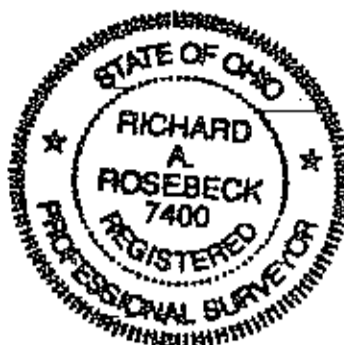


SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "HIGHLAND PARK SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 8.8212 ACRES OF LAND IN ORIGINAL SECTION 11 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED O, IRON PIPE MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ●, 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  
REGISTERED SURVEYOR NO. 7400

DEVELOPERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS, CENTRAL SOUTH LIMITED PARTNERSHIP, AN OHIO PARTNERSHIP, AND SCHNAUFER HOMES, INC., AN OHIO CORPORATION OWNER OF SUBLOT 8 IN HIGHLAND PARK SUB. NO. 1 AS RECORDED IN VOLUME 54, PAGES 57 & 58 OF THE LORAIN COUNTY MAP RECORDS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE HIGHLAND PARK SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 28 TO 44, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS HARRIMAN TRAIL 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.

ΔUT ΔF: Δ4-ΔΔ-Δ11-ΔΔΔ-Δ52	16.ΔΔ A.
S/L 8	Δ.39 A.
S/L 9	Δ.45 A.
S/L 1Δ	Δ.47 A.
	Δ.97 A.
	24.28 A.
	- 8.82 A.

# 22 092

# HIGHLAND PARK SUB NO. 2

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 11 AND LOTS 8, 9 AND 10 OF HIGHLAND PARK SUB. NO. 1 AS RECORDED IN VOL. 54, PAGES 57 AND 58 OF THE LORAIN COUNTY MAP RECORDS.

IN WITNESS WHEREOF, I, GARY SMITEK, GENERAL PARTNER OF CENTRAL SOUTH LIMITED PARTNERSHIP, AND RONALD J. SCHNAUFER, PRESIDENT OF SCHNAUFER HOMES, INC. HAVE HEREUNTO SET OUR HAND THIS 17th DAY OF FEBRUARY, 1997

*Gary Smitek*  
GARY SMITEK, GENERAL PARTNER  
CENTRAL SOUTH LIMITED PARTNERSHIP  
*Ronald J. Schnauffer*  
RONALD J. SCHNAUFER, PRESIDENT  
SCHNAUFER HOMES, INC.

STATE OF OHIO  
COUNTY OF LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF FEBRUARY, 1997

*Michelle Adillon*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 2/18/99

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 17th DAY OF FEBRUARY, 1997

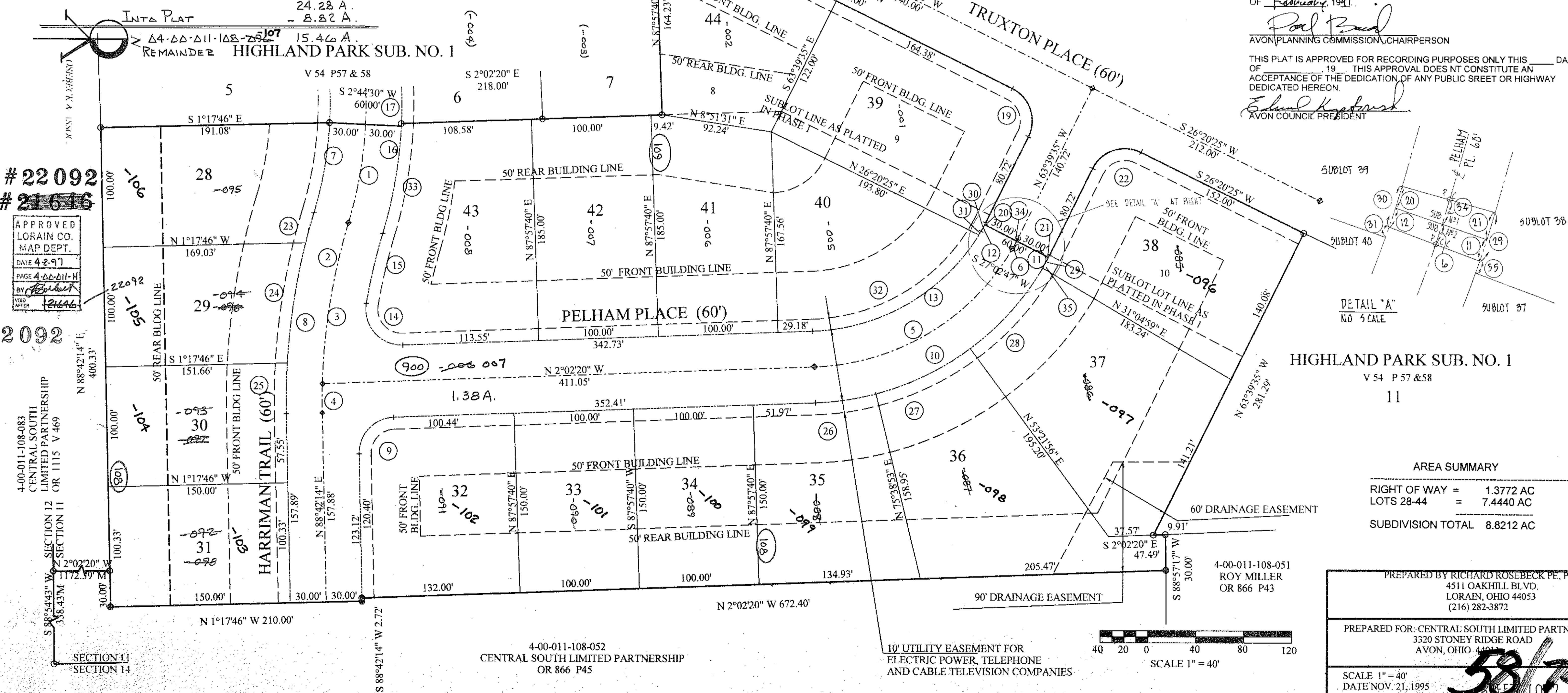
*Gary E. Downing*  
AVON CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 17th DAY OF FEBRUARY, 1997

*Paul Brand*  
AVON PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19th DAY OF FEBRUARY, 1997. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*Edmund Knapinski*  
AVON COUNCIL PRESIDENT



# 22 092  
# 21 616

APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 4-2-97  
PAGE 4 ΔΔ-Δ11-H  
BY *Rosebeck*  
VOID AFTER 12/6/96

# 22 092

4-00-011-108-083  
CENTRAL SOUTH LIMITED PARTNERSHIP  
OR 1115 V 469

SECTION 12  
SECTION 11  
SECTION 14

4-00-011-108-052  
CENTRAL SOUTH LIMITED PARTNERSHIP  
OR 866 P45

4-00-011-108-051  
ROY MILLER  
OR 866 P43

HIGHLAND PARK SUB. NO. 1  
V 54 P 57 & 58  
11

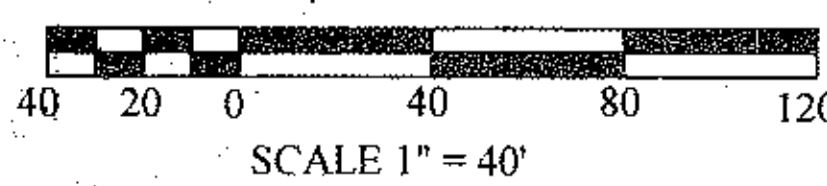
AREA SUMMARY

RIGHT OF WAY =	1.3772 AC
LOTS 28-44 =	7.4440 AC
SUBDIVISION TOTAL	8.8212 AC

PREPARED BY RICHARD ROSEBECK PE, PS  
4511 OAKHILL BLVD.  
LORAIN, OHIO 44053  
(216) 282-3872

PREPARED FOR: CENTRAL SOUTH LIMITED PARTNERSHIP  
3320 STONEY RIDGE ROAD  
AVON, OHIO 44001

SCALE 1" = 40'  
DATE NOV. 21, 1995  
REV. MAR. 28, 1996  
REV. FEB. 6, 1997



58/74  
10/2  
475

NO. 25 R=542.77 δ=4°29'08" C=42.48 T=21.26 A=42.49 N 89°03'14" W	NO. 26 R=230.08 δ=12°18'47" C=49.35 T=24.82 A=49.45 N 8°11'41" W	NO. 27 R=230.08 δ=22°16'58" C=88.92 T=45.31 A=89.48 N 25°29'36" W	NO. 28 R=230.08 δ=22°16'57" C=88.92 T=45.31 A=89.48 N 47°46'33" W
NO. 29 R=165.00 δ=4°14'38" C=12.22 T=6.11 A=12.22 N 61°32'16" W	NO. 30 R=105.00 δ=4°14'38" C=7.78 T=3.89 A=7.78 N 61°32'16" W	NO. 31 R=170.08 δ=1°11'08" C=3.52 T=1.76 A=3.52 N 58°48'49" W	NO. 32 R=170.08 δ=56°11'29" C=160.20 T=90.80 A=166.80 N 30°08'04" W
NO. 33 R=374.35 δ=14°16'34" C=93.03 T=46.88 A=93.27 N 80°27'14" W	NO. 34 R=135.00 δ=0°42'22" C=1.66 T=0.83 A=1.66 N 63°19'33" W	NO. 35 R=230.08 δ=0°29'55" C=2.00 T=1.00 A=2.00 N 59°10'48" W	

SUBLOT	AREA (SQ. FT.)	AREA (AC.)
28	18218	0.4182
29	15873	0.3644
30	15023	0.3449
31	15050	0.3455
32	19466	0.4469
33	15000	0.3444
34	15000	0.3444
35	17872	0.4103
36	24867	0.5709
37	25365	0.5823
38	23930	0.5493
39	23519	0.5399
40	17552	0.4030
41	17709	0.4066
42	18499	0.4247
43	23394	0.5371
44	17912	0.4112

CURVE DATA:

NO. 1	NO. 2	NO. 3	NO. 4
R=344.35 δ=13°56'33" C=83.59 T=42.10 A=83.80 N 80°17'14" W	R=512.77 δ=17°58'49" C=160.25 T=81.12 A=160.91 N 82°18'22" W	R=512.77 δ=15°14'42" C=136.03 T=68.62 A=136.43 N 80°56'18" W	R=512.77 δ=2°44'08" C=24.48 T=12.24 A=24.48 N 89°55'45" W
R=200.08 δ=57°22'37" C=192.10 T=109.49 A=200.36 N 30°43'38" W	R=135.00 δ=3°32'16" C=8.33 T=4.17 A=8.34 N 61°10'51" W	R=314.35 δ=13°56'33" C=76.31 T=38.44 A=76.50 N 80°17'14" W	R=542.77 δ=17°58'49" C=169.63 T=85.87 A=170.33 N 82°18'22" W
R=30.00 δ=89°15'26" C=42.15 T=29.61 A=46.74 N 46°40'03" W	R=230.08 δ=57°22'37" C=220.90 T=125.91 A=230.41 N 30°43'38" W	R=165.00 δ=3°32'16" C=10.19 T=5.10 A=10.19 N 61°11'05" W	R=105.00 δ=3°32'16" C=6.48 T=3.24 A=6.48 N 61°11'05" W
R=170.08 δ=57°22'37" C=163.29 T=93.07 A=170.32 N 30°43'38" W	R=30.00 δ=101°36'31" C=46.50 T=36.79 A=53.20 N 48°45'55" E	R=482.77 δ=7°06'52" C=59.91 T=30.01 A=59.94 N 76°52'23" W	R=374.35 δ=13°56'33" C=90.87 T=45.77 A=91.10 N 80°17'14" W
R=374.35 δ=0°20'01" C=2.18 T=1.09 A=2.18 N 87°25'31" W	R=246.24 δ=11°48'57" C=50.69 T=25.48 A=50.78 N 20°25'57" E	R=30.00 δ=90°00'00" C=42.43 T=30.00 A=47.12 N 71°20'25" E	R=105.00 δ=0°42'22" C=1.29 T=0.65 A=1.29 N 63°18'24" W
R=165.00 δ=0°42'22" C=2.03 T=1.02 A=2.03 N 63°18'24" W	R=30.00 δ=90°00'00" C=42.43 T=30.00 A=47.12 N 18°39'35" W	R=542.77 δ=2°45'54" C=26.19 T=13.10 A=26.19 N 74°41'54" W	R=542.77 δ=10°43'48" C=101.50 T=50.97 A=101.50 N 81°26'45" W

LOT WIDTH AT THE BUILDING LINE

LOT #	WIDTH (FT.)
28	100.00
29	100.00
30	100.00
31	100.00
32	192.00
33	188.00
34	100.00
35	110.92
36	110.92
37	110.92
38	128.66
39	122.00
40	141.98
41	100.00
42	100.00
43	199.07
44	199.50

HIGHLAND PARK SUB NO 2  
SHEET 2 OF 2

REV 3-23-96  
REV 2-6-97