

ORDINANCE NO. 74-05

AN ORDINANCE ACCEPTING THE PLAT OF THE GARDENS AT MORNINGSIDE IN THE CITY OF LORAIN AND DECLARING AN EMERGENCY

WHEREAS, the Lorain City Planning Commission approved The Gardens at Morningside, in the City of Lorain, Ohio at their regular meeting held on April 7, 2004; and

WHEREAS, Lorain City Council concurred with the recommendation of the Lorain City Planning Commission's approval of the Gardens at Morningside, at the regular Council Meeting held on April 15, 2004; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LORAIN:

SECTION I. That the Plat of The Gardens at Morningside, be and the same is hereby approved and accepted.

SECTION II. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions, were in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code 121.22.

SECTION III. That this Ordinance is hereby declared to be an emergency, the nature of which is the immediate need to continue the economic development and growth of the community and to accept real property interests which are beneficial to Lorain and its citizens without undue delay and burden in order to preserve the health, welfare, and safety of the citizens of the City of Lorain. Therefore, this Ordinance shall take effect immediately upon its passage and approval by the Mayor, providing it receives the statutory requirements for passage, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: May 2, 2005 Bennett James
PRESIDENT OF COUNCIL

ATTEST: Nancy A. Greer
Clerk
Craig Ylin
MAYOR

APPROVED: May 2, 2005

I, NANCY A. GREER, CLERK OF COUNCIL OF THE CITY OF LORAIN, OHIO, CERTIFY THE FOREGOING IS A TRUE AND ACCURATE COPY OF Ord. NO. 74-05 PASSED ON THE 2 DAY OF May, 2005 BY COUNCIL AND TAKEN FROM THE RECORDS IN THE OFFICE OF THE CLERK.
5-10-05
DATE Nancy Greer
CLERK OF COUNCIL

THE GARDENS AT MORNINGSIDE SUBDIVISION NO. 1

BENIC PART OF
 BLACK RIVER TOWNSHIP ORIGINAL LOT 1, TRACT 3 & ORIGINAL LOT 11, TRACT 2
 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE UNDERSIGNED, CERTAIN CONSTRUCTION, INC. HAS BEEN THE GENERAL CONTRACTOR AND HAS COMPLETED THE CONSTRUCTION OF THE PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION NO. 1 IN ACCORDANCE WITH THE PLAN AND CONDITIONS SET FORTH THEREIN AND DOES HEREBY ACCEPT IT TO BE CORRECT AND COMPLETE FOR THE PURPOSES OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

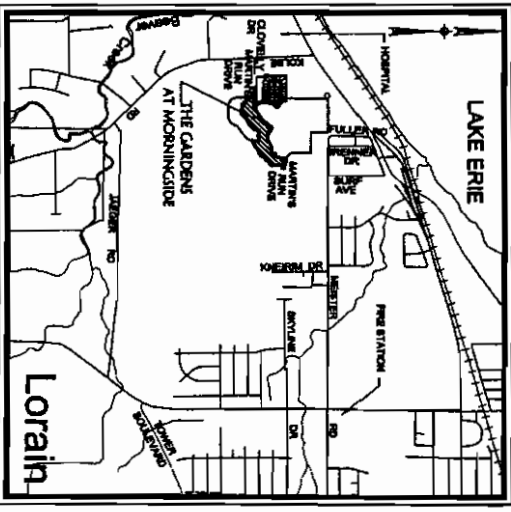
DATE OF COMPLETION 11/19/03
 PROJECT # 03-001
 WITNESSES: _____ BY: _____

NOTARY CERTIFICATE

LORAIN COUNTY
 STATE OF OHIO
 I, John P. [Signature], Notary Public in and for said County and State do hereby certify that I have personally examined the plat of The Gardens at Morningside Subdivision No. 1 and find the same to be correct and complete for the purposes of the streets and easements set forth therein and that it was signed by hand and official seal of the said owner on this 11th day of November, 2003.



VICINITY MAP NO SCALE



SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE GARDENS AT MORNINGSIDE SUBDIVISION NO. 1 AS SHOWN HEREON AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF OHIO. THE PLAT OF THIS SUBDIVISION WAS MADE FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 15 N., RANGE 10 W., COUNTY OF LORAIN, OHIO, AND IS BASED ON THE FOLLOWING CORNERS AND POINTS: THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 15 N., RANGE 10 W., COUNTY OF LORAIN, OHIO, THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 15 N., RANGE 10 W., COUNTY OF LORAIN, OHIO, THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 15 N., RANGE 10 W., COUNTY OF LORAIN, OHIO, AND THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 15 N., RANGE 10 W., COUNTY OF LORAIN, OHIO.

ACREAGE BREAKDOWN
 AREA IN ACREAGE: 1.8177 ACRES
 AREA IN SQUARE FEET: 1,570,000 SQ. FT.
 TOTAL AREA IN SUBDIVISION: 14,850 ACRES

- LEGEND
- EXISTING BOUNDARY BOX
- PROPOSED BOUNDARY BOX
- PROPOSED EASEMENT BOX
- PROPOSED RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED RIGHT OF WAY

MORTGAGEE'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING THE MORTGAGEE OF THE ABOVE DESCRIBED PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION NO. 1 AND THIS SUBDIVISION HAS RECEIVED THE PROCEEDS OF THE SALE OF THE SAME AND HEREBY ACCEPTS THEM AS FULL SATISFACTION OF THE DEBT AND RELEASES THE DEBTOR FROM THE OBLIGATION OF PAYMENT OF THE SAME.

MORTGAGEE'S CERTIFICATE
 THIS IS TO CERTIFY THAT I, _____, DO SOLELY AS THE FORTGIVING PARTY AND I HAVE RECEIVED THE FULL PAYMENT OF THE DEBT AND HEREBY RELEASE THE DEBTOR FROM THE OBLIGATION OF PAYMENT OF THE SAME.

LORAIN CITY SURVEYOR CERTIFICATE
 THIS IS TO CERTIFY THAT I HAVE EXAMINED THE PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION NO. 1 AND FIND THE SAME TO BE CORRECT AND COMPLETE FOR THE PURPOSES OF THE STREETS AND EASEMENTS SET FORTH THEREIN.

COUNCIL CERTIFICATE
 THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION NO. 1 HAS BEEN REVIEWED BY THE COUNCIL OF THE CITY OF LORAIN, OHIO AND IS HEREBY APPROVED BY THE COUNCIL ON THIS 11th DAY OF NOVEMBER, 2003.

PLANNING COMMISSION
 THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION NO. 1 HAS BEEN REVIEWED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO AND IS HEREBY APPROVED BY THE COMMISSION ON THIS 11th DAY OF NOVEMBER, 2003.

LAW DIRECTOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF THE GARDENS AT MORNINGSIDE SUBDIVISION NO. 1 IS CORRECT AND COMPLETE FOR THE PURPOSES OF THE STREETS AND EASEMENTS SET FORTH THEREIN AND IS HEREBY APPROVED AS TO FORM BY ME, THE CITY ATTORNEY OF THE CITY OF LORAIN, OHIO, ON THIS 11th DAY OF NOVEMBER, 2003.

PARK DEPARTMENT CERTIFICATE
 THIS IS TO CERTIFY THAT THE RESERVATIONS OF SECTION 1111.08 AS APPROVED BY ORDINANCE NO. 106-80 OF THE COUNCIL OF THE CITY OF LORAIN HAVE BEEN MET HEREON, THE PARK DEPARTMENT OF THE CITY OF LORAIN IS HEREBY APPROVED TO ACCEPT THE SAME IN LIEU THEREOF.

LORAIN COUNTY RECORDER

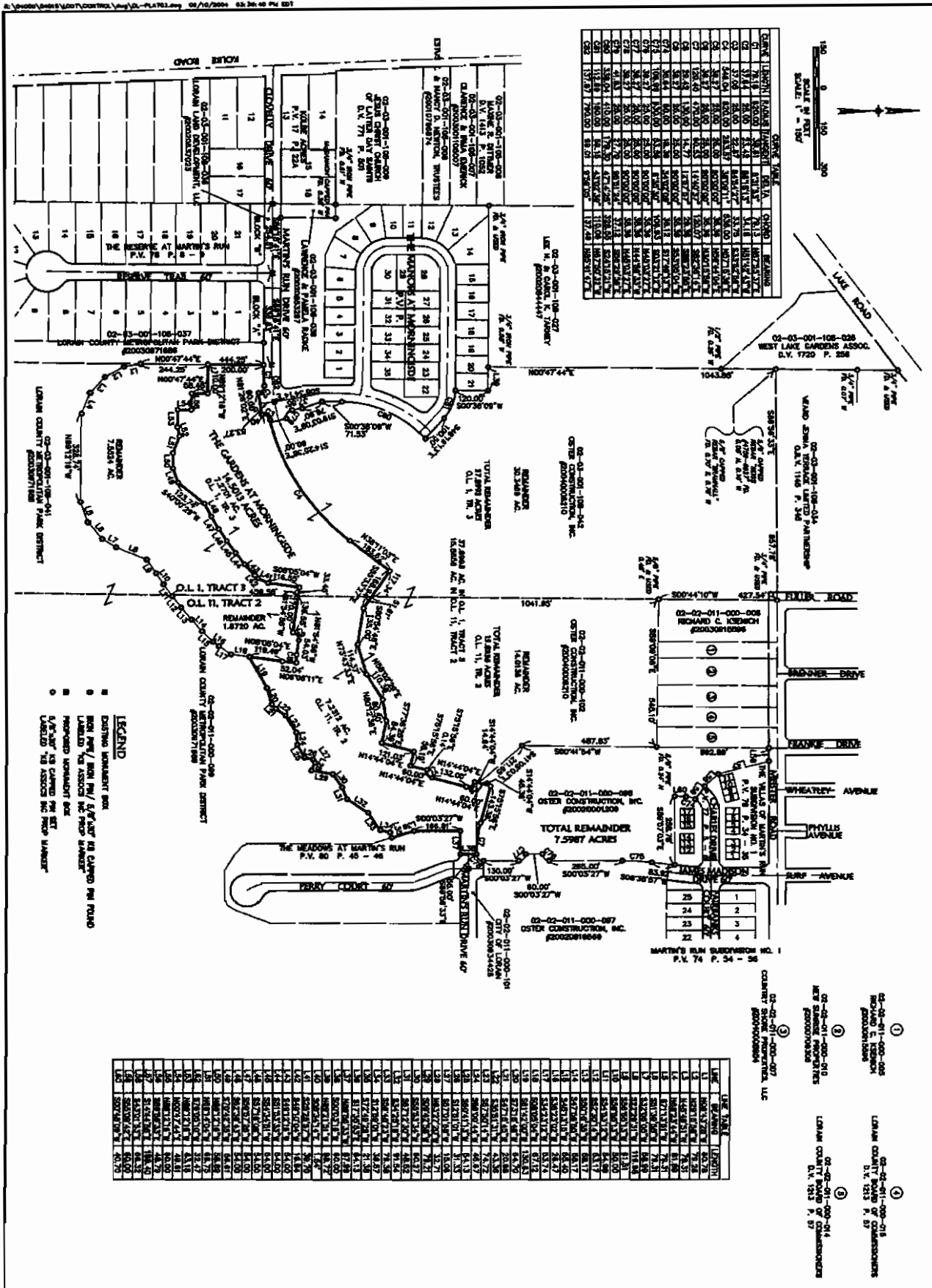
LORAIN COUNTY RECORDER

SHEET 1 OF 4

RECORD PLAT
 THE GARDENS AT MORNINGSIDE
 SUBDIVISION NO. 1
 OF PART OF
 BLACK RIVER TOWNSHIP ORIGINAL LOT 1, TRACT 3 & ORIGINAL LOT 11, TRACT 2
 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO



DATE	DESCRIPTION	BY



GENE TABLE

LOT	AREA	PERCENT	OWNER	REMARKS
01	1.00	100.00	GENE	
02	1.00	100.00	GENE	
03	1.00	100.00	GENE	
04	1.00	100.00	GENE	
05	1.00	100.00	GENE	
06	1.00	100.00	GENE	
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98	1.00	100.00	GENE	
99	1.00	100.00	GENE	
100	1.00	100.00	GENE	

LEGEND

- EXISTING LANDMARK SIGN
- SIGN POLE / SIGN PW / SIGN SIGN AS SHOWN ON PLANS
- LANDSCAPE ASSOCIATE INC PROP LANDMARK
- PROPOSED LANDMARK SIGN
- LANDSCAPE ASSOCIATE INC PROP LANDMARK

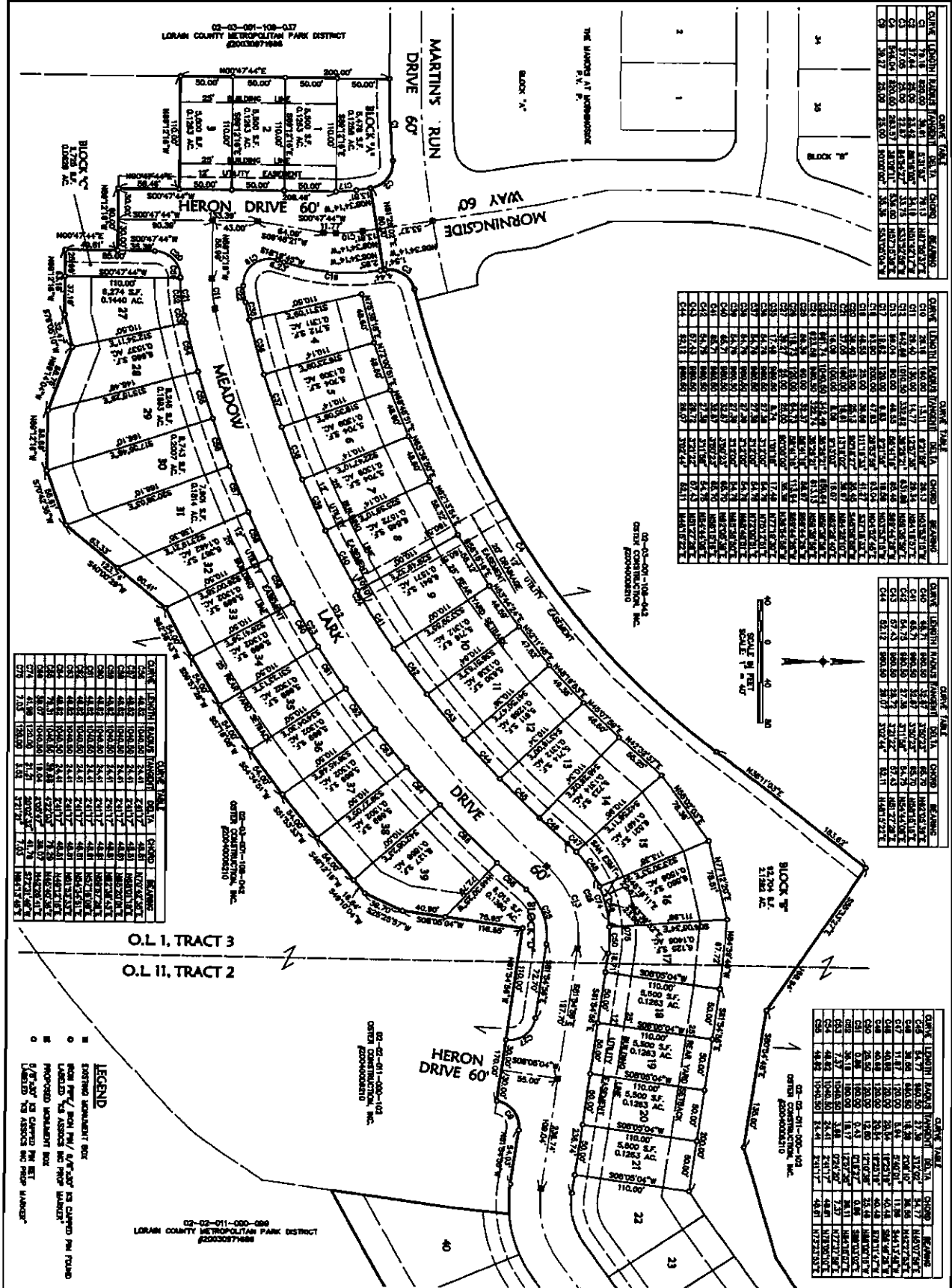
LOT	AREA	PERCENT	OWNER	REMARKS
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97	1.00	100.00	GENE	
98	1.00	100.00	GENE	
99	1.00	100.00	GENE	
100	1.00	100.00	GENE	

RECORD PLAT
THE GARDENS AT MORNINGSIDE SUBDIVISION NO. 1
 BLACK RIVER TOWNSHIP ORIG. LOT I, TRACT 2 & ORIG. LOT II, TRACT 2
 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

KS
 K&S ASSOCIATES

DATE: 08/10/2004
 DESCRIPTION: THE GARDENS AT MORNINGSIDE SUBDIVISION NO. 1
 BY: [Signature]

SHEET 2 OF 4
 JOB NO. 0405



OWNER	PARCEL NUMBER	AREA	CEN. POINT	BEARING
CL	17.0	12,000 S.F.	17.0	N85°00'00"W
CL	18.0	12,000 S.F.	18.0	N85°00'00"W
CL	19.0	12,000 S.F.	19.0	N85°00'00"W
CL	20.0	12,000 S.F.	20.0	N85°00'00"W
CL	21.0	12,000 S.F.	21.0	N85°00'00"W
CL	22.0	12,000 S.F.	22.0	N85°00'00"W
CL	23.0	12,000 S.F.	23.0	N85°00'00"W
CL	24.0	12,000 S.F.	24.0	N85°00'00"W
CL	25.0	12,000 S.F.	25.0	N85°00'00"W
CL	26.0	12,000 S.F.	26.0	N85°00'00"W
CL	27.0	12,000 S.F.	27.0	N85°00'00"W
CL	28.0	12,000 S.F.	28.0	N85°00'00"W
CL	29.0	12,000 S.F.	29.0	N85°00'00"W
CL	30.0	12,000 S.F.	30.0	N85°00'00"W

OWNER	PARCEL NUMBER	AREA	CEN. POINT	BEARING
CL	31.0	12,000 S.F.	31.0	N85°00'00"W
CL	32.0	12,000 S.F.	32.0	N85°00'00"W
CL	33.0	12,000 S.F.	33.0	N85°00'00"W
CL	34.0	12,000 S.F.	34.0	N85°00'00"W
CL	35.0	12,000 S.F.	35.0	N85°00'00"W
CL	36.0	12,000 S.F.	36.0	N85°00'00"W
CL	37.0	12,000 S.F.	37.0	N85°00'00"W
CL	38.0	12,000 S.F.	38.0	N85°00'00"W
CL	39.0	12,000 S.F.	39.0	N85°00'00"W
CL	40.0	12,000 S.F.	40.0	N85°00'00"W
CL	41.0	12,000 S.F.	41.0	N85°00'00"W
CL	42.0	12,000 S.F.	42.0	N85°00'00"W
CL	43.0	12,000 S.F.	43.0	N85°00'00"W
CL	44.0	12,000 S.F.	44.0	N85°00'00"W
CL	45.0	12,000 S.F.	45.0	N85°00'00"W
CL	46.0	12,000 S.F.	46.0	N85°00'00"W
CL	47.0	12,000 S.F.	47.0	N85°00'00"W
CL	48.0	12,000 S.F.	48.0	N85°00'00"W
CL	49.0	12,000 S.F.	49.0	N85°00'00"W
CL	50.0	12,000 S.F.	50.0	N85°00'00"W

OWNER	PARCEL NUMBER	AREA	CEN. POINT	BEARING
CL	51.0	12,000 S.F.	51.0	N85°00'00"W
CL	52.0	12,000 S.F.	52.0	N85°00'00"W
CL	53.0	12,000 S.F.	53.0	N85°00'00"W
CL	54.0	12,000 S.F.	54.0	N85°00'00"W
CL	55.0	12,000 S.F.	55.0	N85°00'00"W
CL	56.0	12,000 S.F.	56.0	N85°00'00"W
CL	57.0	12,000 S.F.	57.0	N85°00'00"W
CL	58.0	12,000 S.F.	58.0	N85°00'00"W
CL	59.0	12,000 S.F.	59.0	N85°00'00"W
CL	60.0	12,000 S.F.	60.0	N85°00'00"W
CL	61.0	12,000 S.F.	61.0	N85°00'00"W
CL	62.0	12,000 S.F.	62.0	N85°00'00"W
CL	63.0	12,000 S.F.	63.0	N85°00'00"W
CL	64.0	12,000 S.F.	64.0	N85°00'00"W
CL	65.0	12,000 S.F.	65.0	N85°00'00"W
CL	66.0	12,000 S.F.	66.0	N85°00'00"W
CL	67.0	12,000 S.F.	67.0	N85°00'00"W
CL	68.0	12,000 S.F.	68.0	N85°00'00"W
CL	69.0	12,000 S.F.	69.0	N85°00'00"W
CL	70.0	12,000 S.F.	70.0	N85°00'00"W

OWNER	PARCEL NUMBER	AREA	CEN. POINT	BEARING
CL	71.0	12,000 S.F.	71.0	N85°00'00"W
CL	72.0	12,000 S.F.	72.0	N85°00'00"W
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CL	77.0	12,000 S.F.	77.0	N85°00'00"W
CL	78.0	12,000 S.F.	78.0	N85°00'00"W
CL	79.0	12,000 S.F.	79.0	N85°00'00"W
CL	80.0	12,000 S.F.	80.0	N85°00'00"W
CL	81.0	12,000 S.F.	81.0	N85°00'00"W
CL	82.0	12,000 S.F.	82.0	N85°00'00"W
CL	83.0	12,000 S.F.	83.0	N85°00'00"W
CL	84.0	12,000 S.F.	84.0	N85°00'00"W
CL	85.0	12,000 S.F.	85.0	N85°00'00"W
CL	86.0	12,000 S.F.	86.0	N85°00'00"W
CL	87.0	12,000 S.F.	87.0	N85°00'00"W
CL	88.0	12,000 S.F.	88.0	N85°00'00"W
CL	89.0	12,000 S.F.	89.0	N85°00'00"W
CL	90.0	12,000 S.F.	90.0	N85°00'00"W

OWNER	PARCEL NUMBER	AREA	CEN. POINT	BEARING
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CL	92.0	12,000 S.F.	92.0	N85°00'00"W
CL	93.0	12,000 S.F.	93.0	N85°00'00"W
CL	94.0	12,000 S.F.	94.0	N85°00'00"W
CL	95.0	12,000 S.F.	95.0	N85°00'00"W
CL	96.0	12,000 S.F.	96.0	N85°00'00"W
CL	97.0	12,000 S.F.	97.0	N85°00'00"W
CL	98.0	12,000 S.F.	98.0	N85°00'00"W
CL	99.0	12,000 S.F.	99.0	N85°00'00"W
CL	100.0	12,000 S.F.	100.0	N85°00'00"W
CL	101.0	12,000 S.F.	101.0	N85°00'00"W
CL	102.0	12,000 S.F.	102.0	N85°00'00"W
CL	103.0	12,000 S.F.	103.0	N85°00'00"W
CL	104.0	12,000 S.F.	104.0	N85°00'00"W
CL	105.0	12,000 S.F.	105.0	N85°00'00"W
CL	106.0	12,000 S.F.	106.0	N85°00'00"W
CL	107.0	12,000 S.F.	107.0	N85°00'00"W
CL	108.0	12,000 S.F.	108.0	N85°00'00"W
CL	109.0	12,000 S.F.	109.0	N85°00'00"W
CL	110.0	12,000 S.F.	110.0	N85°00'00"W

02-03-091-108-041
CENTRE CONSTRUCTION, INC.

02-03-091-108-042
CENTRE CONSTRUCTION, INC.

02-03-091-108-043
CENTRE CONSTRUCTION, INC.

O.L. I, TRACT 3

O.L. II, TRACT 2

02-02-011-000-103
CENTRE CONSTRUCTION, INC.

02-02-011-030-089
LORAIN COUNTY METROPOLITAN PARK DISTRICT
220030974988

02-02-011-000-104
CENTRE CONSTRUCTION, INC.

02-02-011-000-105
CENTRE CONSTRUCTION, INC.

02-02-011-000-106
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02-02-011-000-107
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02-02-011-000-139
CENTRE CONSTRUCTION, INC.

02-02-011-000-140
CENTRE CONSTRUCTION, INC.

- LEGEND**
- ⊘ EXISTING MANHOLE BOX
 - ⊙ EXISTING POCKET / ASBES / A/C / JAY / NO CAPED / NO FURROW
 - ⊞ EXISTING / ASBES / NO FURROW / MANHOLE
 - ⊠ PROPOSED MANHOLE BOX
 - A/C / JAY / NO CAPED / NO FURROW / MANHOLE
 - UNBUILT / NO ASSSES / NO FURROW / MANHOLE

RECORD PLAT
**THE GARDENS AT MORNINGSIDE
 SUBDIVISION NO. 1**
 OF PART OF
BLACK RIVER TOWNSHIP ORIG. LOT I, TRACTS 3 AND LOT II, TRACT 2
 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO



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SHEET 3 OF 4