

HIGHLAND PARK SUBDIVISION NO. 11

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

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, CENTRAL SOUTH LTD., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS HIGHLAND PARK SUBDIVISION NO. 11. A SUBDIVISION OF SUBLOTS 316 THROUGH 339 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS BELLCREST DRIVE AND CRANLYN TERRACE BOTH (60) FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION OF PHASE 3, HIGHLAND PARK SUBDIVISION, INC. WITHIN HIGHLAND PARK SUBDIVISION NO. 10 CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK K". 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. 11 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 SUBLLOT 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 THEREIN AFTER REFERRED TO AS GRANTEE(S) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLLOTS 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 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, 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.

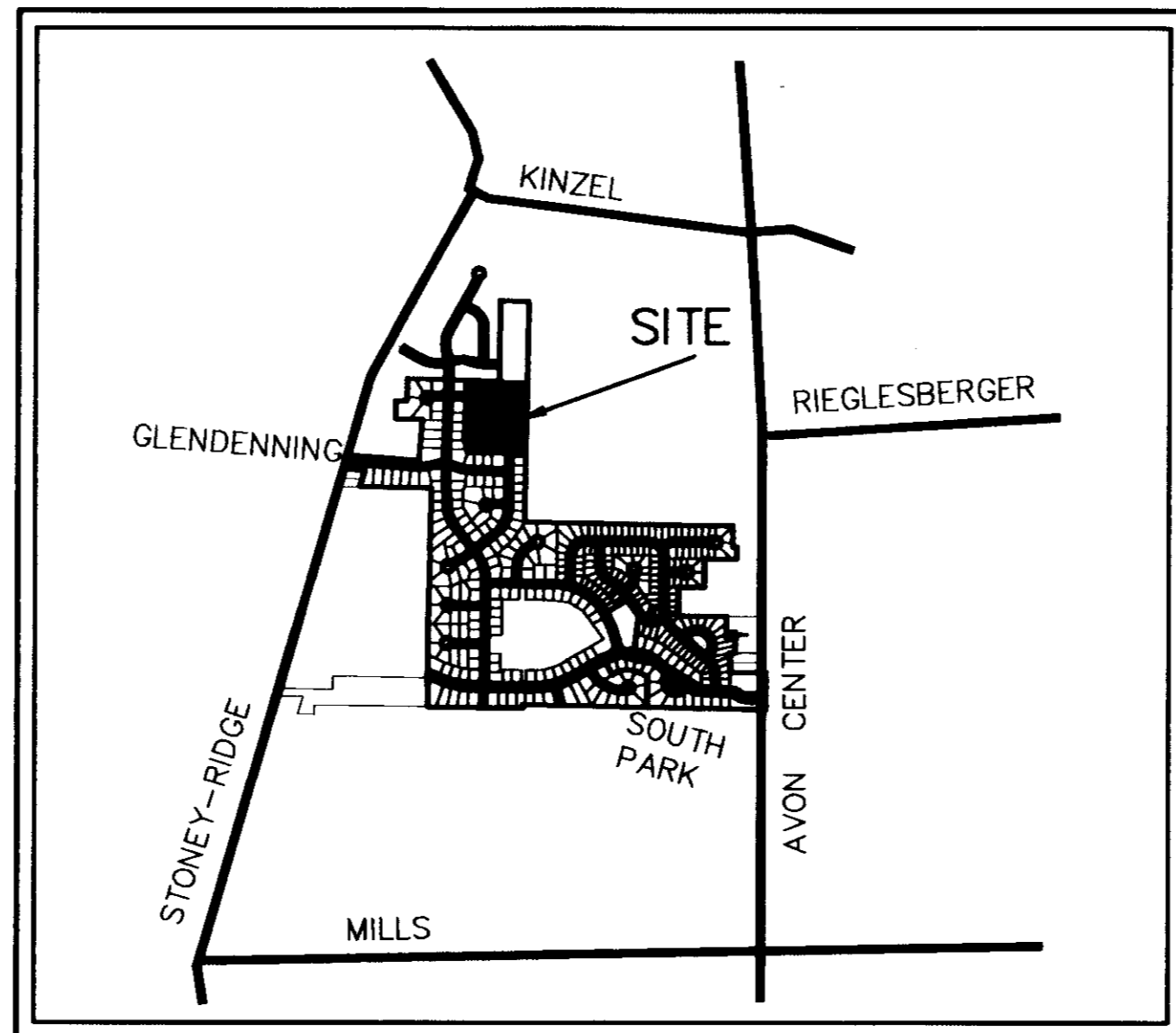
JUL 6 2001

RECEIVED FOR RECORD
at 10:00 clock A.M. 1st PLAT RECORD
VOL. 69 MARY ANN JAMISON
PAGE 17 Lorain County Recorder

18 178.80
20 incl TBHISA

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.302
OHIO REV. CODE

JUL 6 - 2001
MARK R. STEWART
LORAIN COUNTY AUDITOR



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, GARY SMITEK, MEMBER/MANAGER OF CENTRAL SOUTH LTD. HAS HEREUNTO SET HIS HAND AT Avon OHIO, THIS DAY OF JUNE 20, 2001.

BY: Gary Smitek, Member/Manager
GARY SMITEK, MEMBER/MANAGER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Charles W. Szucs
WITNESS CHARLES W. SZUCS
Robert J. Akers
WITNESS ROBERT J. AKERS

STATE OF OHIO)
COUNTY OF LORAIN)

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, GARY SMITEK, MEMBER/MANAGER, CENTRAL SOUTH LTD., 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 LTD.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO, THIS DAY OF June, 2001.



Charles W. Szucs
NOTARY PUBLIC CHARLES W. SZUCS

Charles W. Szucs
Notary Public, State of Ohio
My commission expires 9-18-02
Recorded in Orange County

MORTGAGE RELEASE N/A

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. _____, BELLCREST DRIVE AND CRANLYN TERRACE, BOTH (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 20 DAY OF JUNE, 2001.

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

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 22 DAY OF JUNE, 2001.

PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 25th DAY OF JUNE, 2001. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

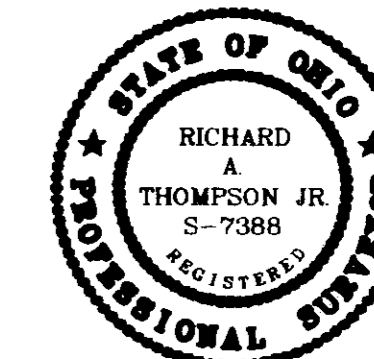
Shaun P. Kelly
COUNCIL PRESIDENT

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 OF 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

5/2/01
DATE



NOTES

ALL SINGLE FAMILY LOTS REQUIRE A MINIMUM 12' SIDYARD SETBACK.
ALL REAR SUB LOT CORNERS TO BE SET PRIOR TO ACCEPTANCE.

AREA TABULATION PHASE 11
SUBLOTS (24)..... 9.9120 AC.
BLOCK K..... 0.6054 AC.
RIGHT-OF-WAY 2.0410 AC.
TOTAL..... 12.5584 AC.

COMBINED DENSITY - SUBDIVISIONS NO. 8, 9, 10 & 11

93 UNITS
52.3813 ACRES = 1.7754 UNITS/ACRE DENSITY

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
Civil Engineers and Surveyors
8595 EAST AVENUE - MENTOR, OHIO 44060
TELEPHONE 250-8463 304-8638 951-LAND

HIGHLAND PARK SUBDIVISION
NO. 11
CITY OF AVON - LORAIN COUNTY - OHIO

DATE March 23, 2001
SCALE: HOR. 1" = 1'
VERT. none
FILENAME .RPT/ PLAT11-1
CHK'D BY
F.B. No.

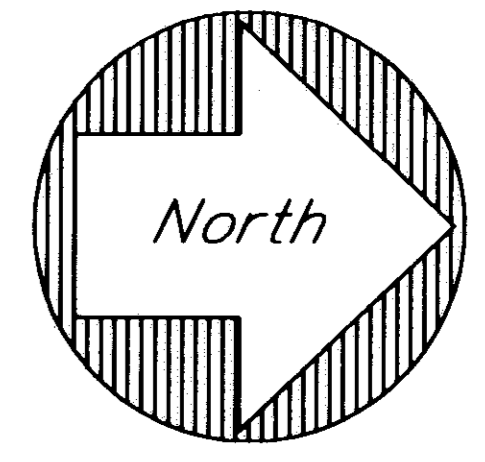
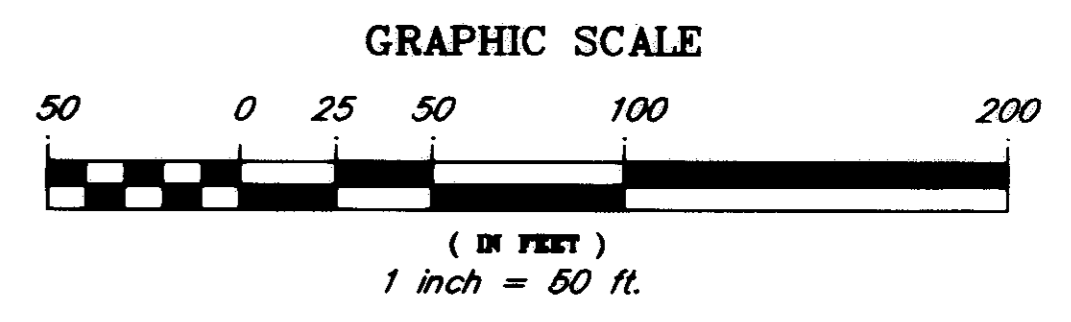
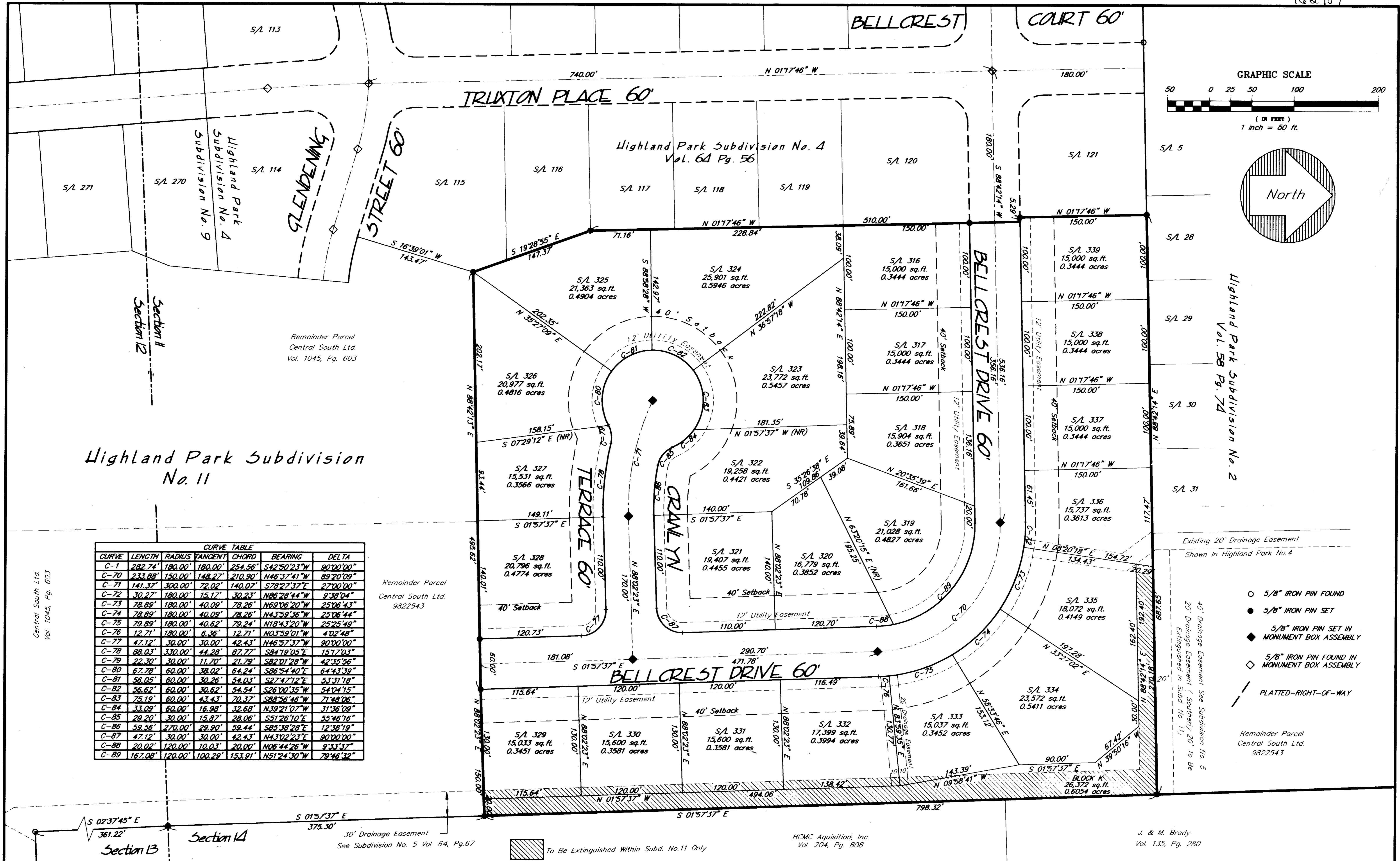
RECORD PLAT

SHEET 1 OF 4
CONTRACT No. Cent11-0001

TAX MAP DEPT. COPY # 01-00361

Box John Smitek
934-6860

69/17



Highland Park Subdivision No. 11

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	282.74'	180.00'	180.00'	254.56'	S42°50'23"W	90°00'00"
C-70	233.88'	150.00'	148.27'	210.90'	N46°37'41"W	89°20'09"
C-71	141.37'	300.00'	72.02'	140.07'	S78°27'37"E	27°00'00"
C-72	30.27'	180.00'	15.17'	30.23'	N86°28'44"W	9°38'04"
C-73	78.89'	180.00'	40.09'	78.26'	N69°06'20"W	25°06'43"
C-74	78.89'	180.00'	40.09'	78.26'	N43°59'36"W	25°06'44"
C-75	79.89'	180.00'	40.02'	79.24'	N18°43'20"W	25°25'49"
C-76	12.71'	180.00'	6.36'	12.71'	N03°59'01"W	4°02'48"
C-77	47.12'	30.00'	30.00'	42.43'	N46°37'37"W	90°00'00"
C-78	88.03'	330.00'	44.28'	87.77'	S84°19'05"E	15°12'03"
C-79	22.30'	30.00'	11.70'	21.79'	S82°01'28"W	42°35'56"
C-80	67.78'	60.00'	38.02'	64.24'	S86°54'40"E	64°43'39"
C-81	56.05'	60.00'	30.26'	54.03'	S27°47'12"E	53°31'18"
C-82	56.62'	60.00'	30.62'	54.54'	S26°00'35"W	54°04'15"
C-83	75.19'	60.00'	43.43'	70.37'	S88°36'46"W	71°48'06"
C-84	33.09'	60.00'	16.98'	32.68'	N39°21'07"W	31°36'09"
C-85	29.20'	30.00'	15.87'	28.06'	S51°26'10"E	55°46'16"
C-86	59.56'	270.00'	29.90'	59.44'	S85°38'28"E	12°38'19"
C-87	47.12'	30.00'	30.00'	42.43'	N43°02'23"E	90°00'00"
C-88	20.02'	120.00'	10.03'	20.00'	N06°44'26"W	9°33'37"
C-89	167.08'	120.00'	100.29'	153.91'	N51°24'30"W	79°46'32"

Remainder Parcel
Central South Ltd.
Vol. 1045, Pg. 603

Remainder Parcel
Central South Ltd.
9822543

Remainder Parcel
Central South Ltd.
9822543

Existing 20' Drainage Easement
Shown in Highland Park No. 4

40' Drainage Easement (See Subdivision No. 5
Extinguished in Subd. No. 11)

J. & M. Brady
Vol. 135, Pg. 280

To Be Extinguished Within Subd. No. 11 Only

HCMC Acquisition, Inc.
Vol. 204, Pg. 808

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
Civil Engineers and Surveyors
8880 EAST AVENUE - MENTOR, OHIO 44060
TELEPHONE: 226-9463 354-9838 391-1480

HIGHLAND PARK SUBDIVISION NO. 11
CITY OF AVON - LORAIN COUNTY - OHIO

DATE: March 23, 2001
SCALE: HOR. 1"=50'
VERT. none
FILENAME: jbr/Platt1-2
CHK'D BY: _____
F.B. No. _____

RECORD PLAT

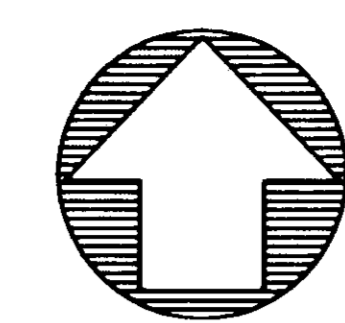
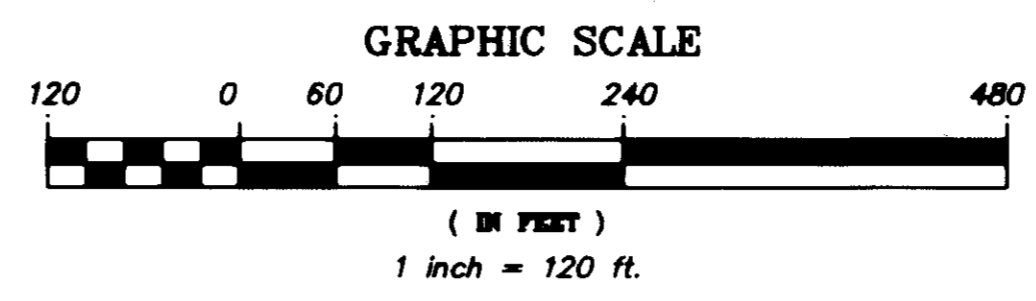
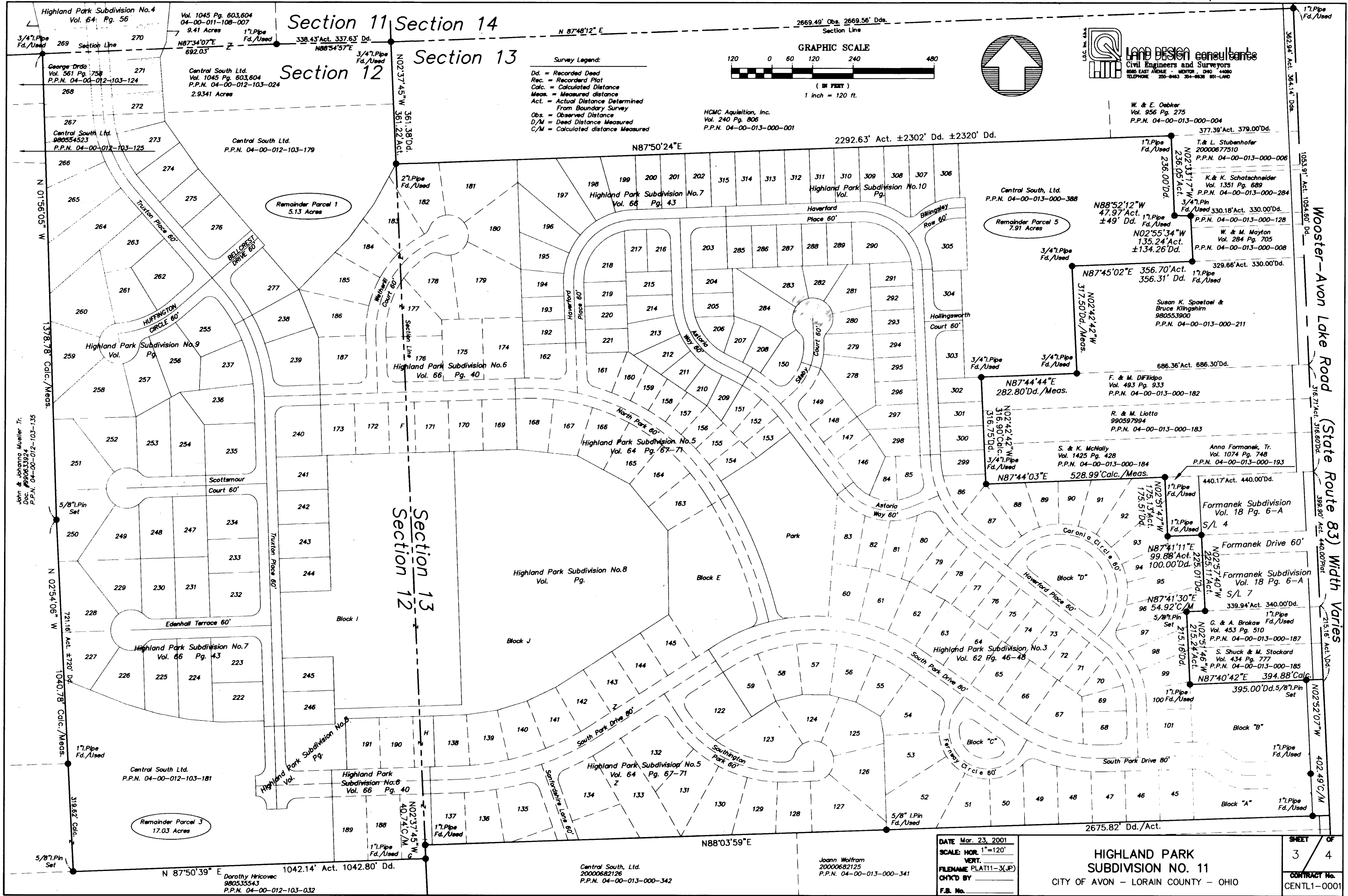
SHEET	OF
2	4

CONTRACT No.
Cent11-0001

TAX MAP DEPT. COPY # 00-00361

762787

762787



LAND DESIGN consultants
Civil Engineers and Surveyors
8845 EAST AHEMUE, MEXICO, OHIO 44080
TELEPHONE: 220-8463 334-8438 851-LAND

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

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

K. & K. Schatschneider
Vol. 1351 Pg. 689
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. Spoelae & Bruce Killingshirm
980533800
P.P.N. 04-00-013-000-211

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

R. & M. Liotta
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

N 87°40'42"E 394.88 Calc.
395.00 Dd. 5/8" Pin Set

N 87°41'11"E 99.88 Act.
100.00 Dd.

N 87°41'30"E 54.92 C/M

N 87°41'47"W 175.13 Act.
175.51 Dd.

N 87°42'42"W 316.90 Calc.
316.75 Dd.

N 87°44'03"E 528.99 Calc./Meas.

N 87°44'44"E 282.80 Dd./Meas.

N 88°52'12"W 47.97 Act.
±49' Dd.

N 88°52'12"W 47.97 Act.
±49' Dd.

N 87°50'24"E 2292.63' Act. ±2302' Dd. ±2320' Dd.

N 87°50'39" E 1042.14' Act. 1042.80' Dd.

DATE Mar. 23, 2001
SCALE: HOR. 1"=120'
VERT. 1"=120'
FILENAME PLAT11-3(JP)
CHK'D BY
F.B. No.

HIGHLAND PARK SUBDIVISION NO. 11
CITY OF AVON - LORAIN COUNTY - OHIO

SHEET 3 OF 4
CONTRACT No. CENTL1-0001

Central South Ltd.
20000682126
P.P.N. 04-00-013-000-342

Joann Wolfram
20000682125
P.P.N. 04-00-013-000-341

Central South Ltd.
P.P.N. 04-00-012-103-181

Remainder Parcel 3
17.03 Acres

Dorothy Hricovec
980535543
P.P.N. 04-00-012-103-032

John & Johanna Mueller Tr.
Doc. #990633924
P.P.N. 04-00-012-103-135

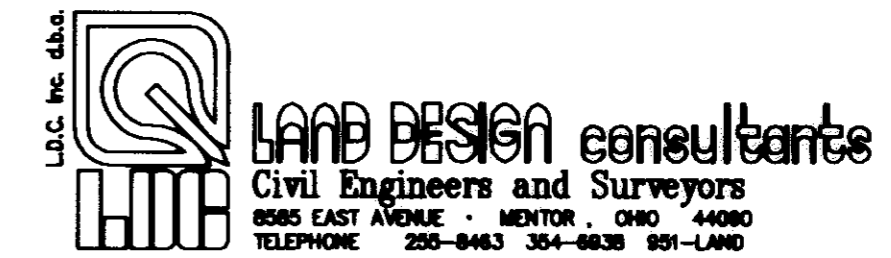
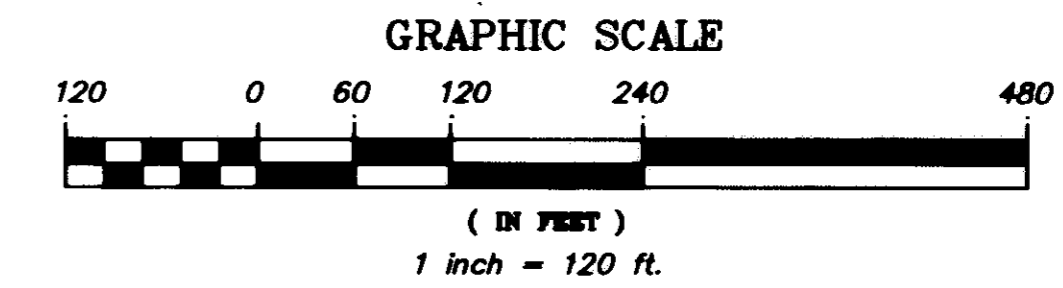
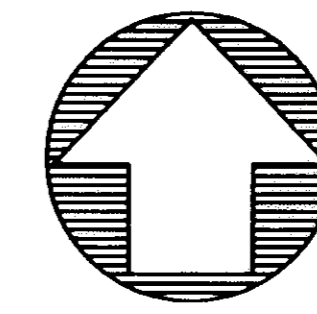
5/8" Pin Set

5/8" Pin Set

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

TAX MAP COPY # 01-00361

69/19

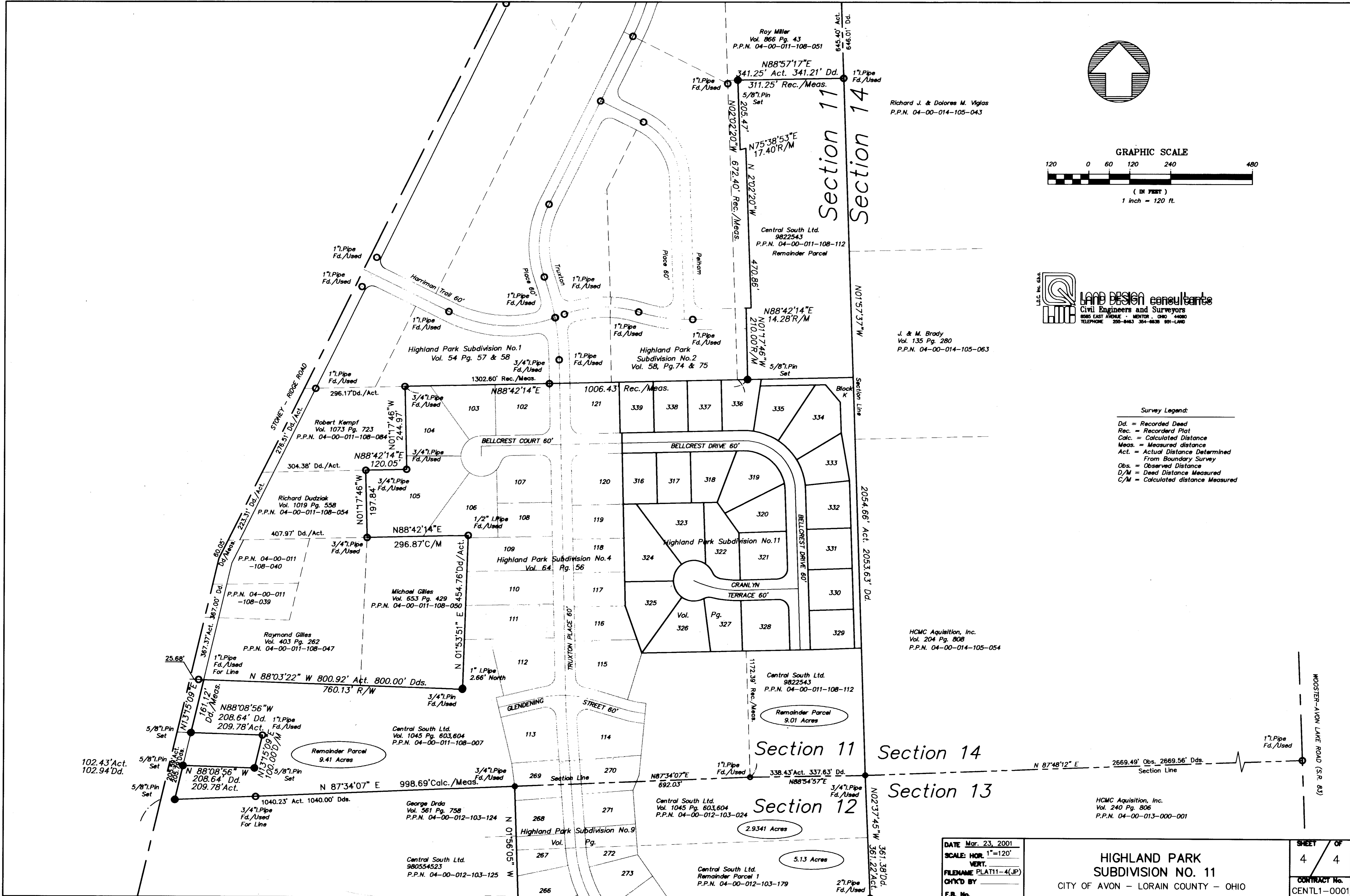


Richard J. & Dolores M. Viglas
P.P.N. 04-00-014-105-043

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

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 PLAT11-4(JP)
 CHK'D BY _____
 F.B. No. _____

HIGHLAND PARK
 SUBDIVISION NO. 11
 CITY OF AVON - LORAIN COUNTY - OHIO

SHEET 4 OF 4
 CONTRACT No. CENTL1-0001