

# THE VINEYARDS AT MARTIN'S RUN SUBDIVISION No. 2

RESUBDIVISION OF VINEYARDS AT MARTIN'S RUN SUBDIVISION \*SUBLOTS 15, 16, 17, 23, 24, 31, 32, 33, 39, 40, 41, 48, 49, 50

\*RECORDED PLAT VOL. 93 PG. 71-75

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, K. HOVNIANIAN OSTER HOMES, LLC. BY THOMAS J. OSTER, ITS PRESIDENT, OWNER OF SUBLOTS 15, 16, 17, 23, 24, 32, 39, 40, 41, 48, AND 49 CONTAINED WITHIN THIS PLAT OF THE VINEYARDS AT MARTIN'S RUN SUBDIVISION No. 2 DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON.

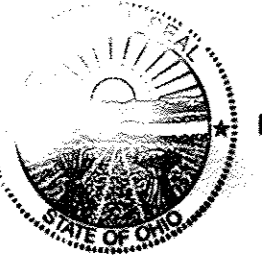
K. HOVNIANIAN OSTER HOMES, LLC.  
 BY: Thomas J. Oster, President  
 THOMAS J. OSTER PRESIDENT

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 K. HOVNIANIAN OSTER HOMES, LLC., 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 16<sup>th</sup> DAY OF December, 2012.  
  
 MELISSA MARIE NOTARY PUBLIC  
 In and for the State of Ohio  
 My Commission Expires Feb. 4, 2016

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ORLANDO TORRES AND CINDI J. TORRES OWNER OF SUBLOT 50 CONTAINED WITHIN THIS PLAT OF THE VINEYARDS AT MARTIN'S RUN SUBDIVISION No. 2 DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON.


BY: Orlando Torres BY: Cindi J. Torres  
 ORLANDO TORRES CINDI J. TORRES

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 ORLANDO TORRES AND CINDI J. TORRES OWNERS OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS FOREGOING PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL

ON THIS 18<sup>th</sup> DAY OF December, 2012.  
  
 MELISSA MARIE NOTARY PUBLIC  
 In and for the State of Ohio  
 My Commission Expires Feb. 4, 2016

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, KATHY R. WIRTZ OWNER OF SUBLOT 31 CONTAINED WITHIN THIS PLAT OF THE VINEYARDS AT MARTIN'S RUN SUBDIVISION No. 2 DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON.

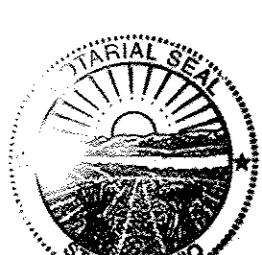
BY: Kathy R. Wirtz  
 KATHY R. WIRTZ

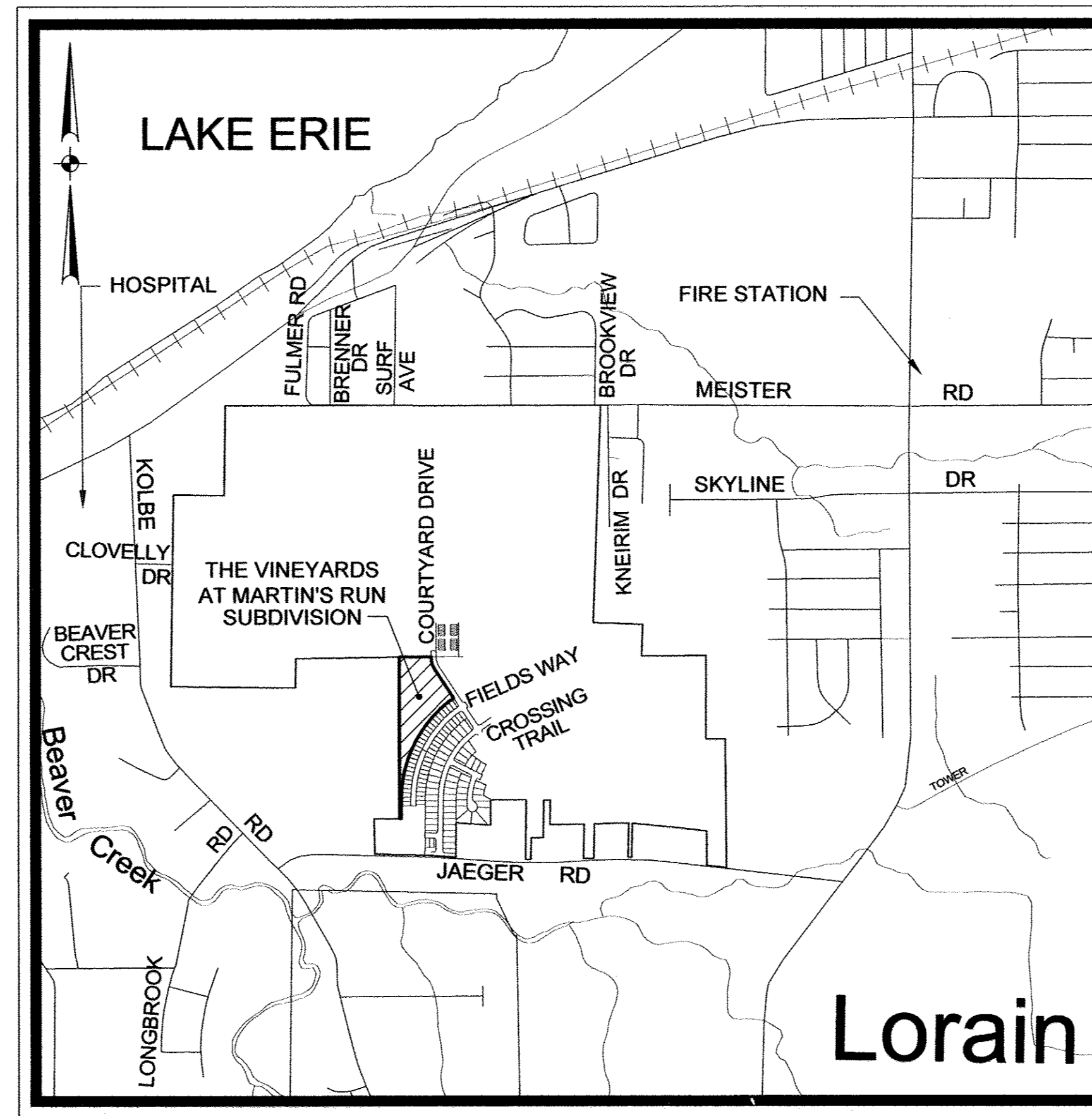
WITNESS BY: \_\_\_\_\_  
 WITNESS BY: \_\_\_\_\_

### NOTARY CERTIFICATE

STATE OF OHIO  
 SS

LORAIN COUNTY  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR KATHY R. WIRTZ, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT SHE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HER OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL

ON THIS 18<sup>th</sup> DAY OF December, 2012.  
  
 MELISSA MARIE NOTARY PUBLIC  
 In and for the State of Ohio  
 My Commission Expires Feb. 4, 2016



VICINITY MAP NO SCALE

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE VINEYARDS AT MARTIN'S RUN SUBDIVISION No. 2" AS SHOWN HEREON AND CONTAINING 1.7481 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 TO BE 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.

Mark A. Yeager 1011712  
 MARK A. YEAGER  
 PROFESSIONAL SURVEYOR NO 7289



AREA IN SUBLOTS	1.6161	ACRES
AREA IN BLOCKS	0.1320	ACRES
TOTAL AREA IN SUBDIVISION	1.7481	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"

MILLENNIUM TITLE  
 BY MICHELLE B  
 Plat Volume 93  
 Pages 42 and 43

**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 319-02  
 OHIO REV. CODE  
 MAR - 6 2013  
**J. CRAIG SNODGRASS, CPA, CGFM**  
 LORAIN COUNTY AUDITOR  
 LORAIN COUNTY AUDITOR

Doc ID: 01737590001 Type: OFF  
 Kind: PLAT  
 Recorded: 03/06/2013 at 09:08:15 PM  
 Fee Amt: \$176.80 Page 1 of 1  
 Loran County, Ohio  
 Judith H Wadcock County Recorder  
 File # 2013-0450999  
 LORAIN COUNTY RECORDER

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ONTARIO LAND COMPANY, BY THOMAS J. OSTER, ITS PRESIDENT, OWNER OF SUBLOT 33 CONTAINED WITHIN THIS PLAT OF THE VINEYARDS AT MARTIN'S RUN SUBDIVISION No. 2 DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON.

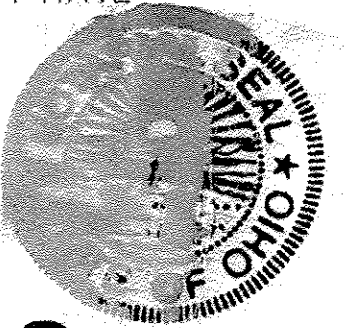
ONTARIO LAND COMPANY  
 BY: Thomas J. Oster, President  
 THOMAS J. OSTER PRESIDENT

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 ONTARIO LAND COMPANY; 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 30 DAY OF January, 2013.  
  
 MICHELLE L. BRADLEY  
 Notary Public, State Of Ohio  
 My Commission Expires: 4-2-2013

### LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE VINEYARDS AT MARTIN'S RUN SUBDIVISION No. 2 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Douglas A. Haaf P.S. 8112 1-22-13  
 LORAIN CITY SURVEYOR DATE

### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE VINEYARDS AT MARTIN'S RUN SUBDIVISION No. 2 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 194-62-12 PASSED THIS 19<sup>th</sup> DAY OF Nov., 2012

Harvey O. Bruner  
 CLERK OF COUNCIL

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE VINEYARDS AT MARTIN'S RUN SUBDIVISION No. 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO

[Signature] 1/24/13  
 CHAIRMAN, CITY OF LORAIN DATE

### LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE VINEYARDS AT MARTIN'S RUN SUBDIVISION No. 2 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

[Signature] 1/24/13  
 LAW DIRECTOR, CITY OF LORAIN DATE

### PARK DEPARTMENT CERTIFICATE

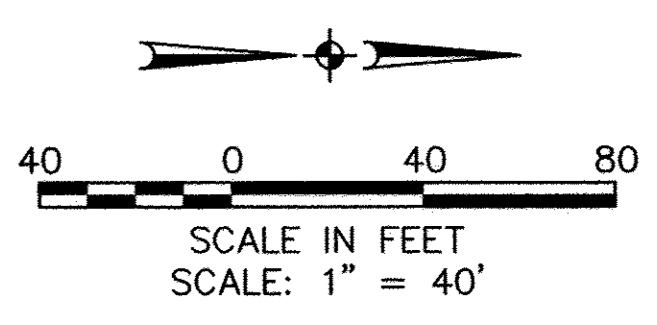
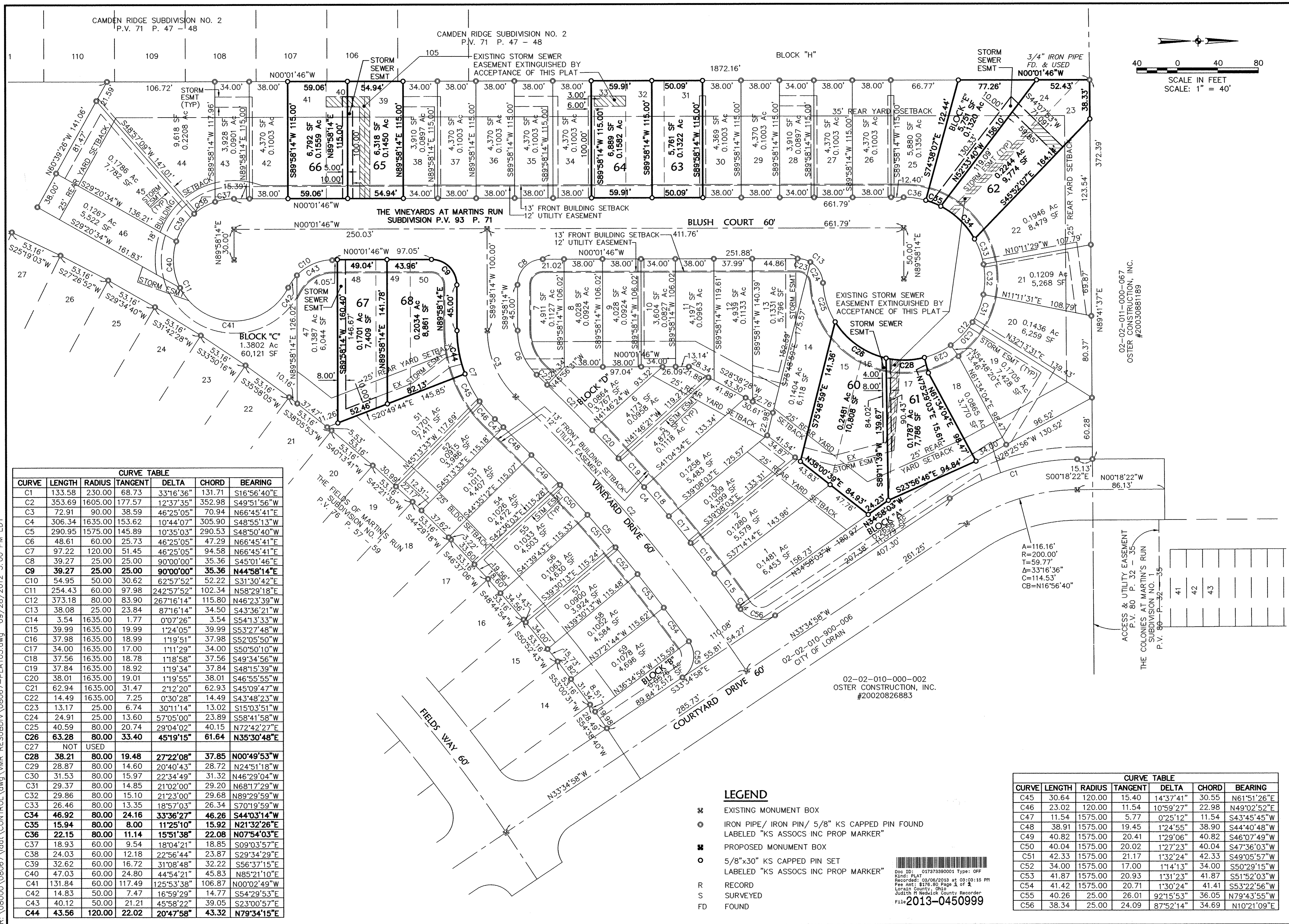
THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET; WHEREIN THE PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN LIEU THEREOF.

[Signature] 1/24/13  
 DIRECTOR OF PUBLIC SERVICE DATE

BY:	
DATE:	10.16.2012 ORIGINAL ISSUE
REVISIONS:	
DATE:	08-28-2012
DRAWN BY:	CCC
CR'D BY:	MAY
DATE:	03-08-2011
FILE:	RESUBDIV 2 FILES-12/8/12
F.B.:	
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.kassociates.com	
<b>KS ASSOCIATES</b>	
RECORD PLAT	MARTIN'S RUN SUBDIVISION No. 2
	BLACK RIVER TOWNSHIP ORIGINAL LOT No. 10, TRACT 2 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO
SHEET	1
OF	2
JOB NO.	08067-12

R:\080001\_08067\lddi\CONTROL\dwg\VMR\_RESUBDIV\08067-PLAT03.dwg 09/28/2012 3:00 PM EDT

R:\08000\_08067\lddt\CONTROL.dwg VMR RESUBDIV\08067-PLATO3.dwg 09/28/2012 3:00 PM EDT



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	133.58	230.00	68.73	33°16'36"	131.71	S16°56'40"E
C2	353.69	1605.00	177.57	12°37'35"	352.98	S49°51'56"W
C3	72.91	90.00	38.59	46°25'05"	70.94	N66°45'41"E
C4	306.34	1635.00	153.62	10°44'07"	305.90	S48°55'13"W
C5	290.95	1575.00	145.89	10°35'03"	290.53	S48°50'40"W
C6	48.61	60.00	25.73	46°25'05"	47.29	N66°45'41"E
C7	97.22	120.00	51.45	46°25'05"	94.58	N66°45'41"E
C8	39.27	25.00	25.00	90°00'00"	35.36	S45°01'46"E
<b>C9</b>	<b>39.27</b>	<b>25.00</b>	<b>25.00</b>	<b>90°00'00"</b>	<b>35.36</b>	<b>N44°58'14"E</b>
C10	54.95	50.00	30.62	62°57'52"	52.22	S31°30'42"E
C11	254.43	60.00	97.98	242°57'52"	102.34	N58°29'18"E
C12	373.18	80.00	83.90	267°16'14"	115.80	N46°23'39"W
C13	38.08	25.00	23.84	87°16'14"	34.50	S43°36'21"W
C14	3.54	1635.00	1.77	0°07'26"	3.54	S54°13'33"W
C15	39.99	1635.00	19.99	1°24'05"	39.99	S53°27'48"W
C16	37.98	1635.00	18.99	1°19'51"	37.98	S52°05'50"W
C17	34.00	1635.00	17.00	1°11'29"	34.00	S50°50'10"W
C18	37.56	1635.00	18.78	1°18'58"	37.56	S49°34'56"W
C19	37.84	1635.00	18.92	1°19'34"	37.84	S48°15'39"W
C20	38.01	1635.00	19.01	1°19'55"	38.01	S46°55'55"W
C21	62.94	1635.00	31.47	2°12'20"	62.93	S45°09'47"W
C22	14.49	1635.00	7.25	0°30'28"	14.49	S43°48'23"W
C23	13.17	25.00	6.74	30°11'14"	13.02	S15°03'51"W
C24	24.91	25.00	13.60	57°05'00"	23.89	S58°41'58"W
C25	40.59	80.00	20.74	29°04'02"	40.15	N72°42'27"E
<b>C26</b>	<b>63.28</b>	<b>80.00</b>	<b>33.40</b>	<b>45°19'15"</b>	<b>61.64</b>	<b>N35°30'48"E</b>
C27	NOT USED					
<b>C28</b>	<b>38.21</b>	<b>80.00</b>	<b>19.48</b>	<b>27°22'08"</b>	<b>37.85</b>	<b>N00°49'53"W</b>
C29	28.87	80.00	14.60	20°40'43"	28.72	N24°51'18"W
C30	31.53	80.00	15.97	22°34'49"	31.32	N46°29'04"W
C31	29.37	80.00	14.85	21°02'00"	29.20	N68°17'29"W
C32	29.86	80.00	15.10	21°23'00"	29.68	N89°29'59"W
C33	26.46	80.00	13.35	18°57'03"	26.34	S70°19'59"W
<b>C34</b>	<b>46.92</b>	<b>80.00</b>	<b>24.16</b>	<b>33°36'27"</b>	<b>46.26</b>	<b>S44°03'14"W</b>
<b>C35</b>	<b>15.94</b>	<b>80.00</b>	<b>8.00</b>	<b>11°25'10"</b>	<b>15.92</b>	<b>N21°32'26"E</b>
<b>C36</b>	<b>22.15</b>	<b>80.00</b>	<b>11.14</b>	<b>15°51'38"</b>	<b>22.08</b>	<b>N07°54'03"E</b>
C37	18.93	60.00	9.54	18°04'21"	18.85	S09°03'57"E
C38	24.03	60.00	12.18	22°56'44"	23.87	S29°34'29"E
C39	32.62	60.00	16.72	31°08'48"	32.22	S56°37'15"E
C40	47.03	60.00	24.80	44°54'21"	45.83	N85°21'10"E
C41	131.84	60.00	117.49	125°53'38"	106.87	N00°02'49"W
C42	14.83	50.00	7.47	16°59'29"	14.77	S54°29'53"E
C43	40.12	50.00	21.21	45°58'22"	39.05	S23°00'57"E
<b>C44</b>	<b>43.56</b>	<b>120.00</b>	<b>22.02</b>	<b>20°47'58"</b>	<b>43.32</b>	<b>N79°34'15"E</b>

- LEGEND**
- ☒ EXISTING MONUMENT BOX
  - ⊙ IRON PIPE/ IRON PIN/ 5/8" 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"
  - R RECORD
  - S SURVEYED
  - FD FOUND

Doc ID: 017873390001 Type: OFF  
 Kind: PLAT  
 Recorded: 03/06/2013 at 03:03:15 PM  
 Fee Amt: \$176.50 Page 4 of 4  
 Lorain County, Ohio  
 Judith H Newlick County Recorder  
 File# 2013-0450999

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C45	30.64	120.00	15.40	14°37'41"	30.55	N61°51'26"E
C46	23.02	120.00	11.54	10°59'27"	22.98	N49°02'52"E
C47	11.54	1575.00	5.77	0°25'12"	11.54	S43°45'45"W
C48	38.91	1575.00	19.45	1°24'55"	38.90	S44°40'48"W
C49	40.82	1575.00	20.41	1°29'06"	40.82	S46°07'49"W
C50	40.34	1575.00	20.02	1°27'23"	40.04	S47°36'03"W
C51	42.33	1575.00	21.17	1°32'24"	42.33	S49°05'57"W
C52	34.00	1575.00	17.00	1°14'13"	34.00	S50°29'15"W
C53	41.87	1575.00	20.93	1°31'23"	41.87	S51°52'03"W
C54	41.42	1575.00	20.71	1°30'24"	41.41	S53°22'56"W
C55	40.26	25.00	26.01	92°15'53"	36.05	N79°43'55"W
C56	38.34	25.00	24.09	87°52'14"	34.69	N10°21'09"E

BY: \_\_\_\_\_

DATE: 08-27-2012

REVISIONS

DATE: 08-27-2012

DRAWN BY: CCS

CPO BY: MAY

DWG. NAME: 08067-PLATO3

PATH: 08067\CONTROL.DWG

F.B. 10-16-2012 ORIGINAL ISSUE

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 VINEYARDS AT MARTIN'S RUN SUBDIVISION No. 2**  
 OF PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT No. 10, TRACT 2 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

SHEET 2 OF 2

JOB NO. 08067-12