

MARTIN'S RUN VILLAGE SUBDIVISION No. 2

BEING PART OF
BLACK RIVER TOWNSHIP TRACT 2 ORIGINAL LOT 11
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

Being re-recorded to include additional signatures.

NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

mem 6/4/13
DEPUTY

Doc ID: 01750900003 Type: OFF
Kind: PLAT
Recorded: 06/04/2013 at 11:06:58 AM
Fee Amt: \$0.00 Page 1 of 3
Lorain County, Ohio
Judith M. Nedwick County Recorder
File: 2013-0464059

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING First Federal Savings and Loan Association of Lorain MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO. 2, 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.

Robert E. Basky REPRESENTATIVE
Donna J. Rogers WITNESS
Donna J. Rogers TITLE
Donna J. Rogers WITNESS

MORTGAGEE'S NOTARY CERTIFICATE

STATE OF OHIO
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Robert E. Basky REPRESENTING First Federal Savings and Loan Association of Lorain 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 8th DAY OF September, 2013.
Donna Jean Rogers NOTARY PUBLIC
MY COMMISSION EXPIRES December 7, 2007

LORAIN CITY SURVEYOR CERTIFICATE

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

Douglas A. Hart PS DATE 5/21/13
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO. 2 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 179-04 PASSED THIS 20th DAY OF December 2004.

Nancy Driscoll CLERK OF COUNCIL

PLANNING COMMISSION

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

[Signature] CHAIRMAN, CITY OF LORAIN
5/30/13 DATE
PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

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

[Signature] LAW DIRECTOR, CITY OF LORAIN
5/20/13 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 DEPARTMENT HAS BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN FULL THEREOF.

[Signature] DIRECTOR OF PUBLIC SERVICE
5/30/13 DATE

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 MARTIN'S RUN VILLAGE SUBDIVISION NO. 2, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

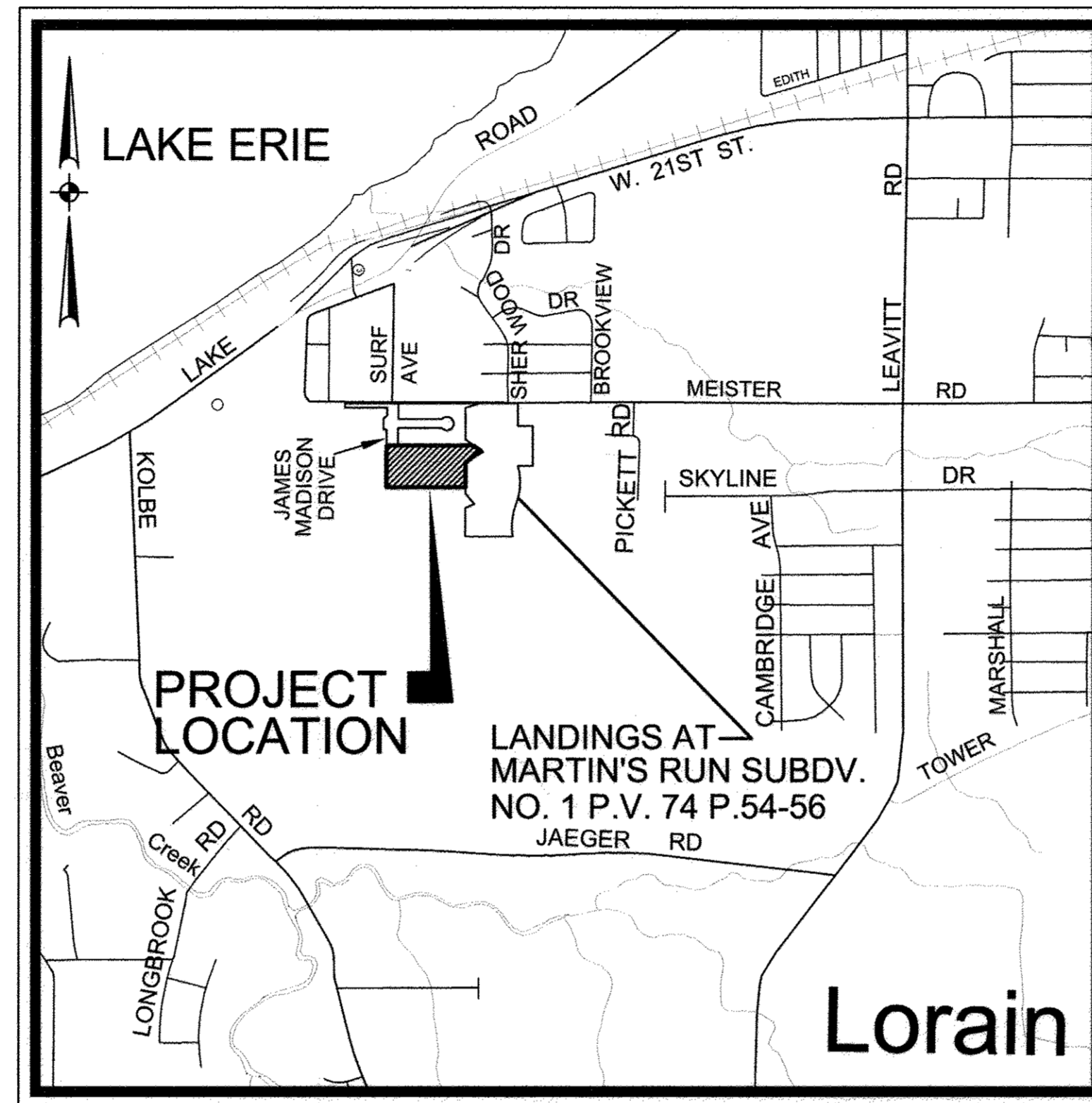
OSTER CONSTRUCTION INC.
BY: Thomas J. Oster PRESIDENT
THOMAS J. OSTER

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 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 8th DAY OF September, 2004.

Kristin Stearn NOTARY PUBLIC
MY COMMISSION EXPIRES 6-9-08



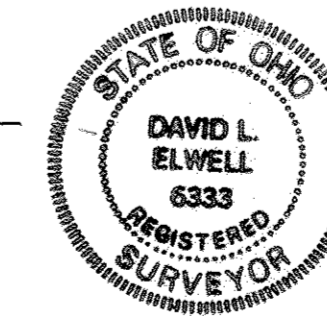
VICINITY MAP NO SCALE

TRUE TITLE AGENCY INC
5061 N. ABBE RD #3
ATT MICHELE
ELYRIA, OH 44035
dictval 98
pgs. 64, 65, 66

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "MARTIN'S RUN VILLAGE SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 6.1618 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 11 IN TRACT 2 IN THE CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY 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
DAVID L. ELWELL
REGISTERED SURVEYOR NO 6333



AREA IN 25 SUBLOTS	3.7451	ACRES
AREA IN RIGHT-OF-WAY	1.3813	ACRES
AREA IN BLOCKS	1.0354	ACRES
TOTAL AREA IN SUBDIVISION	6.1618	ACRES

LEGEND

- ☒ - MONUMENT BOX FOUND
- ☒ - PROPOSED MONUMENT BOX
- ⊙ - IRON PIN/ IRON PIPE/ KS CAPPED REBAR FOUND LABELED "KS ASSOC INC PROP MARKER"
- - 5/8" KS CAPPED REBAR SET LABELED "KS ASSOC INC PROP MARKER"

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
306
me
MAR 15 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

MAR 15 2005
RECEIVED FOR RECORD
at 2:30 clock P.M. In Plat RECORD
VOL. 84 JUDITH M. NEDWICK
PAGE 5 Lorain County Recorder
57,58,59
Plat= 259.20 Box Millennium / Job.
LORAIN COUNTY RECORDER

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
BY: _____
BY: _____

REVISIONS

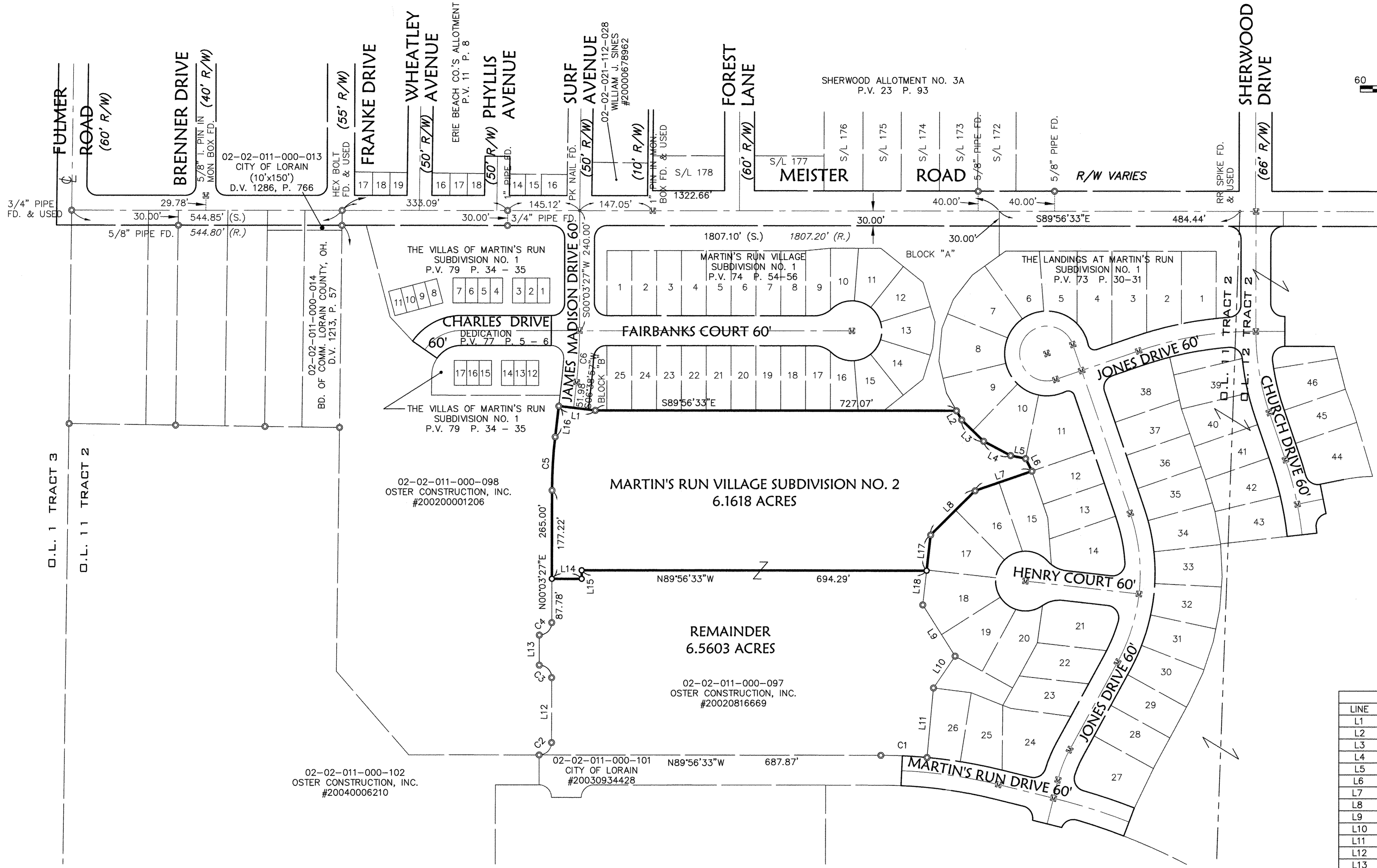
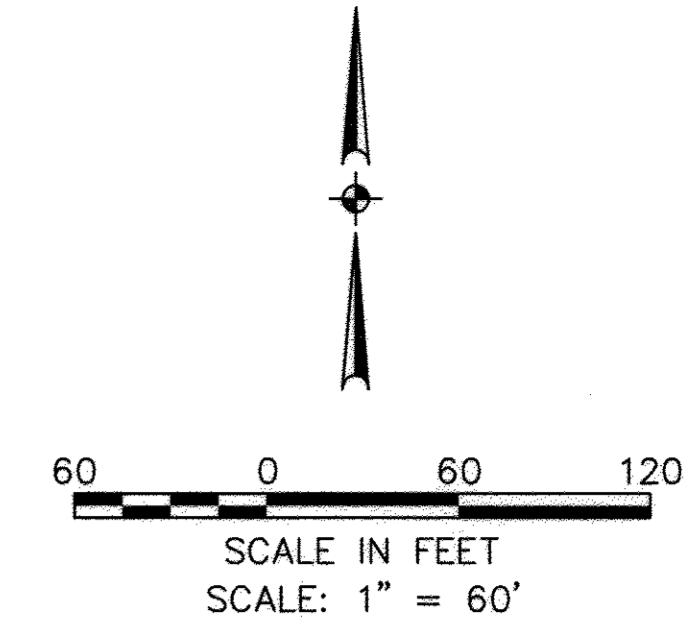
DATE: 2-20-03
DRAWN BY: DAM
CH'D BY: AJS
DWG. 1-PLATCS
PATH: 03041/LDDT
F.B.

RECORD PLAT
MARTIN'S RUN VILLAGE
SUBDIVISION No. 2
PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT 2
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 3
JOB NO. 03041

KS ASSOCIATES, INC.
200 Burns Road, Suite 100
P.O. Box 509
Elyria, Ohio 44036
Phone (440) 325-4700
Fax (440) 325-4700
www.kssoc.com

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LINE	BEARING	LENGTH
L1	N83°21'03"W	74.00
L2	S29°42'49"E	21.03
L3	S45°58'25"E	61.43
L4	S62°14'02"E	61.43
L5	S78°29'39"E	30.71
L6	S27°01'22"E	27.98
L7	S71°03'47"W	120.79
L8	S45°13'51"W	125.93
L9	S32°27'45"E	121.32
L10	S34°18'39"W	77.10
L11	S05°14'15"W	140.00
L12	S00°03'27"W	130.00
L13	S00°03'27"W	60.00
L14	N89°56'33"W	60.00
L15	S00°03'27"W	17.22
L16	N06°38'57"E	62.15
L17	S06°23'03"W	71.87
L18	S06°23'03"W	69.17

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	93.12	1030.00	46.59	5°10'47"	93.09	N87°21'09"W
C2	39.27	25.00	25.00	90°00'00"	35.36	N45°03'27"E
C3	39.27	25.00	25.00	90°00'00"	35.36	N44°56'33"W
C4	39.27	25.00	25.00	90°00'00"	35.36	N45°03'27"E
C5	106.99	930.00	53.56	6°35'30"	106.93	S03°21'12"W
C6	103.54	900.00	51.83	6°35'30"	103.48	S03°21'12"W

- LEGEND**
- ☒ - MONUMENT BOX FOUND
 - ☒ - PROPOSED MONUMENT BOX
 - ⊙ - IRON PIN/ IRON PIPE/ KS CAPPED REBAR FOUND
Labeled "KS ASSOC INC PROP MARKER"
 - - 5/8" KS CAPPED REBAR SET
Labeled "KS ASSOC INC PROP MARKER"
 - FD. - FOUND
 - R. - RECORD
 - S. - SURVEYED
 - U. - USED

<p>DATE: 02-20-03</p> <p>DRAWN BY: DJM</p> <p>CHECKED BY: L-BLADON</p> <p>DWG. NAME: 1-PLAT02.dwg</p> <p>PATH: E:\03041\JOB\CONTROL</p> <p>F.B.</p>	<p>DESCRIPTION</p> <p>REVISIONS</p>
<p>KS ASSOCIATES</p> <p>200 Barnes Road, Suite 100 P.O. Box 369, 0334 Phone (603) 365-4730 Fax (603) 365-4770 multifloor@ksassoc.com www.ksassoc.com</p>	
<p>RECORD PLAT</p> <p>MARTIN'S RUN VILLAGE</p> <p>SUBDIVISION NO. 2</p> <p>OF PART OF</p> <p>BLACK RIVER RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT 2</p> <p>CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO</p>	
<p>SHEET</p> <p>2</p> <p>OF</p> <p>3</p>	
<p>JOB NO.</p> <p>03041</p>	

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