MARTIN'S RUN DRIVE DEDICATION PLAT

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 DEDICATION PLAT OF MARTIN'S RUN DRIVE, 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 DEDICATION 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.

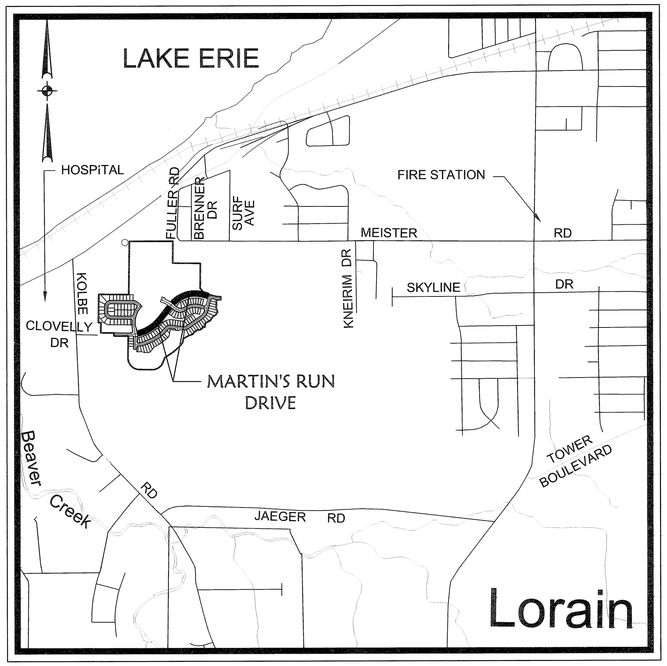
NOTARY PUBLIC STATE OF OHIO

Rebecca Andrejovich
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 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.

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 "MARTIN'S RUN DRIVE" AS SHOWN HEREON AND CONTAINING 2.0892 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 1 IN TRACT 3 AND ORIGINAL LOT 11 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

STATE OF OHIO DAVID L. ELWELL 6333 REGISTERED SURVEYOR

AREA IN R/W	2.0892	ACRES
TOTAL AREA IN PROJECT	2.0892	ACRES

AREA IN O.L. 1, TRACT 3	1.1013	ACRES
AREA IN O.L. 11, TRACT 2	0.9879	ACRES
TOTAL AREA IN PROJECT	2.0892	ACRES

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"

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING HUNTINGTON NATIONAL BANK MORTGAGEE OF LAND CONTAINED WITHIN THIS DEDICATION PLAT OF MARTIN'S RUN DRIVE, 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.

Marvin Nagy — VICE PRESIDENT
REPRESENTATIVE — TITLE

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 Marvin Nagy REPRESENTING Huntington National 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 16th DAY OF May 2005.

NOTARY PUBLIC STATE OF OHIO

Rebecca Andrejovich
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/28/09

LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING DEDICATION PLAT OF MARTIN'S RUN DRIVE 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 DEDICATION PLAT OF MARTIN'S RUN DRIVE WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO 76-05 PASSED THIS 7th DAY OF May 2005.

Nancy Green
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING DEDICATION PLAT OF MARTIN'S RUN DRIVE IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Craig Foltz — 5/25/05
CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION — DATE

LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING DEDICATION PLAT OF MARTIN'S RUN DRIVE IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

Mark R. Persuma — 6-3-05
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 — 5/25/05
DIRECTOR OF PUBLIC SERVICE — DATE

TRANSFERRED IN COMPLIANCE WITH SEC. 319.202 R.C. QUALIFIED FOR FREE
JUN 13 2005
MARK R. STEWART LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

REVISIONS			
DATE	DESCRIPTION	BY	

DATE: 04-21-04 DRAWN BY: DAM CHKD BY: DLR, DJE DWG. NAME: MRD-PLATCS PATH: R:\04068\LDDT\CONTROL F.B.

KS Associates, Inc.
200 Buns Rd., Suite 100
Elyria, Ohio 44035
Phone (440) 365-2730
Fax (440) 365-4790
mail@ksassoc.com
www.ksassoc.com
KS ASSOCIATES

DEDICATION PLAT
MARTIN'S RUN DRIVE
OF PART OF
BLACK RIVER TOWNSHIP ORIG. LOT 1, TRACT 3 & ORIG. LOT 11, TRACT 2
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 3

JOB NO. 04068

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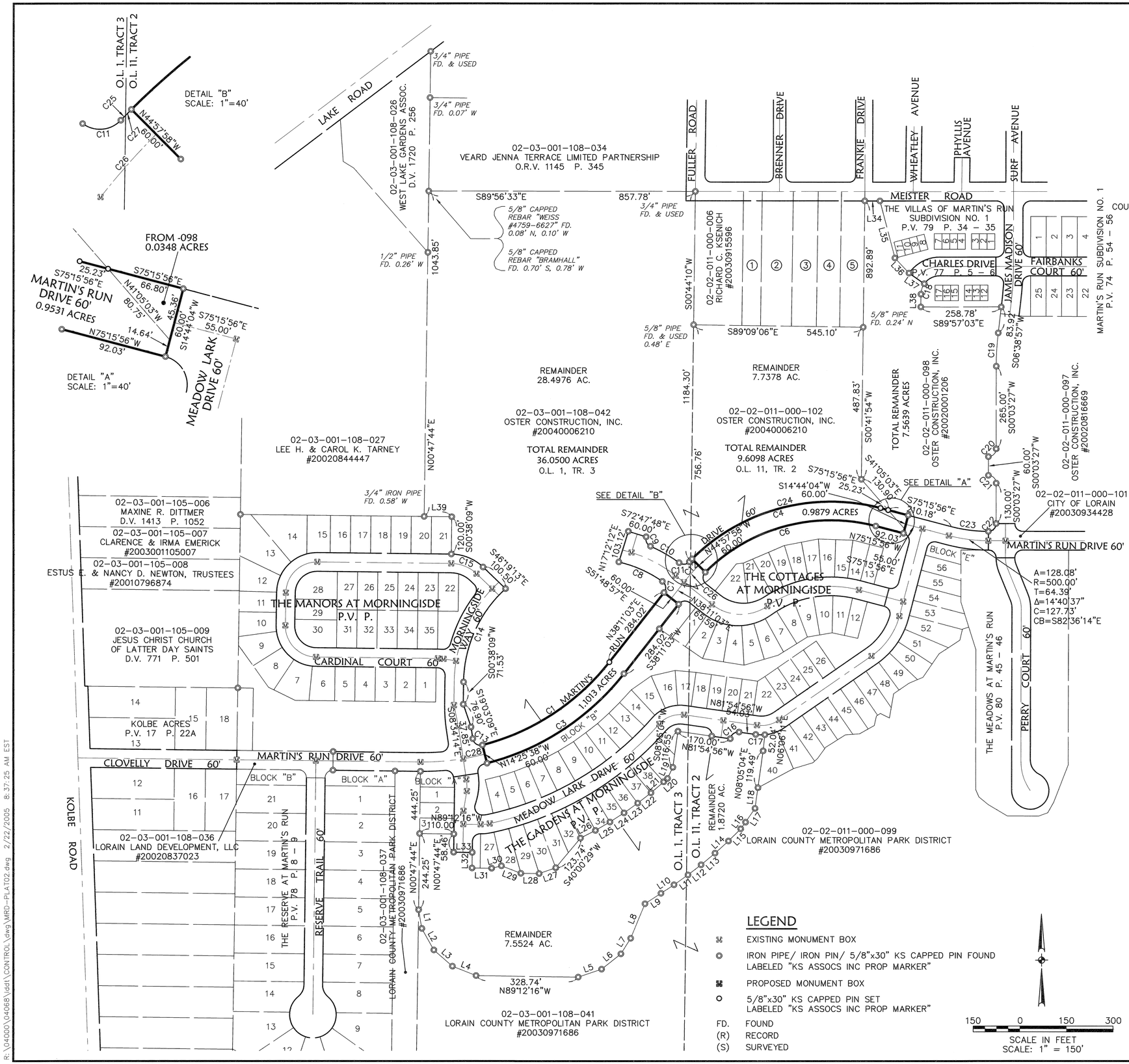

LINE TABLE		
LINE	BEARING	LENGTH
L1	N09°43'28"W	60.78
L2	N29°15'58"W	79.26
L3	N48°49'51"W	79.31
L4	N68°23'44"W	81.89
L5	S71°13'51"W	79.31
L6	S51°39'58"W	79.31
L7	S32°06'05"W	58.99
L8	S22°29'31"W	119.95
L9	S56°55'13"W	61.51
L10	S56°55'13"W	50.00
L11	S54°53'12"W	54.98
L12	S52°30'14"W	53.17
L13	S50°16'35"W	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	S25°25'57"W	39.70
L20	S49°10'04"W	16.64
L21	S49°12'16"W	54.00
L22	S51°53'33"W	54.00
L23	S54°34'51"W	54.00
L24	S57°16'08"W	54.00
L25	S59°57'26"W	54.00
L26	S62°38'43"W	54.00
L27	S70°42'35"W	56.61
L28	N89°12'16"W	58.89
L29	N69°14'04"W	66.75
L30	S76°05'10"W	32.47
L31	N89°12'16"W	63.18
L32	N00°47'44"E	49.61
L33	N89°12'16"W	60.00
L34	S89°56'33"E	48.79
L35	S14°44'56"E	189.40
L36	S43°01'53"E	66.32
L37	S55°09'42"E	60.00
L38	S00°48'09"W	40.70
L39	N89°21'51"W	88.72

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	495.94	760.00	257.16	37°23'19"	487.19	N56°52'42"E
C3	535.09	820.00	277.46	37°23'19"	525.65	S56°52'42"W
C4	656.44	630.00	361.54	59°42'02"	627.15	S74°53'03"W
C6	593.92	570.00	327.11	59°42'02"	567.42	S74°53'03"W
C7	40.68	25.00	26.45	93°13'28"	36.34	N08°25'41"W
C8	153.99	400.00	77.96	22°03'28"	153.04	N66°04'08"W
C9	36.54	25.00	22.41	83°44'51"	33.37	S24°40'13"E
C10	106.38	480.00	53.41	12°41'53"	106.16	N60°11'42"W
C11	35.91	25.00	21.85	82°18'09"	32.90	N85°00'10"E
C12	13.00	630.00	6.50	1°10'57"	13.00	S44°26'34"W
C13	41.83	25.00	27.70	95°51'24"	37.12	S56°29'56"E
C14	338.04	410.00	179.30	47°14'25"	328.55	S24°15'21"W
C15	112.69	150.00	59.15	43°02'39"	110.06	N67°50'32"W
C16	39.27	25.00	25.00	90°00'00"	35.36	S53°05'04"W
C17	29.42	130.00	14.77	12°57'57"	29.36	S88°23'55"E
C18	35.64	60.00	18.36	34°02'09"	35.12	S17°49'13"W
C19	106.99	930.00	53.56	6°35'30"	106.93	S03°21'12"W
C20	39.27	25.00	25.00	90°00'00"	35.36	N45°03'27"E
C21	39.27	25.00	25.00	90°00'00"	35.36	N44°56'33"W
C22	39.27	25.00	25.00	90°00'00"	35.36	N45°03'27"E
C23	120.40	470.00	60.53	14°40'37"	120.07	S82°36'14"E
C24	663.54	630.00	366.27	60°20'46"	633.29	N74°33'41"E
C25	5.90	630.00	2.95	00°32'13"	5.90	S44°07'12"W
C26	71.73	600.00	35.91	6°50'59"	71.69	S41°36'33"W
C27	7.10	630.00	3.55	0°38'44"	7.10	N44°42'40"E
C28	70.75	790.00	35.40	5°07'53"	70.73	N78°08'18"E

BY	DESCRIPTION	DATE

REVISIONS

DATE: 04-21-01
DRAWN BY: DAM
CH'D BY: DLR, DJE
DWG. NAME: MRD-PLAT02
PATH: R:\04068\1001\CONTROL
F.B.

KS Associates, Inc.
260 Burns Rd., Suite 100
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Phone: (440) 365-4730
Fax: (440) 365-4790
mailroom@kssassoc.com
www.kssassoc.com
KS ASSOCIATES

DEDICATION PLAT
MARTIN'S RUN DRIVE

OF PART OF
BLACK RIVER TOWNSHIP ORIG. LOT 1, TRACT 3 & ORIG. LOT 11, TRACT 2
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 2 OF 3

JOB NO. 04068

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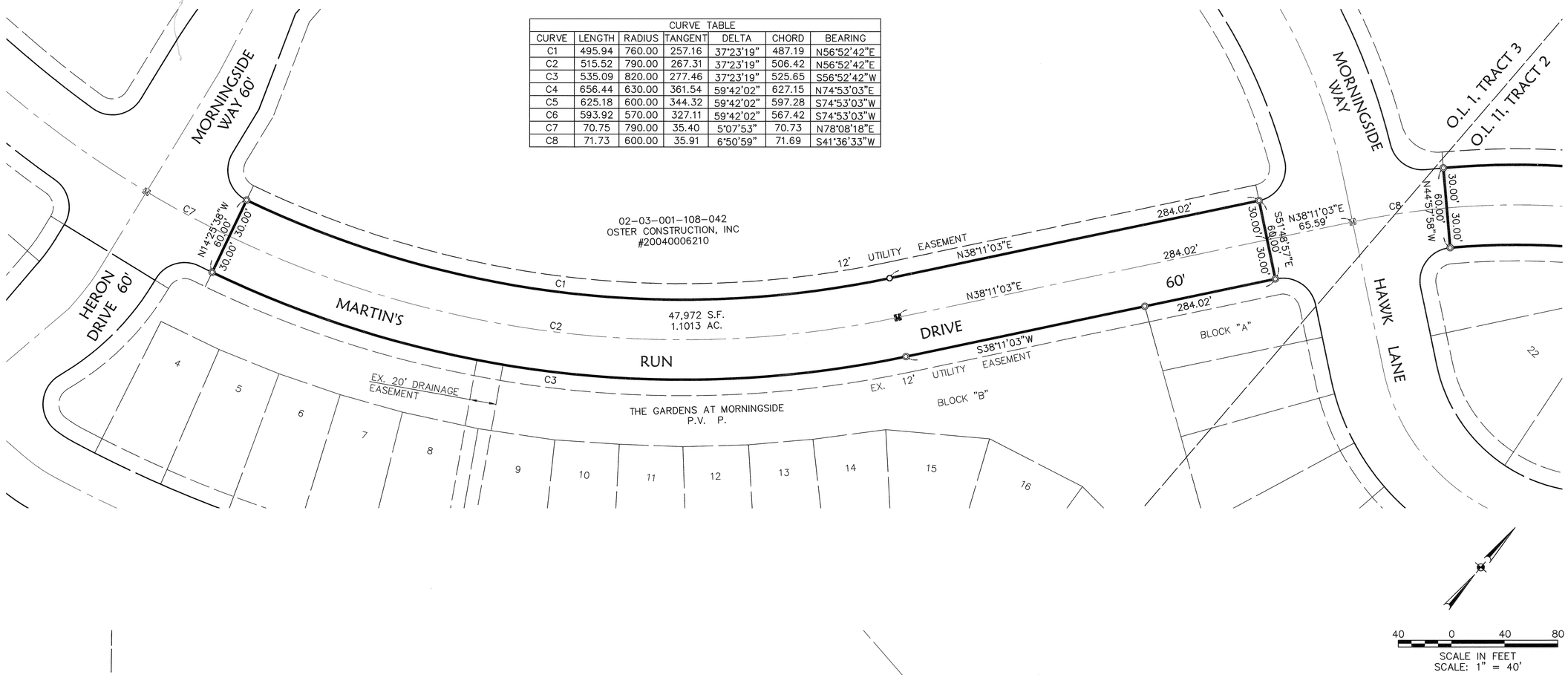
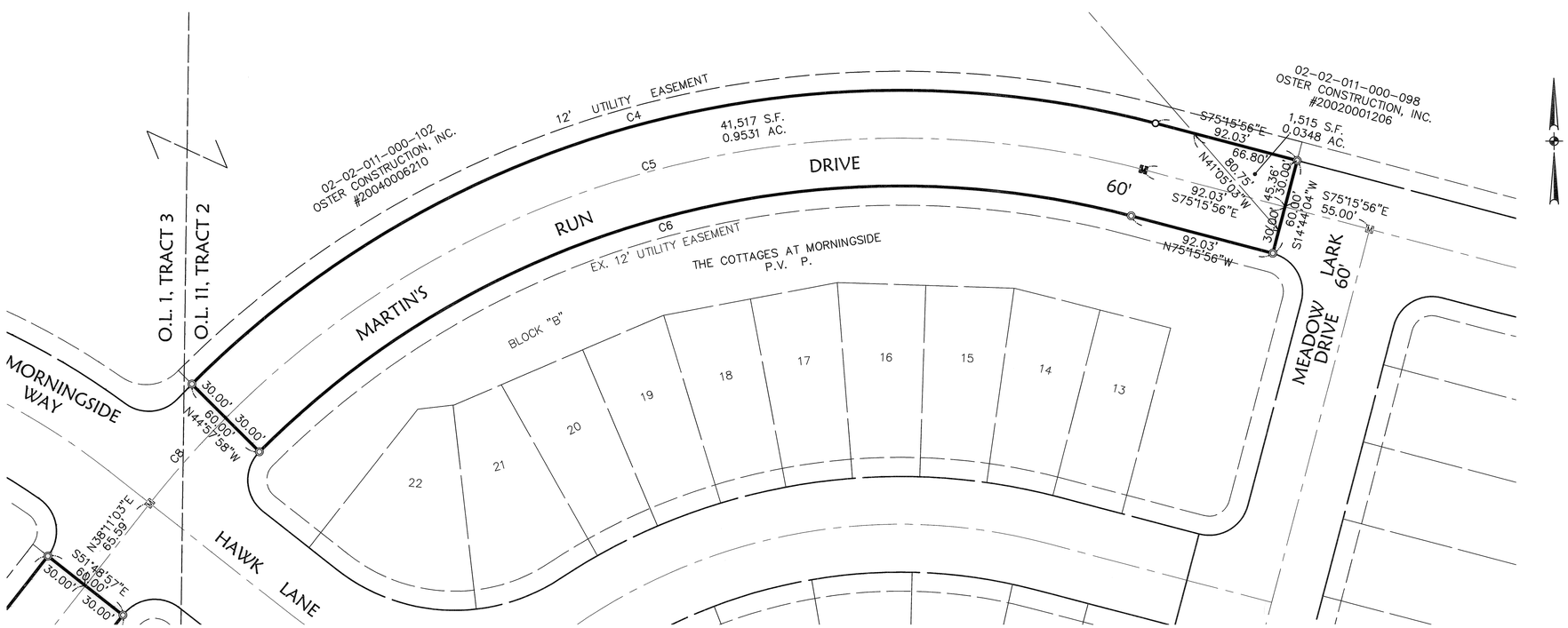
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	495.94	760.00	257.16	37°23'19"	487.19	N56°52'42"E
C2	515.52	790.00	267.31	37°23'19"	506.42	N56°52'42"E
C3	535.09	820.00	277.46	37°23'19"	525.65	S56°52'42"W
C4	656.44	630.00	361.54	59°42'02"	627.15	N74°53'03"E
C5	625.18	600.00	344.32	59°42'02"	597.28	S74°53'03"W
C6	593.92	570.00	327.11	59°42'02"	567.42	S74°53'03"W
C7	70.75	790.00	35.40	5°07'53"	70.73	N78°08'18"E
C8	71.73	600.00	35.91	6°50'59"	71.69	S41°36'33"W





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"

REVISIONS			
DATE	DESCRIPTION	BY	
5-03-04	REVISED PER KS ENGINEER	AJS	

DATE: 4-21-04
DRAWN BY: DAM
CH'D BY: D.R. DLE
DWG. NAME: MRD-PLAT01
PATH: R:\04068\\DDT\CONTROL
F.B.

KS ASSOCIATES
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OF PART OF
BLACK RIVER TOWNSHIP ORIG. LOT 1, TRACT 3 & ORIG. LOT 11, TRACT 2
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 3 OF 3

JOB NO. 04068

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