

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "HIGHLAND PARK SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 15.4337 ACRES OF LAND IN ORIGINAL LOT 11 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED 0, IRON PIPE MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED 1, IRON PIPE MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH 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.

BY: Richard Rosebeck
RICHARD ROSEBECK
4511 OAKHILLS BLVD.
LORAIN, OH 44053



REGISTERED SURVEYOR NO. 7400

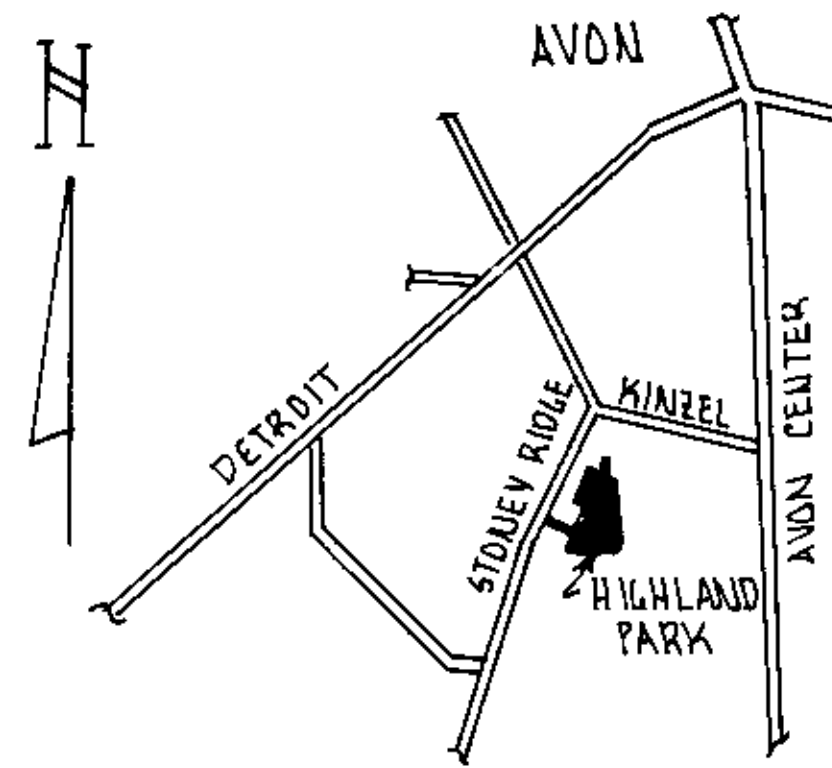
SCALE 1" = 100'

DEVELOPERS CERTIFICATE

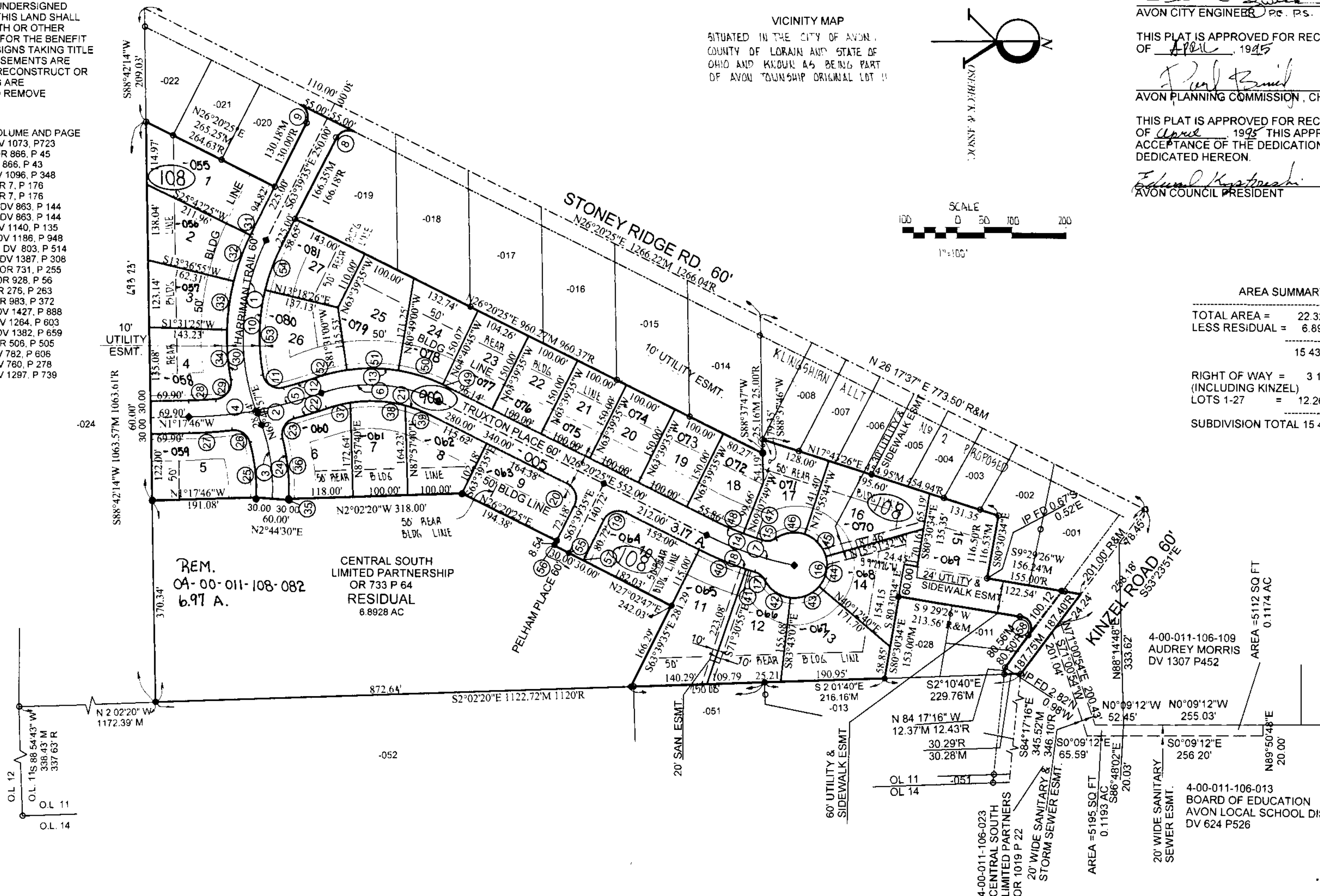
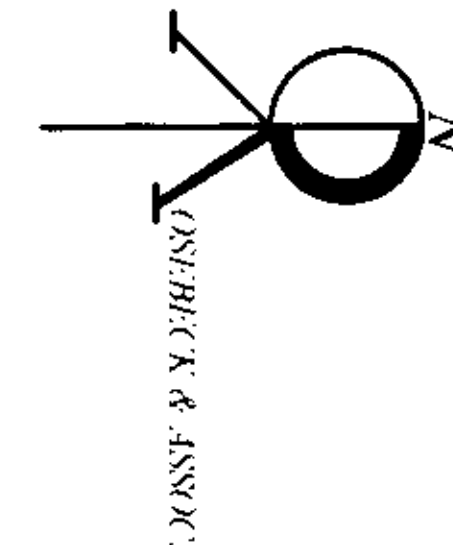
WE, THE UNDERSIGNED OWNERS, CENTRAL SOUTH LIMITED PARTNERSHIP, AN OHIO PARTNERSHIP, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE HIGHLAND PARK SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 1 TO 27, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS HARRIMAN TRAIL, TRUXTON PLACE, AND PELHAM PLACE. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED. THE SEWER EASEMENTS ARE GRANTED TO THE CITY OF AVON FOR INGRESS AND EGRESS TO RECONSTRUCT OR MAINTAIN SEWERS. NO FENCES, STRUCTURES OR LANDSCAPING ARE PERMITTED IN THE EASEMENTS AND THE CITY HAS THE RIGHT TO REMOVE ANYTHING RESTRICTING ACCESS WITHIN SAID EASEMENT.

PERMANENT PARCEL NO.	OWNER	VOLUME AND PAGE
4-00-011-108-024	ROBERT KEMPF ET AL	DV 1073, P 723
4-00-011-108-052	CENTRAL SOUTH LIM PART.	OR 866, P 45
4-00-011-108-051	ROY MILLER	OR 866, P 43
4-00-011-108-013	ELIZABETH KERG	DV 1096, P 348
4-00-011-108-028	VIRGINIA GORNALL	OR 7, P 176
4-00-011-108-011	VIRGINIA GORNALL	OR 7, P 176
4-00-011-108-010	RONALD AND SONYA SPATAFORE	DV 863, P 144
4-00-011-108-002	RONALD AND SONYA SPATAFORE	DV 863, P 144
4-00-011-108-003	DANIEL STEVENS	DV 1140, P 135
4-00-011-108-004	JOSEPH AND MYRA POLOVICH	DV 1186, P 948
4-00-011-108-005	LOUIS AND DOROTHY ZAJAC	DV 803, P 514
4-00-011-108-006	DOUGLAS AND SUSAN DREGER	DV 1387, P 308
4-00-011-108-007	GEOFFREY & PATRICIA SCHNEIDER	OR 731, P 255
4-00-011-108-008	GEORGE AND MARY TESMER	OR 928, P 56
4-00-011-108-014	RUTH DECHANT	OR 276, P 263
4-00-011-108-015	HARLEY AND FAYE BEALL	OR 983, P 372
4-00-011-108-016	BEN BLAZINA & LINDA SCHNEIDER	DV 1427, P 888
4-00-011-108-017	THOMAS DUNEGAN	DV 1264, P 603
4-00-011-108-018	JOSEPH GRUHN & JANICE MILLER	DV 1382, P 659
4-00-011-108-019	ANNE VONOTRICK	OR 506, P 505
4-00-011-108-020	AGNES ZILKA	DV 782, P 606
4-00-011-108-021	SIMONE JOHNSON	DV 760, P 278
4-00-011-108-022	SIMONE JOHNSON	DV 1297, P 739

HIGHLAND PARK SUB NO. 1



VICINITY MAP
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KUDUK AS BEING PART OF AVON TOWNSHIP ORIGINAL LOT 11



IN WITNESS WHEREOF, I, GARY SMITEK, GENERAL PARTNER OF CENTRAL SOUTH LIMITED PARTNERSHIP, HAVE HEREUNTO SET MY HAND THIS 22ND DAY OF APRIL, 1995

Gary Smitek, General Partner
GARY SMITEK, GENERAL PARTNER
CENTRAL SOUTH LIMITED PARTNERSHIP

STATE OF OHIO
COUNTY OF LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF APRIL, 1995

Notary Public
NOTARY PUBLIC,
MY COMMISSION EXPIRES _____

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 12TH DAY OF APRIL, 1995

Peter C. Smith
AVON CITY ENGINEER P.E., P.S.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19TH DAY OF APRIL, 1995

Paul Smith
AVON PLANNING COMMISSION, CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 10TH DAY OF APRIL, 1995 THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Edward Kratoch
AVON COUNCIL PRESIDENT

AREA SUMMARY

TOTAL AREA = 22.3265 AC
 LESS RESIDUAL = 6.8928 AC
 15.4337 AC

RIGHT OF WAY = 3.1698 AC
 (INCLUDING KINZEL)
 LOTS 1-27 = 12.2639 AC

SUBDIVISION TOTAL 15.4337 AC

RECORDED FOR AVON MAY 19 1995
 BY: MARY ANN JAMES
 LORAIN COUNTY REC'D

TRANSFERRED
 IN COMPLIANCE WITH SEC. 311-202
 OHIO REV. CODE
 MAY 19 1995

MARY R. STEWART
 LORAIN COUNTY CLERK

4-00-011-106-109
 AUDREY MORRIS
 DV 1307 P 452

4-00-011-106-013
 BOARD OF EDUCATION
 AVON LOCAL SCHOOL DISTRICT
 DV 624 P 526

54/1001

SUBLOT	AREA (SQ. FT.)	AREA (AC.)	Central Angle	Radius	Arc	Tangent	Chord	Chord Bearing	Central Angle	Radius	Arc	Tangent	Chord	Chord Bearing	Central Angle	Radius	Arc	Tangent	Chord	Chord Bearing							
1	24053	0.5522	46x27'30.2"	394.823	320.143	169.459	311.444	S 86x53'19.6" E	15x00'00.0"	650.000	170.170	85.574	169.684	N 18x50'25.2" E	45x39'35.0"	306.242	244.048	128.920	237.641	N 3x30'37.7" E	90x00'00.0"	30.000	30.000	47.124	30.000	N 18x39'34.8" W	
2	20115	0.4618																									
3	15899	0.3648																									
4	18857	0.4329																									
5	22973	0.5274																									
6	19029	0.4369																									
7	17189	0.3946																									
8	17040	0.3912																									
9	19668	0.4515																									
10	20532	0.4714																									
11	27627	0.6342																									
12	20752	0.4764																									
13	24475	0.5619																									
14	20998	0.4820																									
15	32315	0.7419																									
16	25223	0.5791																									
17	17681	0.4059																									
18	15657	0.3595																									
19	15000	0.3444																									
20	15000	0.3444																									
21	15000	0.3444																									
22	15499	0.3444																									
23	17072	0.3919																									
24	21600	0.4954																									
25	22185	0.5099																									
26	17830	0.4093																									
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