THE COURTYARDS AT MARTIN'S RUN SUBDIVISION No 1

BEING PART OF

BLACK RIVER TOWNSHIP TRACT 2 ORIGINAL LOT 10
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 COURTYARDS AT MARTIN'S RUN, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENT, DESIGNATED AS "PUBLIC EASEMENT" AND IN ADDITION RESERVES PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON.

OSTER CONSTRUCTION INC.
BY: Thomas J. Oster, President
THOMAS J. OSTER PRESIDENT

WITNESS BY: JOHN LAWENSON

WITNESS BY: BRIAN T. WYPASIK

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 9th DAY OF June, 2008.

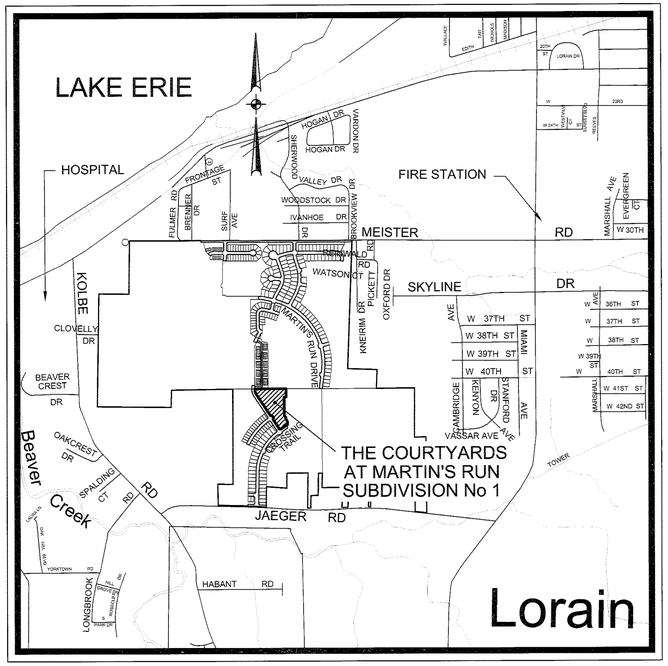
NOTARIAL SEAL STATE OF OHIO
KRISTIE RADWAY
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Lorain County
My Comm. Exp. 5/25/11

NOTARY PUBLIC
MY COMMISSION EXPIRES 5/25/11

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 "THE COURTYARDS AT MARTIN'S RUN" AS SHOWN HEREON AND CONTAINING 6.7865 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 10 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 04-14-08
DAVID L. ELWELL
REGISTERED SURVEYOR NO 6333

STATE OF OHIO
DAVID L. ELWELL
6333
REGISTERED
SURVEYOR

AREA IN SUBLOTS	4.4376	ACRES
AREA IN RIGHT-OF-WAY	1.6181	ACRES
AREA IN BLOCKS	0.7308	ACRES
TOTAL AREA IN SUBDIVISION	6.7865	ACRES

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING First Merit Bank NA MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE COURTYARDS AT MARTIN'S RUN, HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENT, DESIGNATED AS "PUBLIC EASEMENT" AS SHOWN HEREON.

REPRESENTATIVE TITLE Senior Vice President

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 Thomas J. Deighton REPRESENTING First Merit Bank NA 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 5th DAY OF June 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/2/2011

JANICE VENESKY
Notary Public, State of Ohio
My Commission Expires 11/2/11
Recorded in Lorain County

LORAIN CITY SURVEYOR CERTIFICATE

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

PATRICK A. McGANNON, PS — DATE 5-30-08
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE COURTYARDS AT MARTIN'S RUN WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO 60-08 PASSED THIS 19th DAY OF May 2008.

CLERK OF COUNCIL

PLANNING COMMISSION

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

CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION — DATE 5-30-08

LAW DIRECTOR'S CERTIFICATE

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

LAW DIRECTOR, CITY OF LORAIN — DATE 5-30-08

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 5-30-08

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO R.C. 319.54
JUL 14 2008
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Recd for tran

LORAIN COUNTY RECORDER

REVISIONS			
DATE	DESCRIPTION	BY	
4-09-08	ORIGINAL ISSUE		AJS

DATE: 4-07-08
DRAWN BY: CCC
CH'D BY: MJM
DWG. NAME: 08068 PLAT01
PATH: 08068\LOT\CONTROL\DWG
F.B.

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES

RECORD PLAT
THE COURTYARDS AT MARTIN'S RUN SUBDIVISION No 1
CITY OF LORAIN
COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 3

JOB NO. 08068

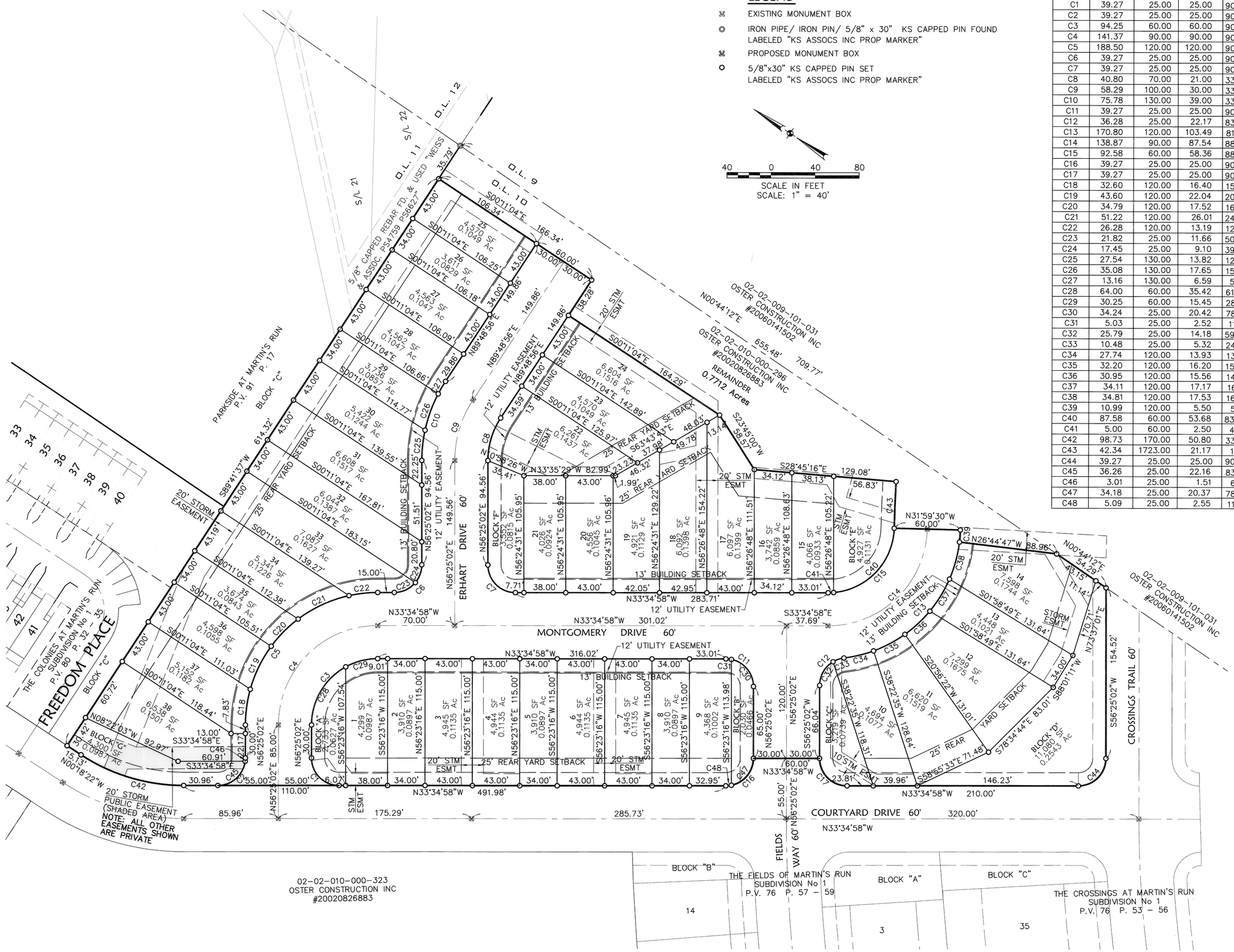
R:\08000\08068\ldt\control\dwg\08068 PLAT01.dwg 5/19/2008 3:59:34 PM EDT

LEGEND

- EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8" x 30" 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"

40 0 40 80

SCALE IN FEET
SCALE: 1" = 40'



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C2	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C3	94.25	60.00	60.00	90°00'00"	84.85	N78°34'58"W
C4	141.37	90.00	90.00	90°00'00"	127.28	N78°34'58"W
C5	188.50	120.00	120.00	90°00'00"	169.71	N78°34'58"W
C6	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C7	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C8	40.80	70.00	21.00	33°23'54"	40.23	S73°06'59"W
C9	58.29	100.00	30.00	33°23'54"	57.47	S73°06'59"W
C10	75.78	130.00	39.00	33°23'54"	74.71	S73°06'59"W
C11	39.27	25.00	25.00	90°00'00"	35.36	N11°25'02"E
C12	36.28	25.00	22.17	83°08'34"	33.18	N82°00'41"W
C13	170.80	120.00	103.49	81°33'06"	156.74	S81°12'57"E
C14	138.87	90.00	87.54	88°24'33"	125.50	S77°47'14"E
C15	92.58	60.00	58.36	88°24'33"	83.67	S77°47'14"E
C16	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C17	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C18	32.60	120.00	16.40	15°33'54"	32.50	S64°11'59"W
C19	43.60	120.00	22.04	20°49'08"	43.36	S82°23'30"W
C20	34.79	120.00	17.52	16°36'45"	34.67	N78°53'34"W
C21	51.22	120.00	26.01	24°27'22"	50.83	N58°21'30"W
C22	26.28	120.00	13.19	12°32'52"	26.23	N39°51'24"W
C23	21.82	25.00	11.66	50°00'20"	21.13	S58°35'08"E
C24	17.45	25.00	9.10	39°59'40"	17.10	N76°24'52"E
C25	27.54	130.00	13.82	12°08'20"	27.49	S62°29'12"W
C26	35.08	130.00	17.65	15°27'35"	34.97	S76°17'10"W
C27	13.16	130.00	6.59	5°47'59"	13.15	S86°54'56"W
C28	64.00	60.00	35.42	61°06'59"	61.01	S86°58'31"W
C29	30.25	60.00	15.45	28°53'01"	29.93	N48°01'29"W
C30	34.24	25.00	20.42	78°28'41"	31.63	N17°10'42"E
C31	5.03	25.00	2.52	11°31'19"	5.02	N27°49'18"W
C32	25.79	25.00	14.18	59°07'00"	24.67	S85°58'32"W
C33	10.48	25.00	5.32	24°01'33"	10.41	N52°27'11"W
C34	27.74	120.00	13.93	13°14'48"	27.68	S47°03'48"E
C35	32.20	120.00	16.20	15°22'26"	32.10	S61°22'25"E
C36	30.95	120.00	15.56	14°46'31"	30.86	S76°26'54"E
C37	34.11	120.00	17.17	16°17'19"	34.00	N88°01'11"E
C38	34.81	120.00	17.53	16°37'19"	34.69	N71°33'52"E
C39	10.99	120.00	5.50	5°14'43"	10.98	N60°37'51"E
C40	87.58	60.00	53.68	83°38'07"	80.01	S80°10'27"E
C41	5.00	60.00	2.50	4°46'26"	5.00	S35°58'11"E
C42	98.73	170.00	50.80	33°16'36"	97.35	S16°56'40"E
C43	42.34	1723.00	21.17	1°24'29"	42.34	S58°42'44"W
C44	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C45	36.26	25.00	22.16	83°06'28"	33.17	S75°08'12"E
C46	3.01	25.00	1.51	6°53'32"	3.01	N59°51'48"E
C47	34.18	25.00	20.37	78°20'26"	31.58	S84°24'45"E
C48	5.09	25.00	2.55	11°39'34"	5.08	S39°24'45"E

REVISIONS			
DATE	DESCRIPTION	BY	
4-09-08	ORIGINAL ISSUE	AJS	

DATE: 4-07-08
DRAWN BY: CCC
CH'D BY: MAM
DWG. NAME: 08068_PLAT02
PATH: 08068\UDT\CONTROL\DWG
F.B.

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES

RECORD PLAT
THE COURTYARDS AT MARTIN'S RUN SUBDIVISION No 1
CITY OF LORAIN
COUNTY OF LORAIN, STATE OF OHIO

SHEET 2 OF 3

JOB NO. 08068

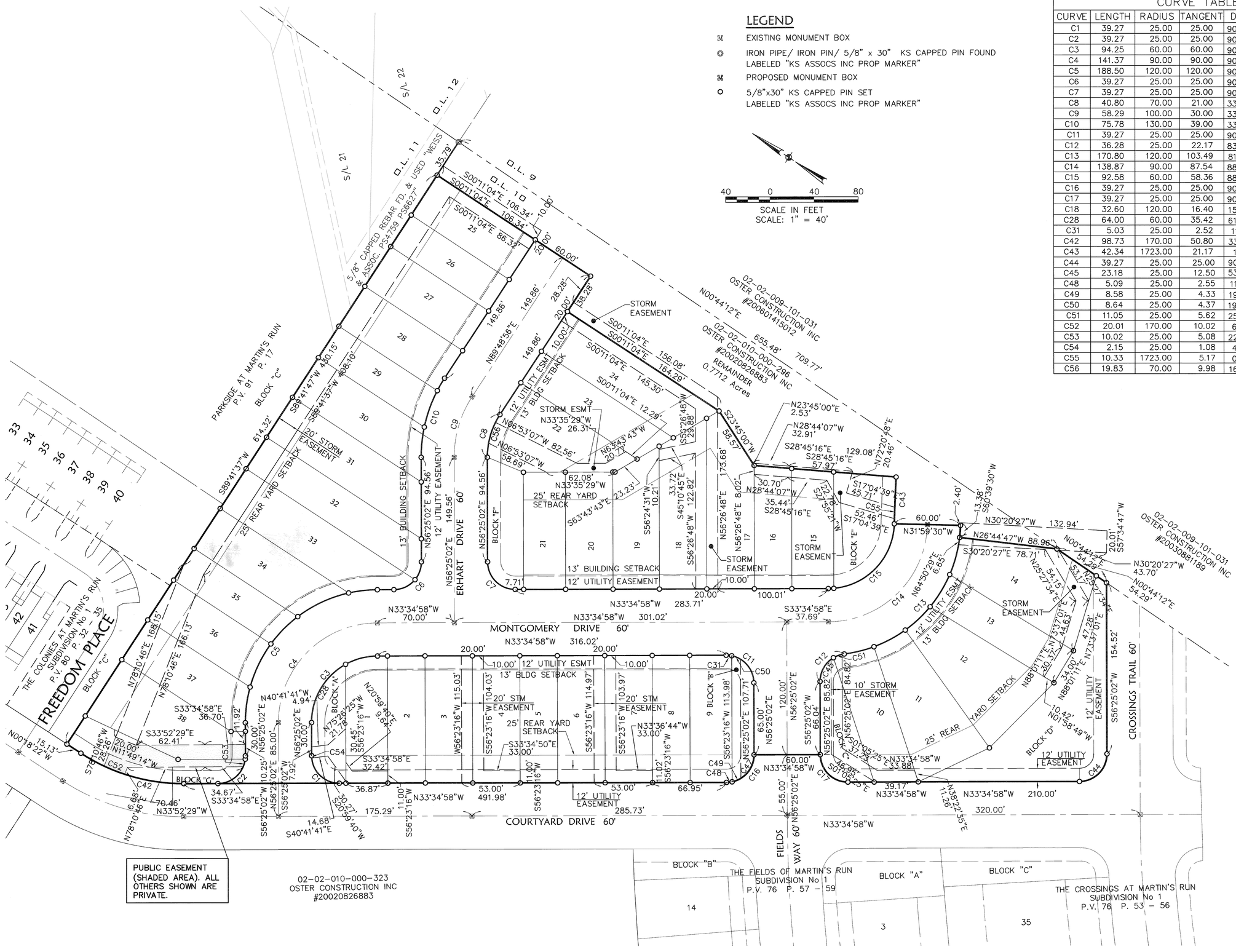
R:\08002\08068\ldd1\CONTROL\dwg\08068 PLAT02.dwg 5/19/2008 4:00:04 PM EDT

LEGEND

- EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8" x 30" 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"

40 0 40 80

SCALE IN FEET
SCALE: 1" = 40'



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C2	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C3	94.25	60.00	60.00	90°00'00"	84.85	N78°34'58"W
C4	141.37	90.00	90.00	90°00'00"	127.28	N78°34'58"W
C5	188.50	120.00	120.00	90°00'00"	169.71	N78°34'58"W
C6	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C7	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C8	40.80	70.00	21.00	33°23'54"	40.23	S73°06'59"W
C9	58.29	100.00	30.00	33°23'54"	57.47	S73°06'59"W
C10	75.78	130.00	39.00	33°23'54"	74.71	S73°06'59"W
C11	39.27	25.00	25.00	90°00'00"	35.36	N11°25'02"E
C12	36.28	25.00	22.17	83°08'34"	33.18	N82°00'41"W
C13	170.80	120.00	103.49	81°33'06"	156.74	S81°12'57"E
C14	138.87	90.00	87.54	88°24'33"	125.50	S77°47'14"E
C15	92.58	60.00	58.36	88°24'33"	83.67	S77°47'14"E
C16	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C17	39.27	25.00	25.00	90°00'00"	35.36	S11°25'02"W
C18	32.60	120.00	16.40	15°33'54"	32.50	S64°11'59"W
C28	64.00	60.00	35.42	61°06'59"	61.01	S86°58'31"W
C31	5.03	25.00	2.52	11°31'19"	5.02	N27°49'18"W
C42	98.73	170.00	50.80	33°16'36"	97.35	S16°56'40"E
C43	42.34	1723.00	21.17	1°24'29"	42.34	S58°42'44"W
C44	39.27	25.00	25.00	90°00'00"	35.36	S78°34'58"E
C45	23.18	25.00	12.50	53°07'48"	22.36	S82°58'56"W
C48	5.09	25.00	2.55	11°39'34"	5.08	S39°24'45"E
C49	8.58	25.00	4.33	19°40'22"	8.54	S55°04'43"E
C50	8.64	25.00	4.37	19°48'37"	8.60	N12°09'20"W
C51	11.05	25.00	5.62	25°19'59"	10.96	N57°47'10"W
C52	20.01	170.00	10.02	6°44'40"	20.00	S11°49'14"E
C53	10.02	25.00	5.08	22°57'41"	9.95	N67°53'53"E
C54	2.15	25.00	1.08	4°55'46"	2.15	S53°57'09"W
C55	10.33	1723.00	5.17	0°20'37"	10.33	S58°20'05"W
C56	19.83	70.00	9.98	16°13'57"	19.77	S75°01'59"W

REVISIONS			
DATE	DESCRIPTION	BY	
4-9-08	ORIGINAL ISSUE	AJS	

DATE: 4-07-08
DRAWN BY: CCC
CH'D BY: MAM
DWG. NAME: 08068_PLAT03
PATH:\08068\LDDT\CONTROL\DWG
F.B.

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES

RECORD PLAT

THE COURTYARDS AT MARTIN'S RUN SUBDIVISION No 1

CITY OF LORAIN
COUNTY OF LORAIN, STATE OF OHIO

SHEET 3 OF 3

JOB NO. 08068

R:\08000\08068\ldt\CONTROL\dwg\08068 PLAT03.dwg 5/19/2008 4:00:27 PM EDT