

HIGHLAND PARK SUBDIVISION NO. 4

PART OF ORIGINAL AVON TOWNSHIP SECTION No. 11, NOW IN THE CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15th DAY OF DECEMBER 1999.

Michael Pridell

AVON CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 6th DAY OF Dec. 1999.

Janice [Signature]

PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 6th DAY OF Dec. 1999. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Ed [Signature]

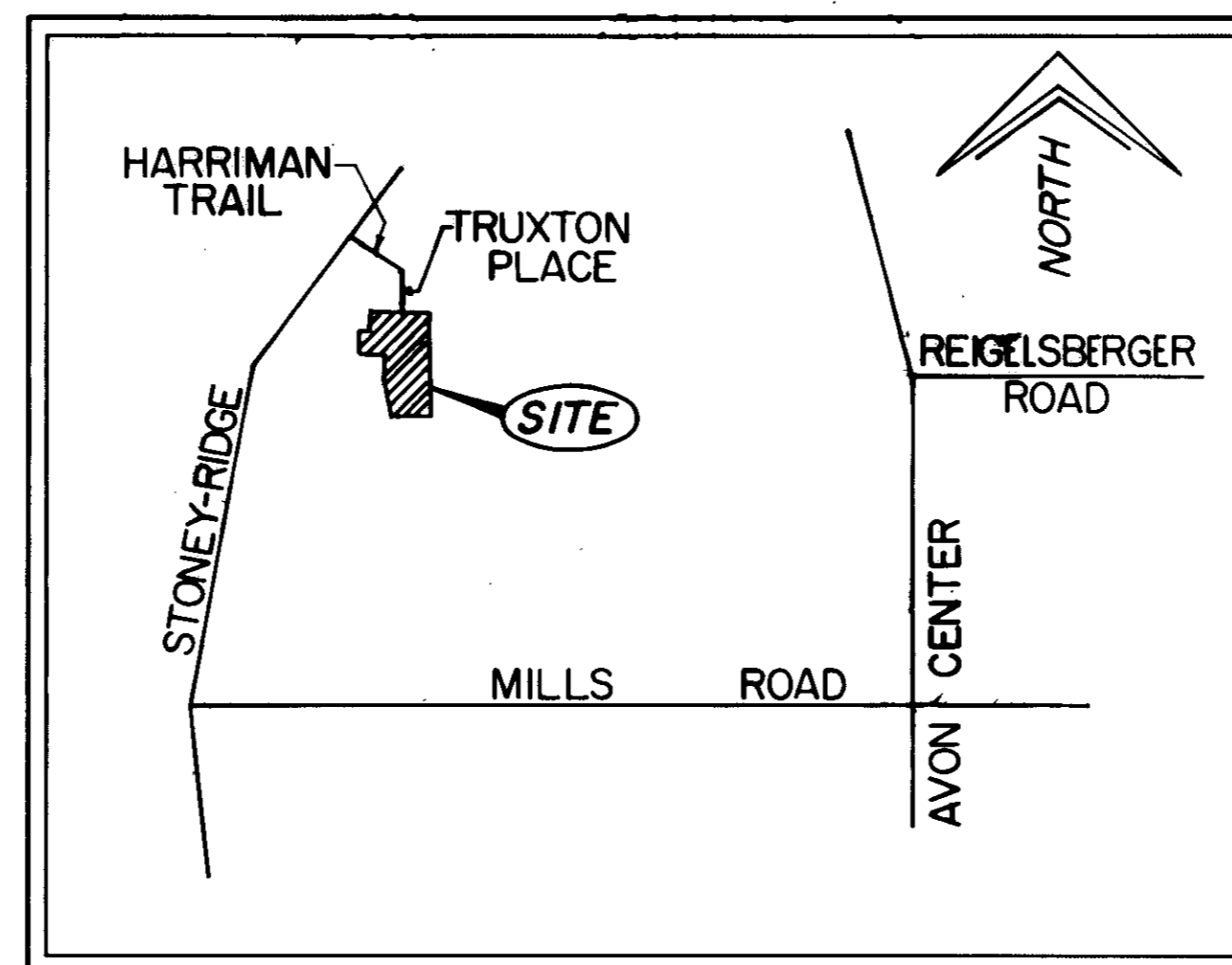
COUNCIL PRESIDENT

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, CENTRAL SOUTH LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS HIGHLAND PARK SUBDIVISION NO. 4, A SUBDIVISION OF SUBLOTS 102 THROUGH 121 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS TRUXTON PLACE, BELLCREST DRIVE, AND GLENDENNING STREET, SIXTY (60) FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, OHIO EDISON COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "DRAINAGE EASEMENTS" AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/ OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

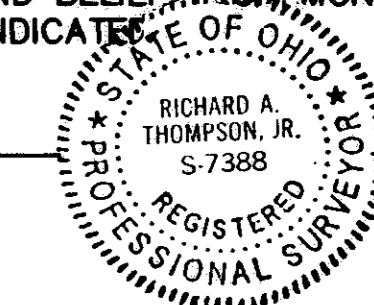


VICINITY MAP (N.T.S.)

BOUNDARY SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 216.6048 ACRE PARCEL OF LAND LOCATED BETWEEN STONEY RIDGE ROAD AND WOOSTER-AVON LAKE ROAD IN THE CITY OF AVON, OHIO, AND PREPARED THE ATTACHED PLAT FOR CENTRAL SOUTH LIMITED PARTNERSHIP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, BASED ON A SURVEY ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS WERE FOUND OR SET AT ALL CORNERS INDICATED.

Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR. P.S. NO. 7388



11-29-99 DATE

MORTGAGE RELEASE

BE IT KNOWN THAT The Northern Savings and Loan Co. MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN VOLUME PAGE OF AS INST. # 616633 LORAIN COUNTY RECORD OF MORTGAGES, TRUXTON PLACE, BELLCREST DRIVE AND GLENDENNING STREET, 60 FEET WIDE, AND THE EASEMENTS HERIN GRANTED AND RESERVED. IN WITNESS WHEREOF The Northern Savings and Loan Co. HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY Neal Hubbard, Pres & Dale Schaeferstein, V.P. THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT ELYRIA, OHIO, THIS 7th DAY OF DECEMBER, 1999.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Karen A. Bevan
KAREN A. BEVAN
Nancy Prindle
NANCY PRINDLE

The Northern Savings and Loan Co.
Neal Hubbard, Pres
BY: NEAL HUBBARD, Pres
Dale Schaeferstein
BY: DALE SCHAEFERSTEIN, V.P.

STATE OF OHIO }
COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, THE NORTHERN SAVINGS AND LOAN COMPANY THROUGH: NEAL HUBBARD, PRES AND DALE SCHAEFERSTEIN, V.P. WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREBY AFFIX MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO, THIS 7th DAY OF DECEMBER, 1999.

Karen A. Bevan
KAREN A. BEVAN, Notary Public
State of Ohio - Lorain County
My Commission Expires 1/30/01

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, GARY SMITEK, GENERAL PARTNER OF CENTRAL SOUTH LIMITED PARTNERSHIP, HAS HEREUNTO SET HIS HAND AT AVON, OHIO, THIS 6th DAY OF DECEMBER, 1999.

BY: *Gary Smitek*
GARY SMITEK, GENERAL PARTNER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Ch. W. [Signature]
WITNESS
Robert [Signature]
WITNESS



STATE OF OHIO }
COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, GARY SMITEK, GENERAL PARTNER, CENTRAL SOUTH LIMITED PARTNERSHIP, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF CENTRAL SOUTH LIMITED PARTNERSHIP.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 6th DAY OF DECEMBER, 1999.

Ch. W. [Signature]
NOTARY PUBLIC

TRANSFERRED
IN COMPLIANCE WITH SEC. 516.202
OHIO REV. CODE

DEC 22 1999
MARK R. STEWART
LORAIN COUNTY AUDITOR

DEC 22 1999
RECEIVED FOR RECORD
at 10:31 A.M. in PLAT RECORD
VOL. 64 MARY ANN JAMISON
PAGE 657 Lorain County Recorder
58459
Box: LCTC 172nd St

AREA TABULATION

SUBLOTS 10.8825 AC.
RIGHTS/OF WAY 2.7826 AC.
TOTAL 13.6651 AC.

DENSITY - SUBDIVISION NO. 4
20 UNITS = 1.4636 UNITS/ACRE DENSITY
13.6651 ACRES

REV No	DATE	BY	CHK'D
	12-8-99	G.S.V.	

LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE - MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6938 951-LAND

HIGHLAND PARK
SUBDIVISION NO. 4
CITY OF AVON - LORAIN COUNTY - OHIO

DATE	11-29-99
SCALE: HOR.	1" = 1'
VERT.	none
FILENAME	JRP/PLAT4-1
CH'D BY	
F.B. No.	

RECORD PLAT

SHEET	OF
1	4
CONTRACT No.	
cent11-9901	

660070

660070

HIGHLAND PARK SUBDIVISION NO. 2 VOL. 58, PG. 74 & 75

HIGHLAND PARK SUBDIVISION NO. 1 VOL. 54, PG. 57 & 58

ROBERT E. KEMPF ET AL VOL. 1073, PG. 723

RICHARD & BETTY DUDZIAK VOL. 1019, PG. 558

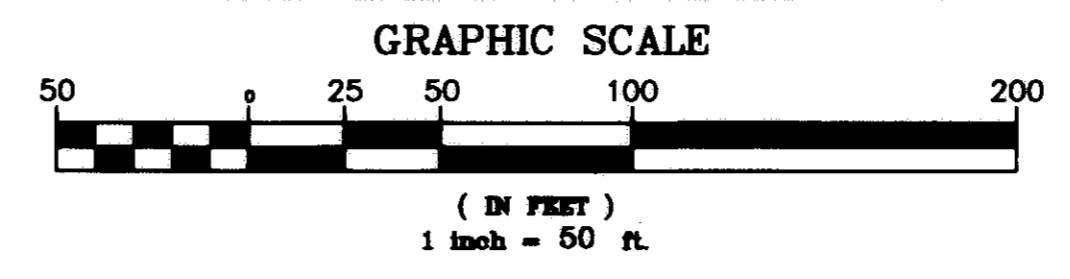
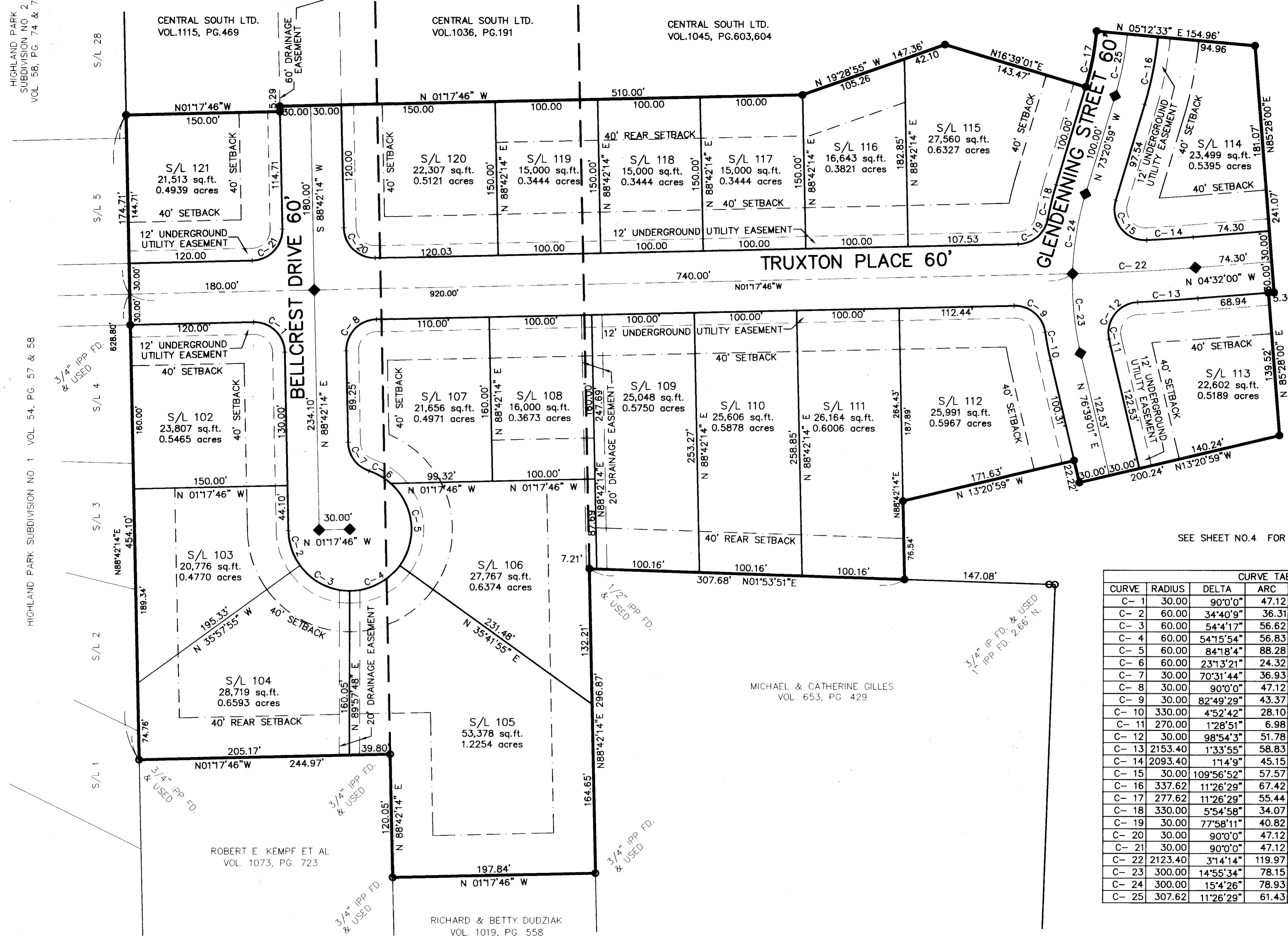
MICHAEL & CATHERINE GILLES VOL. 653, PG. 429

CENTRAL SOUTH LTD. VOL.1115, PG.469

CENTRAL SOUTH LTD. VOL.1036, PG.191

CENTRAL SOUTH LTD. VOL.1045, PG.603,604

CENTRAL SOUTH LTD. VOL.1045, PG.603,604



- LEGEND**
- IRON PIN/PIPE FOUND
 - 5/8" IRON PIN SET
 - ◆ 5/8" IRON PIN SET IN MONUMENT BOX

SEE SHEET NO.4 FOR EXTERIOR SURVEY TIES

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C-1	30.00	90°0'0"	47.12	30.00	42.43	S43°42'14"W
C-2	60.00	34°40'9"	36.31	18.73	35.75	N71°22'09"E
C-3	60.00	54°4'17"	56.62	30.62	54.55	N26°59'57"E
C-4	60.00	54°15'54"	56.83	30.75	54.73	N27°10'09"W
C-5	60.00	84°18'4"	88.28	54.31	80.53	S83°32'53"W
C-6	60.00	23°13'21"	24.32	12.33	24.15	S29°47'11"W
C-7	30.00	70°31'44"	36.93	21.21	34.64	N53°26'22"E
C-8	30.00	90°0'0"	47.12	30.00	42.43	S46°17'46"E
C-9	30.00	82°49'29"	43.37	26.46	39.69	S40°06'58"W
C-10	330.00	4°52'42"	28.10	14.06	28.09	N79°05'22"E
C-11	270.00	1°28'51"	6.98	3.49	6.98	N77°23'27"E
C-12	30.00	98°54'3"	51.78	35.06	45.59	S52°25'06"E
C-13	2153.40	1°33'55"	58.83	29.42	58.83	N03°45'02"W
C-14	2093.40	1°14'9"	45.15	22.58	45.15	N03°54'55"W
C-15	30.00	109°56'52"	57.57	42.80	49.13	N51°40'35"E
C-16	337.62	11°26'29"	67.42	33.82	67.31	N79°04'13"W
C-17	277.62	11°26'29"	55.44	27.81	55.34	N79°04'13"W
C-18	330.00	5°54'58"	34.07	17.05	34.06	S76°18'28"E
C-19	30.00	77°58'11"	40.82	24.28	37.75	N40°16'52"W
C-20	30.00	90°0'0"	47.12	30.00	42.43	N43°42'14"E
C-21	30.00	90°0'0"	47.12	30.00	42.43	N46°17'46"W
C-22	2123.40	3°14'14"	119.97	60.00	119.95	N02°54'53"W
C-23	300.00	14°55'34"	78.15	39.30	77.93	N84°06'48"E
C-24	300.00	15°4'26"	78.93	39.69	78.70	S80°53'12"E
C-25	307.62	11°26'29"	61.43	30.82	61.33	N79°04'13"W

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
Civil Engineers and Surveyors
8885 EAST AVENUE - MENTOR, OHIO 44060
TELEPHONE 255-8483 354-8836 951-LAND

HIGHLAND PARK
SUBDIVISION NO. 4
CITY OF AVON - LORAIN COUNTY - OHIO

DATE December 7, 1999
SCALE: HOR. 1" = 60'
VERT. 1" = 30'
FILENAME: HPP/PLAT4-2
CHK'D BY
F.B. No.

RECORD PLAT

SHEET 2 OF 4
CONTRACT No. CENTL1-9901

660070

660070

CENTRAL SOUTH LIM. PART.
VOL.866, PG.45

SECTION 14

SECTION 11

CENTRAL SOUTH LIM. PART.
VOL.866, PG.45

ROY MILLER
VOL.866, PG.43

DRAINAGE EASEMENT

1" IRON PIPE
FD/USD

N88°57'17"E

311.25'

5/8" IRON PIN SET

1" IRON PIPE
FD/USD

S/L 36

S/L 35

S/L 34

S/L 33

S/L 32

HIGHLAND PARK SUBDIVISION NO. 2 VOL. 58, PG. 74 & 75

N 88°42'14" E
285.85'

N 01°17'46" W

356.81'

N01°17'46"W

210.00'

42.57'
N 36°39'42" W

116.44'
N 08°20'18" E

20' DRAINAGE EASEMENT

184.86'

44.57'
N 56°39'42" W

116.44'
N 08°20'18" E

2.72'
N88°42'14"E

2.26'
N 88°42'14" E

N88°42'14"E

S/L 31

S/L 30

S/L 29

S/L 28

S/L 5

CENTRAL SOUTH LIM. PART.
VOL.1115, PG.469

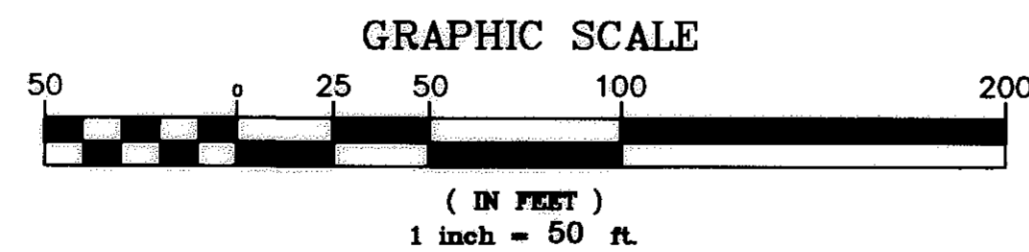
CENTRAL SOUTH LIM. PART.
VOL.1036, PG.191

LEGEND

- IRON PIN/PIPE FOUND
- 5/8" IRON PIN SET
- ◆ 5/8" IRON PIN SET IN MONUMENT BOX

SEE PAGE NO. 4 FOR EXTERIOR SURVEY CONTROL

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C-1	120.00	14°24'53"	30.19	15.18	30.11	N84°05'20"W
C-2	180.00	6°26'59"	20.26	10.14	20.25	N88°04'17"W



HIGHLAND PARK
SUBDIVISION NO. 1
VOL. 54, PG. 57 & 58

S 01°17'46" E

150.00'

S/L 121

21,513 sq.ft.

0.4939 Acres

S 01°17'46" E

510.00'

S/L 120

22,307 sq.ft.

0.5121 Acres

BELLCREST DRIVE 60'

180.00'

N 88°42'14" E

180.00'

SEE SHEET 2

TRUXTON PLACE 60'

180.00'

N 01°17'46" W

30.00'

30.00'

30.00'

30.00'

REV. No.	DATE	BY	CHK'D

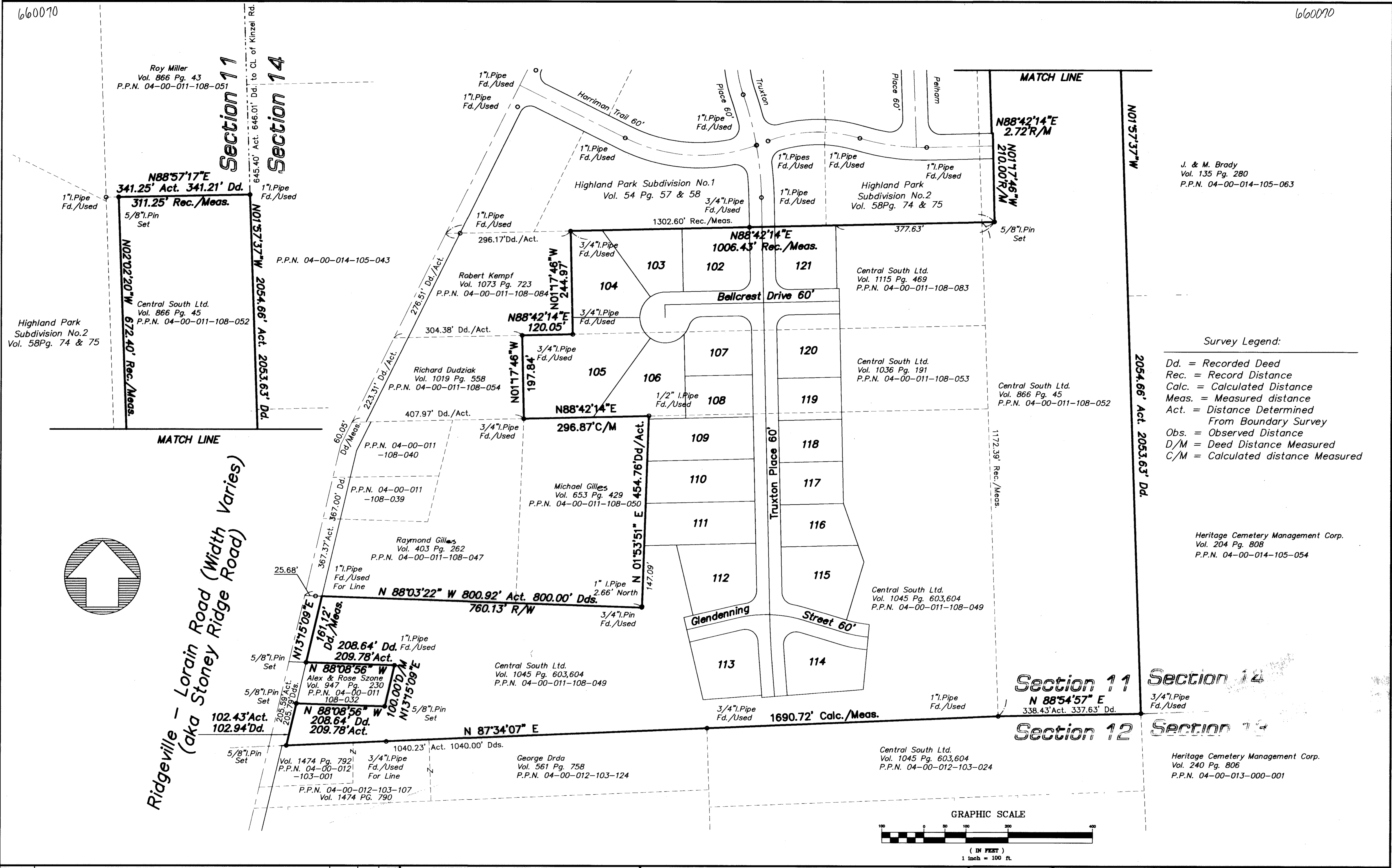
LAND DESIGN consultants
Civil Engineers and Surveyors
5585 EAST AVENUE • MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6638 951-LAND

HIGHLAND PARK
SUBDIVISION NO. 4
CITY OF AVON - LORAIN COUNTY - OHIO

DATE December 7, 1999
SCALE: HOR. 1" = 80'
VERT. none
FILENAME JWP/PLAT4-3
CHK'D BY
F.B. No.

RECORD PLAT

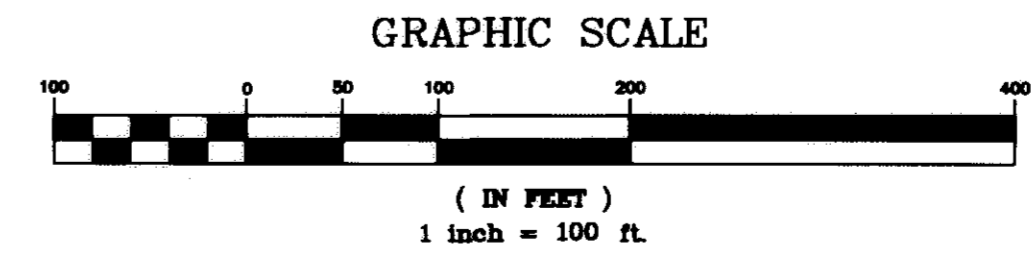
SHEET OF
3 / 4
CONTRACT No.
CENTL1-9901



J. & M. Brady
 Vol. 135 Pg. 280
 P.P.N. 04-00-014-105-063

Survey Legend:
 Dd. = Recorded Deed
 Rec. = Record Distance
 Calc. = Calculated Distance
 Meas. = Measured distance
 Act. = Distance Determined
 From Boundary Survey
 Obs. = Observed Distance
 D/M = Deed Distance Measured
 C/M = Calculated distance Measured

Heritage Cemetery Management Corp.
 Vol. 204 Pg. 808
 P.P.N. 04-00-014-105-054



REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
 Civil Engineers and Surveyors
 8085 EAST AVENUE - MENTOR, OHIO 44060
 TELEPHONE 255-8483 354-6838 951-LAND

**HIGHLAND PARK
 SUBDIVISION NO. 4**
 CITY OF AVON - LORAIN COUNTY - OHIO

DATE 12-07-99
 SCALE: HOR. 1"=100'
 VERT. none
 FILENAME RT\PLAT4-4
 CHK'D BY
 F.B. No.

RECORD PLAT

SHEET	OF
4	4
CONTRACT No.	
CENTL1-9901	