

# HIGHLAND HEIGHTS SUBDIVISION NO. 5

OF PART OF

ORIGINAL BROWNHELM TOWNSHIP LOT NO. 15  
CITY OF VERMILION, COUNTY OF LORAIN  
STATE OF OHIO

### OWNER'S CERTIFICATE

THE UNDERSIGNED CASSELL REALTY COMPANY HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS HIGHLAND HEIGHTS SUBDIVISION NO. 5, A SUBDIVISION OF LOTS 46 TO 48, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE BREEZEWOOD LANE AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

IN WITNESS THEREOF 3rd DAY OF April, 2024.

SIGNED [Signature]  
REPRESENTATIVE

### NOTARY CERTIFICATE

STATE OF OH  
S.S.  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Ronald F. Cassell  
WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE 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 3rd DAY OF April, 2024.

BY [Signature], NOTARY PUBLIC  
MY COMMISSION EXPIRES 9/24/2028

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF HIGHLAND HEIGHTS SUBDIVISION NO. 5, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE BREEZEWOOD LANE AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

SIGNED [Signature]

### NOTARY CERTIFICATE

STATE OF OH  
S.S.  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR [Signature]  
WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

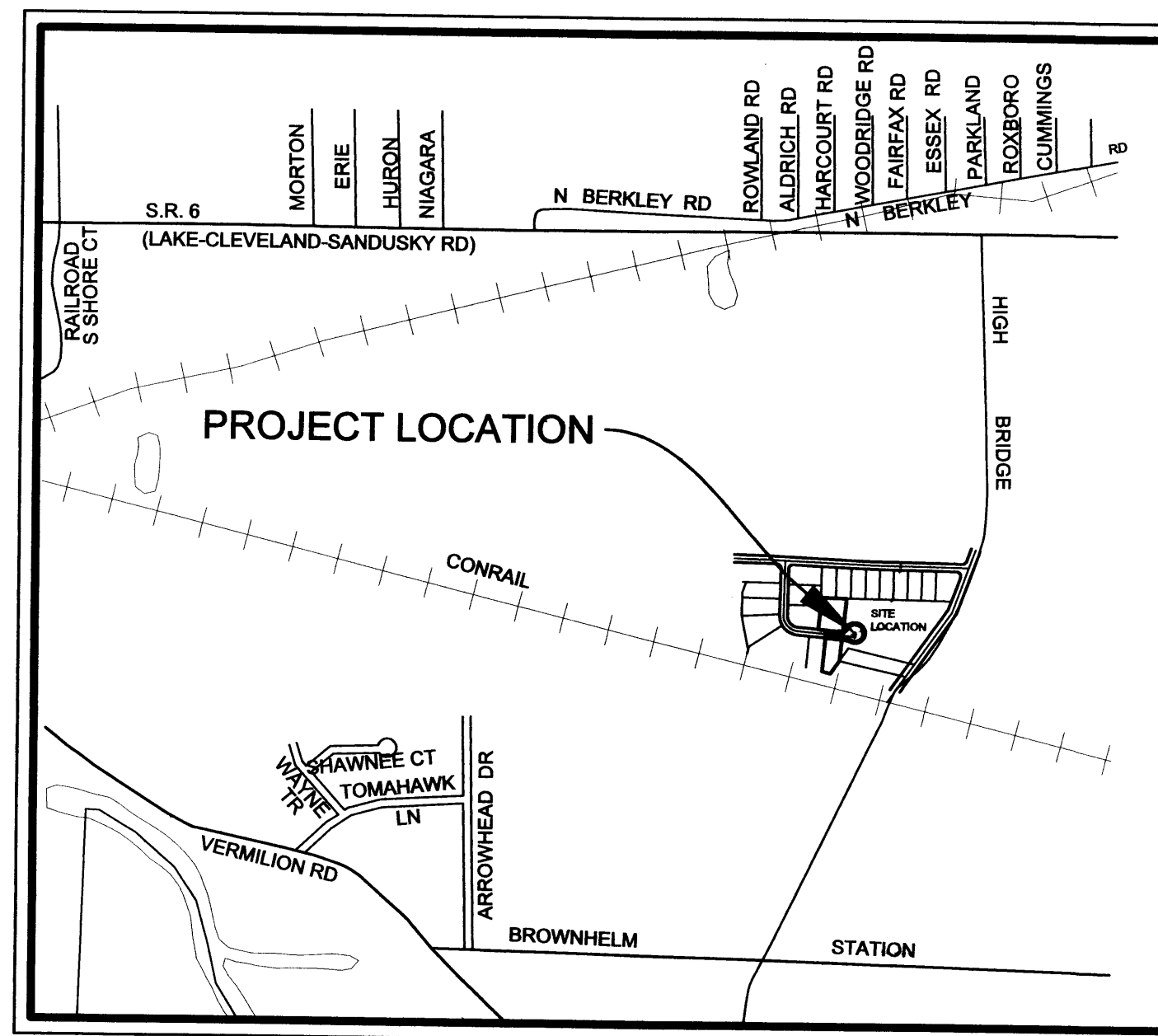
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_, NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

2024-0011526  
PLAT Fee: \$259.20 Page 1 of 4  
Recorded: 4/30/2024 at 11:30 AM  
Receipt: T20240008334  
Lorain County Recorder Mike Doran



Plat Vol. 115  
pages 72-73-74



Vicinity Map

No Scale

### AREA SUMMARY

AREA IN SUBLOTS 1.2647 ACRES  
AREA IN RIGHT-OF-WAY 0.1283 ACRES  
TOTAL AREA IN SUBDIVISION 1.3930 ACRES

### APPROVAL SIGNATURES

#### CITY ENGINEER

APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY ON THIS 18th DAY OF March, 2024.

SIGNED [Signature]  
CITY ENGINEER—CHRISTOPHER HOWARD, P.E.

#### PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF VERMILION, OHIO FOR RECORDING PURPOSES ONLY ON THIS DAY OF February, 2024.

SIGNED [Signature]  
SECRETARY

SIGNED [Signature]  
CHAIRMAN

#### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF HIGHLAND HEIGHTS SUBDIVISION NO. 5 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VERMILION, OHIO FOR RECORDING PURPOSES ONLY ON THIS 18th DAY OF March, 2024.

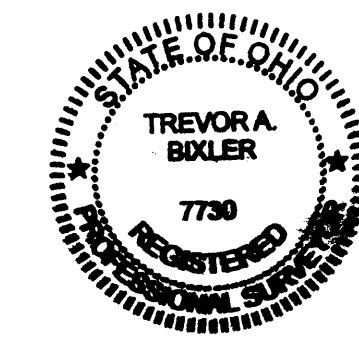
SIGNED [Signature]  
MAYOR—JIM FORTHOFFER

SIGNED [Signature]  
CLERK OF COUNCIL—GWEN FISHER

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "HIGHLAND HEIGHTS SUBDIVISION NO. 5" AS SHOWN HEREON AND CONTAINING 1.3930 ACRES OF LAND IN ORIGINAL BROWNHELM TOWNSHIP LOT NO. 15 IN THE CITY OF VERMILION, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED—○, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED—○, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011). 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 BOUNDARY SURVEYS AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ALL OF WHICH I CERTIFY TO BE CORRECT.

T. A. Bixler 6-19-23  
TREVOR A. BIXLER DATE  
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730



DATE: 6/16/23	DRAWN BY: KCF	CHECKED BY: TAB	DWG. NAME:	PATH:	F.R.:
REVISIONS					
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com					
RECORD PLAT TITLE SHEET HIGHLAND HEIGHTS SUBDIVISION NO. 5 PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 15 CITY OF VERMILION COUNTY OF LORAIN STATE OF OHIO					
SHEET RP1.0		OF 3		JOB NO. 22061-2	

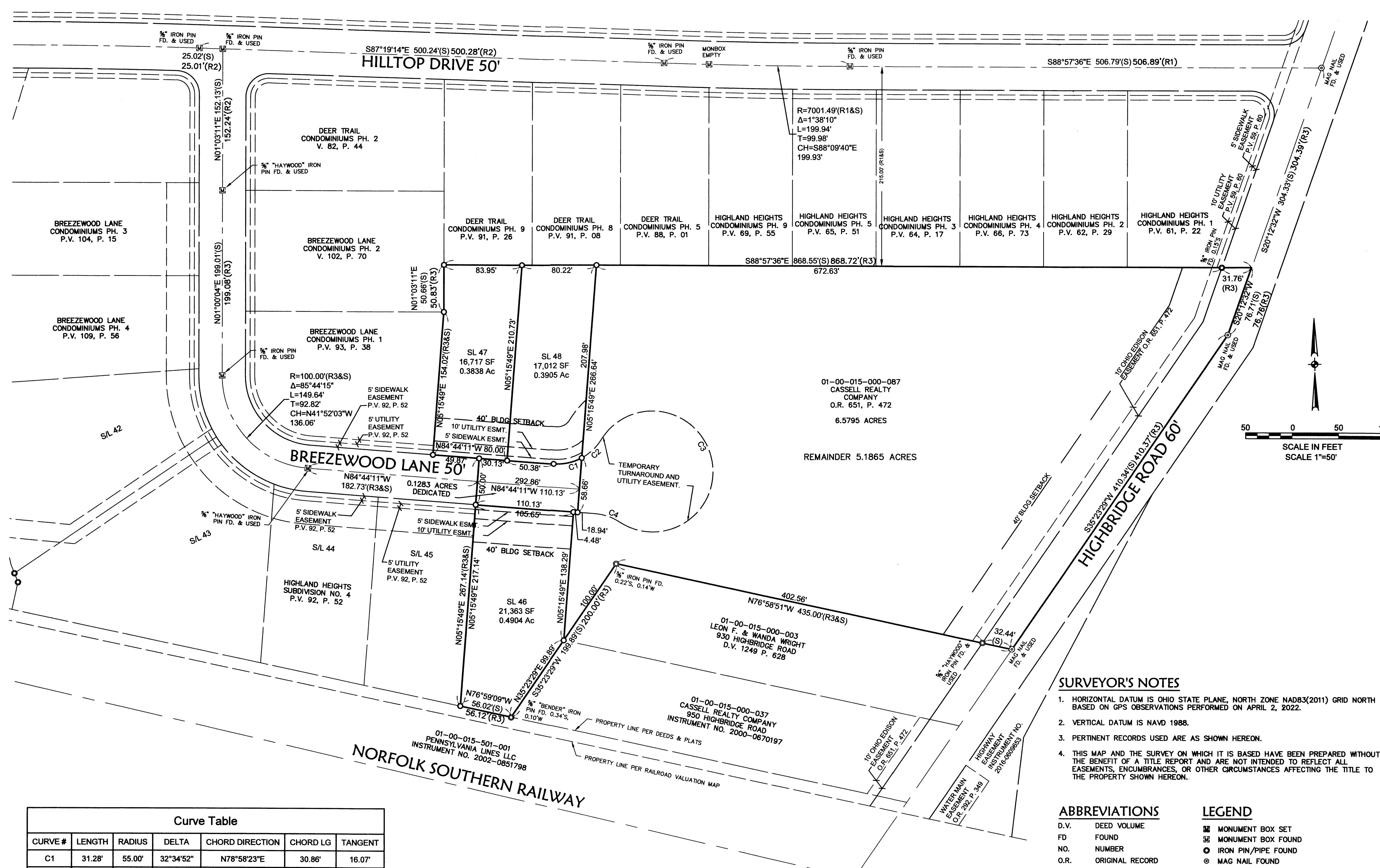
R:\22061-2\CURRENT DRAWINGS\SHEETS\PLAT\22061-RP1.0-RECORD PLAT.dwg 4/12/2024 12:28 PM

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
APR 30 2024  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR





R:\22000\22061-2\CIVIL\_3D\CURRENT DRAWINGS\SHEETS\PLAT\22061-2\RP3.0-RECORD PLAT.dwg 4/12/2024 12:28 PM



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LG	TANGENT
C1	31.28'	55.00'	32°34'52"	N78°58'23"E	30.86'	16.07'
C2	28.93'	55.00'	30°08'21"	N47°36'46"E	28.60'	14.81'
C3	308.21'	65.00'	271°40'31"	N11°37'08"W	90.57'	63.13'
C4	27.79'	55.00'	28°57'18"	N70°15'32"W	27.50'	14.20'

**REFERENCES**  
 R1=HIGHLAND HEIGHTS SUBDIVISION NO. 1, P.V. 59, P. 60  
 R2=HIGHLAND HEIGHTS SUBDIVISION NO. 3, P.V. 76, P. 76  
 R3=HIGHLAND HEIGHTS SUBDIVISION NO. 4, P.V. 92, P. 52

**SURVEYOR'S NOTES**

1. HORIZONTAL DATUM IS OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH BASED ON GPS OBSERVATIONS PERFORMED ON APRIL 2, 2022.
2. VERTICAL DATUM IS NAVD 1988.
3. PERTINENT RECORDS USED ARE AS SHOWN HEREON.
4. THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE NOT INTENDED TO REFLECT ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON.

**ABBREVIATIONS**

- D.V. DEED VOLUME
- FD FOUND
- NO. NUMBER
- O.R. ORIGINAL RECORD
- P. PAGE
- PH. PHASE
- P.V. PLAT VOLUME
- R. RECORD
- S. SURVEYED
- S/L. SUBLLOT
- V. VOLUME

**LEGEND**

- ☒ MONUMENT BOX SET
- ☒ MONUMENT BOX FOUND
- IRON PIN/PIPE FOUND
- ⊙ MAG NAIL FOUND
- 5/8" CAPPED PIN SET "KS ASSOCIATES, INC PROPERTY MARKER"
- EASEMENT LINE
- PROPERTY LINE
- CENTER LINE
- RIGHT OF WAY

DATE	DESCRIPTION

DATE: 8/18/23	DRAWN BY: JDF	CPO BY: JAB	DWC NAME: JDF	PATH: JDF	F.B.:
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**KS ASSOCIATES**  
 KS Associates, Inc.  
 260 Burns Road, Suite 100  
 Elyria, OH 44035  
 P 440 365 4730  
 F 440 365 4790  
 www.ksassociates.com

**RECORD PLAT**  
**HIGHLAND HEIGHTS**  
**SUBDIVISION NO. 5**  
 PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 15  
 CITY OF VERMILION  
 COUNTY OF LORAIN STATE OF OHIO

SHEET RP3.0	OF 3
JOB NO. 22061-2	

