

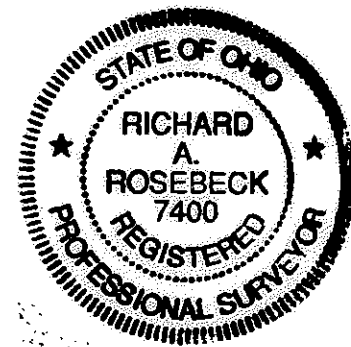
SURVEYOR'S CERTIFICATE

HIGHLAND PARK SUBDIVISION NO. 3 BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 13, CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO CONTAINING 31.7007 ACRES OF LAND OF WHICH 7.3492 ACRES ARE IN STREETS AND 18.0712 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 45 TO 101, INCLUSIVE, 1.2017 ACRES IN BLOCK A, 1.3542 ACRES IN BLOCK B, 0.2410 ACRES IN BLOCK C, 0.7269 ACRES IN BLOCK D AND 2.6534 ACRES IN PARK LANDS AND BEING THE SAME TRACT OF LAND AS CONVEYED TO AVON PROPERTIES, INC. AND DESCRIBED IN VOLUME 375 PAGE 532, VOLUME 547 PAGE 261, VOLUME 434 PAGE 790, VOLUME 1420 PAGE 694, AND VOLUME 1420 PAGE 692 OF THE LORAIN COUNTY OFFICIAL RECORDS.

DIMENSIONS SHOWN ON THIS PLAT ARE IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DESCRIBE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND AT ALL POINTS INDICATED THUSLY ○ AND SET AT ALL POINTS INDICATED THUSLY ● HEREON. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT.

*Richard Rosebeck*  
RICHARD ROSEBECK  
REGISTERED LAND SURVEYOR  
NO. 7400  
SCALE 1" = 100'

4511 OAKHILL BLVD.  
LORAIN, OHIO 44053  
DECEMBER 1, 1997



DEVELOPER'S CERTIFICATE

WE, THE UNDERSIGNED OFFICERS OF AVON PROPERTIES, INC., AN OHIO CORPORATION, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS HIGHLAND PARK SUBDIVISION NO. 3, A SUBDIVISION OF LOTS 45 TO 101, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE PARK AND ALL STREETS SHOWN HEREON AND DESIGNATED AS WOOSTER-AVON LAKE ROAD, FORMANEK DRIVE, SOUTH PARK DRIVE, FERNWAY CIRCLE, HAVERFORD PLACE, CARONIA CIRCLE AND ASTORIA WAY. 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 20 FOOT WIDE SEWER EASEMENTS AND EASEMENTS ACROSS ALL OF BLOCKS A AND B 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. IN WITNESS WHEREOF, WE, THE UNDERSIGNED OFFICERS OF AVON PROPERTIES, INC., AN OHIO CORPORATION, HAVE HEREUNTO SET OUR HANDS THIS 29 DAY OF

Dec., 1998  
*William H. Fitch* *Derasty A. Bommer*  
WILLIAM H. FITCH, PRES. WITNESS  
AVON PROPERTIES INC.

STATE OF OHIO  
COUNTY OF LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF

Dec., 1998  
*Sanudalya A. Nagreft* 12-29-2000  
NOTARY PUBLIC MY COMMISSION EXPIRES

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 29 DAY OF

December, 1998  
*[Signature]*  
AVON CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 29 DAY OF

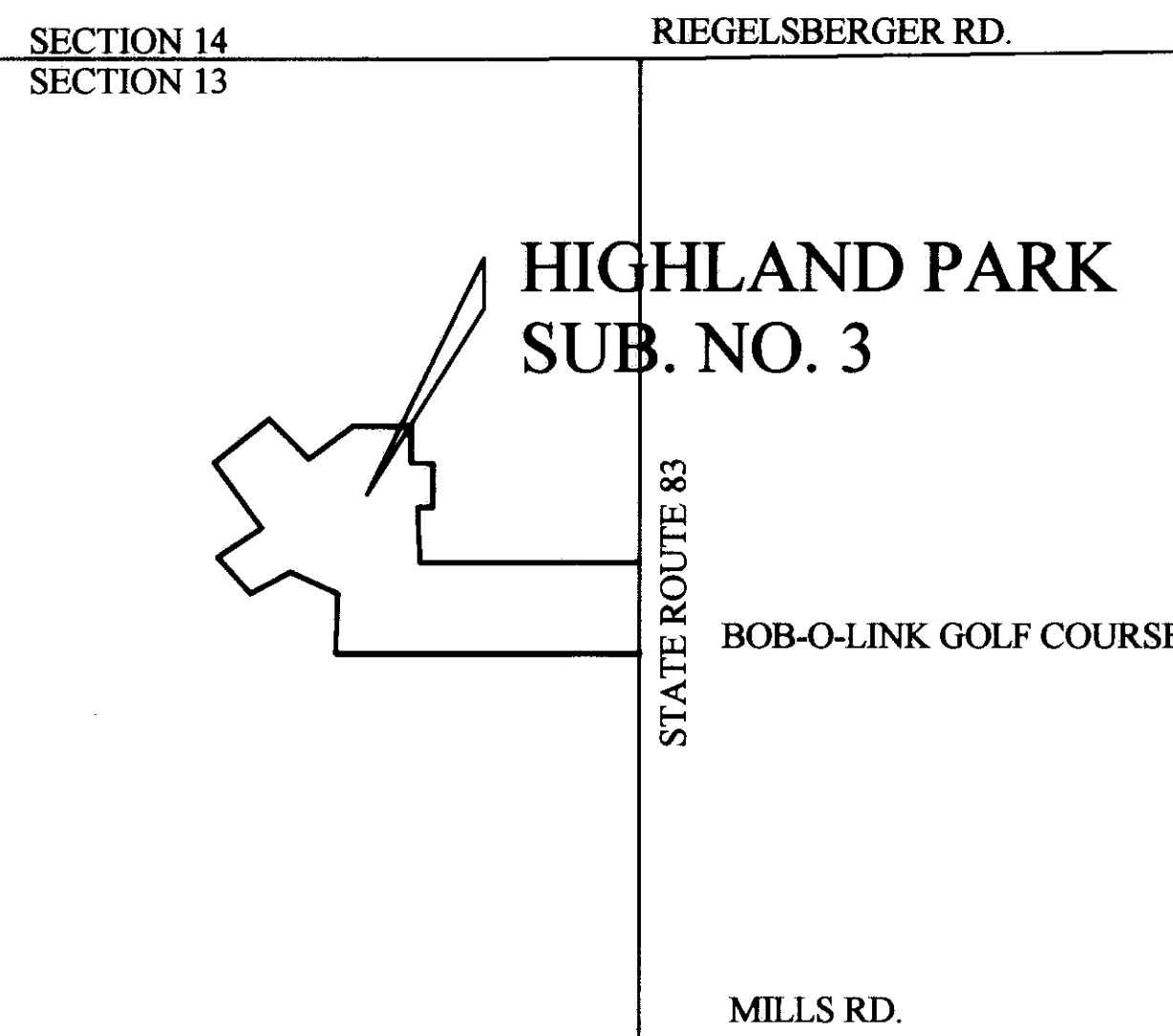
Dec., 1998  
*[Signature]*  
AVON PLANNING COMMISSION, CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 29 DAY OF

Dec., 1998. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.  
*[Signature]*  
AVON COUNCIL PRESIDENT

# HIGHLAND PARK SUB. NO. 3

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 13



VICINITY MAP  
NOT TO SCALE

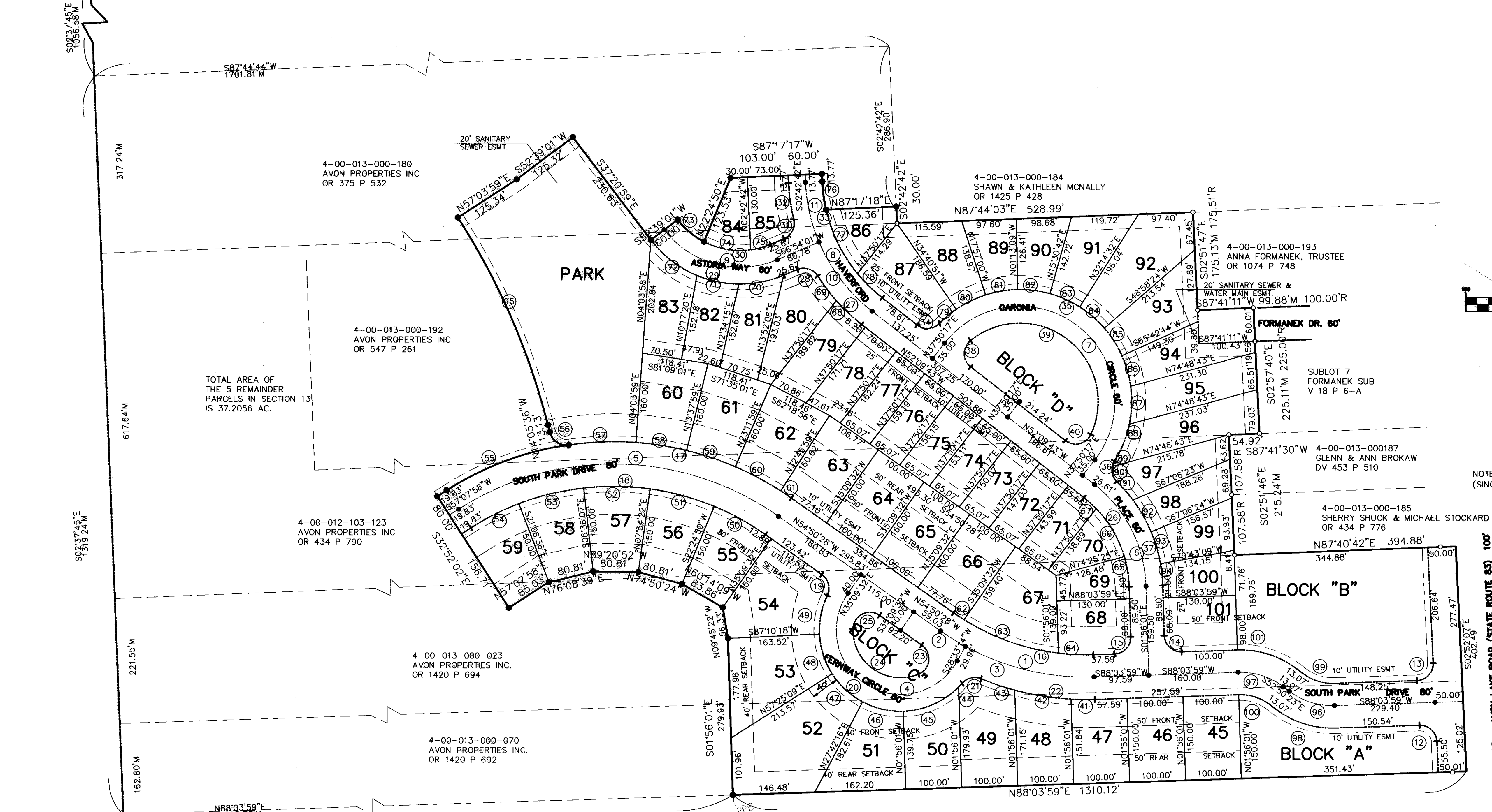
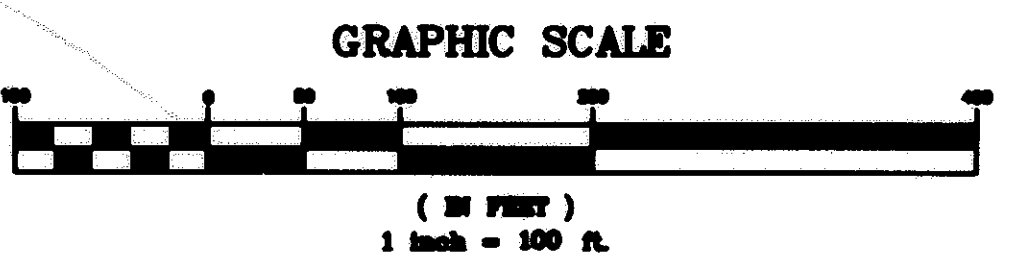
TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JAN 22 1999  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD  
at 2:13 o'clock P.M. IN PLAT RECORD  
VOL. 62 MARY ANN JAMISON  
PAGE 46 Lorain County Recorder  
47, 48

Box MIDLAND TITLE  
(SALLY) # 129 60

PREPARED BY RICHARD ROSEBECK PE, PS 4511 OAKHILL BLVD. LORAIN, OHIO 44053 (440) 282-3872
PREPARED FOR AVON PROPERTIES, INC. 3320 STONEY RIDGE ROAD AVON, OHIO 44011
DATE DECEMBER 1997 SHEET NO. 1 OF 3 Nov. 1996

SECTION 11 SECTION 14  
SECTION 12 SECTION 13



TOTAL AREA OF THE 5 REMAINDER PARCELS IN SECTION 13 IS 37.2056 AC.

NOTE: REAR SETBACK FOR SUBLOTS 68 TO 101 (CLUSTER LOTS) IS 25 FEET AND SIDE SETBACK IS 5 FEET.  
NOTE: FRONT & REAR SETBACK FOR SUBLOTS 45 TO 49 AND 54 TO 67 (SINGLE FAMILY LOTS) IS 50 FEET AND SIDE SETBACK IS 10 FEET.

LEGEND

- (13) CURVE NO. - SEE SHEET 3 FOR CURVE DATA
- IRON PIPE FOUND
- IRON PIPE SET

AREA SUMMARY

BLOCK "A" = 0.7923 AC.  
 BLOCK "B" = 1.7323 AC.  
 BLOCK "C" = 0.2410 AC.  
 BLOCK "D" = 0.7269 AC.  
 PARK = 2.6534 AC.  
 RIGHT OF WAY INCLUDING FORMANEK = 7.3155  
 LOTS 45 TO 101 = 18.2378 AC.  
 TOTAL AREA OF HIGHLAND PARK SUB. NO. 3 = 31.6992

PREPARED BY RICHARD ROSEBECK PE, PS  
 4511 OAKHILL BLVD.  
 LORAIN, OHIO 44053  
 (440) 282-3872

HIGHLAND PARK SUB. NO. 3  
 SUBDIVISION PLAT

DEC. 1997  
 SCALE 1" = 100' SHEET 2 OF 3  
 REV. FEB. 1998  
 REV. NOV. 1998

62/47



# CURVE DATA

LOT #	LOT WIDTH @ SETBACK	LOT AREA (SQ. FT.)
45	100.00	15000
46	100.00	15000
47	100.01	15026
48	101.51	15969
49	111.97	18588
50	103.88	15232
51	100.01	17655
52	100.00	31130
53	100.00	21990
54	169.95	22731
55	106.06	15258
56	106.06	15141
57	106.07	15141
58	106.07	15141
59	105.78	15558
60	100.07	16635
61	100.07	16635
62	100.07	16672
63	102.50	16552
64	100.00	16000
65	100.00	16000
66	100.00	15996
67	147.03	19830
68	48.00	12448
69	70.00	7868
70	83.23	7596
71	65.04	9240
72	65.00	9458
73	65.00	9656
74	65.00	9853
75	65.00	10051
76	65.00	10248
77	65.00	10446
78	70.00	11616
79	69.94	12527
80	185.53	13879
81	79.27	12283
82	75.35	10898
83	96.43	13681
84	73.50	7406
85	58.14	9067
86	106.12	9066
87	48.53	15847
88	65.47	13022
89	65.47	10086
90	65.47	10261
91	65.47	13696
92	65.47	21018
93	65.47	14951
94	60.62	12368
95	67.28	15089
96	78.00	16736
97	75.87	11491
98	65.49	11135
99	65.00	10798
100	65.00	9223
101	98.00	12547

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL	1	450.00'	291.33'	150.97'	286.26'	S73°23'14"E	37°05'33"
CL	2	450.00'	51.88'	25.97'	51.85'	S58°08'37"E	06°36'19"
CL	3	450.00'	239.45'	122.63'	236.63'	S76°41'24"E	30°29'14"
CL	4	115.00'	374.54'	1992.95'	229.62'	N58°08'37"W	186°36'18"
CL	5	510.00'	605.51'	344.17'	570.57'	N88°51'15"W	68°01'34"
CL	6	240.00'	210.40'	112.50'	203.72'	N27°02'52"W	50°13'42"
CL	7	170.00'	534.07'	—	340.00'	N52°09'43"W	180°00'00"
CL	8	310.00'	267.55'	142.75'	259.32'	N27°26'13"W	49°27'01"
CL	9	170.00'	224.75'	132.22'	208.74'	N75°13'29"W	75°45'00"
CL	10	310.00'	157.24'	80.35'	155.56'	S37°37'51"E	29°03'44"
CL	11	310.00'	110.31'	55.74'	109.73'	S12°54'21"E	20°23'17"
RW	12	30.00'	46.63'	29.51'	42.08'	S47°24'04"E	89°03'54"
RW	13	30.00'	47.61'	30.49'	42.77'	N42°35'56"E	90°56'06"
RW	14	30.00'	47.12'	30.00'	42.43'	S46°56'01"E	90°00'00"
RW	15	30.00'	47.12'	30.00'	42.43'	S43°03'59"W	90°00'00"
RW	16	410.00'	265.43'	137.55'	260.82'	N73°23'14"W	37°05'33"
RW	17	550.00'	653.00'	371.16'	615.32'	N88°51'15"W	68°01'34"
RW	18	470.00'	558.02'	317.18'	525.82'	N88°51'15"W	68°01'34"
RW	19	30.00'	41.96'	25.23'	38.62'	N14°46'35"W	80°07'45"
RW	20	145.00'	416.36'	108.09'	287.36'	S56°58'25"E	164°31'25"
RW	21	30.00'	37.49'	21.64'	35.10'	N76°33'56"E	71°36'09"
RW	22	490.00'	207.82'	105.50'	206.27'	N79°47'00"W	241°8'02"
RW	23	30.00'	64.43'	55.32'	52.74'	S06°41'13"W	123°03'21"
RW	24	85.00'	168.96'	130.61'	142.48'	S54°50'28"E	113°53'19"
RW	25	30.00'	64.43'	55.32'	52.74'	S63°37'52"W	123°03'21"
RW	26	210.00'	184.10'	98.43'	178.26'	S27°02'52"E	50°13'42"
RW	27	350.00'	120.52'	60.86'	119.93'	N42°17'49"W	19°43'47"
RW	28	30.00'	42.24'	25.47'	38.83'	N72°45'57"W	80°40'03"
RW	29	200.00'	264.42'	155.56'	245.58'	N75°13'29"W	75°45'00"
RW	30	140.00'	185.09'	108.89'	171.90'	N75°13'29"W	75°45'00"
RW	31	30.00'	42.24'	25.47'	38.83'	S26°33'59"W	80°40'03"
RW	32	340.00'	65.61'	32.90'	65.50'	S08°14'22"E	11°03'20"
RW	33	280.00'	241.66'	128.93'	234.23'	S27°26'13"E	49°27'01"
RW	34	30.00'	43.86'	26.90'	40.05'	N85°57'29"E	83°45'35"
RW	35	200.00'	586.27'	1895.56'	397.79'	S51°56'41"E	167°57'15"
RW	36	30.00'	40.86'	24.31'	37.77'	S06°59'00"E	78°01'53"
RW	37	270.00'	207.65'	109.27'	202.57'	S23°57'59"E	44°03'56"
RW	38	30.00'	54.00'	37.81'	47.00'	S00°35'37"E	103°08'12"
RW	39	140.00'	375.63'	599.88'	272.67'	S52°09'43"E	153°43'37"
RW	40	30.00'	54.00'	37.81'	47.00'	N76°16'11"E	103°08'12"
47	41	490.00'	42.46'	21.25'	42.45'	N89°27'03"W	04°57'56"
48	42	490.00'	102.03'	51.20'	101.85'	N81°00'10"W	11°55'50"
49	43	490.00'	63.32'	31.71'	63.28'	N71°20'07"W	07°24'16"
49	44	145.00'	9.09'	4.55'	9.09'	N42°33'40"E	03°35'36"
50	45	145.00'	110.42'	58.04'	107.77'	S66°10'26"W	43°37'56"
51	46	145.00'	75.20'	38.47'	74.36'	N77°09'10"W	29°42'53"
52	47	145.00'	75.20'	38.47'	74.36'	N47°26'17"W	29°42'53"
53	48	145.00'	75.30'	38.52'	74.45'	N17°42'17"W	29°45'08"
54	49	145.00'	71.16'	36.31'	70.44'	N11°34'47"E	28°06'59"
55	50	470.00'	104.55'	52.49'	104.33'	N61°12'49"W	12°44'42"
56	51	470.00'	119.01'	59.82'	118.69'	N74°50'24"W	14°30'28"
57	52	470.00'	119.01'	59.83'	118.69'	N89°20'52"W	14°30'29"
58	53	470.00'	119.01'	59.83'	118.69'	S76°08'39"W	14°30'29"
59	54	470.00'	96.45'	48.39'	96.28'	S63°00'41"W	11°45'26"
PART RW	55	550.00'	234.27'	118.94'	232.50'	N69°20'07"E	24°24'18"
PARK	56	30.00'	44.33'	27.33'	40.41'	S56°07'41"E	84°40'06"
PARK	57	550.00'	120.26'	60.37'	120.03'	S87°48'07"W	12°31'43"
60	58	550.00'	91.83'	46.02'	91.73'	S81°09'01"E	09°34'00"
61	59	550.00'	91.83'	46.02'	91.73'	S71°35'01"E	09°34'00"
62	60	550.00'	91.83'	46.02'	91.73'	S62°01'01"E	09°34'00"
63	61	550.00'	22.97'	11.49'	22.97'	N56°02'15"W	02°23'34"
66	62	410.00'	22.25'	11.13'	22.25'	S56°23'45"E	03°06'35"
67	63	410.00'	180.52'	91.75'	179.07'	S70°33'51"E	25°13'37"
68	64	410.00'	62.66'	31.39'	62.60'	S87°33'20"E	08°45'21"
69	65	210.00'	54.72'	27.52'	54.57'	N09°23'54"W	14°55'47"
70	66	210.00'	99.95'	50.94'	99.00'	N30°29'51"W	27°16'07"
71	67	210.00'	29.43'	14.74'	29.41'	S48°08'49"E	08°01'48"
79	68	340.00'	61.89'	31.03'	61.80'	N46°56'51"W	10°25'44"
80	69	340.00'	55.19'	27.66'	55.13'	N37°04'57"W	09°18'03"
81	70	200.00'	82.33'	41.76'	81.75'	N78°41'35"E	23°35'09"
82	71	200.00'	76.84'	38.90'	76.37'	S78°30'28"E	22°00'44"
83	72	200.00'	105.25'	53.87'	104.04'	N50°25'33"W	30°09'07"
PART RW	73	140.00'	62.05'	31.54'	61.54'	N50°02'49"W	25°23'40"
84	74	140.00'	85.76'	44.27'	84.43'	S80°17'37"E	35°05'56"
85	75	140.00'	37.28'	18.75'	37.17'	N74°31'43"E	15°15'24"
PART RW	76	280.00'	51.03'	25.59'	50.96'	N07°55'58"W	10°26'32"
86	77	280.00'	128.64'	65.48'	127.51'	S26°18'58"E	26°19'26"
87	78	280.00'	61.99'	31.12'	61.86'	S45°49'12"E	12°41'03"
87	79	200.00'	39.24'	19.68'	39.18'	N49°41'55"E	11°14'28"
88	80	200.00'	58.40'	29.41'	58.19'	N63°41'04"E	16°43'51"
89	81	200.00'	58.40'	29.41'	58.19'	N80°24'55"E	16°43'51"
90	82	200.00'	58.40'	29.41'	58.19'	N82°51'14"W	16°43'51"
91	83	200.00'	58.40'	29.41'	58.19'	S66°07'23"E	16°43'50"
92	84	200.00'	58.40'	29.41'	58.20'	S49°23'32"E	16°43'52"
93	85	200.00'	58.40'	29.41'	58.19'	S32°39'41"E	16°43'50"
94	86	200.00'	56.84'	28.61'	56.65'	S16°09'16"E	16°17'02"
95	87	200.00'	68.29'	34.48'	67.95'	N01°46'07"E	19°33'44"
96	88	200.00'	71.50'	36.13'	71.12'	S21°47'28"W	20°28'56"
96	89	30.00'	10.35'	5.23'	10.30'	S22°08'56"W	19°46'00"
97	90	30.00'	30.51'	16.72'	29.21'	S16°52'00"E	58°15'53"
97	91	270.00'	43.15'	21.62'	43.10'	S41°25'16"E	09°09'21"
98	92	270.00'	65.74'	33.03'	65.57'	S29°52'06"E	13°56'59"
99	93	270.00'	59.44'	29.84'	59.32'	S16°35'14"E	12°36'45"
100	94	270.00'	39.34'	19.70'	39.30'	S06°06'26"E	08°20'50"
PARK	95	1255.31'	406.21'	204.90'	404.44'	S23°39'48"E	18°32'26"
CL	96	126.75'	86.48'	45.00'	84.82'	S72°23'12"E	39°05'38"
CL	97	126.75'	86.48'	45.00'	84.82'	S72°23'12"E	39°05'38"
RW	98	166.75'	113.78'	58.20'	111.58'	S72°23'12"E	39°05'38"
RW	99	86.75'	59.19'	30.80'	58.05'	S72°23'12"E	39°05'38"
RW	100	86.75'	59.19'	30.80'	58.05'	S72°23'12"E	39°05'38"
RW	101	166.75'	113.78'	59.20'	111.58'	S72°23'12"E	39°05'38"

PREPARED BY RICHARD ROSEBECK PE, PS  
 4511 OAKHILL BLVD.  
 LORAIN, OHIO 44053  
 (440) 282-3872

HIGHLAND PARK SUB. NO. 3  
 CURVE AND LOT DATA

DEC. 1997  
 NO SCALE  
 REV. FEB. 1998

SHEET 3 OF 3