

MARTIN'S RUN VILLAGE SUBDIVISION NO 3

BEING PART OF
 BLACK RIVER TOWNSHIP TRACT 2 ORIGINAL LOT 11
 AND A RESUBDIVISION OF SUBLOT NOS. 37, 38, 39, 40 AND BLOCK "D"
 OF MARTIN'S RUN VILLAGE SUBDIVISION NO 2 (P.V. 98, P. 64)
 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ONTARIO LAND COMPANY & KHOVNIANIAN OSTER HOMES, LLC., BY THOMAS J. OSTER, ITS PRESIDENT, OWNER OF MARTIN'S RUN VILLAGE SUBDIVISION NO 2 SUBLOTS 37 - 39 & BLOCK D CONTAINED WITHIN THIS PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO 3, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON.

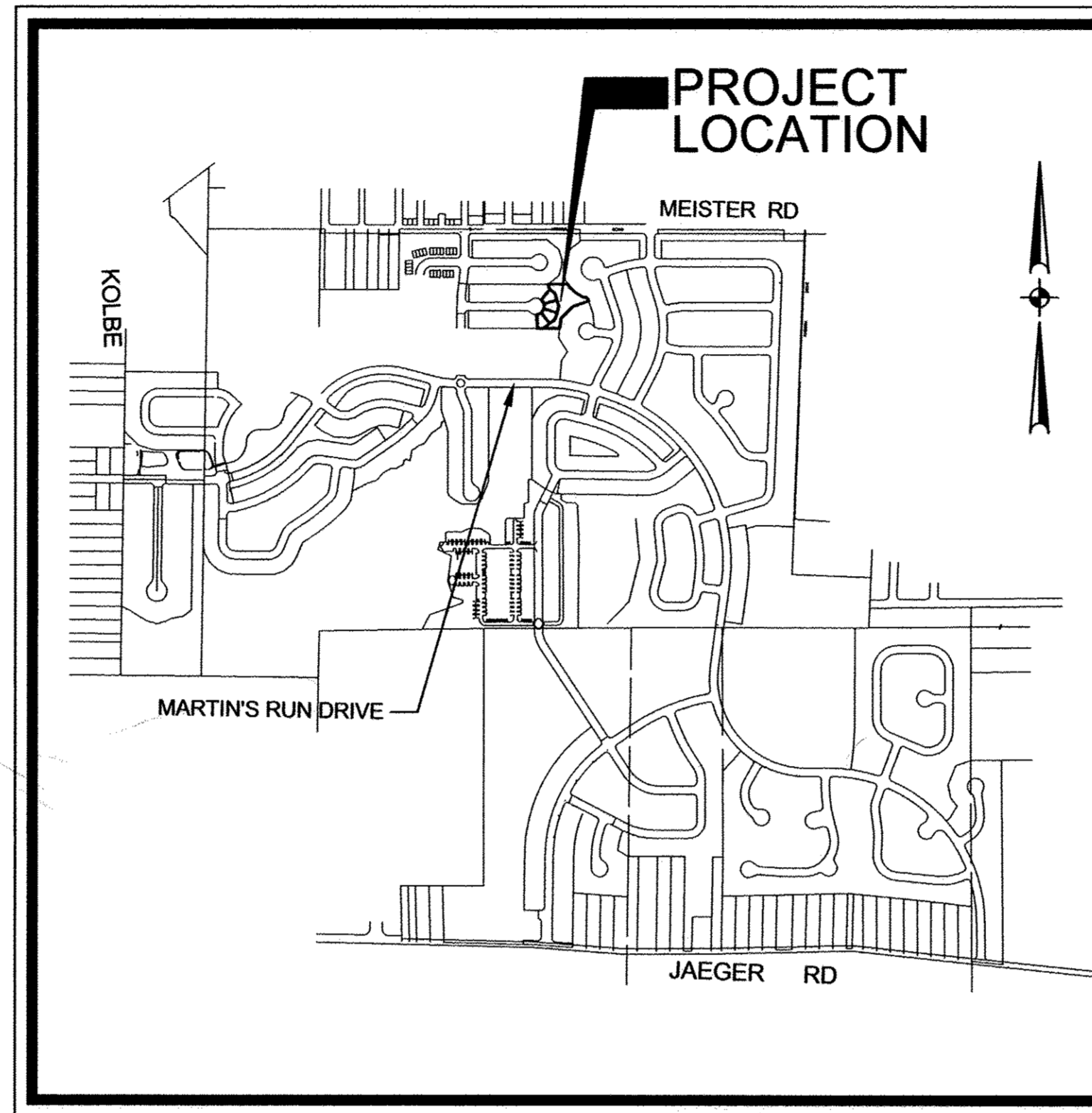
KHOVNIANIAN OSTER HOMES, LLC. & ONTARIO LAND COMPANY
 BY: Thomas J. Oster
 THOMAS J. OSTER PRESIDENT

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 & KHOVNIANIAN HOMES, 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 5th DAY OF March, 2014.

Shelisa Dominick
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-25-17



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 3" AS SHOWN HEREON AND CONTAINING 1.5314 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—○, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED—○, IRON PIN MONUMENTS TO BE SET, IF SO ENAGED. 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.

Mark A. Yeager 2/26/14
 MARK A. YEAGER DATE
 REGISTERED SURVEYOR NO 7289



LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO 3 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Douglas Haas P.S. Feb. 28 2014
 LORAIN CITY SURVEYOR DATE

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO 3 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO 26-14 PASSED THIS 27th DAY OF FEB. 2014.

Thom Brum
 CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO 3 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

[Signature] 2/27/14
 CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION DATE

LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO 3 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

[Signature] 2/27/14
 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 FULL THEREOF.

[Signature] 2/27/14
 DIRECTOR OF PUBLIC SERVICE DATE

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: [Signature]
 BY: [Signature]
 BY: [Signature]

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CHERYL STREHLE & DONALD STREHLE OWNERS OF MARTIN'S RUN VILLAGE SUBDIVISION NO 2 SUBLOT 40 CONTAINED WITHIN THIS PLAT OF MARTIN'S RUN VILLAGE SUBDIVISION NO 3, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON.

BY: Cheryl A. Strehle Donald P. Strehle
 CHERYL STREHLE DONALD STREHLE

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 CHERYL STREHLE AND DONALD STREHLE, OWNERS OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT THEY 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 7th DAY OF March, 2014.

Shelisa Dominick
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-25-17



Doc ID: 01796950001 Type: OFF
 Kind: PLAT
 Recorded: 03/25/2014 at 12:00:24 PM
 Fee Amt: \$176.80 Page 1 of 1
 LORAIN COUNTY, OHIO
 Judith M Newbick County Recorder
 FID# 2014-0499138
 TRUE TITLE AGENCY INC
 5061 N ABBE RD #3
 ELYRIA, OH 44035
 Vol 99
 Pg 2 - 78-79

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 MAR 25 2014
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

REVISIONS	DATE	DESCRIPTION

DATE: 12-13-2013	CCC
DRAWN BY: [Signature]	1-PLATS
CHKD BY: [Signature]	1-PLATS
DWG.:	P 440 365 4730
PATH: 13200/CIVIL 3D	F 440 365 4790
F.B.:	www.ksassociates.com

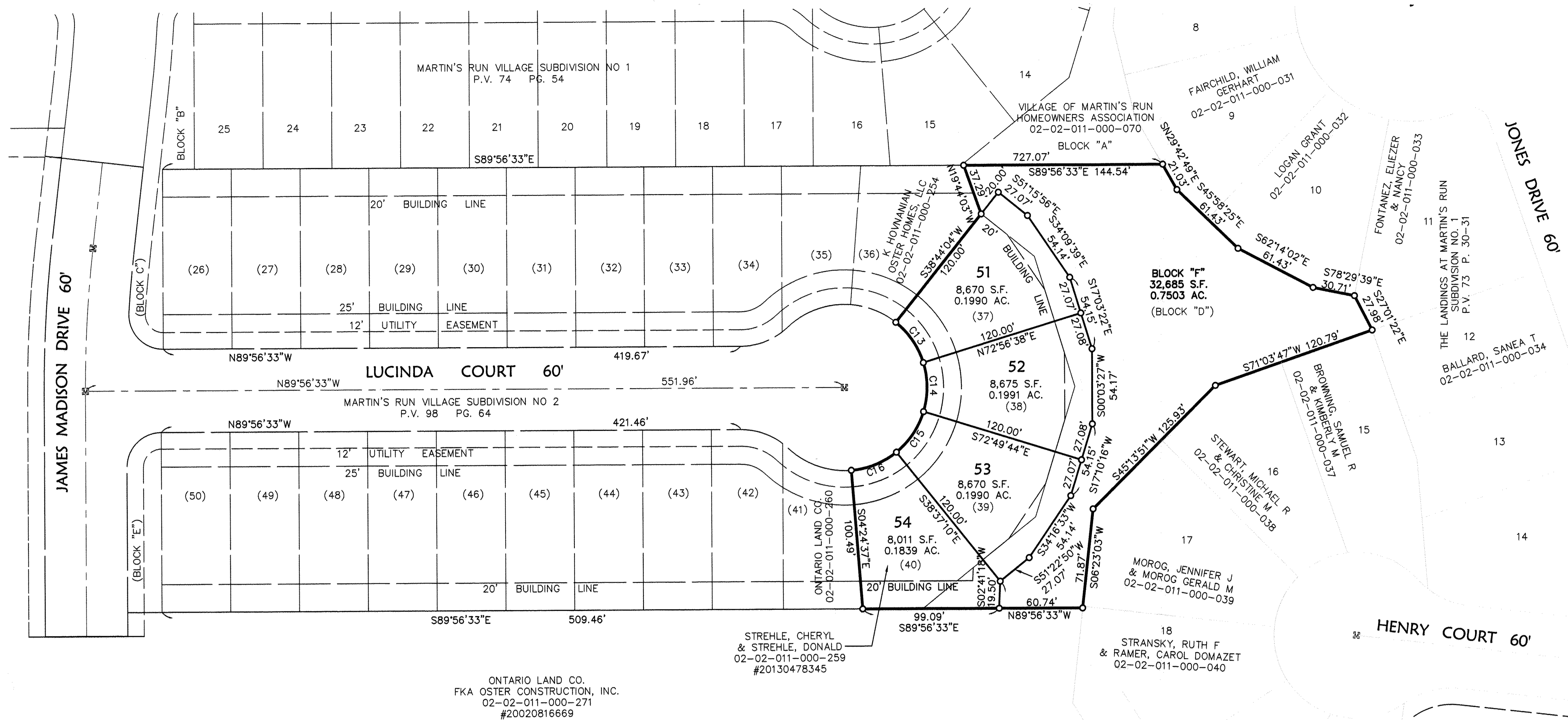
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com
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RECORD PLAT MARTIN'S RUN VILLAGE SUBDIVISION NO 3 PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT 2 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 2
JOB NO. 13200

R:\13000\13200\CIVIL 3D 2011\CURRENT DRAWINGS\SHEETS\MR VILL SUB 3 PLAT\MR VILL SUB 3-PLAT01.DWG 2/26/2014 9:03 AM

R:\13000\13200\CIVIL 3D\CURRENT DRAWINGS\SHEETS\MR VILL SUB 3 PLAT\MR VILL SUB 3-PLAT02.DWG 2/7/2014 2:08 PM



ONTARIO LAND CO.
 FKA OSTER CONSTRUCTION, INC.
 02-02-011-000-271
 #20020816669

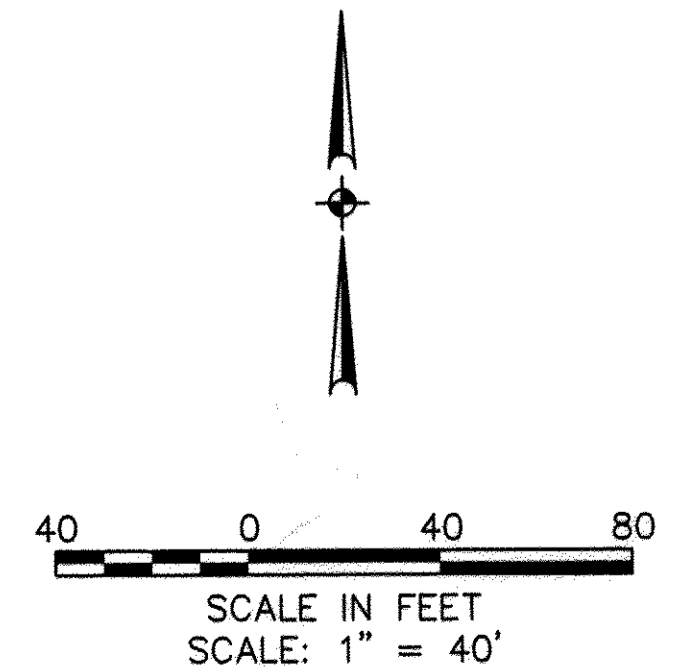
ACREAGE TABULATION

AREA IN LOTS 37, 38, 39, 40	= 0.7811 AC.
AREA IN BLOCKS	= 0.7503 AC.
TOTAL AREA	= 1.5314 AC.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C13	35.82	60.00	18.46	34°12'33"	35.29	N34°09'39"W
C14	35.84	60.00	18.47	34°13'39"	35.31	N00°03'27"E
C15	35.82	60.00	18.46	34°12'33"	35.29	N34°16'33"E
C16	35.82	60.00	18.46	34°12'33"	35.29	N68°29'06"E

LEGEND

- ☒ - MONUMENT BOX FOUND
- - 5/8"x30" CAPPED REBAR TO BE SET
 LABELED "KS ASSOCS INC PROP MARKER"
- FD. - FOUND
- ORIG. - ORIGINAL
- R. - RECORD
- S. - SURVEYED
- U. - USED
- (40) - ORIG. LOT NUMBER MARTIN'S RUN VILLAGE SUBDIVISION NO.2
- (BLOCK "D") - ORIG. BLOCK NAME MARTIN'S RUN VILLAGE SUBDIVISION NO.2



	BY		DESCRIPTION		
	DATE				
	REVISIONS				
DATE:	12-13-2013	DRAWN BY:	CSZ		
CHECKED BY:		DWG. NAME:	1-PLAT02.DWG		
PLOT DATE:	12-13-2013	PLOT BY:	R.13200.DWG_3D		
KS Associates, Inc. 260 Burns Road, Suite 100 Elvira, OH 44035 P 440 365 4730 F 440 365 4790 www.kssassociates.com					
RECORD PLAT MARTIN'S RUN VILLAGE SUBDIVISION NO 3 OF PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO					
SHEET					
2					
OF					
2					
JOB NO.					
13200					