

# HIGHLAND HEIGHTS SUBDIVISION NO. 1

PART OF BROWNHelm TOWNSHIP ORIGINAL LOT NO. 15

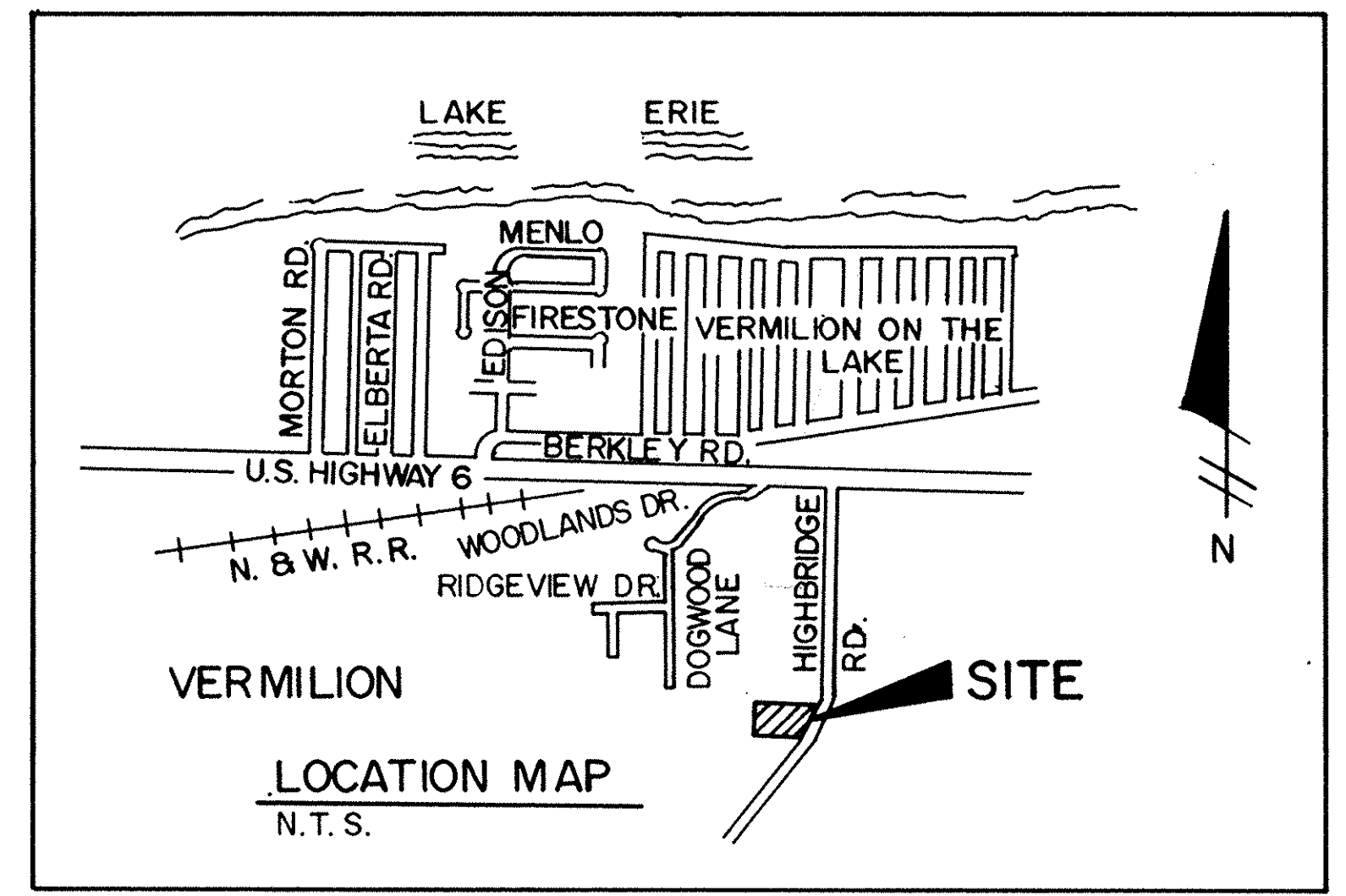
CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, WE HAVE SURVEYED AND PLATTED HIGHLAND HEIGHTS SUBDIVISION NO. 1 AS SHOWN HEREON, EMBRACING 6.233 ACRES OF LAND, MORE OR LESS, IN ORIGINAL LOT 15 OF BROWNHelm TOWNSHIP, NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF VERMILION, OHIO, OF WHICH 1.041 ACRES LIE WITHIN STREET DEDICATION, AND 5.192 ACRES LIE IN BUILDING LOTS. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF. BEARINGS ARE ASSUMED AND FOR THE PURPOSES OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

|         |           |
|---------|-----------|
|         | TOTAL     |
| LOTS    | 5.192 AC. |
| STREETS | 1.041 AC. |
| TOTAL   | 6.233 AC. |

*Lowell E. Bender*  
LOWELL E. BENDER  
REGISTERED SURVEYOR NO. 4978



SEP 2 9 1997  
RECEIVED FOR RECORD  
at 2:29 P.M. In PLAT RECORD  
VOL. 59 - MARY ANN JAMISON  
PAGE 61 - Lorain County Recorder  
4 62 inc.  
Box: LCTC/Lm 129-60 BH

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
SEP 2 9 1997  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

### CITY ENGINEER

APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY THIS 6th DAY OF AUGUST, 1997.

*Yvonne Staggins P.E.*  
CITY ENGINEER *KS ASSOCIATES, INC.*

### PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF VERMILION, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 13th DAY OF FEB., 1997.

*Nancy A. Pena*  
SECRETARY  
*Michael D. McCortley*  
CHAIRMAN

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF HIGHLAND HEIGHTS SUBDIVISION NO. 1 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VERMILION, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 7th DAY OF APRIL, 1997.  
ORD. # 97-14

*Elizabeth Stecha*  
MAYOR  
*Theresa Fisher*  
CLERK OF COUNCIL

PREPARED BY :

GRINDLE, BENDER AND ASSOC., INC.

ARCHITECTURE - ENGINEERING - SURVEYING  
ASHLAND, OHIO

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CASSELL REALTY COMPANY OWNER OF THE LANDS CONTAINED WITHIN THIS PLAT OF HIGHLAND HEIGHTS SUBDIVISION NO. 1 DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

REPRESENTING CASSELL REALTY COMPANY  
*Kenneth Canell*  
PRESIDENT

### NOTARY PUBLIC

COUNTY OF LORAIN  
STATE OF OHIO SS:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OWNER, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 1st DAY OF Aug., 1997.

*Jane Medtze*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES May 28, 2000



### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY LORAIN NATIONAL BANK AS REPRESENTED BY THE UNDERSIGNED, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS PLAT OF HIGHLAND HEIGHTS SUBDIVISION NO. 1 DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

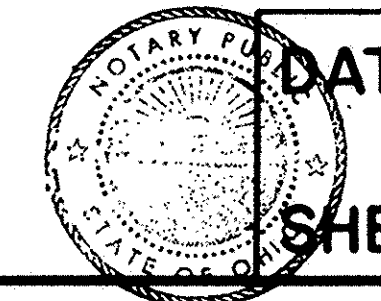
*Ed Hong Vice Pres.*  
TITLE

### NOTARY PUBLIC

COUNTY OF LORAIN  
STATE OF OHIO SS:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OWNER, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 1st DAY OF Aug., 1997.

*Jane Medtze*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES May 28, 2000



DATE: 11-12-96

SHEET 1 OF 3

VOL. 59 PG. 60

# HIGHLAND HEIGHTS SUBDIVISION NO. 1

## PART OF BROWHELM TOWNSHIP ORIGINAL LOT NO. 15 CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO

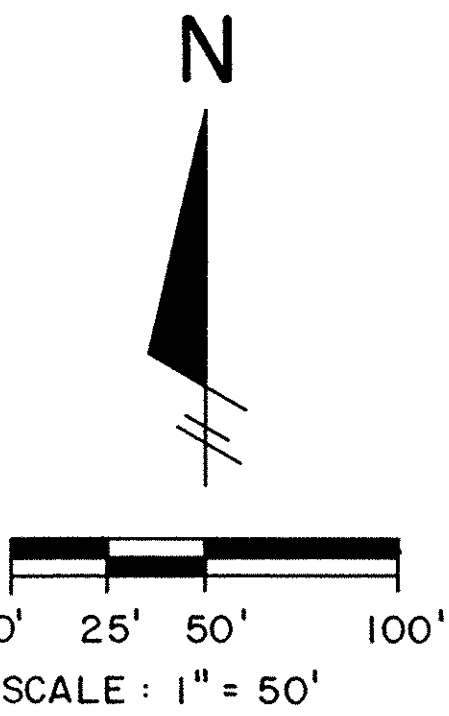
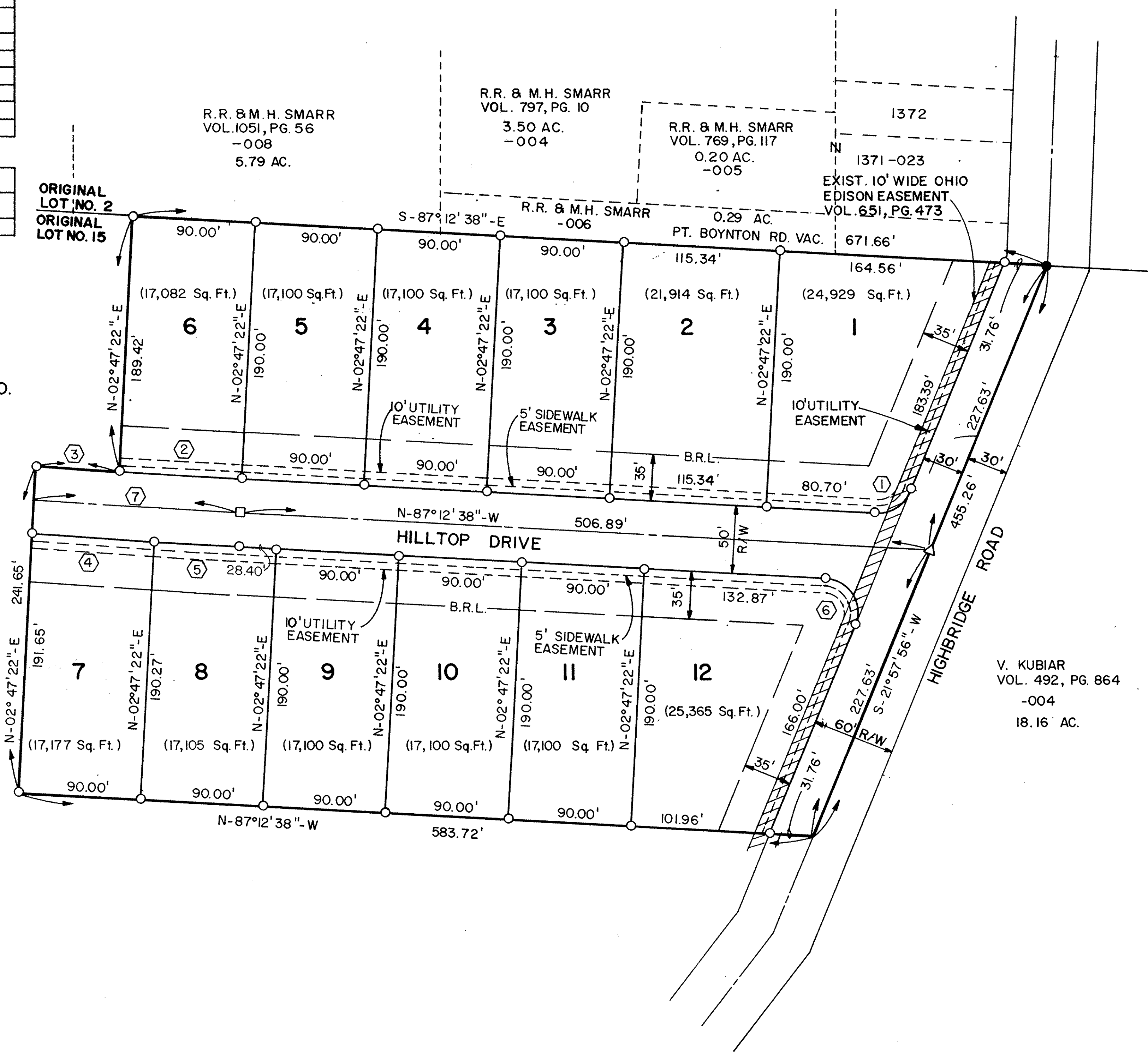
**OHIO EDISON EASEMENT  
CENTURY TELEPHONE & ADELPHIA CABLE**

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A TEN (10) FOOT WIDE EASEMENT ALONG, PARALLEL TO AND IMMEDIATELY OUTSIDE THE LIMITS OF ALL STREETS AND HIGHWAYS WITHIN THIS ALLOTMENT SHALL BE RESERVED FOR THE OHIO EDISON COMPANY, TO BE USED FOR INSTALLING, OPERATING, MAINTAINING AND SERVICING OF UNDERGROUND CABLES AND CONDUITS. THE CHARACTER OF THE INSTALLATION AND STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES SUCH AS CONDUITS, TRANSFORMERS, PADS, HANDHOLES, SWITCHING CABINETS, ETC. SAID EASEMENT SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES, AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN PREMISES, FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. \*AND CENTURY TELEPHONE, AND ADELPHIA CABLE OR THEIR SUCCESSORS OR ASSIGNS

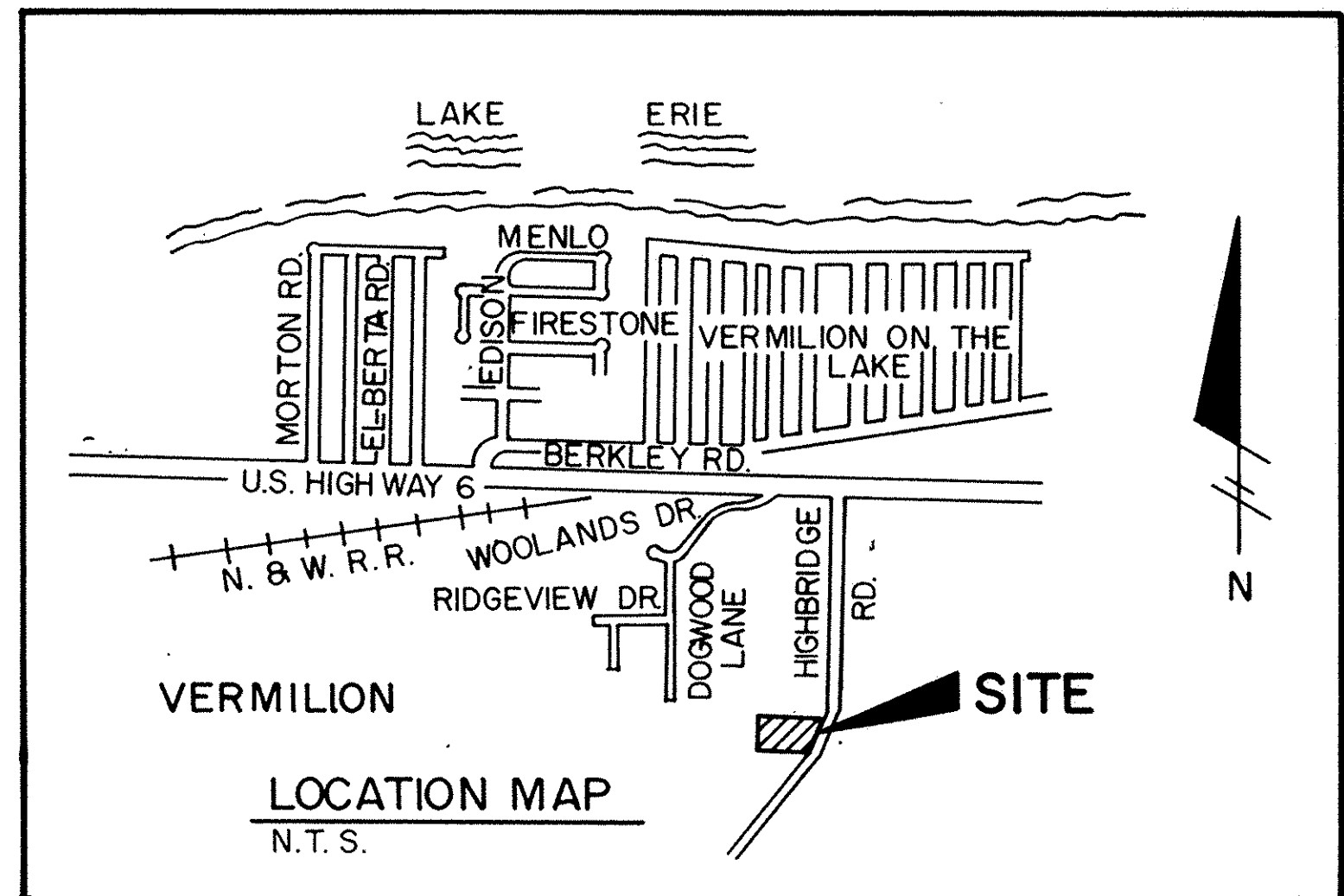
| CURVE DATA |        |          |         |            |                        |
|------------|--------|----------|---------|------------|------------------------|
| CURVE NO.  | ARC    | RADIUS   | TANGENT | DELTA      | CHORD BEAR. / DIST.    |
| 1          | 30.90' | 25.00'   | 17.77'  | 70°49'26"  | N-57°22'39"-E / 28.97' |
| 2          | 90.03' | 6976.49' | 45.00'  | 00°44'21"  | S-86°50'27"-E / 90.00' |
| 3          | 61.61' | 6976.49' | 30.81'  | 00°30'22"  | S-86°13'06"-E / 61.61' |
| 4          | 90.01' | 7026.49' | 45.00'  | 00°44'02"  | N-86°20'29"-W / 90.01' |
| 5          | 61.60' | 7026.49' | 30.80'  | 00°30'08"  | N-86°57'33"-W / 61.60' |
| 6          | 47.64' | 25.00'   | 35.16'  | 109°10'34" | N-32°37'21"-W / 40.75' |

| CENTERLINE CURVE DATA |         |          |         |           |                         |
|-----------------------|---------|----------|---------|-----------|-------------------------|
| CURVE NO.             | ARC     | RADIUS   | TANGENT | DELTA     | CHORD BEAR. / DIST.     |
| 7                     | 151.61' | 7001.49' | 75.81'  | 01°14'27" | N-86°35'32"-E / 151.61' |

CASELL REALTY CO.  
VOL. 651, PG. 472



- LEGEND**
- = IRON PIN FOUND
  - = 5/8" x 30" IRON PIN W/CAP SET
  - = CONCRETE MONUMENT SET
  - R/W = RIGHT OF WAY
  - B.R.L. = BUILDING RESTRICTION LINE
  - ① = CURVE DATA
  - △ = RAILROAD SPIKE SET



V. KUBIAR  
VOL. 492, PG. 864  
-004  
18.16' AC.

REVISED: 7/21/97  
REVISED: 3/19/97

DATE: 11-12-96  
SHEET 2 OF 3



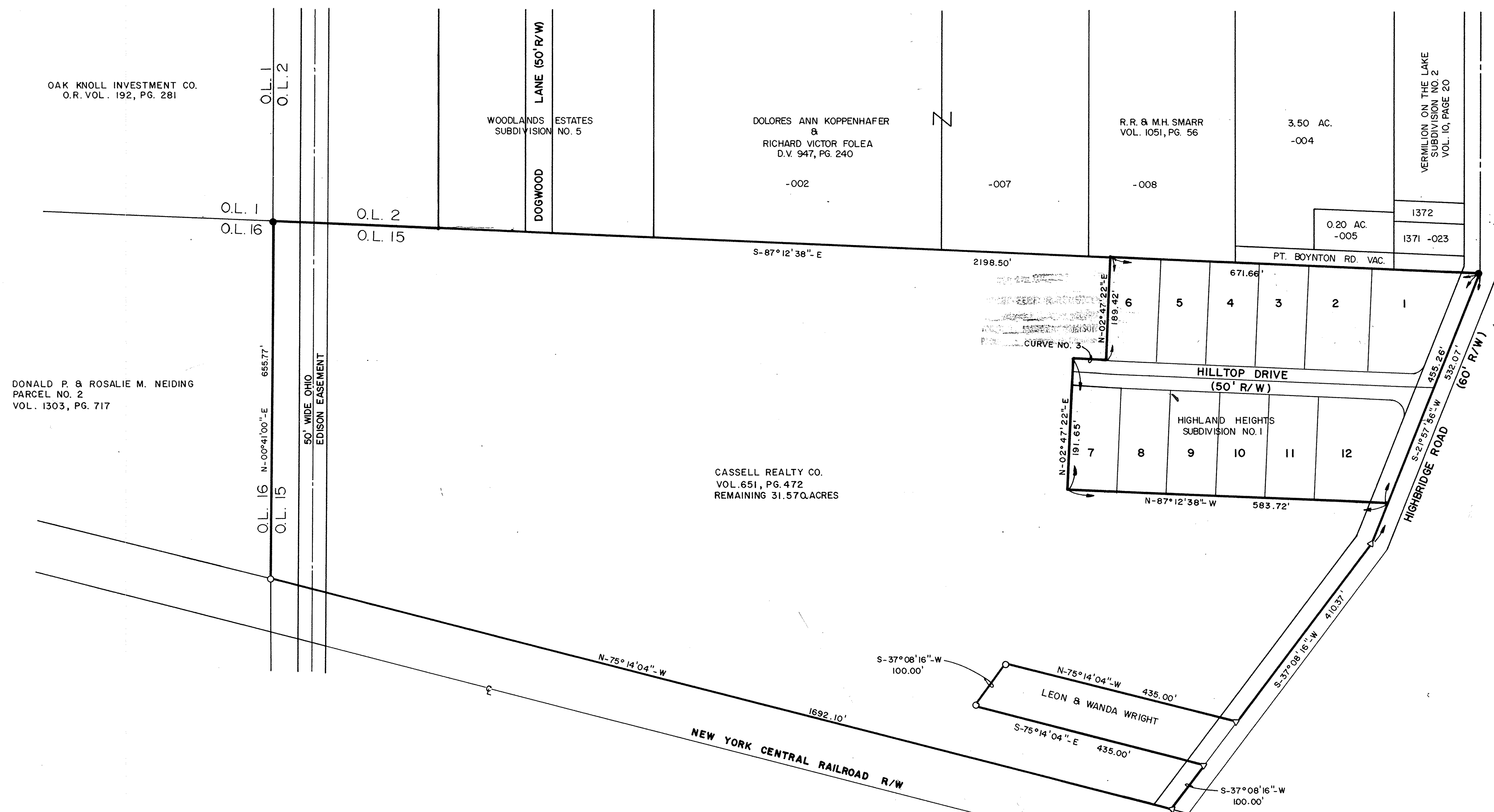
# HIGHLAND HEIGHTS SUBDIVISION NO. 1

OVERLAY ON

## CASELL REALTY CO. PROPERTY

VOLUME 651 , PAGE 472

VERMILION, OHIO



N

0' 50' 100' 200'

SCALE: 1" = 100'  
DATE: 12-30-96

**LEGEND:**

- = IRON PIN FOUND
- = IRON PIN SET
- △ = RAILROAD SPIKE SET

REVISED: 1-7-97

DATE: 11-12-96  
SHEET 3 OF 3

TAX MAP DEPT. COPY # 00027

59/62