THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 1 - PHASE 3

ORIGINAL BLACK RIVER TOWNSHIP TRACT 2, LOT 12 & RESUBDIVISION OF LOTS 47-49 IN THE LANDINGS AT MARTIN'S RUN SUB. NO. 1, PHASE 2, P.V. 80, PG. 11-15 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 LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 1 -PHASE 3, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN

OSTER CONSTRUCTION INC. THOMAS J. OSTER PRESIDENT

WITNESS

NOTARY CERTIFICATE

STATE OF OHIO

BEFORE ME. A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC COMMISSION EXPIRES

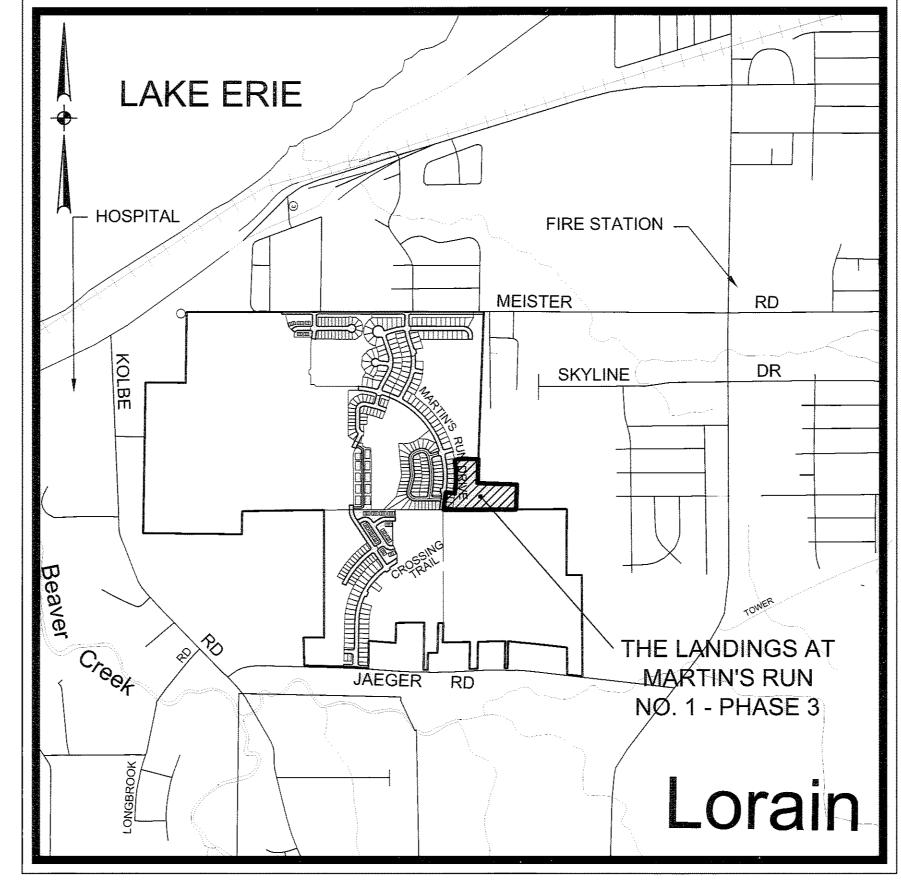
UNDERGROUND UTILITIES

OSTER CONSTRUCTION, INC

6150 PARK SQUARE DRIVE

LORAIN, OH. 44053 (440)

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

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 1 - PHASE 3" AS SHOWN HEREON AND CONTAINING 11.4017 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 12 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 -O-, 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.

2.0854 ACRES 0.8971 ACRES 8.4192 ACRES



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"

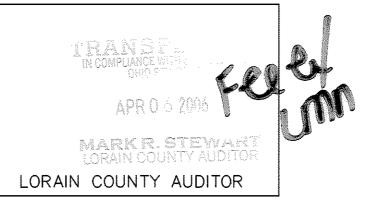
TOTAL AREA IN SUBDIVISION 11.4017 ACRES

- PROPOSED MONUMENT BOX
 - LABELED "KS ASSOCS INC PROP MARKER"

AREA IN SUBLOTS

AREA IN BLOCKS

AREA IN RIGHT-OF-WAY





MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING

AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS

MORTGAGEE'S

NOTARY CERTIFICATE

WITNESS



LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 1 — PHASE 3 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 1 - PHASE 3 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO ________________

PASSED THIS _____ DAY OF . CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 1 PHASE 3 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN,

CHAIRMAN, CITY OF LO PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE LANDINGS AT MARTIN'S RUN SUBDIVISION NO. 1 - PHASE 3 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

mad R. Paraga LAW DIRECTOR, CITY OF LORAIN

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.

DIRECTOR OF PUBLIC SERVICE

DATE

AND DIVIE

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KENISIONS

JOB NO. 05091

5/8"x30" KS CAPPED PIN SET

