THE COTTAGES AT MORNINGSIDE SUBDIVISION NO. 1

BEING PART OF

BLACK RIVER TOWNSHIP ORIGINAL LOT 1, TRACT 3 & ORIGINAL LOT 11, TRACT 2 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 COTTAGES AT MORNINGSIDE SUBDIVISION NO. 1, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

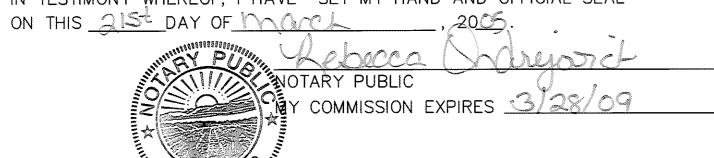
OSTER CONSTRUCTION INC. BY: THOMAS J. OSTER PRESIDE	<u>lef</u> NT	
WITNESS	— BY:	
WITNESS	— BY:	

NOTARY CERTIFICATE

STATE OF OHIO

LORAIN COUNTY

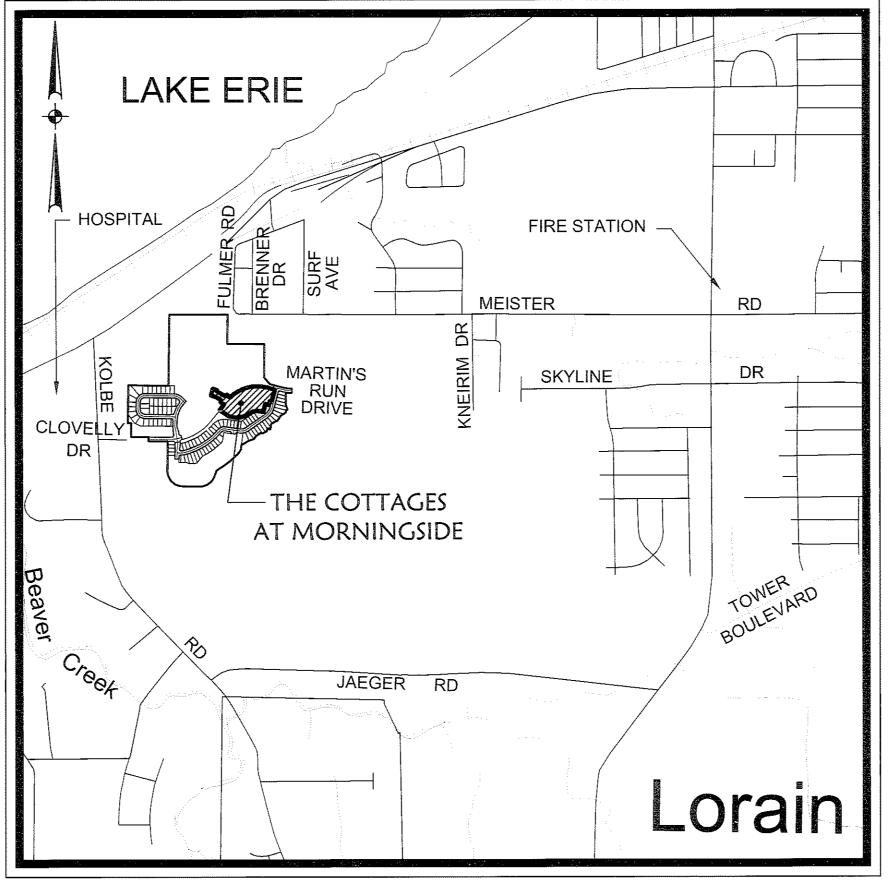
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS J. OSTER, REPRESENTING OSTER CONSTRUCTION INC., OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF,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



UNDERGROUNDENTALITIES

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 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 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.





VICINITY MAP

NO SCALE

SURVEYOR'S CERTIFICATE

AREA IN SUBLOTS AREA IN RIGHT—OF—WAY AREA IN BLOCKS	3.1568 1.6138 1.3001	ACRES
TOTAL AREA IN SUBDIVISION	6.0707	ACRES
AREA IN O.L. 1, TRACT 3	0.7480	ACRES

AREA IN O.L. 11, TRACT 2 5.3227 ACRES
TOTAL AREA IN SUBDIVISION 6.0707 ACRES

LEGEND

- M EXISTING MONUMENT BOX

Sand I. Elmel

REGISTERED SURVEYOR NO 6333

DAVIO L.

ELWELL

6333

PROPOSED MONUMENT BOX

DAVID L. ELWELL

5/8"x30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER" MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING

HUNTING TON MATIONAL BANK

MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE
COTTAGES AT MORNINGSIDE SUBDIVISION NO. 1, 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

NICE TRESIDENT

ITNESS

MORTGAGEE'S

NOTARY CERTIFICATE

STATE OF OHIO

LORAIN COUNTY BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND

REPRESENTING HOLD DONE
WHO ACKNOWLEDGED THAT-S DID SIGN THIS FOREGOING PLAT
AND THAT IT WAS OWN FREE ACT AND DEED, IN TESTIMONY
WHEREOF I HAVE HEREINTO SET MY HAND AND OFFICIAL SEAL ON

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/38/09

LORANGE SURVEYOR CERTIFICAT

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT (
THE COTTAGES AT MORNINGSIDE SUBDIVISION NO. 1 AND FIND
SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREC
AND APPROVE SAME

PATRICK A. McGANNO

9-27-03 DATE

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE COTTAGES AT MORNINGSIDE SUBDIVISION NO. 1 WAS ACCEPTED BY

THE COUNCIL OF THE CITY OF LORAIN
BY ORDINANCE NO 15305

PASSED THIS _____ DAY OF CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE COTTAGES AT MORNINGSIDE SUBDIVISION NO. 1 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION

DATE

LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE COTTAGES AT MORNINGSIDE SUBDIVISION NO. 1 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

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 LEU THEREOF.

DIRECTOR OF PUBLIC SERVICE

DATE

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

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

ITAGES AT MORNINGSIDE UBDIVISION NO. 1

SHEET

1

OF

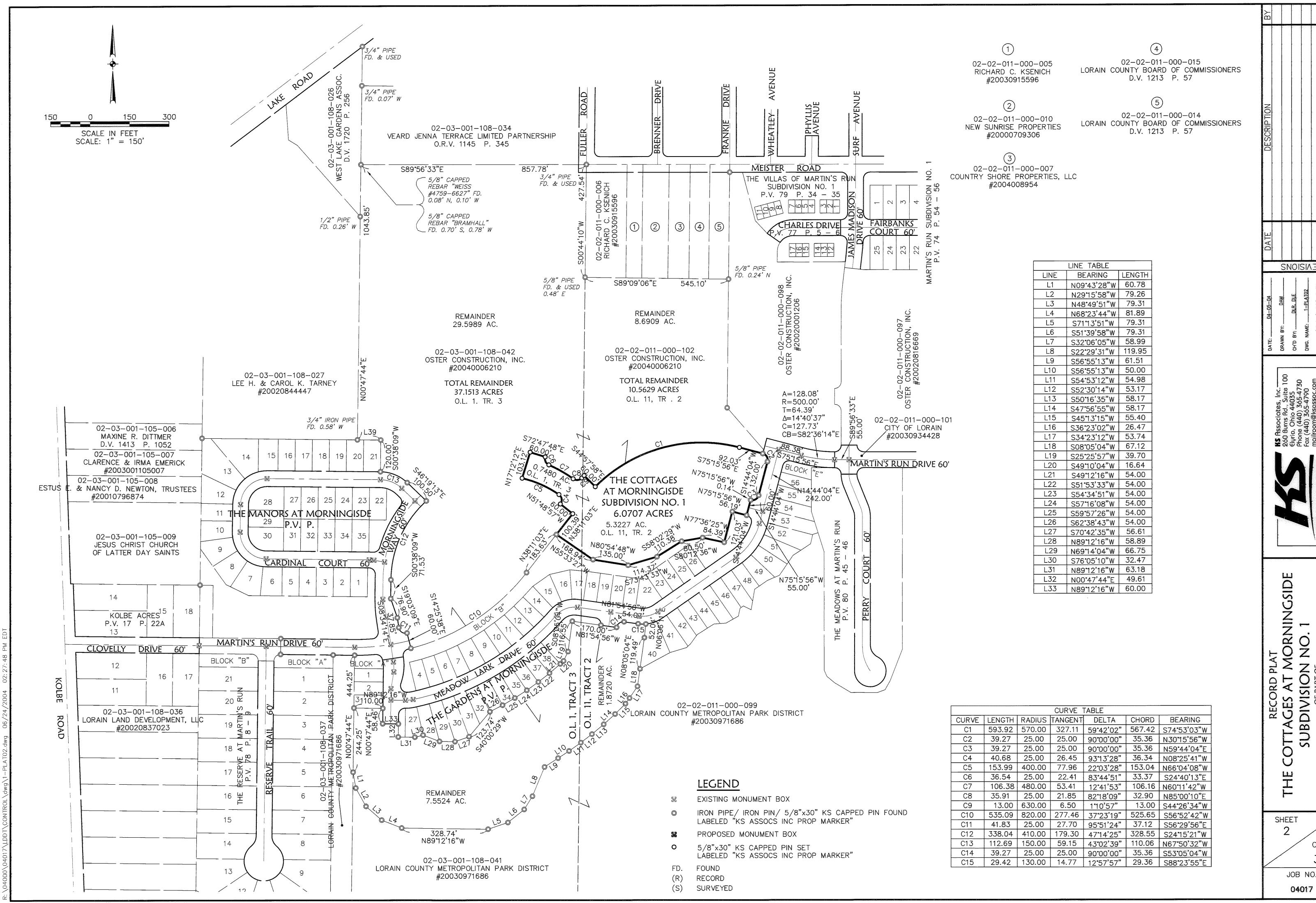
3

JOB NO.

0

U

04017



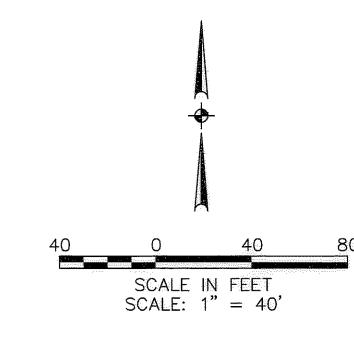
KENIZIONZ

SUBDIVISION OF PART C

JOB NO.

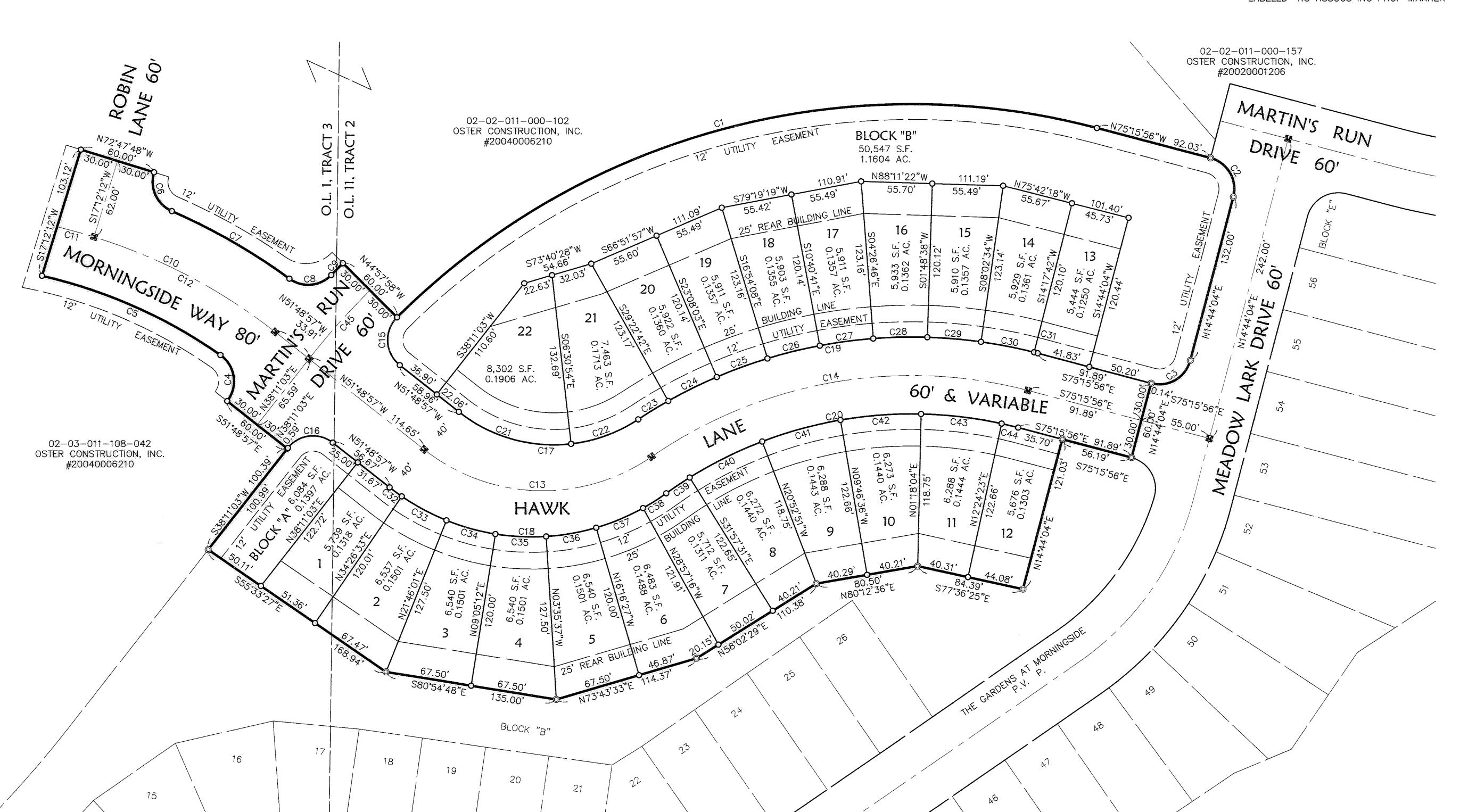
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	593.92	570.00	327.11	59*42'02"	567.42	S74°53'03"W
C2	39.27	25.00	25.00	90'00'00"	35.36	N30°15'56"W
С3	39.27	25.00	25.00	90'00'00"	35.36	N59°44'04"E
C4	40.68	25.00	26.45	93"13'28"	36.34	N08°25'41"W
C5	153.99	400.00	77.96	22*03'28"	153.04	N66°04'08"W
C6	36.54	25.00	22.41	83°44'51"	33.37	S24°40'13"E
C7	106.38	480.00	53.41	12°41'53"	106.13	N60°11'42"W
C8	35.91	25.00	21.85	82"18'09"	32.90	N85°00'10"E
C9	13.00	630.00	6.50	1"10'57"	13.00	S44°26'34"W
C10	191.14	440.00	97.10	24°53'25"	189.64	N64°15'40"W
C11	30.02	440.00	15.02	3°54'34"	30.02	N74°45'05"W
C12	161.12	440.00	81.47	20*58'51"	160.22	N62°18'22"W
C13	190.66	150.00	110.64	72*49'33"	178.08	S88"13'44"E
C14	308.52	358.00	164.57	49°22'35"	299.06	S80°02'47"W
C15	42.26	25.00	28.18	96°50'59"	37.40	S03°23'27"E
C16	39.27	25.00	25.00	90°00'00"	35.36	S83"11'03"W
C17	150.05	120.00	86.61	71°38'30"	140.46	S87°38'12"E
C18	232.49	180.00	135.65	74°00'10"	216.66	S88*49'02"E
C19	326.35	388.00	173.53	48 " 11'31"	316.81	S80°38'19"W
C20	289.40	328.00	154.88	50*33'11"	280.10	S79°27'29"W
C21	93.62	120.00	49.34	44*41'57"	91.26	S74°09'55"E
C22	56.43	120.00	28.75	26 ° 56'33"	55.91	N70°00'50"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C23	27.62	388.00	13.82	4°04'45"	27.62	S58°34'56"W
C24	42.28	388.00	21.16	6 ° 14'39"	42.26	S63°44'38"W
C25	42.20	388.00	21.12	6°13'55"	42.18	S69°58'55"W
C26	42.15	388.00	21.09	6°13'27"	42.13	S76"12'36"W
C27	42.20	388.00	21.12	6°13'55"	42.18	S82*26'17"W
C28	42.37	388.00	21.21	6°15'24"	42.35	S88°40'56"W
C29	42.20	388.00	21.12	6°13'55"	42.18	N85°04'24"W
C30	42.34	388.00	21.19	6°15'08"	42.32	N78°49'52"W
C31	2.98	388.00	1.49	0°26'22"	2.98	N75°29'07"W
C32	11.75	180.00	5.88	3°44'30"	11.75	S53°41'12"E
C33	39.82	180.00	19.99	12°40'32"	39.74	S61°53'43"E
C34	39.84	180.00	20.00	12°40'49"	39.76	S74°34'23"E
C35	39.84	180.00	20.00	12°40'49"	39.76	S87°15'13"E
C36	39.84	180.00	20.00	12°40'49"	39.76	N80°03'58"E
C37	39.84	180.00	20.00	12°40'49"	39.76	N67°23'08"E
C38	21.56	180.00	10.80	6°51'51"	21.55	N57°36'48"E
C39	22.10	328.00	11.05	3°51'36"	22.09	S56°06'41"W
C40	63.42	328.00	31.81	11°04'40"	63.32	S63°34'49"W
C41	63.57	328.00	31.88	11°06'15"	63.47	S74°40'16"W
C42	63.42	328.00	31.81	11°04'40"	63.32	S85°45'44"W
C43	63.57	328.00	31.89	11°06'19"	63.47	N83°08'47"W
C44	13.33	328.00	6.67	2 ° 19'42"	13.33	N76°25'46"W
C45	71.73	600.00	35.91	6°50'59"	71.69	N41°36'33"E



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"



KEVISIONS

RECORD PLAT

THE COTTAGES AT MORNINGSIDE

SUBDIVISION NO. 1

OF PART OF

OF PART OF

OF PART OF

CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET JOB NO. 04017