

# PARKSIDE AT MARTIN'S RUN SUBDIVISION

BEING PART OF  
BLACK RIVER TOWNSHIP TRACT 2, ORIGINAL LOTS 11 & 12  
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 PARKSIDE AT MARTIN'S RUN SUBDIVISION, 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: 8/23/06

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 19 DAY OF January, 2006.

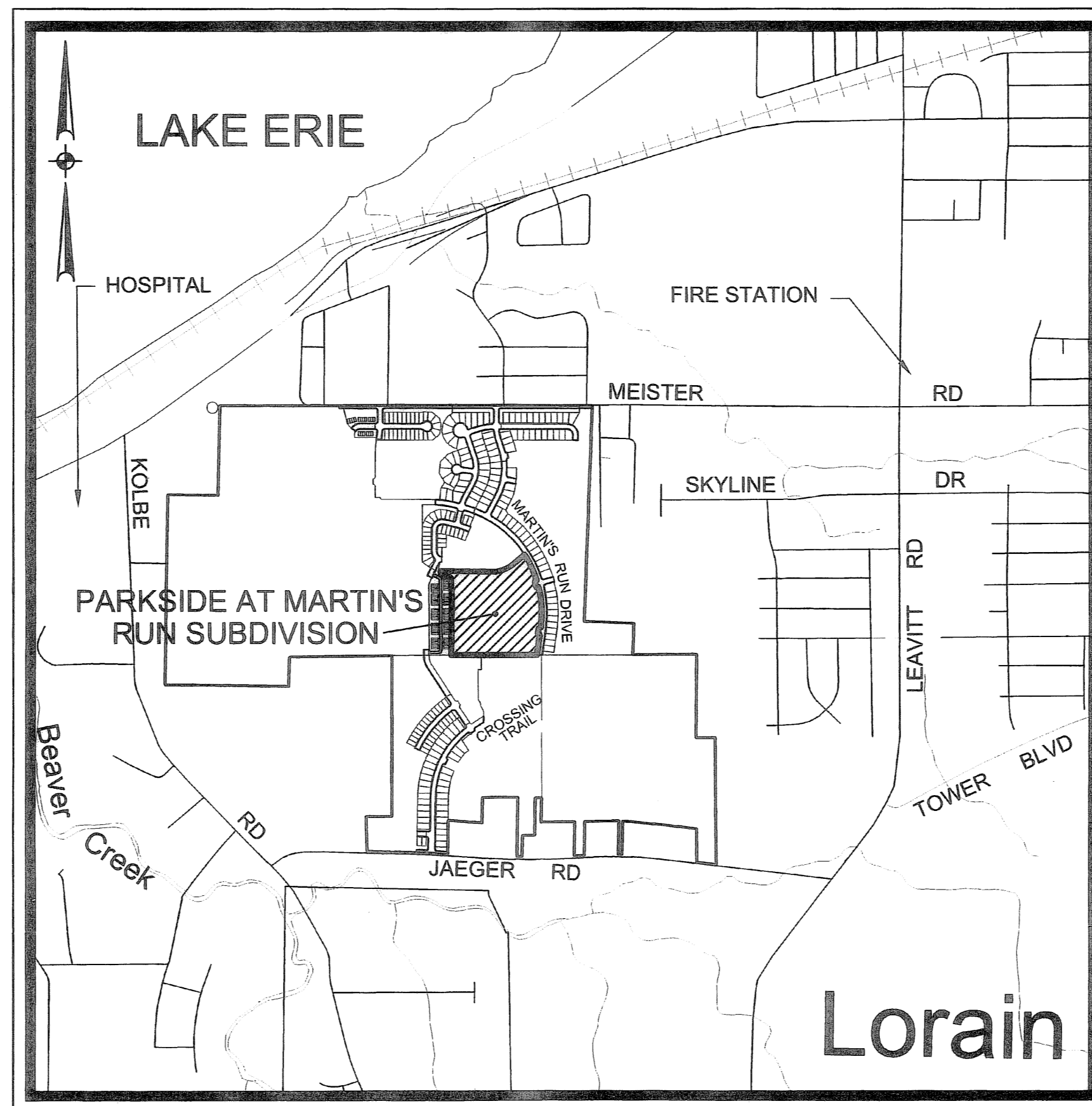


Rebecca Rodriguez  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 3/28/09

## 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 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.

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



VICINITY MAP

NO SCALE

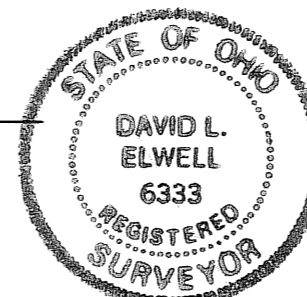
## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "PARKSIDE AT MARTIN'S RUN SUBDIVISION" AS SHOWN HEREON AND CONTAINING 24.0001 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOTS 11 & 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 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	11.3178 ACRES
AREA IN RIGHT-OF-WAY	2.9297 ACRES
AREA IN BLOCKS	9.7526 ACRES
TOTAL AREA IN SUBDIVISION	24.0001 ACRES

AREA IN O.L. 11	9.2600 ACRES
AREA IN O.L. 12	14.7401 ACRES
TOTAL AREA IN SUBDIVISION	24.0001 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"

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
NOV 17 2006  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

## MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING

MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF PARKSIDE AT MARTIN'S RUN SUBDIVISION, 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.

Martin D. Rodriguez VICE PRESIDENT  
REPRESENTATIVE TITLE  
John Stahl  
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 Martin D. Rodriguez REPRESENTING National City 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 31st DAY OF January, 2006.



Amber A. Valente  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 6-28-2010

## LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF PARKSIDE AT MARTIN'S RUN SUBDIVISION AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Patrick A. McGannon 9-28-06  
PATRICK A. MCGANNON, PS DATE  
LORAIN CITY SURVEYOR

## COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF PARKSIDE AT MARTIN'S RUN SUBDIVISION WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 171-06 PASSED THIS 19th DAY OF Sept 2006

Theresa Green  
CLERK OF COUNCIL

## PLANNING COMMISSION

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

Craig Roth 8-8-06  
CHAIRMAN, CITY OF LORAIN DATE  
PLANNING COMMISSION

## LAW DIRECTOR'S CERTIFICATE

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

Martín D. Rodríguez 8-9-06  
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 8/8/06  
DIRECTOR OF PUBLIC SERVICE DATE

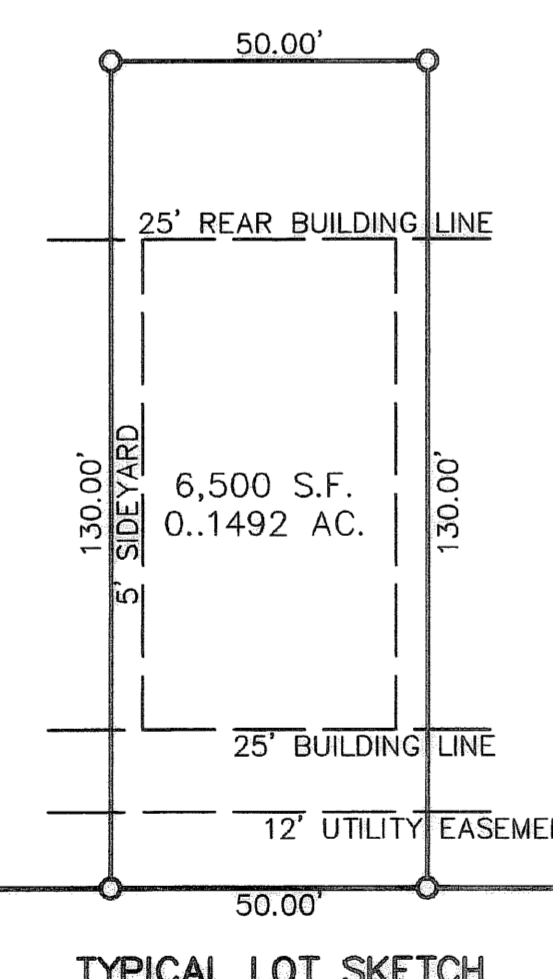
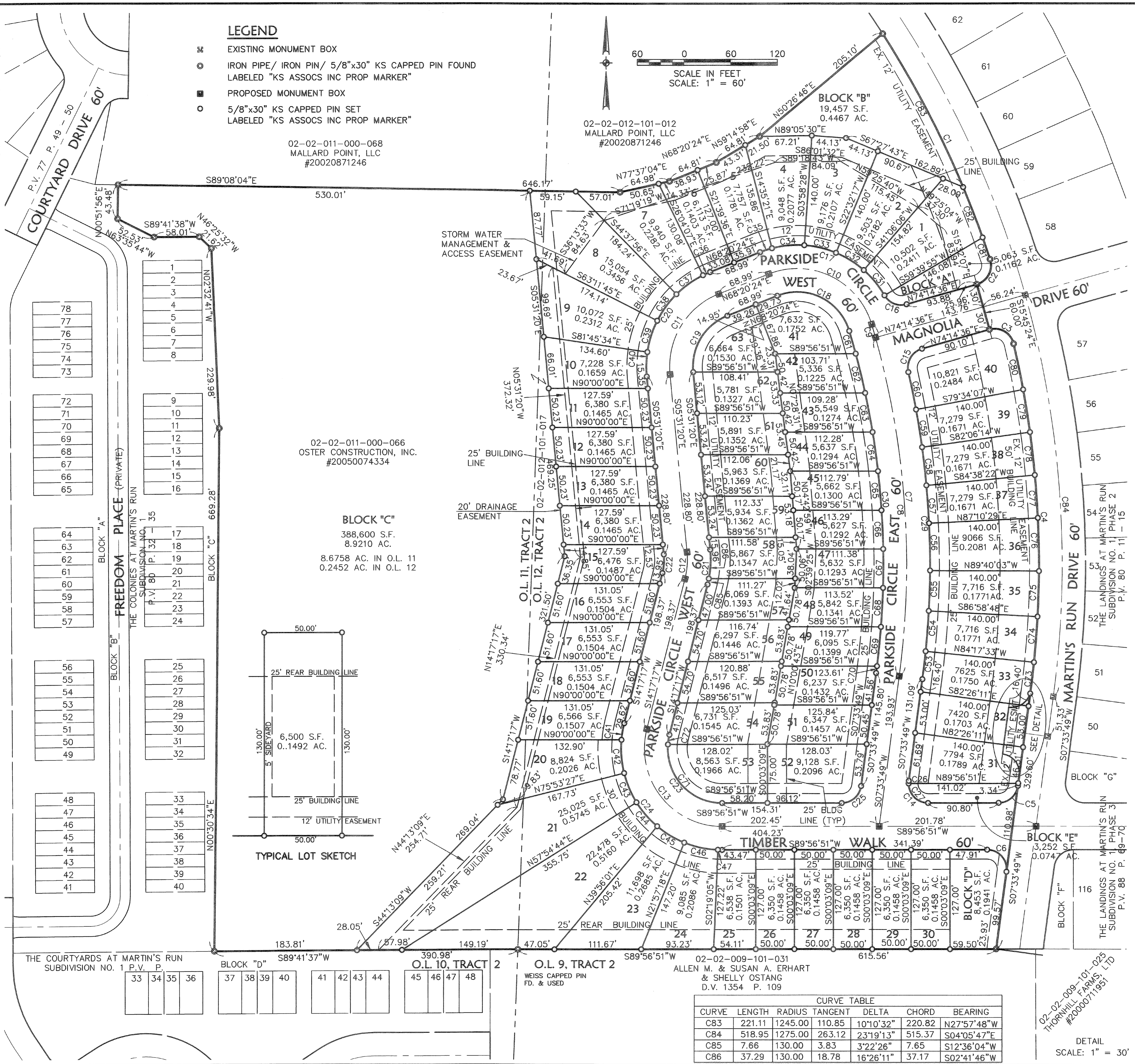
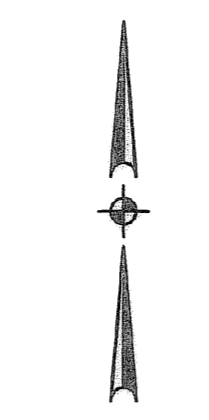
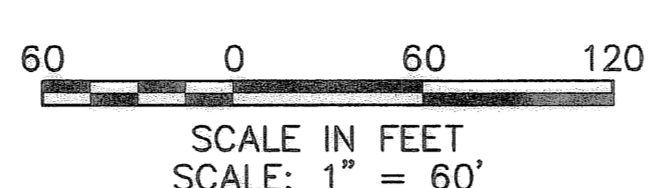
BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE	
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CHKD BY	
DWG. NAME	1-PLATS
PATH	E:\DAS\SS\JOB\CONTROL
P.B.	
<p>KS Associates, Inc. 100 960 Burns Rd., Suite 100 Lorain, Ohio 44035 Phone (440) 365-4730 Fax (440) 365-4790 mlorain@ksassoc.com www.ksassoc.com</p> <p><b>KS ASSOCIATES</b></p>	
<p>RECORD PLAT PARKSIDE AT MARTIN'S RUN SUBDIVISION OF PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NOS. 11 &amp; 12, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO</p>	
SHEET	1
OF	2
JOB NO.	04355



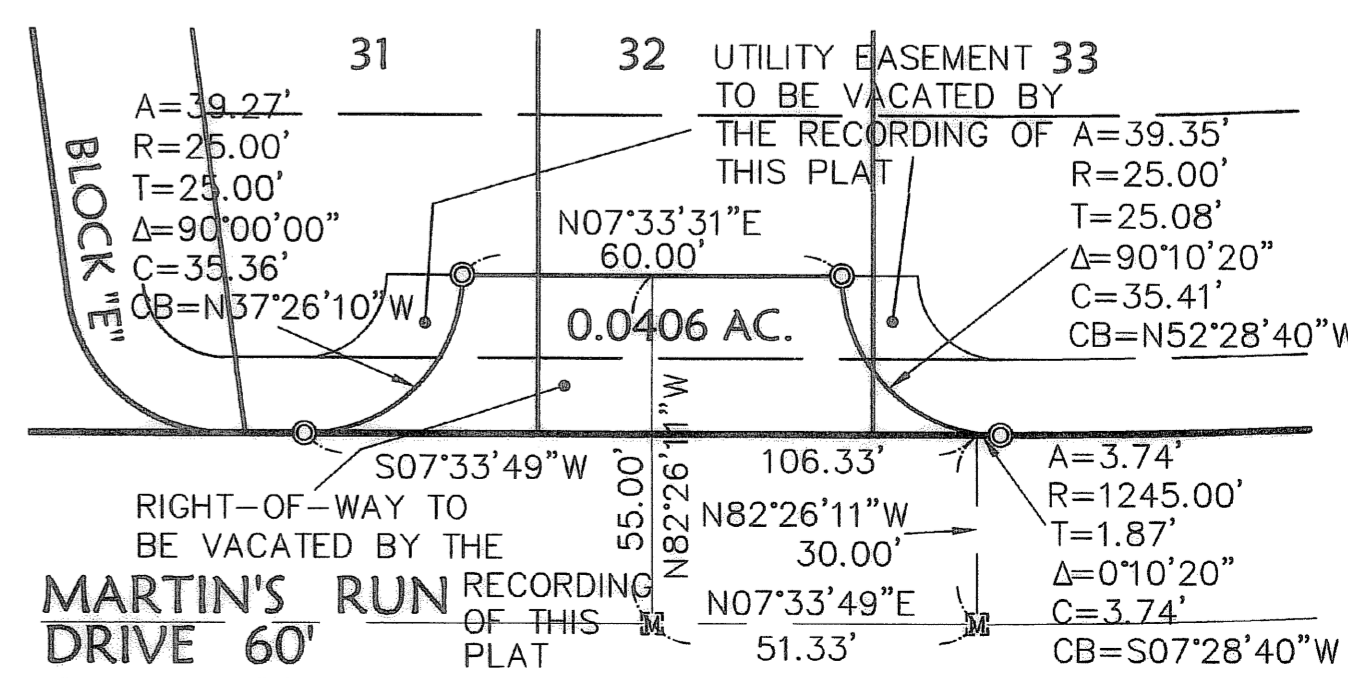
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**LEGEND**

- ◻ 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"



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	319.65	1245.00	160.71	14°42'38"	318.77	N25°41'45"W
C2	40.40	25.00	26.15	92°35'02"	36.14	N27°57'05"E
C3	40.40	25.00	26.15	92°35'02"	36.14	N59°27'53"W
C4	446.85	1245.00	225.86	20°33'52"	444.46	N02°53'26"W
C5	35.95	25.00	21.88	82°23'01"	32.93	N48°45'20"E
C6	42.59	25.00	28.57	97°36'59"	37.63	N41°14'40"W
C7	455.17	1075.00	231.05	24°15'36"	451.78	N04°33'58"W
C8	437.54	1075.00	221.84	23°19'13"	434.53	N04°05'47"W
C9	17.63	1075.00	8.81	0°56'22"	17.63	N16°13'35"W
C10	165.74	100.00	109.06	94°57'50"	147.41	N64°10'41"W
C11	128.91	100.00	75.17	73°51'44"	120.17	S31°24'32"W
C12	34.58	100.00	17.46	19°48'37"	34.40	N04°22'59"E
C13	182.11	100.00	128.78	104°20'26"	157.97	S37°52'56"E
C14	42.59	25.00	28.57	97°36'59"	37.63	S41°14'40"E
C15	38.05	25.00	23.81	87°12'37"	34.48	N30°38'18"E
C16	32.91	25.00	19.33	75°25'19"	30.58	S68°02'45"E
C17	184.52	130.00	111.67	81°19'31"	169.42	N70°59'51"W
C18	116.02	70.00	76.34	94°57'50"	103.19	N64°10'41"W
C19	90.24	70.00	52.62	73°51'44"	84.12	S31°24'32"W
C20	167.59	130.00	97.72	73°51'44"	156.22	S31°24'32"W
C21	44.95	130.00	22.70	19°48'37"	44.72	N04°22'59"E
C22	24.20	70.00	12.22	19°48'37"	24.08	N04°22'59"E
C23	127.48	70.00	90.15	104°20'26"	110.58	S37°52'56"E
C24	236.74	130.00	167.42	104°20'26"	205.36	S37°52'56"E
C25	35.95	25.00	21.88	82°23'01"	32.93	N48°45'20"E
C26	3.32	25.00	1.66	7°36'59"	3.32	S03°45'20"W
C27	39.27	25.00	25.00	90°00'00"	35.36	S45°03'09"E
C29	395.95	1105.00	200.12	20°31'50"	393.83	N02°42'06"W
C30	442.47	1045.00	224.60	24°15'36"	439.17	N04°33'58"W
C31	42.12	130.00	21.25	18°33'49"	41.94	N39°37'00"W
C32	42.12	130.00	21.25	18°33'49"	41.94	N58°10'49"W
C33	42.12	130.00	21.25	18°33'49"	41.94	N76°44'38"W
C34	42.12	130.00	21.25	18°33'49"	41.94	S84°41'33"W
C35	16.04	130.00	8.03	7°04'15"	16.03	S71°52'31"W
C36	10.00	130.00	5.00	4°24'31"	10.00	S66°08'08"W
C37	42.12	130.00	21.25	18°33'49"	41.94	S54°38'58"W
C38	42.12	130.00	21.25	18°33'49"	41.94	S36°05'09"W
C39	42.12	130.00	21.25	18°33'49"	41.94	S17°31'20"W
C40	31.23	130.00	15.69	13°45'45"	31.15	S01°21'33"W
C41	21.61	130.00	10.83	9°31'26"	21.58	S09°31'34"W
C42	42.82	130.00	21.61	18°52'24"	42.63	S04°40'21"E
C43	40.79	130.00	20.57	17°58'43"	40.63	S23°05'55"E
C44	40.79	130.00	20.57	17°58'43"	40.63	S41°04'38"E
C45	40.79	130.00	20.57	17°58'43"	40.63	S59°03'21"E
C46	44.55	130.00	22.50	19°38'13"	44.34	S77°51'48"E
C47	5.38	130.00	2.69	2°22'14"	5.38	S88°52'02"E
C53	35.80	1105.00	17.90	1°51'22"	35.80	S06°38'08"W
C54	51.83	1105.00	25.92	2°41'15"	51.83	S04°21'50"W
C55	51.83	1105.00	25.92	2°41'15"	51.83	N01°40'35"E
C56	60.90	1105.00	30.46	3°09'27"	60.89	S01°14'47"E
C57	48.90	1105.00	24.45	2°32'08"	48.90	N04°05'34"W
C58	48.90	1105.00	24.45	2°32'08"	48.89	N06°37'42"W
C59	48.90	1105.00	24.45	2°32'08"	48.89	N09°09'49"W
C60	48.90	1105.00	24.45	2°32'08"	48.89	N11°41'57"W
C61	30.15	1045.00	15.08	1°39'11"	30.15	N15°52'11"W
C62	51.44	1045.00	25.73	2°49'14"	51.44	N13°37'58"W
C63	50.90	1045.00	25.46	2°47'27"	50.90	N10°49'38"W
C64	50.50	1045.00	25.25	2°46'07"	50.49	N08°02'50"W
C65	50.21	1045.00	25.11	2°45'11"	50.21	N05°17'11"W
C66	50.05	1045.00	25.03	2°44'39"	50.05	N02°32'16"W
C67	50.01	1045.00	25.01	2°44'30"	50.00	N00°12'19"E
C68	50.07	1045.00	25.04	2°44'44"	50.07	N02°56'56"E
C69	50.26	1045.00	25.13	2°45'20"	50.25	N05°41'58"E
C70	8.88	1045.00	4.44	0°29'12"	8.88	S07°19'14"W
C71	114.96	70.00	75.19	94°05'44"	102.47	S43°00'17"E
C72	12.52	70.00	6.28	10°14'42"	12.50	S09°09'55"W
C73	40.33	1245.00	20.17	1°51'22"	40.33	S06°38'08"W
C74	58.40	1245.00	29.20	2°41'15"	58.39	N04°21'50"E
C75	58.40	1245.00	29.20	2°41'15"	58.39	N01°40'35"E
C76	68.61	1245.00	34.32	3°09'27"	68.60	S01°14'47"E
C77	55.09	1245.00	27.55	2°32'08"	55.09	N04°05'34"W
C78	55.09	1245.00	27.55	2°32'08"	55.09	N06°37'42"W
C79	55.09	1245.00	27.55	2°32'08"	55.09	N09°09'49"W
C80	59.57	1245.00	29.79	2°44'29"	59.56	N11°48'08"W
C81	29.40	1245.00	14.70	1°21'10"	29.40	N19°01'01"W
C82	69.14	1245.00	34.58	3°10'56"	69.14	N21°17'04"W



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C83	221.11	1245.00	110.85	10°10'32"	220.82	N27°57'48"W
C84	518.95	1275.00	263.12	23°19'13"	515.37	S04°05'47"E
C85	7.66	130.00	3.83	3°22'26"	7.65	S12°36'04"W
C86	37.29	130.00	18.78	16°26'11"	37.17	S02°41'46"W

RECORD PLAT  
**PARKSIDE**  
 AT MARTIN'S RUN SUBDIVISION  
 OF PART OF  
 BLACK RIVER TOWNSHIP ORIGINAL LOT NOS. 11 & 12, TRACT 2  
 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

DATE: 12-06-04  
 DRAWN BY: DAM  
 CDP BY:  
 DWG. NAME: L-PLA01  
 PATH: E:\04355\DDAT\CONTROL

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

REVISIONS

BY: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 DATE: \_\_\_\_\_

SHEET 2 OF 2  
 JOB NO. 04355  
 REVISED CHORD C56 11/15/06