

THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 3

BEING PART OF
BLACK RIVER TOWNSHIP TRACT 2 ORIGINAL LOTS 9 & 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. 3, 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: _____

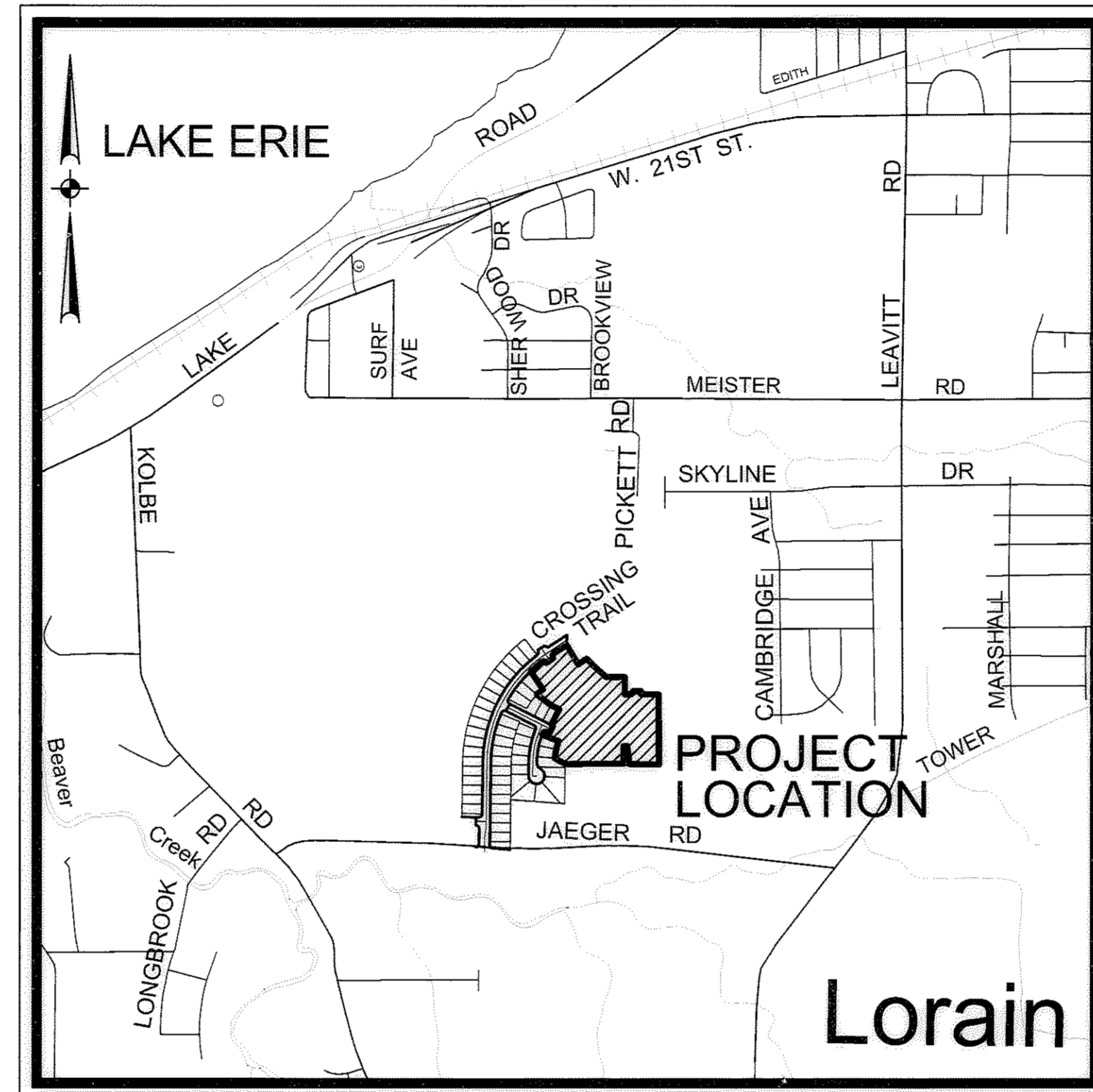
NOTARY CERTIFICATE

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 21ST DAY OF March, 2005.

Rebecca Strydomick
NOTARY PUBLIC
COMMISSION EXPIRES 3/28/09

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 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.



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. 3" AS SHOWN HEREON AND CONTAINING 12.6106 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOTS 9 & 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.

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



AREA IN SUBLOTS	9.9803	ACRES
AREA IN RIGHT-OF-WAY	2.3960	ACRES
AREA IN BLOCKS	0.2343	ACRES
TOTAL AREA IN SUBDIVISION	12.6106	ACRES

AREA IN O.L. 10	2.5357	ACRES
AREA IN O.L. 11	10.0749	ACRES
TOTAL AREA IN SUBDIVISION	12.6106	ACRES

LEGEND

- ☒ EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- ☒ PROPOSED MONUMENT BOX
- 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING First Federal Savings and Loan Association of Lorain MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 3, 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.

John E. Malanowski Vice President and Secretary
REPRESENTATIVE TITLE
Dennis J. Magilla Donald F. Atall
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 John E. Malanowski REPRESENTING First Federal Savings and Loan Association of Lorain 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 17TH DAY OF MAY, 2005.

Donald F. Atall
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-08-07

LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 3 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Patrick A. McGannon PS
PATRICK A. MCGANNON, PS
LORAIN CITY SURVEYOR
DATE 5-27-05

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 3 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO 13-05 PASSED THIS 21ST DAY OF May, 2005.

Gregory Green
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 3 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Craig Miller
CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION
DATE 5-25-05

LAW DIRECTOR'S CERTIFICATE

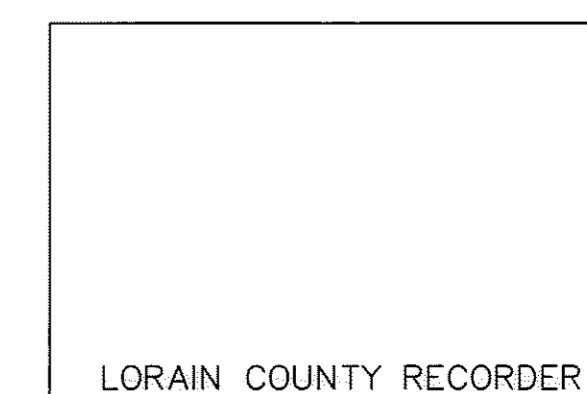
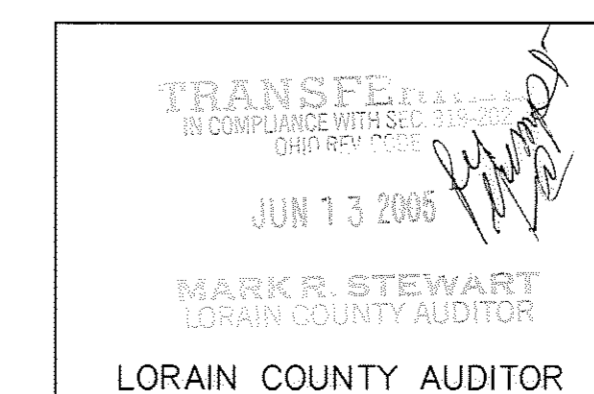
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE CROSSING AT MARTIN'S RUN SUBDIVISION NO. 3 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

Mark Provenza
LAW DIRECTOR, CITY OF LORAIN
DATE 5-26-05

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
DIRECTOR OF PUBLIC SERVICE
DATE 5/25/05



BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE: 5-7-05	DRAWN BY: DAM
	CHKD BY:
	DWG. NAME: 3-PLATS
	PATH: E:\30300\AUDIT\CONTROL
	F.B.

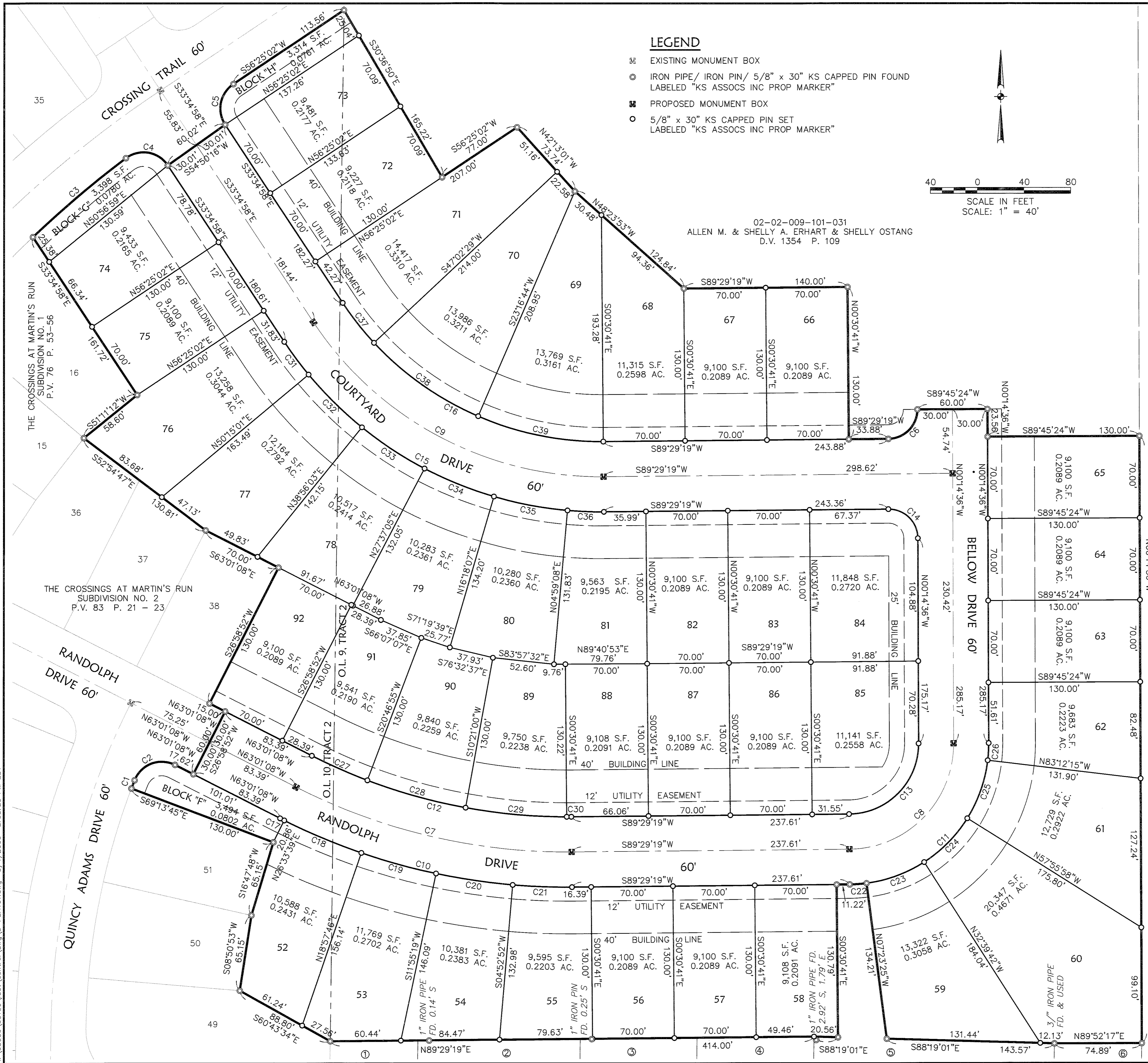
KS ASSOCIATES, INC.
240 BURS RD., SUITE 100
LORAIN, OHIO 44035
PHONE (440) 365-4730
FAX (440) 365-4790
mailto:info@ksassoc.com
www.ksassoc.com

RECORD PLAT
THE CROSSINGS AT MARTIN'S RUN
SUBDIVISION NO. 3
OF PART OF
BLACK RIVER TOWNSHIP ORIGINAL LOT NOS. 9 & 10, TRACT 2
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

SHEET	1	OF	3
JOB NO.	03106		

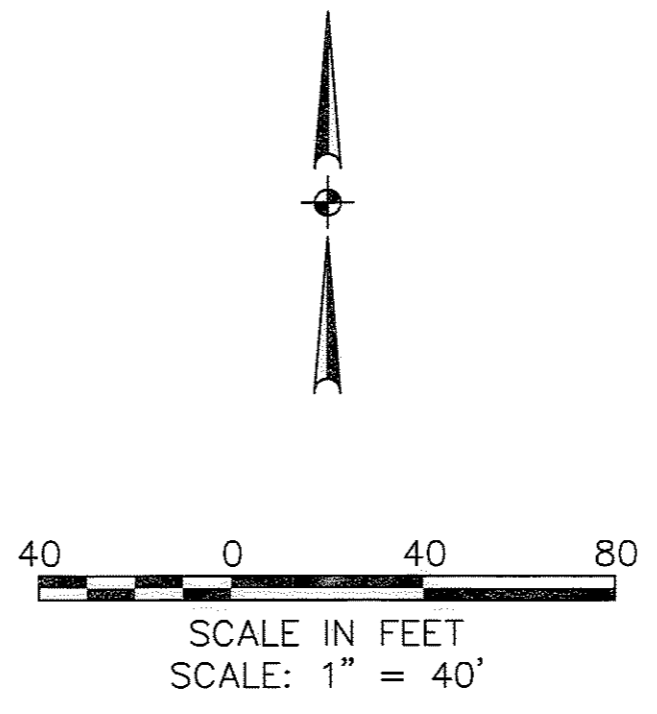
BY: Thomas J. Oster, President
OSTER CONSTRUCTION, INC.
6150 PARK SQUARE DRIVE
LORAIN, OH. 44053
(440) 985-7440

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LEGEND

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- PROPOSED MONUMENT BOX
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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	7.55	600.00	3.78	0°43'18"	7.55	S21°07'53"W
C2	41.66	25.00	27.52	95°29'20"	37.01	S69°14'12"W
C3	104.25	940.00	52.18	6°21'15"	104.19	S49°47'39"W
C4	40.77	25.00	26.55	93°26'46"	36.40	N80°18'21"W
C5	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C6	39.15	25.00	24.88	89°43'55"	35.27	N44°37'21"E
C7	244.72	510.00	124.76	27°29'33"	242.38	S76°45'55"E
C8	140.95	90.00	89.58	89°43'55"	126.98	N44°37'21"E
C9	293.11	295.00	159.93	56°55'43"	281.20	S62°02'50"E
C10	259.11	540.00	132.10	27°29'33"	256.63	S76°45'55"E
C11	187.93	120.00	119.44	89°43'55"	169.31	N44°37'21"E
C12	230.32	480.00	117.42	27°29'33"	228.12	S76°45'55"E
C13	93.97	60.00	59.72	89°43'55"	84.65	N44°37'21"E
C14	39.39	25.00	25.12	90°16'05"	35.44	N45°22'39"W
C15	322.92	325.00	176.20	56°55'43"	309.80	S62°02'50"E
C16	263.30	265.00	143.67	56°55'43"	252.60	S62°02'50"E
C17	3.96	540.00	1.98	0°25'13"	3.96	S63°13'45"E
C18	71.61	540.00	35.86	7°35'53"	71.56	S67°14'18"E
C19	66.36	540.00	33.22	7°02'27"	66.32	S74°33'28"E
C20	66.36	540.00	33.22	7°02'27"	66.32	S81°35'54"E
C21	50.82	540.00	25.43	5°23'34"	50.81	S87°48'54"E
C22	14.41	120.00	7.21	6°52'44"	14.40	N86°02'57"E
C23	52.93	120.00	26.90	25°16'17"	52.50	N69°58'26"E
C24	52.93	120.00	26.90	25°16'17"	52.50	N44°42'10"E
C25	52.93	120.00	26.90	25°16'17"	52.50	N19°25'53"E
C26	14.74	120.00	7.38	7°02'21"	14.73	N03°16'35"E
C27	51.93	480.00	25.99	6°11'57"	51.91	S66°07'07"E
C28	87.39	480.00	43.82	10°25'55"	87.27	S74°26'03"E
C29	87.05	480.00	43.64	10°23'26"	86.93	S84°50'43"E
C30	3.95	480.00	1.97	0°28'16"	3.95	N89°43'26"E
C31	34.98	325.00	17.51	6°10'01"	34.96	S36°39'58"E
C32	64.19	325.00	32.20	11°18'58"	64.08	S84°50'43"E
C33	64.19	325.00	32.20	11°18'58"	64.08	S56°43'26"E
C34	64.19	325.00	32.20	11°18'58"	64.08	S68°02'24"E
C35	64.19	325.00	32.20	11°18'58"	64.08	S79°21'22"E
C36	31.18	325.00	15.60	5°29'50"	31.17	S87°45'46"E
C37	43.37	265.00	21.73	9°22'34"	43.32	S38°16'15"E
C38	109.90	265.00	55.75	23°45'44"	109.12	S54°50'24"E
C39	110.03	265.00	55.82	23°47'25"	109.24	S78°36'59"E

02-02-009-101-003
JAMES NEWTON GUNNOE
#19990660096

02-02-009-101-028
JOSE A & JEAN S MELENDEZ

02-02-009-101-029
MARSHA A. BANKS (ROSSO)
D.V. 194 P. 364

02-02-009-101-005
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