

THE FIELDS OF MARTIN'S RUN SUBDIVISION NO. 3

BEING PART OF

BLACK RIVER TOWNSHIP TRACT 2 ORIGINAL LOT 10
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE:

Situated in the City of Lorain, County of Lorain, State Of Ohio, and being part of Black River Township Tract 2, Original Lot Number 10, containing 6.5958 acres, and being the same tract as conveyed to K. HOVNANIAN OSTER HOMES LLC. and described in deed recorded in Inst. No. 2012-0400652, Recorder's Office, Lorain County, Ohio.

The undersigned Thomas J. Dyster hereby certify that the attached plat correctly represents their "THE FIELDS OF MARTIN'S RUN SUBDIVISION NO.3", a subdivision of lots 53 to 78, inclusive, do hereby acknowledge this plat of same and dedicate to use as such, all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etceteras shown herein and not heretofore dedicated. No buildings or trees shall be placed within the dedicated streets or easements shown hereon.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing platting, health or other lawful rules and regulations including the applicable off-street parking and loading requirements of the City of Lorain, Ohio, for the benefit of themselves and all other subsequent parties taking title from, under or through the undersigned.

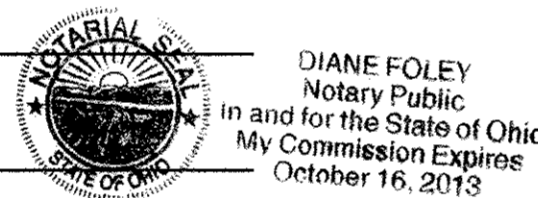
The dimensions of the lots and streets are shown on the plat in feet and decimal parts thereof. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground.

Thomas J. Dyster, President 2-14-2013
Owner(s) Date

NOTARY PUBLIC

County of Stark
State of Ohio)

Before me, a Notary Public in and for said county and state, personally appeared Thomas J. Dyster, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness thereof I have hereunto set my hand and affixed my official seal this 14th day of February, 2013.

Notary Public Diane Foley 
My commission expires 10/16/13

UNDERGROUND UTILITY EASEMENTS:

We the undersigned owner of the within platted land, do hereby grant unto the Columbia Gas Company of Ohio, Alltel Corporation, the Illuminating Company, AT&T Broad Band, all Ohio corporations, their successors and assigns (herein after referred to as the grantee) a permanent right-of-way and easement twelve (12) feet in width, under, over, and through all sub-lots and all lands owned by the Grantor shown hereon and parallel with and contiguous to the public thoroughfares, and also upon lands as depicted hereon to construct, place, operate, maintain, repair, reconstruct, relocate, renew, supplement, or remove such underground electric, and communications cables, ducts, conduits, pipes, gas pipe lines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas, and communication signals for public and private use at such location as the grantees may determine upon, within and across said easement premises. Said easement rights shall include the right, without liability therefore, to remove trees and landscaping, including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric, gas, and communications facilities the right to install, repair, augment and maintain service cables and pipe lines outside the above described easement premises or the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant.

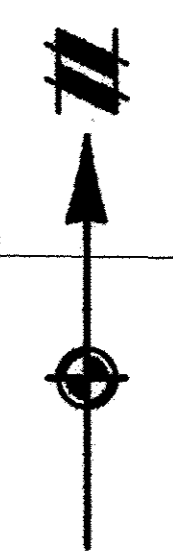
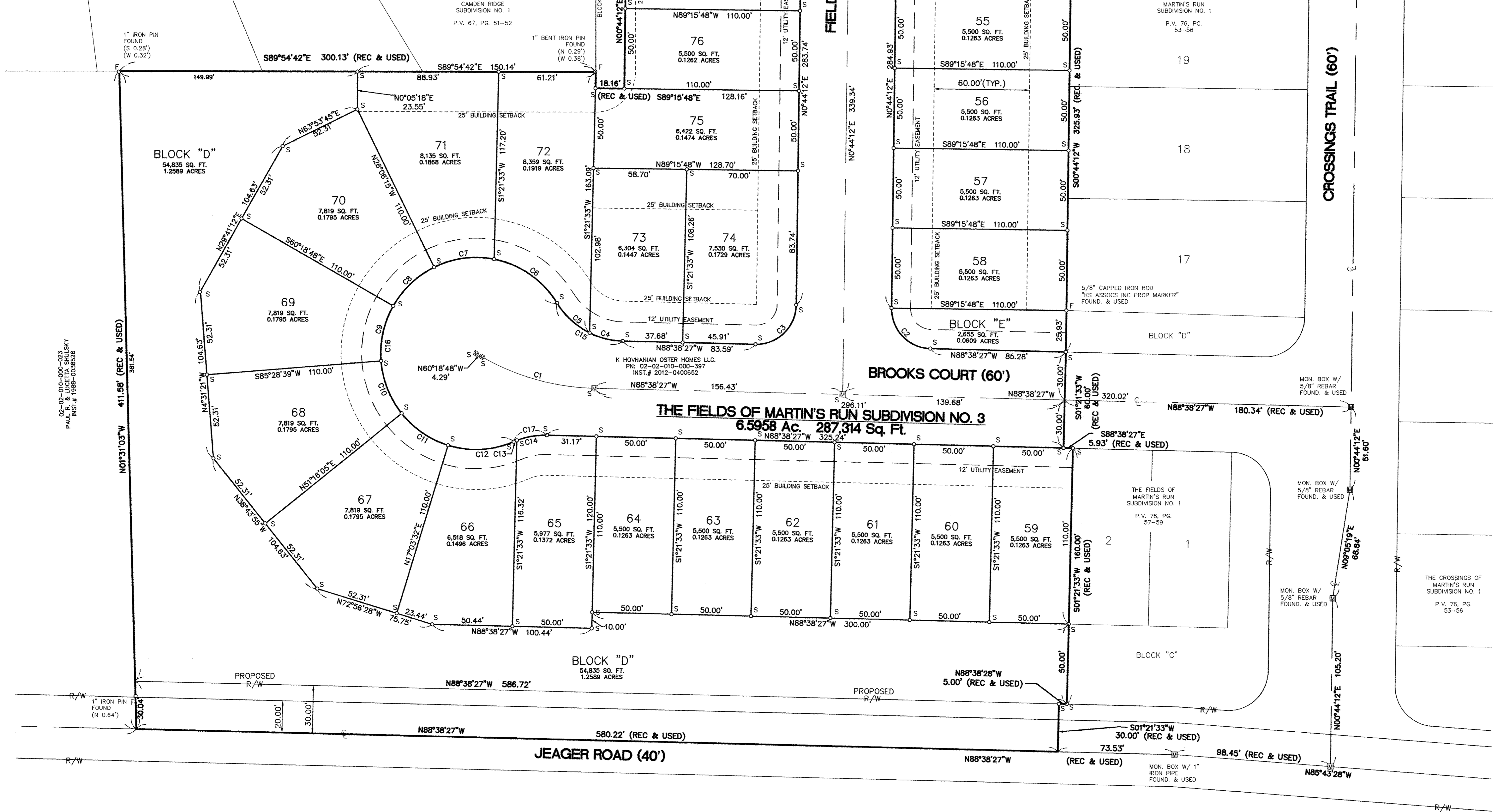
BY Thomas J. Dyster, President
K. HOVNANIAN OSTER HOMES LLC.
OHIO DIVISION
2000 10TH STREET N.E.
CANTON, OHIO, 44705

AREA IN SUBLOTS	3.7424 ACRES
AREA IN BLOCKS	1.3198 ACRES
AREA IN EXISTING RIGHT-OF-WAY	0.2666 ACRES
AREA IN PROPOSED RIGHT-OF-WAY	1.2670 ACRES
TOTAL AREA IN SUBDIVISION	6.5958 ACRES



CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	74.16'	150.00'	28°19'39"	S74°28'37"E	73.41'	37.86'
C2	39.00'	25.00'	89°22'38"	N43°57'08"W	35.16'	24.73'
C3	39.54'	25.00'	90°37'22"	N46°02'52"E	35.55'	25.27'
C4	21.69'	50.00'	24°51'23"	S76°12'45"E	21.52'	11.02'
C5	28.00'	50.00'	32°05'16"	S47°44'26"E	27.64'	14.38'
C6	49.60'	60.00'	47°21'54"	S55°22'44"E	48.20'	26.32'
C7	38.79'	60.00'	37°02'33"	N82°25'02"E	38.12'	20.10'
C8	35.82'	60.00'	34°12'33"	N46°47'29"E	35.29'	18.46'
C9	35.82'	60.00'	34°12'33"	N12°34'55"E	35.29'	18.46'
C10	35.82'	60.00'	34°12'33"	N21°37'38"W	35.29'	18.46'
C11	35.82'	60.00'	34°12'33"	N55°50'11"W	35.29'	18.46'
C12	42.22'	60.00'	40°19'11"	S86°53'57"W	41.36'	22.03'
C13	2.18'	50.00'	2°30'05"	S67°59'23"W	2.18'	1.09'
C14	19.30'	50.00'	22°07'07"	S80°17'59"W	19.18'	9.77'
C15	49.69'	50.00'	56°56'39"	S60°10'07"E	47.67'	27.12'
C16	273.91'	60.00'	261°33'51"	S17°31'17"W	90.86'	N/A
C17	21.49'	50.00'	24°37'12"	S79°02'57"W	21.32'	10.91'

LEGEND	
⊙	CENTERLINE
R/W	RIGHT OF WAY
OF	FOUND MONUMENT AS NOTED
○	SET IRON PIN
○	FOUND MONUMENT AS NOTED
⊠	SET IRON PIN IN MONUMENT BOX
⊠	FOUND CONCRETE NAIL
X	PARCEL NUMBER
PN	INSTRUMENT NUMBER



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OFFICES IN NORTH AMERICA AND ASIA
30975 BANBRIDGE RD., SUITE 180
SOLVAY, NY 13150-3009

BLACK RIVER TOWNSHIP
TRACT 2
ORIGINAL LOT 10
CITY OF LORAIN
LORAIN COUNTY, OHIO

K. HOVNANIAN OSTER HOMES, LLC
THE FIELDS OF MARTIN'S RUN
SUBDIVISION NO. 3

DATE: 8-16-2012
PER CITY COMMENTS: 08/12/2012

REVISIONS

ATWELL
SCALE: 0 15 30
1" = 30 FEET

DR. ALM | CH. MRS
P.M. B. BORON
BOOK: N/A
CAD FILE: 11002772-SU01
JOB: 11002772
FILE CODE: N/A
SHEET NO. 3 OF 3

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