

704856

704856

# HIGHLAND PARK SUBDIVISION NO. 6

PART OF ORIGINAL AVON TOWNSHIP SECTION No. 12 & 13 NOW IN THE CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

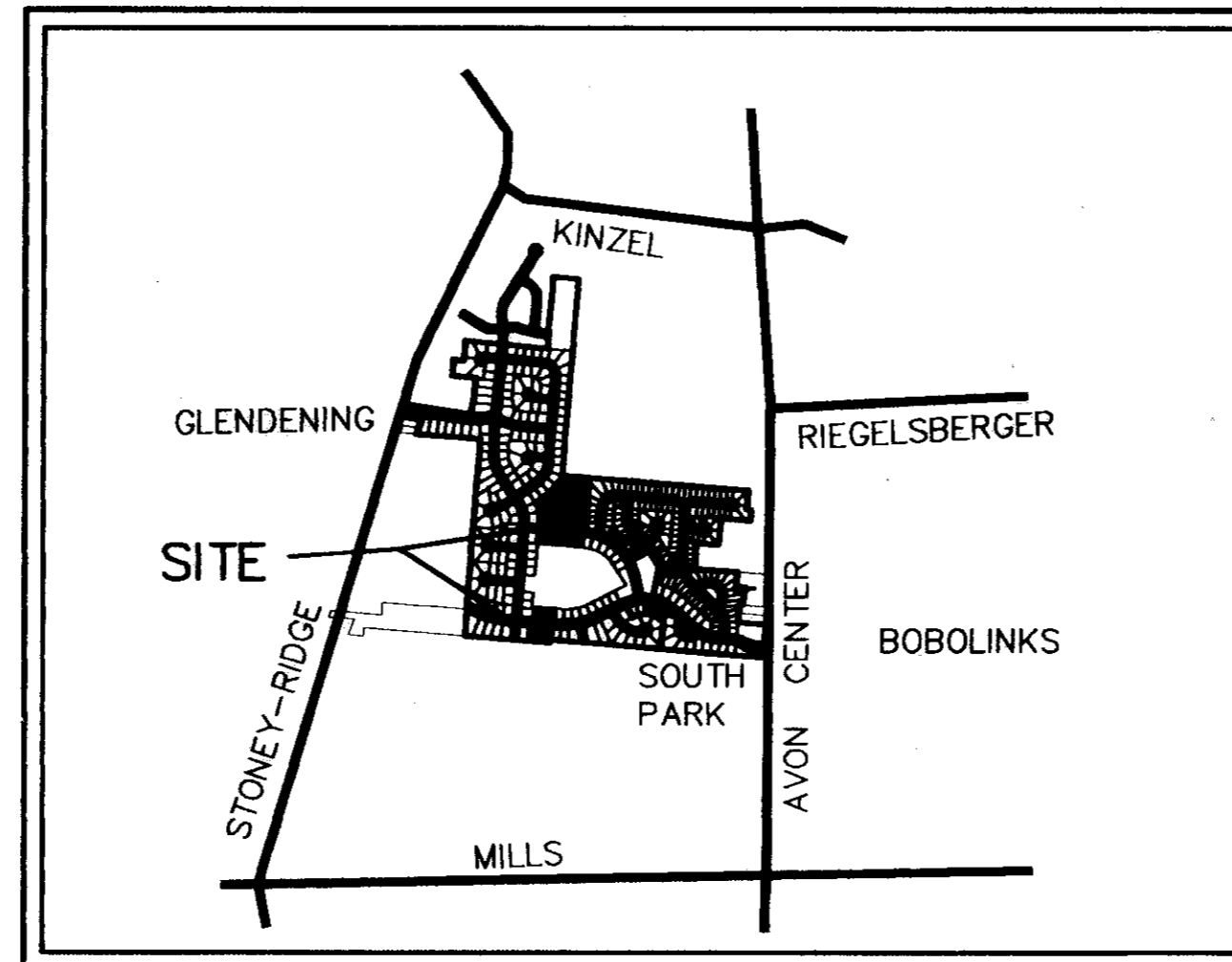
### ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, CENTRAL SOUTH LIMITED PARTNERSHIP, AND DALE AND KATHLEEN SMITEK, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS HIGHLAND PARK SUBDIVISION NO. 6, A SUBDIVISION OF SUBLOTS 189 THROUGH 191 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS NORTH PARK DRIVE AND WETHERILL COURT, SIXTY (60) FEET IN WIDTH AND SOUTH PARK DRIVE, EIGHTY (80) FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION OF PHASE 3, HIGHLAND PARK SUBDIVISION, INC. CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK F, G, AND H" FOR STORMWATER MANAGEMENT AND OTHER RELATED ACTIVITIES. SAID AREA IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN HIGHLAND PARK SUBDIVISION NO. 6 AS MORE FULLY PROVIDED IN THE "HIGHLAND PARK SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN DOCUMENT No. 618065 OF LORAIN COUNTY RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, OHIO EDISON, 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 SUBLLOTS 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 SUBLLOTS 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

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 AND DALE AND KATHLEEN SMITEK HAS HEREUNTO SET THEIR HAND AT Avon OHIO, THIS 15th DAY OF August, 2000.

BY: Gary Smitek, General Partner  
GARY SMITEK, GENERAL PARTNER  
Dale Smitek Kathleen Smitek  
DALE SMITEK KATHLEEN SMITEK

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Allen R. Young  
WITNESS  
Sheryl L. Nicola  
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 AND DALE AND KATHLEEN SMITEK, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF CENTRAL SOUTH LIMITED PARTNERSHIP AND DALE AND KATHLEEN SMITEK. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon OHIO, THIS 15th DAY OF August, 2000.

Sheryl L. Nicola  
NOTARY PUBLIC  
Sheryl L. Nicola  
Notary Public, State of Ohio  
My Commission Expires March 30, 2005

### MORTGAGE RELEASE

BE IT KNOWN THAT Northern Savings and Loan Company 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 667366, PAGE 5180 OF LORAIN COUNTY RECORD OF MORTGAGES, NORTH PARK DRIVE 60 FEET WIDE, WETHERILL COURT 60 FEET WIDE AND SOUTH PARK DRIVE 80 FEET WIDE, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF Northern Savings and Loan Company HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY Martin Rowe, V.P. and Gerald E. Schaefer, A.V.P. THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Elgin, OHIO, THIS 15 DAY OF August, 2000.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Carol A. Kirkpatrick Martin Rowe  
Carol A. Kirkpatrick By: Vice President  
Karen A. Bevan Gerald E. Schaefer  
Karen A. Bevan BY: Assistant Vice President

STATE OF OHIO }  
COUNTY OF LORAIN }  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, Northern Savings and Loan Company THROUGH: Martin Rowe, V.P. and Gerald E. Schaefer, A.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 Elgin OHIO, THIS 15 DAY OF August, 2000.

Carol A. Kirkpatrick  
NOTARY PUBLIC  
CAROL J. KIRKPATRICK  
Notary Public, State of Ohio  
My Commission Expires July 31, 2005

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14th DAY OF August, 2000.

Michael Brubaker, P.E., P.S.

AVON CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14th DAY OF August, 2000.

[Signature]  
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14th DAY OF August, 2000. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

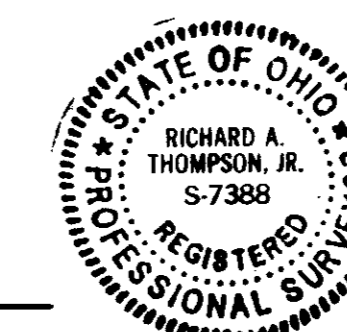
[Signature]  
COUNCIL PRESIDENT

### 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 AND DALE AND KATHLEEN SMITEK 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

6-14-00  
DATE



### NOTES

ALL LOTS REQUIRE A MINIMUM 12' SIDYARD SETBACK  
ALL REAR SUBLLOT CORNERS TO BE SET PRIOR TO ACCEPTANCE

### AREA TABULATION

AREA TABULATION		AREA BREAKDOWN	
SUBLOTS	10.4490 AC.	SECTION 12	6.4840 AC.
BLOCKS	0.8515 AC.	SECTION 13	7.0706 AC.
RIGHT/OF/WAY	2.2541 AC.		
TOTAL	13.5546 AC.		

### DENSITY - SUBDIVISION NO. 6

23 UNITS = 1.6968 UNITS/ACRE DENSITY  
13.5546 ACRES

SEP 07 2000  
RECEIVED FOR RECORD  
at 4:42 o'clock A.M. in PLAT RECORD  
VOL. 66 MARY ANN JAMISON  
PAGE 40 of 41 Lorain County Records  
4:42 line 129°  
Box: M.D.L.R.A.D. 12H

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
SEP 7 2000  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

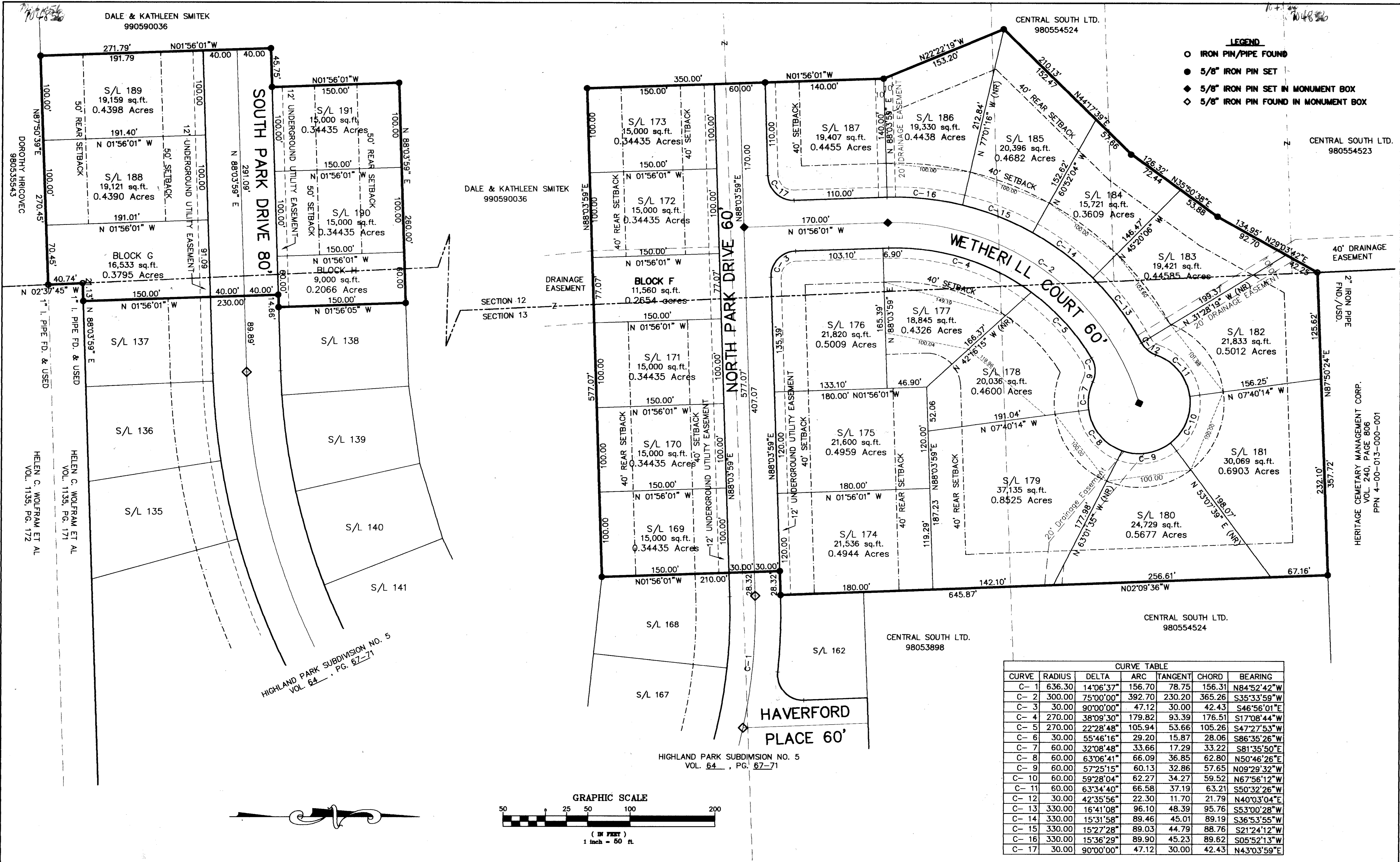


HIGHLAND PARK  
SUBDIVISION NO. 6  
CITY OF AVON - LORAIN COUNTY - OHIO

DATE June 13, 2000  
SCALE: HOR. 1" = 1'  
VERT. none  
FILENAME Jrp/PLAT6-1  
CHK'D BY  
F.B. No.

RECORD PLAT

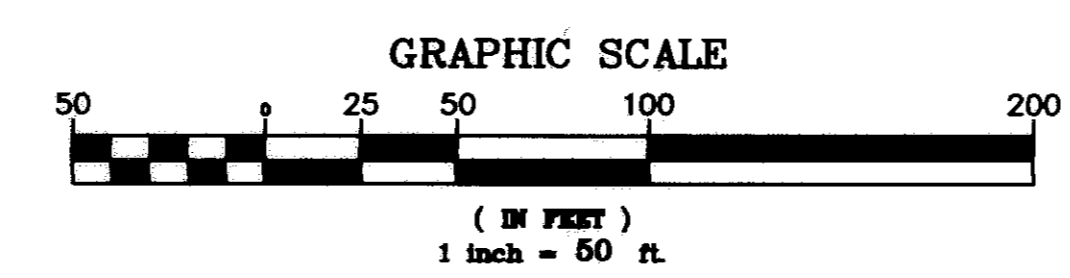
SHEET 1 OF 3  
CONTRACT No. cent11-9902



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

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C-1	636.30	14°06'37"	156.70	78.75	156.31	N84°52'42"W
C-2	300.00	75°00'00"	392.70	230.20	365.26	S35°33'59"W
C-3	30.00	90°00'00"	47.12	30.00	42.43	S46°56'01"E
C-4	270.00	38°09'30"	179.82	93.39	176.51	S17°08'44"W
C-5	270.00	22°28'48"	105.94	53.66	105.26	S47°27'53"W
C-6	30.00	55°46'16"	29.20	15.87	28.06	S86°35'26"W
C-7	60.00	32°08'48"	33.66	17.29	33.22	S81°35'50"E
C-8	60.00	63°06'41"	66.09	36.85	62.80	N50°46'26"E
C-9	60.00	57°25'15"	60.13	32.86	57.65	N09°29'32"W
C-10	60.00	59°28'04"	62.27	34.27	59.52	N67°56'12"W
C-11	60.00	63°34'40"	66.58	37.19	63.21	S50°32'26"W
C-12	30.00	42°35'56"	22.30	11.70	21.79	N40°03'04"E
C-13	330.00	16°41'08"	96.10	48.39	95.76	S53°00'28"W
C-14	330.00	15°31'58"	89.46	45.01	89.19	S36°53'55"W
C-15	330.00	15°27'28"	89.03	44.79	88.76	S21°24'12"W
C-16	330.00	15°36'29"	89.90	45.23	89.62	S05°52'13"W
C-17	30.00	90°00'00"	47.12	30.00	42.43	N43°03'59"E



HIGHLAND PARK SUBDIVISION NO. 5  
VOL. 64, PG. 67-71

HIGHLAND PARK SUBDIVISION NO. 5  
VOL. 64, PG. 67-71

REV. No.	DATE	BY	CHK'D

**LDIC**  
LAND DESIGN consultants  
Civil Engineers and Surveyors  
8905 EAST AVENUE - MENTOR, OHIO 44060  
TELEPHONE 225-8463 354-0036 901-LAND

**HIGHLAND PARK**  
SUBDIVISION NO. 6  
CITY OF AVON - LORAIN COUNTY - OHIO

DATE August 21, 2000  
SCALE: HOR. 1" = 50'  
VERT. none  
FILENAME hpd/PLATE-2  
CHK'D BY  
F.B. No.

**RECORD PLAT**

SHEET 2 OF 3  
CONTRACT No. CEN11-9902

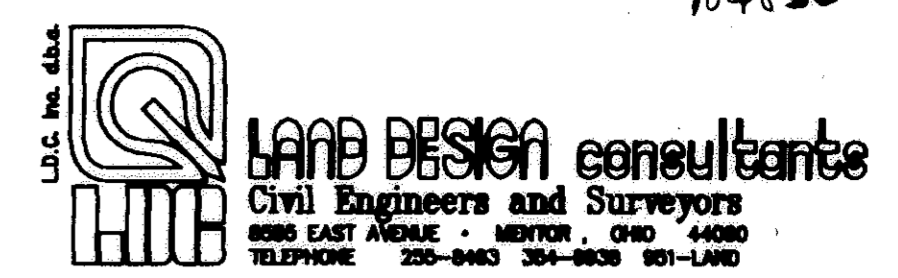
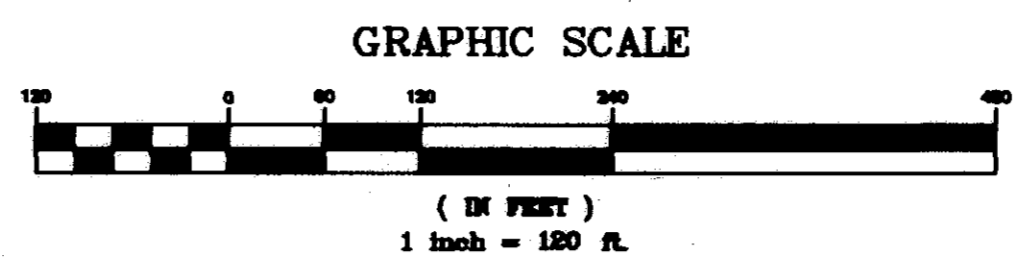


704856

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Section 11 Section 14  
Section 12 Section 13

N 87°48'12" E 2669.49' Obs. 2869.56' Dds.  
Section Line



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

Heritage Cemetery Management Corp.  
Vol. 240 Pg. 806  
P.P.N. 04-00-013-000-001

W. & E. Oebker  
Vol. 956 Pg. 275  
P.P.N. 04-00-013-000-004

Leona Berchak  
Vol. 266 Pg. 190  
P.P.N. 04-00-013-000-006  
W. & M. Mayton  
Vol. 1351 Pg. 689  
P.P.N. 04-00-013-000-007  
W. & M. Mayton  
Vol. 284 Pg. 705  
P.P.N. 04-00-013-000-008  
Susan K. Spaetzel & Bruce Klingshirn  
980553900  
P.P.N. 04-00-013-000-211

Susan K. Spaetzel & Bruce Klingshirn  
980553900  
P.P.N. 04-00-013-000-211

F. & D. D'Filippo  
Vol. 493 Pg. 933  
P.P.N. 04-00-013-000-182

M. & B. Kowalczyk  
Vol. 578 Pg. 876  
P.P.N. 04-00-013-000-183

S. & K. McNally  
Vol. 1425 Pg. 428  
P.P.N. 04-00-013-000-184

Anna Formanek, Tr.  
Vol. 1074 Pg. 748  
P.P.N. 04-00-013-000-193

Formanek Subdivision  
Vol. 18 Pg. 6-A  
S/L 4

Formanek Subdivision  
Vol. 18 Pg. 6-A  
S/L 7

G. & A. Brakaw Fd./Used  
Vol. 453 Pg. 510  
P.P.N. 04-00-013-000-187

S. Shuck & M. Stockard  
Vol. 434 Pg. 777  
P.P.N. 04-00-013-000-185

395.00' Dd./Act. 5/8" Pin Set

394.88' Calc.

17" Pipe Fd./Used

17" Pipe Fd./Used

17" Pipe Fd./Used

17" Pipe Fd./Used

17" Pipe Fd./Used

17" Pipe Fd./Used

17" Pipe Fd./Used

17" Pipe Fd./Used

George Drda  
Vol. 561 Pg. 758  
P.P.N. 04-00-012-103-124

Central South Ltd.  
Vol. 1045 Pg. 603,604  
P.P.N. 04-00-012-103-024  
4.4498 Acres

Central South Ltd.  
980554523  
P.P.N. 04-00-012-103-125

Central South Ltd.  
980554523  
P.P.N. 04-00-012-103-025

Central South, Ltd.  
980554524  
P.P.N. 04-00-012-103-027

19.2876 Acres - Total  
Central South, Ltd.  
980554524  
P.P.N. 04-00-013-000-127

16.8470 Acres - Sect. 13

22.6622 Acres - Total  
Central South, Ltd.  
98053898  
P.P.N. 04-00-013-000-212

10.2815 Acres - Sect. 13

36.0031 Acres - Total  
Dale & Kathleen Smitek  
990590036  
P.P.N. 04-00-013-000-210

13.4554 Acres - Sect. 13

Dale & Kathleen Smitek  
990590036  
P.P.N. 04-00-012-103-134

22.5477 Acres - Sect. 12

No Evidence of "Lane or Devil Strip" At Time of Field Survey

Note: These "Lanes or Strips" of Land are Shown Per Lorain County Tax Maps, and Are Not Described in Subject Surveys Legal Descriptions, and there is no ownership listed on said Tax Maps.

This Plat Was Prepared Without The Benefit of An Abstract of Title and is Subject to any State of Facts Revealed by an Examination of the same.

1042.14' Act. 1042.80' Dd.  
Dorothy Hricovec  
980535543  
P.P.N. 04-00-012-103-032

Helen Wolfram ET AL  
Vol. 1135 Pg. 171  
P.P.N. 04-00-013-000-071

DATE August 21, 2000  
SCALE: HOR. 1"=120'  
VERT. 1"=120'  
FILENAME PLAT6-3(P)  
CHK'D BY  
F.B. No.

HIGHLAND PARK  
SUBDIVISION NO. 6  
CITY OF AVON - LORAIN COUNTY - OHIO

SHEET 3 OF 3  
CONTRACT No. CENTL1-9902

TAX MAP DEPT. COPY # 00269

66/42