

# THE MANORS AT MORNINGSIDE SUBDIVISION

BEING PART OF

BLACK RIVER TOWNSHIP ORIGINAL LOT 1, TRACT 3  
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 MANORS AT MORNINGSIDE, 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

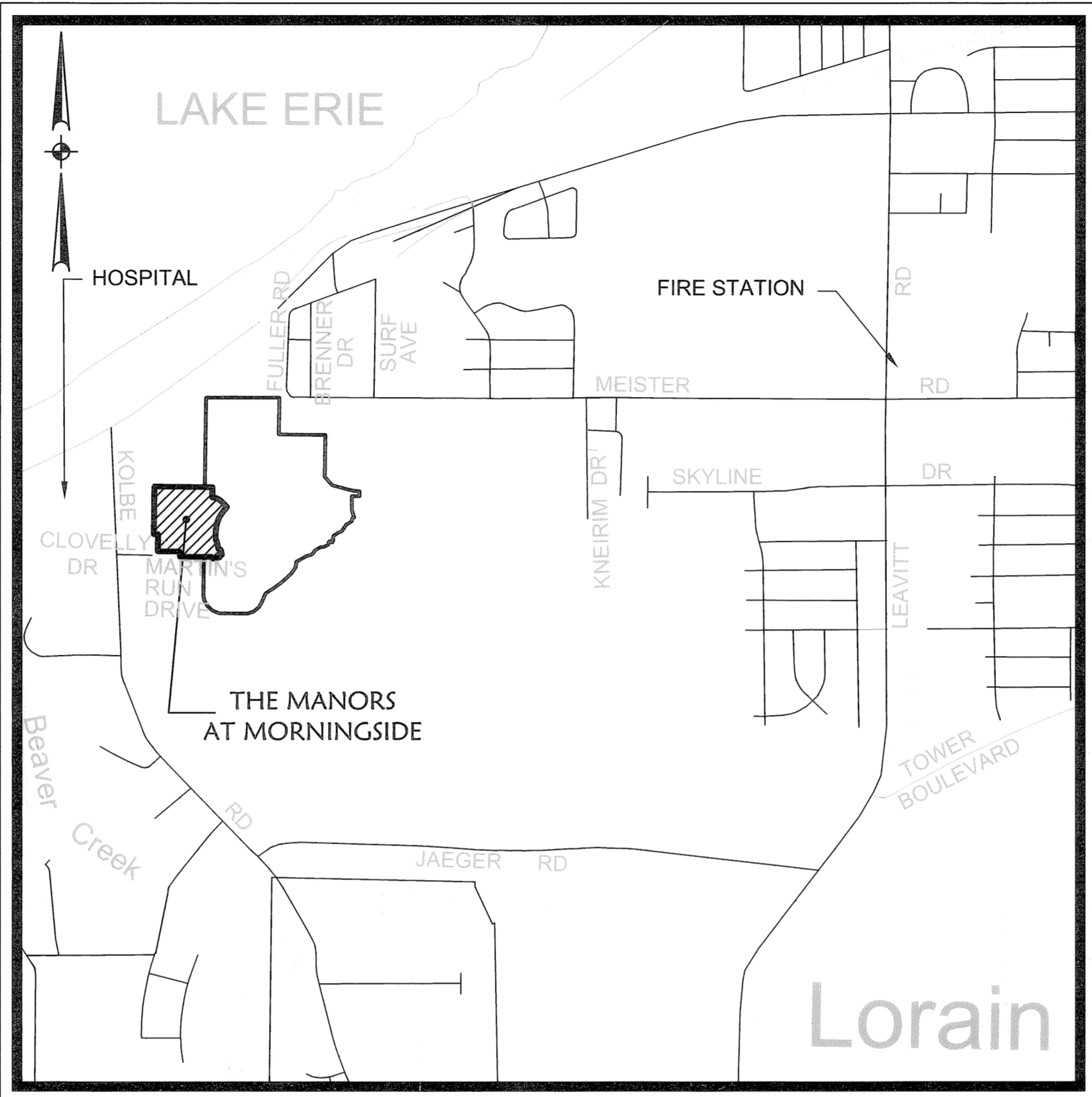
STATE OF OHIO  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS J. OSTER, REPRESENTING OSTER CONSTRUCTION INC., OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 21<sup>st</sup> DAY OF May, 2005.

Rebecca Strydomit  
NOTARY PUBLIC  
MY 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 ADELPHIA CABLE COMMUNICATION, INC, THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEEES), 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, 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 GRANTEEES. 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 MANORS AT MORNINGSIDE" AS SHOWN HEREON AND CONTAINING 13.5010 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 1 IN TRACT 3 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	7.0920 ACRES
AREA IN RIGHT-OF-WAY	3.5163 ACRES
AREA IN BLOCKS	2.8927 ACRES
TOTAL AREA IN SUBDIVISION	13.5010 ACRES

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



LEGEND

- ▣ EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8"x30" 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"

\_\_\_\_\_  
LORAIN COUNTY AUDITOR

\_\_\_\_\_  
LORAIN COUNTY RECORDER

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING Huntington National Bank MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE MANORS AT MORNINGSIDE, 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.

Maria Nagy Vice President  
REPRESENTATIVE TITLE

WITNESS \_\_\_\_\_ WITNESS \_\_\_\_\_

MORTGAGEE'S NOTARY CERTIFICATE

STATE OF OHIO  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Maria Nagy REPRESENTING Huntington National Bank WHO ACKNOWLEDGED THAT SHE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HER OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL ON THIS 11<sup>th</sup> DAY OF May, 2005.  
Rebecca Strydomit  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 3/28/09

LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE MANORS AT MORNINGSIDE AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

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

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE MANORS AT MORNINGSIDE WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN

BY ORDINANCE NO 95-05  
PASSED THIS 27<sup>th</sup> DAY OF May, 2005.

Nancy Greer  
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE MANORS AT MORNINGSIDE IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

David A. Hite 5/25/05  
CHAIRMAN, CITY OF LORAIN DATE  
PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE MANORS AT MORNINGSIDE IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

Mack P. Dimona 4-2-05  
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 5/15/05  
DIRECTOR OF PUBLIC SERVICE DATE

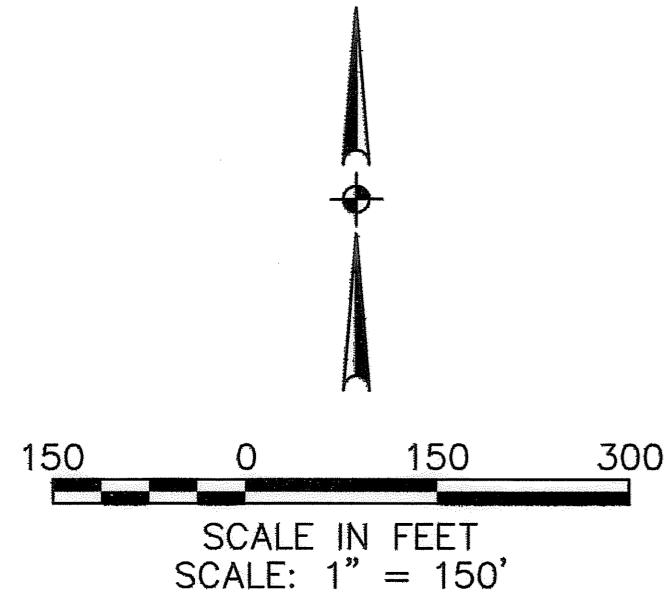
REVISIONS	DATE		DESCRIPTION
	BY		

DATE: 05-24-05  
DRAWN BY: DAM  
CHD BY: \_\_\_\_\_  
DWC NAME: L-PLATTS  
PATH: E:\MORNING\UD\1\CONTROL.F.B.

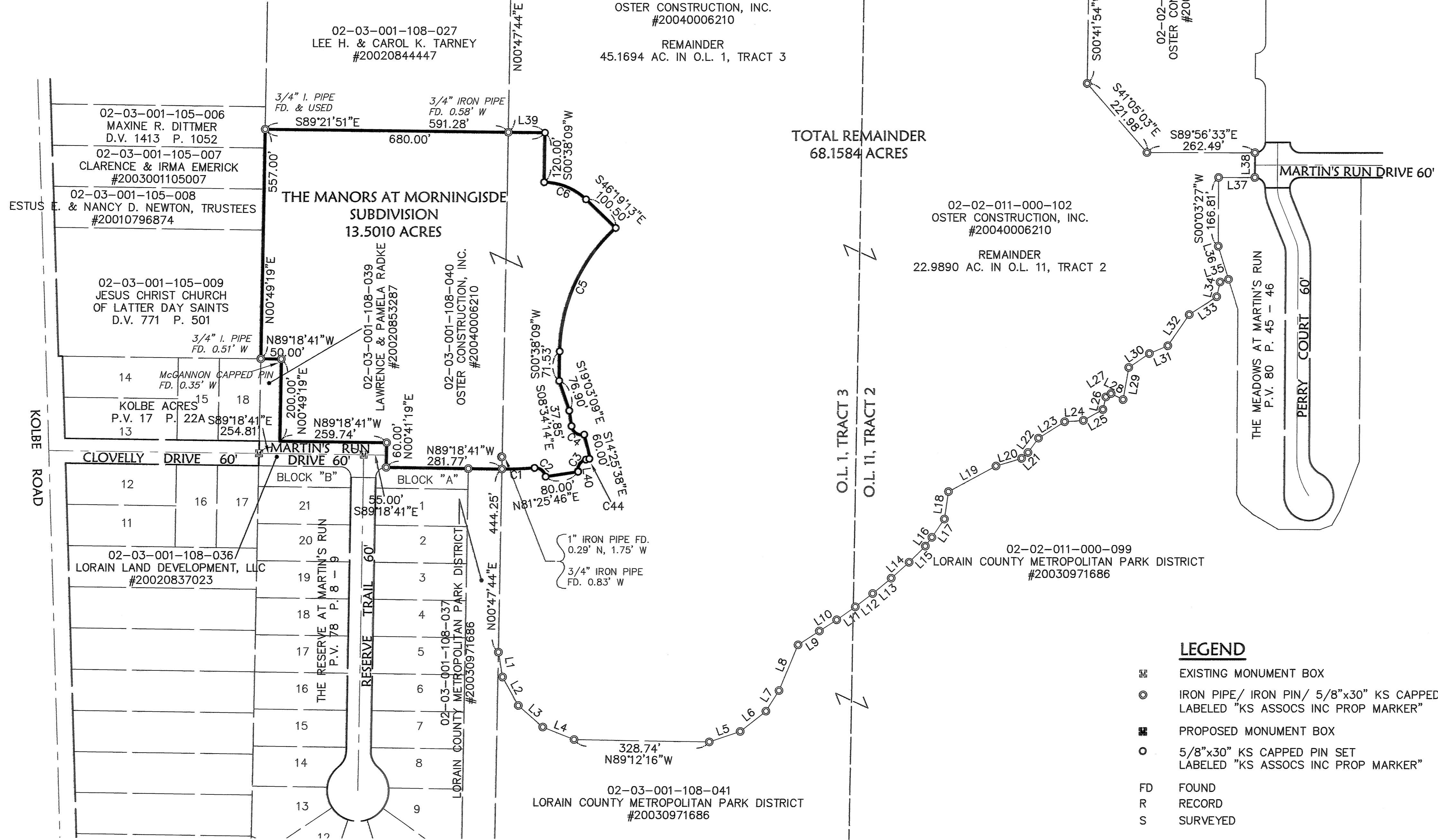
**KS ASSOCIATES**  
KS Associates, Inc.  
260 Burns Rd., Suite 100  
Lorain, Ohio 44035  
Phone (440) 365-4730  
Fax (440) 365-4790  
mailroom@ksassoc.com  
www.ksassoc.com

RECORD PLAT
THE MANORS AT MORNINGSIDE
SUBDIVISION
OF PART OF
BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 1, TRACT 3
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

SHEET
1
OF
3
JOB NO.
04016



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	79.16	820.00	39.61	5°31'53"	79.13	N87°55'37"E
C2	37.64	25.00	23.42	86°16'05"	34.19	N51°42'17"W
C3	37.05	25.00	22.87	84°54'28"	33.75	S33°53'00"W
C4	41.83	25.00	27.70	95°51'24"	37.12	S56°29'56"E
C5	338.04	410.00	179.30	47°14'25"	328.55	S24°15'21"W
C6	112.69	150.00	59.15	43°02'39"	110.06	N67°50'32"W
C44	10.94	820.00	5.47	0°45'52"	10.94	S75°57'18"W



TOTAL REMAINDER  
68.1584 ACRES

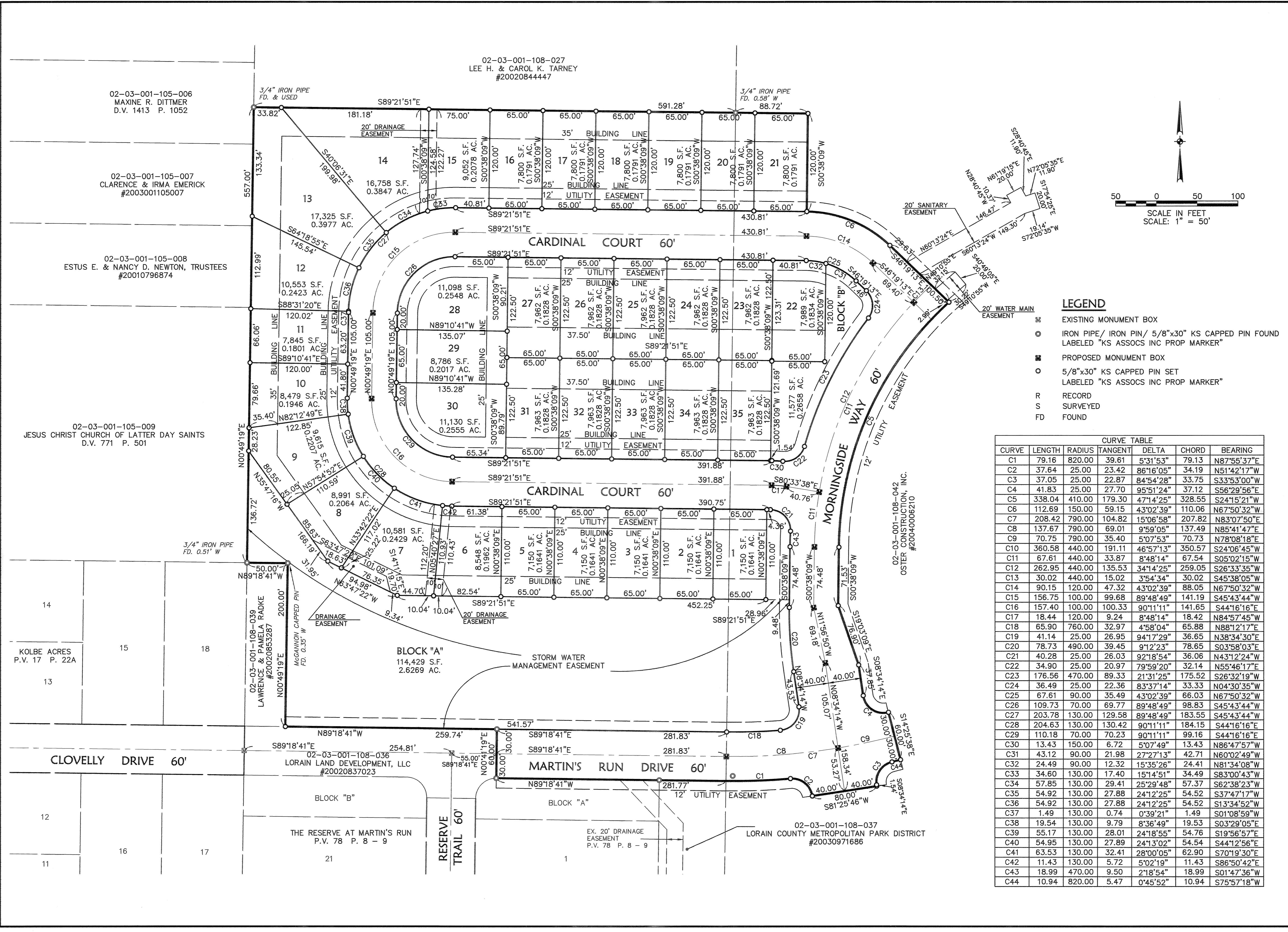
LINE TABLE		
LINE	BEARING	LENGTH
L1	N09°43'28"W	60.78
L2	N29°15'58"W	79.26
L3	N48°49'51"W	79.31
L4	N68°23'44"W	81.89
L5	S71°13'51"W	79.31
L6	S51°39'58"W	79.31
L7	S32°06'05"W	58.99
L8	S22°29'31"W	119.95
L9	S56°55'13"W	61.51
L10	S56°55'13"W	50.00
L11	S54°53'12"W	54.98
L12	S52°30'14"W	53.17
L13	S50°16'35"W	58.17
L14	S47°56'55"W	58.17
L15	S45°13'15"W	55.40
L16	S36°23'02"W	26.47
L17	S34°23'12"W	53.74
L18	S08°05'04"W	67.12
L19	S61°42'00"W	130.83
L20	S73°18'46"W	64.70
L21	S47°18'45"W	20.98
L22	S35°51'31"W	43.36
L23	S57°50'14"W	74.72
L24	S86°00'44"W	45.67
L25	S60°41'13"W	54.13
L26	S12°51'01"W	31.33
L27	S57°01'58"W	15.06
L28	N63°27'20"W	32.71
L29	S09°42'58"W	79.21
L30	S55°53'34"W	60.27
L31	S67°12'30"W	48.52
L32	S34°25'16"W	91.54
L33	S56°48'23"W	79.38
L34	S12°59'01"W	36.57
L35	S72°49'29"W	21.38
L36	S17°35'53"E	84.13
L37	N89°56'33"W	87.99
L38	S00°03'27"W	60.00
L39	N89°21'51"W	88.72
L40	S08°34'14"E	1.54

- LEGEND**
- ⊠ EXISTING MONUMENT BOX
  - ⊙ IRON PIPE/ IRON PIN/ 5/8"x30" 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"
  - FD FOUND
  - R RECORD
  - S SURVEYED

- ① 02-02-011-000-005  
RICHARD C. KSENIICH  
#20030915596
- ② 02-02-011-000-010  
NEW SUNRISE PROPERTIES  
#20000709306
- ③ 02-02-011-000-007  
COUNTRY SHORE PROPERTIES, LLC  
#20040008954
- ④ 02-02-011-000-015  
LORAIN COUNTY BOARD OF COMMISSIONERS  
D.V. 1213 P. 57
- ⑤ 02-02-011-000-014  
LORAIN COUNTY BOARD OF COMMISSIONERS  
D.V. 1213 P. 57

DATE: 05-23-05	DRAWN BY: DAM	CHKD BY: DMR, DJE	DWG. NAME: L-PLAT02	PATH: G:\MORNING\SUBDIVISION	F.B.
<b>RECORD PLAT</b> <b>THE MANORS AT MORNINGSIDE</b> <b>SUBDIVISION</b> <small>OF PART OF</small> <small>BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 1, TRACT 3</small> <small>CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO</small>					
SHEET 2 OF 3					
JOB NO. 04016					

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- LEGEND**
- ☐ EXISTING MONUMENT BOX
  - IRON PIPE/ IRON PIN/ 5/8"x30" 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 RECORD
  - S SURVEYED
  - FD FOUND

CURVE	LENGTH	RADIUS	CURVE TABLE			
			TANGENT	DELTA	CHORD	BEARING
C1	79.16	820.00	39.61	5°31'53"	79.13	N87°55'37"E
C2	37.64	25.00	23.42	86°16'05"	34.19	N51°42'17"W
C3	37.05	25.00	22.87	84°54'28"	33.75	S33°53'00"W
C4	41.83	25.00	27.70	95°51'24"	37.12	S56°29'56"E
C5	338.04	410.00	179.30	47°14'25"	328.55	S24°15'21"W
C6	112.69	150.00	59.15	43°02'39"	110.06	N67°50'32"W
C7	208.42	790.00	104.82	15°06'58"	207.82	N83°07'50"E
C8	137.67	790.00	69.01	9°59'05"	137.49	N85°41'47"E
C9	70.75	790.00	35.40	5°07'53"	70.73	N78°08'18"E
C10	360.58	440.00	191.11	46°57'13"	350.57	S24°06'45"W
C11	67.61	440.00	33.87	8°48'14"	67.54	S05°02'15"W
C12	262.95	440.00	135.53	34°14'25"	259.05	S26°33'35"W
C13	30.02	440.00	15.02	3°54'34"	30.02	S45°38'05"W
C14	90.15	120.00	47.32	43°02'39"	88.05	N67°50'32"W
C15	156.75	100.00	99.68	89°48'49"	141.19	S45°43'44"W
C16	157.40	100.00	100.33	90°11'11"	141.65	S44°16'16"E
C17	18.44	120.00	9.24	8°48'14"	18.42	N84°57'45"W
C18	65.90	760.00	32.97	4°58'04"	65.88	N88°12'17"E
C19	41.14	25.00	26.95	94°17'29"	36.65	N38°34'30"E
C20	78.73	490.00	39.45	9°12'23"	78.65	S03°58'03"E
C21	40.28	25.00	26.03	92°18'54"	36.06	N43°12'24"W
C22	34.90	25.00	20.97	79°59'20"	32.14	N55°46'17"E
C23	176.56	470.00	89.33	21°31'25"	175.52	S26°32'19"W
C24	36.49	25.00	22.36	83°37'14"	33.33	N04°30'35"W
C25	67.61	90.00	35.49	43°02'39"	66.03	N67°50'32"W
C26	109.73	70.00	69.77	89°48'49"	98.83	S45°43'44"W
C27	203.78	130.00	129.58	89°48'49"	183.55	S45°43'44"W
C28	204.63	130.00	130.42	90°11'11"	184.15	S44°16'16"E
C29	110.18	70.00	70.23	90°11'11"	99.16	S44°16'16"E
C30	13.43	150.00	6.72	5°07'49"	13.43	N86°47'57"W
C31	43.12	90.00	21.98	27°27'13"	42.71	N60°02'49"W
C32	24.49	90.00	12.32	15°35'26"	24.41	N81°34'08"W
C33	34.60	130.00	17.40	15°14'51"	34.49	S83°00'43"W
C34	57.85	130.00	29.41	25°29'48"	57.37	S62°38'23"W
C35	54.92	130.00	27.88	24°12'25"	54.52	S37°47'17"W
C36	54.92	130.00	27.88	24°12'25"	54.52	S13°34'52"W
C37	1.49	130.00	0.74	0°39'21"	1.49	S01°08'59"W
C38	19.54	130.00	9.79	8°36'49"	19.53	S03°29'05"E
C39	55.17	130.00	28.01	24°18'55"	54.76	S19°56'57"E
C40	54.95	130.00	27.89	24°13'02"	54.54	S44°12'56"E
C41	63.53	130.00	32.41	28°00'05"	62.90	S70°19'30"E
C42	11.43	130.00	5.72	5°02'19"	11.43	S86°50'42"E
C43	18.99	470.00	9.50	2°18'54"	18.99	S01°47'36"W
C44	10.94	820.00	5.47	0°45'52"	10.94	S75°57'18"W

DATE: 05-23-04

DRAWN BY: DAM  
 CHECKED BY: DLR, DJE  
 DATE: 05-23-04  
 DWN. NAME: 1-PLAT01  
 MAIL ROOM: mailroom@ksassoc.com  
 F.B. PATH: E:\ARCH\LIBRARY\CENTRAL

**REVISIONS**

NO.	DATE	DESCRIPTION

**KS ASSOCIATES**  
 KS Associates, Inc.  
 260 Burns Rd., Suite 100  
 Elvins, Ohio 44035  
 Phone (440) 365-4730  
 Fax (440) 365-4790  
 mailroom@ksassoc.com  
 www.ksassoc.com

**RECORD PLAT**  
**THE MANORS AT MORNINGSIDE**  
**SUBDIVISION**  
 OF PART OF  
 BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 1, TRACT 3  
 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 3 OF 3  
 JOB NO. 04016