

HIGHLAND PARK SUBDIVISION NO. 8

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

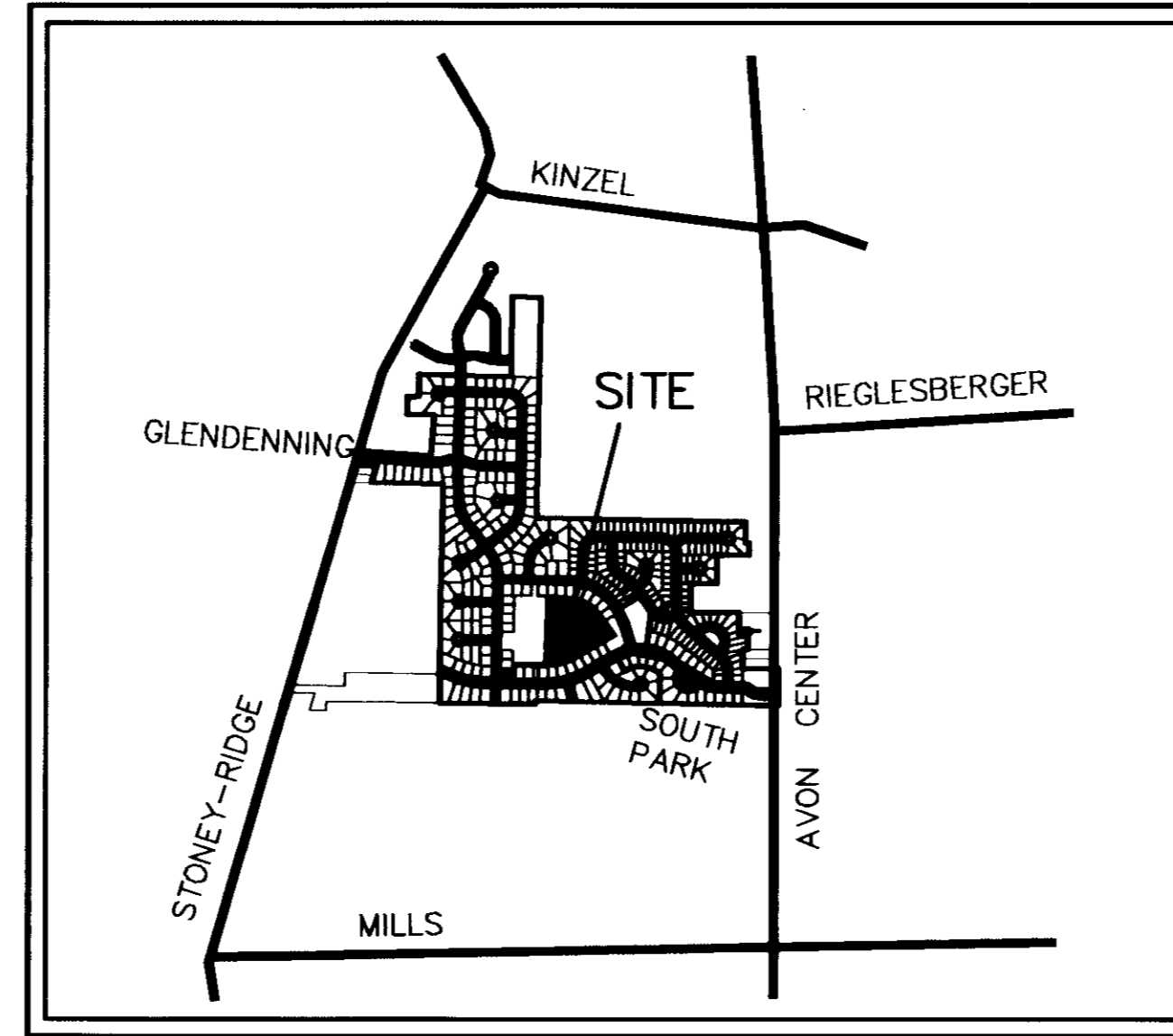
ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, PULTE HOMES OF OHIO CORPORATION, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS HIGHLAND PARK SUBDIVISION NO. 8. A SUBDIVISION OF OPEN SPACE BLOCK J, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS TRUXTON PLACE, (60) FEET IN WIDTH AND SOUTH PARK DRIVE, (80) FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION OF PHASE 3, HIGHLAND PARK SUBDIVISION, INC. WITHIN HIGHLAND PARK SUBDIVISION NO. 8 CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK J". 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. 8 AS MORE FULLY PROVIDED IN THE "HIGHLAND PARK SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS RECORDED IN LORAIN COUNTY DOCUMENT NO. 618065. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

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 THEREINAFTER REFERRED TO AS GRANTEE(S) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS 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 GRANTEE(S) FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE(S) MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN 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, FENCES OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE EASEMENT AREAS. INDIVIDUAL PROPERTY OWNERS OVER WHICH SAID EASEMENTS LIE SHALL BE RESPONSIBLE FOR THE DAILY NORMAL MAINTENANCE OF THE EASEMENT AREAS SUCH AS MOWING, LEAF COLLECTION AND DISPOSAL AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OF SPECIAL OR HEAVY EQUIPMENT. ANY REGRADING OF THE EASEMENT AREA SHALL BE SUBJECT TO CITY CODES.



VICINITY MAP
N.T.S.

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, JAMES BURGESS, VICE PRESIDENT OF OPERATIONS OF PULTE HOMES OF OHIO CORPORATION, HAS HERETO SET HIS HAND AT Solon, OHIO, THIS 29th DAY OF May, 2001.

BY: James Burgess
JAMES BURGESS, VICE PRESIDENT OF OPERATIONS OF PULTE HOMES OF OHIO CORPORATION

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Charles Smith
WITNESS
Mat Long
WITNESS

STATE OF OHIO }
COUNTY OF LORAIN }

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, JAMES BURGESS, VICE PRESIDENT OF OPERATIONS OF PULTE HOMES OF OHIO CORPORATION, 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 PULTE HOMES OF OHIO CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Solon, OHIO, THIS 29th DAY OF May, 2001.

David P. Miller
NOTARY PUBLIC

David P. Miller, Notary Public
STATE OF OHIO
My Commission Expires December 18, 2001

MORTGAGE RELEASE

BE IT KNOWN THAT 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 LORAIN COUNTY RECORD OF MORTGAGES IN DOCUMENT NO. _____, SOUTH PARK DRIVE (80) FEET WIDE AND TRUXTON PLACE, (60) FEET WIDE, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF _____

HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY _____, OHIO, THIS _____ DAY OF _____ 2001.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BY: _____
BY: _____

STATE OF OHIO }
COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, _____ THROUGH: _____ 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 _____, OHIO, THIS _____ DAY OF _____ 2001.

NOTARY PUBLIC

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 12th DAY OF June 2001.

Michael Bramhall
AVON CITY ENGINEER
MICHAEL BRAMHALL, P.E., P.S.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15th DAY OF June 2001.

PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20th DAY OF June 2001. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

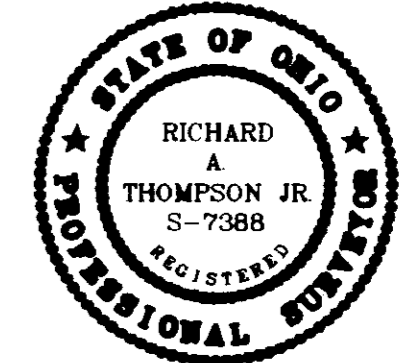
Sharon Phelan
COUNCIL PRESIDENT

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 LTD, AN OHIO LLC 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

May 21, 2001
DATE



NOTES

AREA IN SECTION 12 1.3968 AC.
AREA IN SECTION 13 8.9499 AC.

ALL REAR SUB LOT CORNERS TO BE SET PRIOR TO ACCEPTANCE.

AREA TABULATION PHASE B
SUBLOTS NONE
BLOCK J 9.6885 AC.
RIGHT/OF/WAY 0.6582 AC.
TOTAL 10.3467 AC.

COMBINED DENSITY - SUBDIVISION NO. 8

0 UNITS
10.3467 ACRES = 0 UNITS/ACRE DENSITY

JUL 0 8 2001

RECEIVED FOR RECORD
at 10:00 clock A.M. in PLAT RECORD
VOL. 69 MARY ANN JAMISON
PAGE 8 Lorain County Recorder

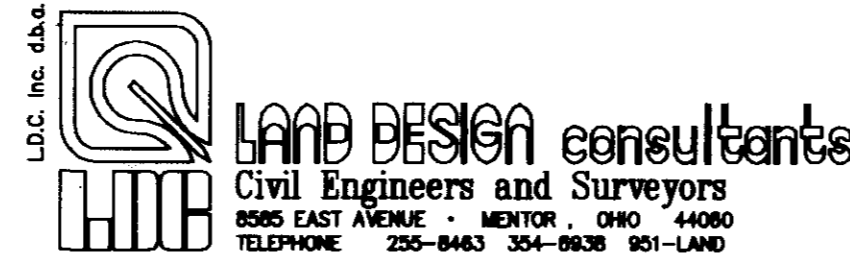
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

JUL 6 2001

MARK R. STEWART
LORAIN COUNTY AUDITOR

10 incl \$129.60
BH/SA

REV. No.	DATE	BY	CHK'D

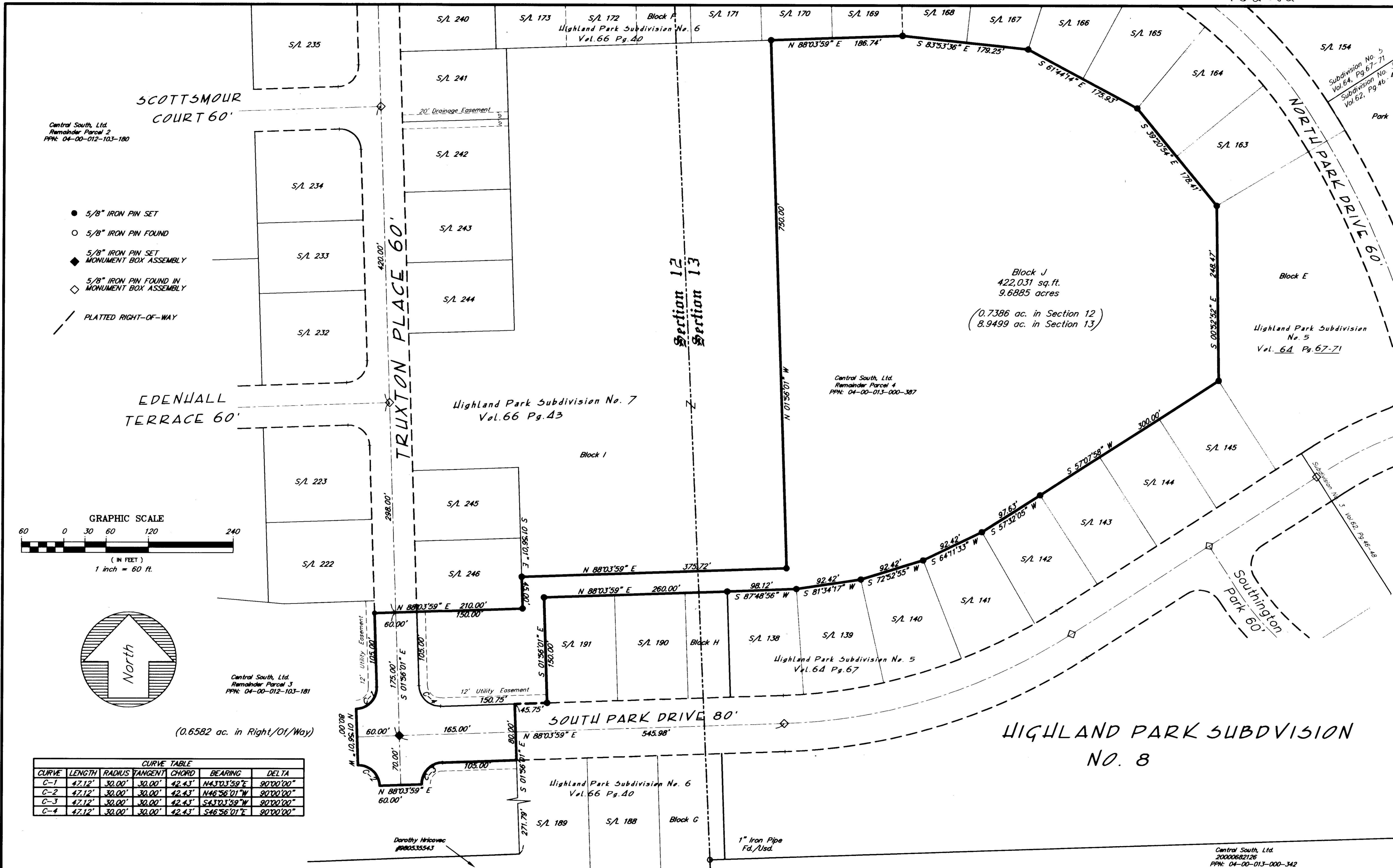


HIGHLAND PARK
SUBDIVISION NO. 8
CITY OF AVON - LORAIN COUNTY - OHIO

DATE March 23, 2001
SCALE: HOR. 1" = 1'
VERT. none
FILENAME .RDP / PLATB-1
CHK'D BY
F.B. No.

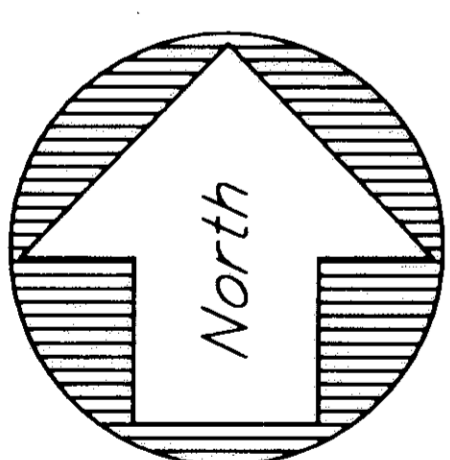
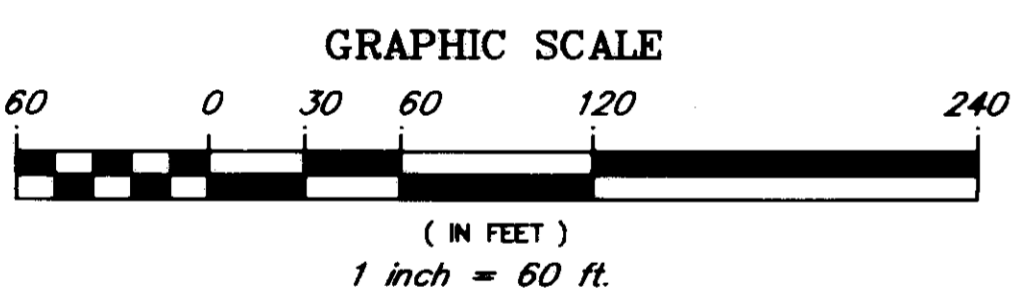
RECORD PLAT

SHEET 1 OF 3
CONTRACT No. Cent11-0001



Central South, Ltd.
Remainder Parcel 2
PPN: 04-00-012-103-180

- 5/8" IRON PIN SET
- 5/8" IRON PIN FOUND
- ◆ 5/8" IRON PIN SET MONUMENT BOX ASSEMBLY
- ◇ 5/8" IRON PIN FOUND IN MONUMENT BOX ASSEMBLY
- PLATTED RIGHT-OF-WAY



Central South, Ltd.
Remainder Parcel 3
PPN: 04-00-012-103-181

(0.6582 ac. in Right-Of-Way)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	47.12'	30.00'	30.00'	42.43'	N43°03'59"E	90°00'00"
C-2	47.12'	30.00'	30.00'	42.43'	N46°36'01"W	90°00'00"
C-3	47.12'	30.00'	30.00'	42.43'	S43°03'59"W	90°00'00"
C-4	47.12'	30.00'	30.00'	42.43'	S46°36'01"E	90°00'00"

Dorothy Hricovc
#000535543

Central South, Ltd.
2000082126
PPN: 04-00-013-000-342

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
Civil Engineers and Surveyors
8888 EAST AVENUE - WESTER, OHIO 44090
TELEPHONE: 228-5463 384-8638 888-LAND

HIGHLAND PARK SUBDIVISION NO. 8
CITY OF AVON - LORAIN COUNTY - OHIO

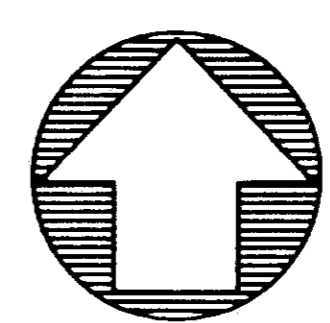
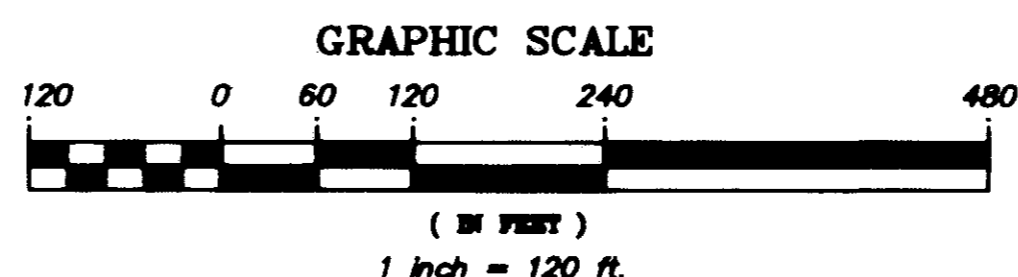
DATE: March 23, 2001
SCALE: HOR. 1"=60'
VERT. none
FILENAME: hpa/Plot8-2
CHK'D BY: _____
F.B. No. _____

RECORD PLAT

SHEET	OF
2	3
CONTRACT No.	
Cent11-0001	

Section 11 Section 14
Section 12 Section 13

2669.49' Obs. 2669.56' Dds.
Section Line



LAND DESIGN consultants
Civil Engineers and Surveyors
8885 EAST AVONUE • AVON, OHIO 44001
TELEPHONE 225-9483 354-8838 891-1480

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

HCMC Aquisition Inc.
Vol. 240 Pg. 806
P.P.N. 04-00-013-000-001

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

T. & L. Stuberhofer
20000677510
P.P.N. 04-00-013-000-006

K. & K. Schatzschneider
990636866
P.P.N. 04-00-013-000-284

W. & M. Mayton
Vol. 284 Pg. 705
P.P.N. 04-00-013-000-008

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

F. & M. DiFilippo
Vol. 493 Pg. 933
P.P.N. 04-00-013-000-182

R. & M. Lotta
990597994
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. Brokaw
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

17" Pipe
100 Fd./Used

17" Pipe
100 Fd./Used

17" Pipe
100 Fd./Used

17" Pipe
100 Fd./Used

17" Pipe
100 Fd./Used

17" Pipe
100 Fd./Used

17" Pipe
100 Fd./Used

17" Pipe
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100 Fd./Used

17" Pipe
100 Fd./Used

17" Pipe
100 Fd./Used

17" Pipe
100 Fd./Used

17" Pipe
100 Fd./Used

17" Pipe
100 Fd./Used

17" Pipe
100 Fd./Used

Wooster-Avon Lake Road (State Route 83) Width Varies

Remainder Parcel 1
15.49 Acres

Remainder Parcel 5
20.26 Acres

Remainder Parcel 2
4.51 Acres

Remainder Parcel 4
8.95 Acres

Remainder Parcel 3
17.03 Acres

John & Johanna Mueller Tr.
P.P.N. 04-00-012-103-135

17" Pipe
100 Fd./Used

5/8" Pin
Set

17" Pipe
100 Fd./Used

17" Pipe
100 Fd./Used

Central South, Ltd.
2000082126
P.P.N. 04-00-013-000-342

Joanne Wolfram
2000082125
P.P.N. 04-00-013-000-341

DATE Mar. 23, 2001
SCALE: HOR. 1"=120'
VERT. _____
FILENAME PLATB-3(JP)
CH'D BY _____
F.S. No. _____

HIGHLAND PARK
SUBDIVISION NO. 8
CITY OF AVON - LORAIN COUNTY - OHIO

SHEET 3 OF 3
CONTRACT No. CENTL1-0001