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.  
Mark Pearson 12-6-04  
LAW DIRECTOR, CITY OF LORAIN  
DATE

### PARK DEPARTMENT CERTIFICATE

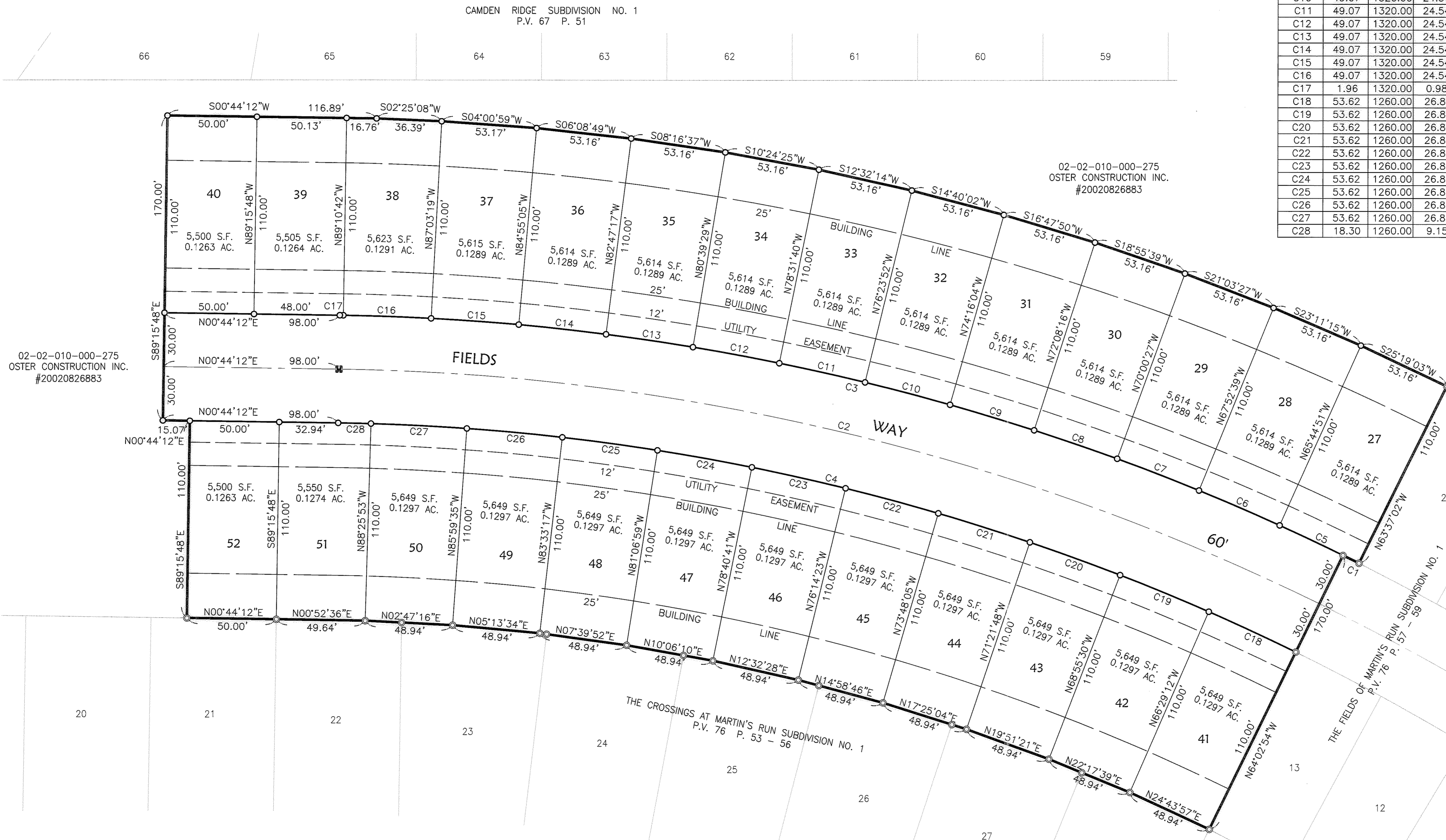
THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET; WHEREIN THE PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN LIEU THEREOF.  
Craig Miller 12/6/04  
DIRECTOR OF PUBLIC SERVICE  
DATE



BY:	
DESCRIPTION	
DATE	
REVISION	
DATE: 4-10-03	DRAWN BY: DAM
	CH'D BY: 1-PLATCS
	DWG. PATH: 03089/LDDT
	F.B.
 KS ASSOCIATES 800 Burns Road, Suite 100 P.O. Box 509 Elvira, Ohio 44036 Phone (440) 365-4730 Fax (440) 365-4790 info@ksassoc.com www.ksassoc.com	
RECORD PLAT THE FIELDS OF 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.	03089



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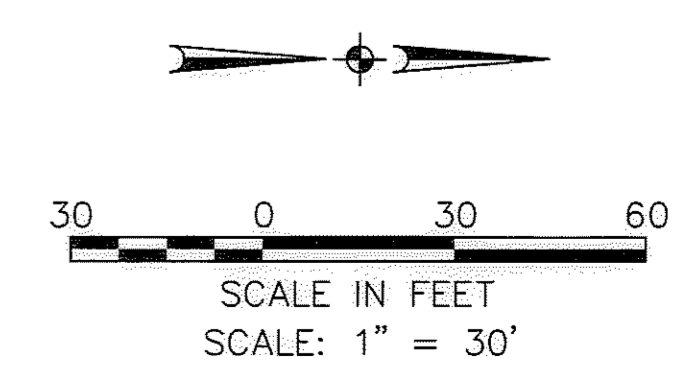


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	9.93	1320.00	4.96	0°25'51"	9.93	S26°10'02"W
C2	567.71	1290.00	288.53	25°12'55"	563.14	S13°20'39"W
C3	580.91	1320.00	295.24	25°12'55"	576.24	S13°20'39"W
C4	554.51	1260.00	281.82	25°12'55"	550.05	S13°20'39"W
C5	49.08	1320.00	24.54	2°07'48"	49.07	S25°19'03"W
C6	49.07	1320.00	24.54	2°07'48"	49.07	S23°11'15"W
C7	49.07	1320.00	24.54	2°07'48"	49.07	S21°03'27"W
C8	49.07	1320.00	24.54	2°07'48"	49.07	S18°55'39"W
C9	49.07	1320.00	24.54	2°07'48"	49.07	S16°47'50"W
C10	49.07	1320.00	24.54	2°07'48"	49.07	S14°40'02"W
C11	49.07	1320.00	24.54	2°07'48"	49.07	S12°32'14"W
C12	49.07	1320.00	24.54	2°07'48"	49.07	S10°24'25"W
C13	49.07	1320.00	24.54	2°07'48"	49.07	S08°16'37"W
C14	49.07	1320.00	24.54	2°07'48"	49.07	S06°08'49"W
C15	49.07	1320.00	24.54	2°07'48"	49.07	S04°01'01"W
C16	49.07	1320.00	24.54	2°07'48"	49.07	S01°53'12"W
C17	1.96	1320.00	0.98	0°05'07"	1.96	S00°46'45"W
C18	53.62	1260.00	26.81	2°26'18"	53.62	S24°43'57"W
C19	53.62	1260.00	26.81	2°26'18"	53.62	S22°17'39"W
C20	53.62	1260.00	26.81	2°26'18"	53.62	S19°51'21"W
C21	53.62	1260.00	26.81	2°26'18"	53.62	S17°25'04"W
C22	53.62	1260.00	26.81	2°26'18"	53.62	S14°58'46"W
C23	53.62	1260.00	26.81	2°26'18"	53.62	S12°32'58"W
C24	53.62	1260.00	26.81	2°26'18"	53.62	S10°06'10"W
C25	53.62	1260.00	26.81	2°26'18"	53.62	S07°39'52"W
C26	53.62	1260.00	26.81	2°26'18"	53.62	S05°13'34"W
C27	53.62	1260.00	26.81	2°26'18"	53.62	S02°47'16"W
C28	18.30	1260.00	9.15	0°49'56"	18.30	S01°09'09"W

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

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

- 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"



BY: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

DATE: 4-10-03

REVISIONS: \_\_\_\_\_

DRAWN BY: DMJ  
 CTD BY: \_\_\_\_\_  
 DWG. NAME: \_\_\_\_\_  
 PATH: E:\JOB88\JOB1\CONTROL  
 FB: \_\_\_\_\_

**KS ASSOCIATES, Inc.**  
 260 Burns Rd., Suite 100  
 Elyria, Ohio 44035  
 Phone (440) 365-4750  
 Fax (440) 365-4790  
 mailroom@kssoc.com  
 www.kssoc.com

**KS ASSOCIATES**  
 RECORD PLAT  
**THE FIELDS OF 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 3 OF 3  
 JOB NO. 03089