

# HIGHLAND PARK SUBDIVISION NO. 9

PART OF ORIGINAL AVON TOWNSHIP SECTION No.s 11 & 12 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. 9. A SUBDIVISION OF SUBLOTS 247 THROUGH 277 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS TRUXTON PLACE, SCOTTSMOUR COURT, HUFFINGTON CIRCLE AND BELLCREST DRIVE ALL (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 THEREIN AFTER REFERRED TO AS GRANTEEES) 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 GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS THE 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, 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.

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 HERELINTO SET HIS HAND AT Solon OHIO, THIS 29<sup>th</sup> 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:

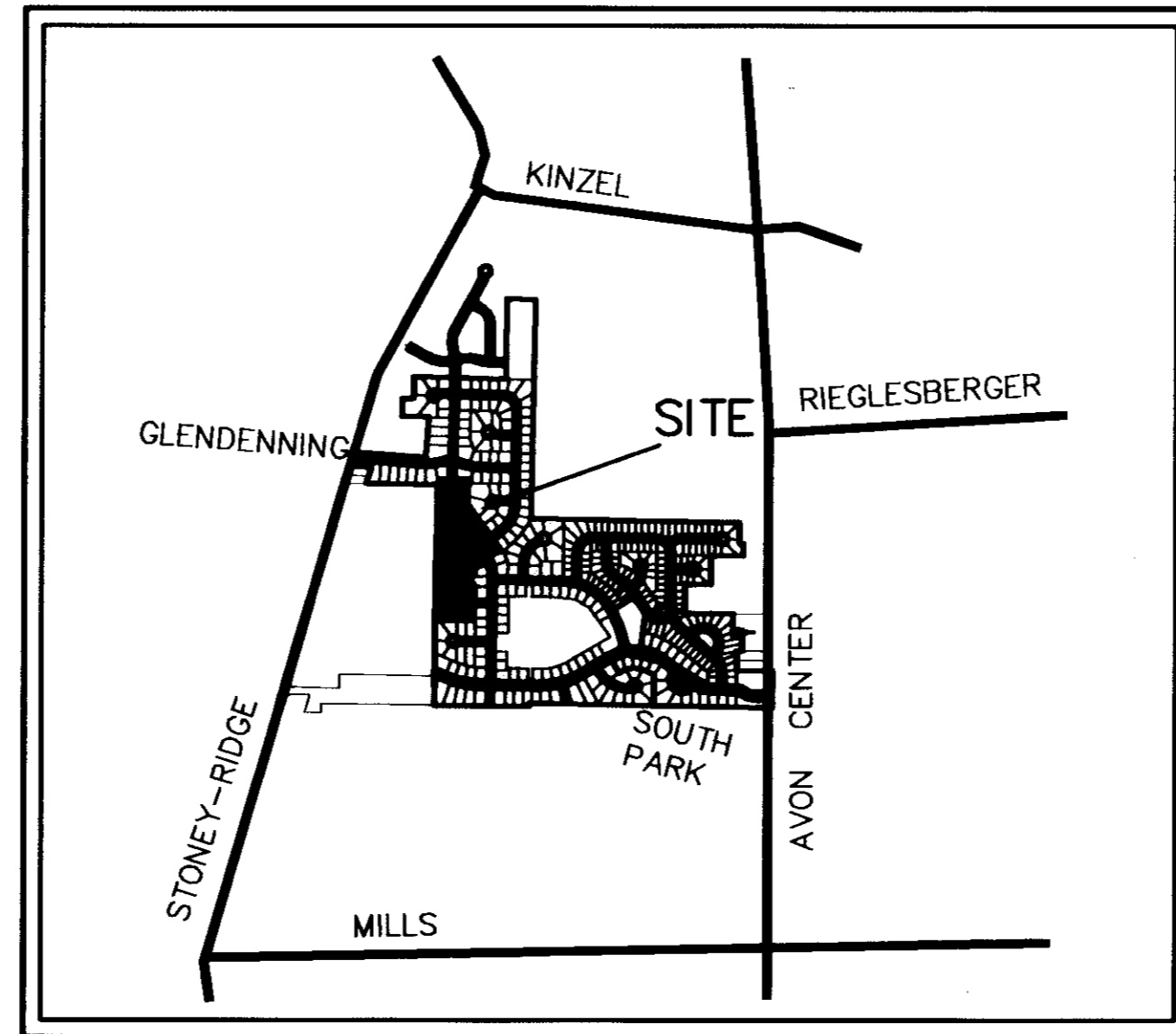
[Signature]  
WITNESS  
[Signature]  
WITNESS

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 HERELINTO SET MY HAND AND OFFICIAL SEAL AT Solon OHIO, THIS 29<sup>th</sup> DAY OF May, 2001.

[Signature]  
NOTARY PUBLIC



VICINITY MAP  
N.T.S.

### 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. \_\_\_\_\_, HUFFINGTON CIRCLE, SCOTTSMOUR COURT, BELLCREST DRIVE AND TRUXTON PLACE, ALL (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 12<sup>th</sup> DAY OF JUNE, 2001.

[Signature]  
AVON CITY ENGINEER  
MICHAEL BRAMHALL, P.E., P.S.

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

[Signature]  
PLANNING COMMISSION CHAIRPERSON

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

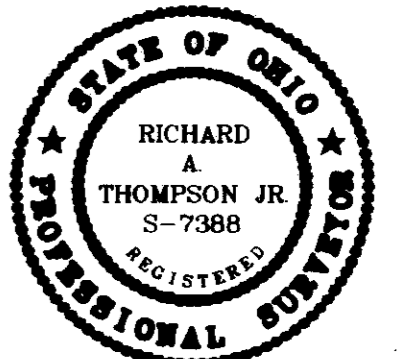
[Signature]  
COUNCIL PRESIDENT

### 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 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 ON SET AT ALL CORNERS INDICATED.

[Signature]  
RICHARD A. THOMPSON, JR. P.S. NO. 7388

May 25, 2001  
DATE



### NOTES

ALL SINGLE FAMILY LOTS REQUIRE A MINIMUM 12' SIDYARD SETBACK.

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

AREA IN SECTION 11 ..... 0.6086 AC.  
AREA IN SECTION 12 ..... 16.5171 AC.

AREA TABULATION PHASE 9  
SUBLOTS (31)..... 14.4050 AC.  
RIGHT/OF/WAY ..... 2.7207 AC.  
TOTAL..... 17.1257 AC.

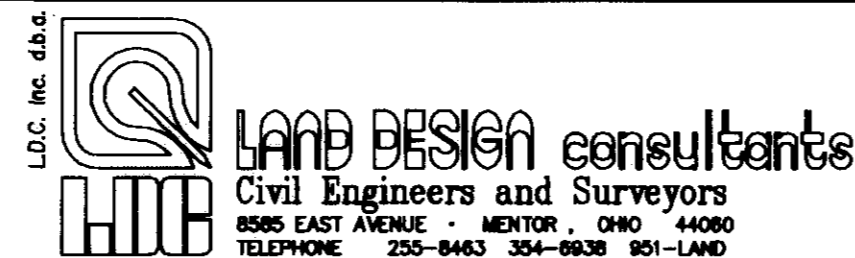
COMBINED DENSITY - SUBDIVISIONS NO. 8 & 9

31 UNITS  
27.4724 ACRES = 1.128 UNITS/ACRE DENSITY

JUL 09 2001  
RECEIVED FOR RECORD  
at 10:07 a.m. in PLAT RECORD  
VOL. 69 MARY ANN JAMISON  
PAGE 11-13 Lorain County Recorder  
129.60  
BHT

TRANSFERREL  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JUL 6 - 2001  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHK'D



HIGHLAND PARK SUBDIVISION  
NO. 9  
CITY OF AVON - LORAIN COUNTY - OHIO

DATE March 23, 2001  
SCALE: HOR. 1" = 1'  
VERT. none  
FILENAME \_RP / PLAT9-1  
CHK'D BY  
F.B. No.

RECORD PLAT

SHEET 1 OF 3  
CONTRACT No.  
Cent11-0001

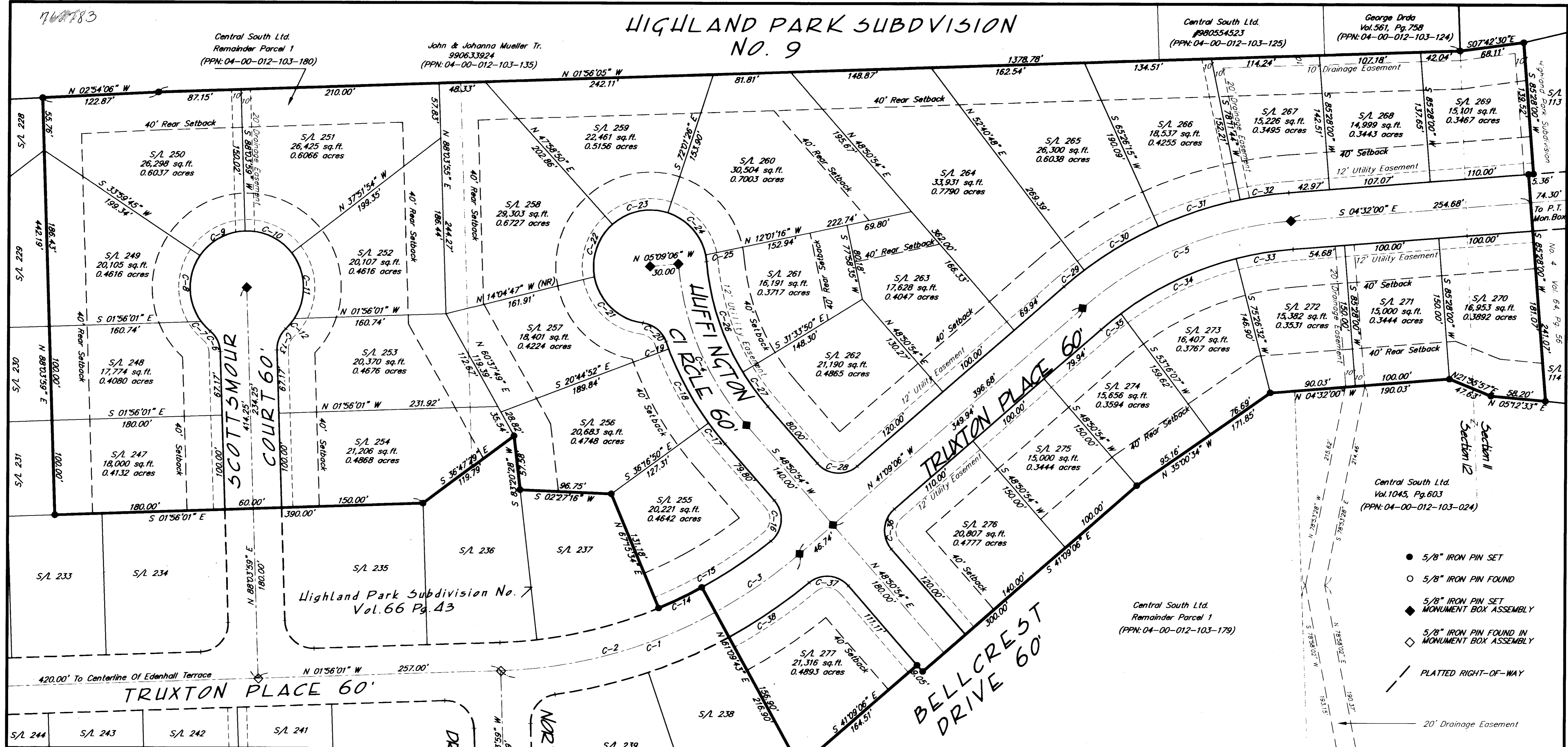
# HIGHLAND PARK SUBDIVISION NO. 9

Central South Ltd.  
#980554523  
(PPN: 04-00-012-103-125)

George Drda  
#980554523  
(PPN: 04-00-012-103-124)

Central South Ltd.  
Remainder Parcel 1  
(PPN: 04-00-012-103-180)

John & Johanna Mueller Tr.  
990633924  
(PPN: 04-00-012-103-135)

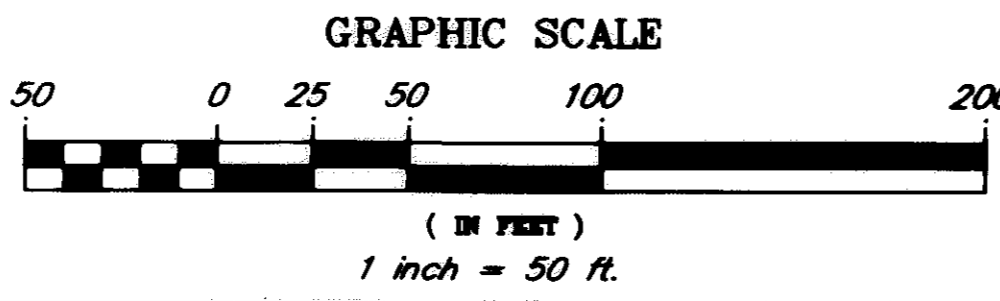


- 5/8" IRON PIN SET
- 5/8" IRON PIN FOUND
- ◆ 5/8" IRON PIN SET MONUMENT BOX ASSEMBLY
- ◇ 5/8" IRON PIN FOUND IN MONUMENT BOX ASSEMBLY
- PLATTED RIGHT-OF-WAY
- 20' Drainage Easement

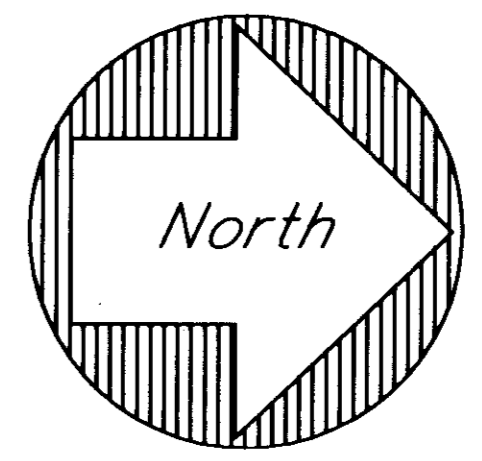
Central South Ltd.  
Remainder Parcel 1  
(PPN: 04-00-012-103-179)

Central South Ltd.  
Vol. 1045, Pg. 603  
(PPN: 04-00-012-103-024)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	346.38'	506.05'	180.29'	339.66'	N21°32'34"W	39°13'05"
C-2	237.63'	506.05'	121.05'	235.45'	N15°23'09"W	26°34'16"
C-3	108.76'	506.05'	54.59'	108.55'	N34°59'41"W	12°18'49"
C-4	188.50'	300.00'	97.48'	185.41'	N66°50'54"E	36°00'00"
C-5	242.86'	380.00'	125.74'	238.75'	S22°50'33"E	36°37'06"
C-6	25.23'	30.00'	13.42'	24.49'	S63°58'17"W	48°11'23"
C-7	14.01'	60.00'	7.04'	13.98'	N46°34'02"E	13°22'53"
C-8	74.08'	60.00'	42.59'	69.46'	N88°37'37"E	70°44'17"
C-9	56.62'	60.00'	30.62'	54.54'	S28°58'08"E	54°04'13"
C-10	56.62'	60.00'	30.62'	54.54'	S25°06'03"W	54°04'02"
C-11	74.08'	60.00'	42.59'	69.46'	S87°30'18"W	70°44'23"
C-12	14.01'	60.00'	7.04'	13.98'	N50°26'05"W	13°22'53"
C-13	25.23'	30.00'	13.42'	24.49'	S67°50'20"E	48°11'23"
C-14	50.66'	476.05'	25.35'	50.64'	N25°47'22"W	6°05'51"
C-15	138.81'	476.05'	69.90'	138.32'	N31°05'39"W	16°42'25"
C-16	48.02'	30.00'	30.91'	43.05'	N85°17'59"W	91°42'15"
C-17	28.06'	330.00'	14.04'	28.05'	N51°17'02"E	4°52'16"
C-18	89.46'	330.00'	45.01'	89.19'	N61°29'09"E	15°31'58"
C-19	8.38'	330.00'	4.19'	8.38'	N69°58'47"E	1°27'18"



CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-20	33.31'	30.00'	18.61'	31.62'	S38°54'04"W	63°36'44"
C-21	75.66'	60.00'	43.80'	70.25'	N43°13'18"E	72°15'11"
C-22	61.40'	60.00'	33.69'	58.76'	S71°20'08"E	58°37'57"
C-23	62.83'	60.00'	34.64'	60.00'	S12°01'18"E	59°59'44"
C-24	62.84'	60.00'	34.64'	60.00'	S47°58'39"W	60°00'10"
C-25	7.20'	60.00'	3.60'	7.19'	S81°24'49"W	6°52'10"
C-26	124.47'	270.00'	63.36'	123.37'	N71°38'32"E	26°24'44"
C-27	45.18'	270.00'	22.64'	45.13'	N53°38'32"E	9°35'16"
C-28	42.12'	30.00'	30.00'	42.43'	N03°50'54"E	90°00'00"
C-29	27.42'	410.00'	13.71'	27.41'	S39°14'09"E	3°49'54"
C-30	91.29'	410.00'	45.84'	91.10'	S30°56'28"E	12°45'27"
C-31	91.29'	410.00'	45.84'	91.11'	S18°11'00"E	12°45'29"
C-32	52.03'	410.00'	26.05'	52.00'	S08°10'08"E	7°16'16"
C-33	61.24'	350.00'	30.70'	61.16'	S08°32'44"E	10°01'28"
C-34	138.45'	350.00'	68.58'	134.61'	S25°38'41"E	22°10'25"
C-35	27.00'	350.00'	13.51'	27.00'	S38°56'30"E	4°25'13"
C-36	47.12'	30.00'	30.00'	42.43'	S86°02'06"E	90°00'00"
C-37	46.42'	30.00'	28.31'	41.83'	S04°31'11"W	88°39'26"
C-38	102.64'	536.05'	51.48'	102.48'	N34°19'24"W	10°58'15"



Existing 30' Drainage Easement  
Shown In Subdivision No. 5 Vol. 64, Pg. 67

REV. No.	DATE	BY	CHK'D

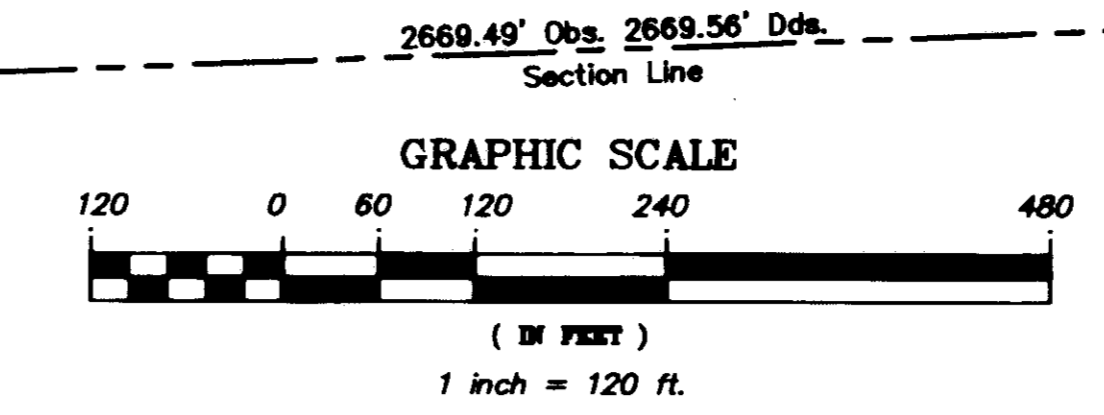
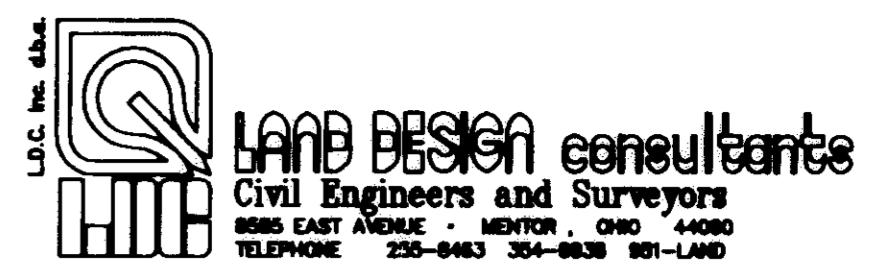
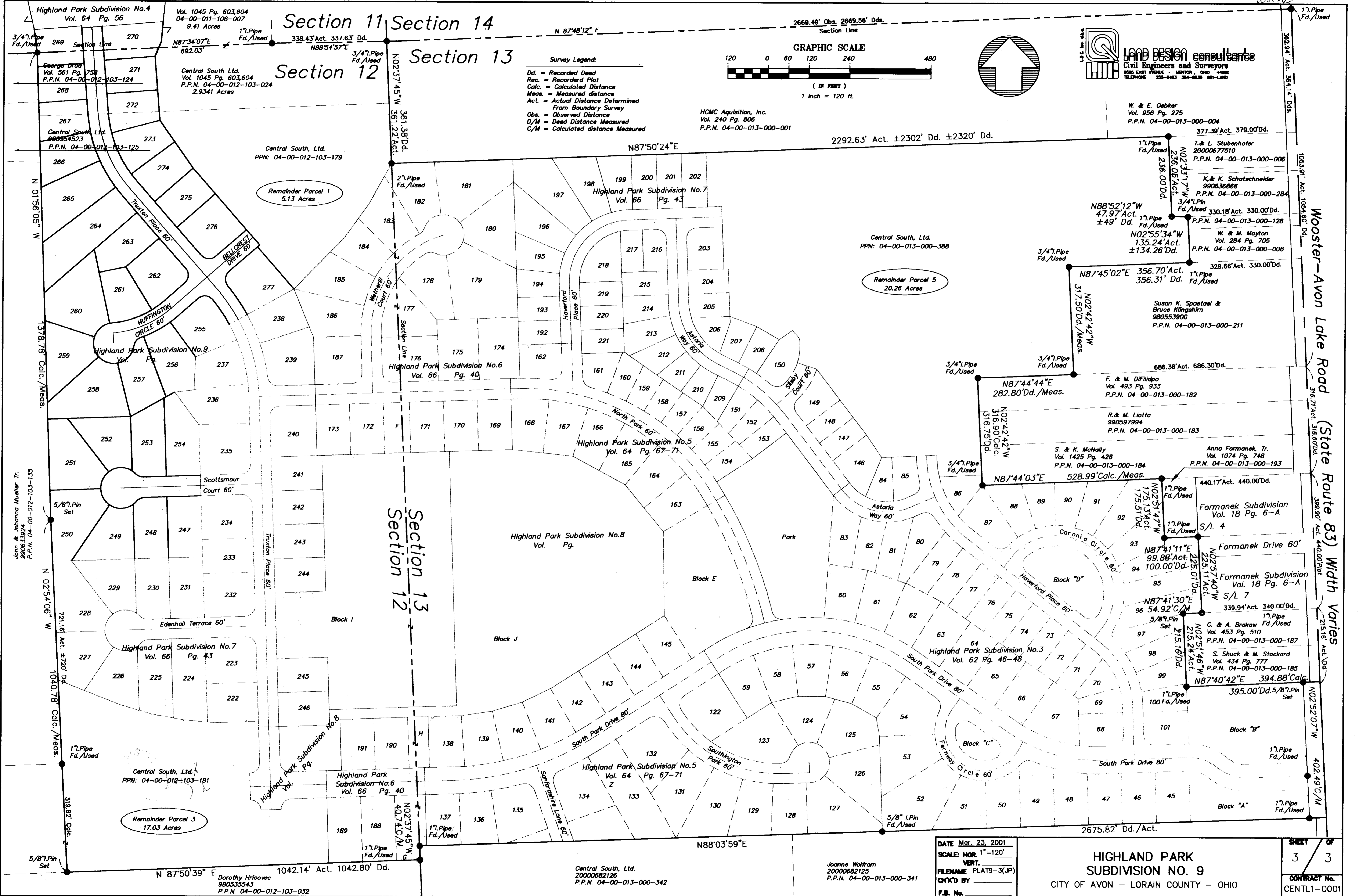
**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
8885 EAST AVENUE - MENTOR, OHIO 44060  
TELEPHONE: 226-8483 304-8638 301-1480

**HIGHLAND PARK SUBDIVISION NO. 9**  
CITY OF AVON - LORAIN COUNTY - OHIO

DATE: March 23, 2001  
SCALE: HOR. 1"=50'  
VERT. none  
FILENAME: Jm/Plat9-2  
CHK'D BY:  
F.B. No.:

**RECORD PLAT**

SHEET 2 OF 3  
CONTRACT No. Cent11-0001



**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

DATE Mar. 23, 2001  
 SCALE: HOR. 1"=120'  
 VERT. \_\_\_\_\_  
 FILENAME PLAT9-3(JP)  
 CHK'D BY \_\_\_\_\_  
 F.B. No. \_\_\_\_\_

**HIGHLAND PARK SUBDIVISION NO. 9**  
 CITY OF AVON - LORAIN COUNTY - OHIO

SHEET 3 OF 3  
 CONTRACT No. CENTL1-0001