

846348

846348

HIGHLAND PARK SUBDIVISION NO. 12

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

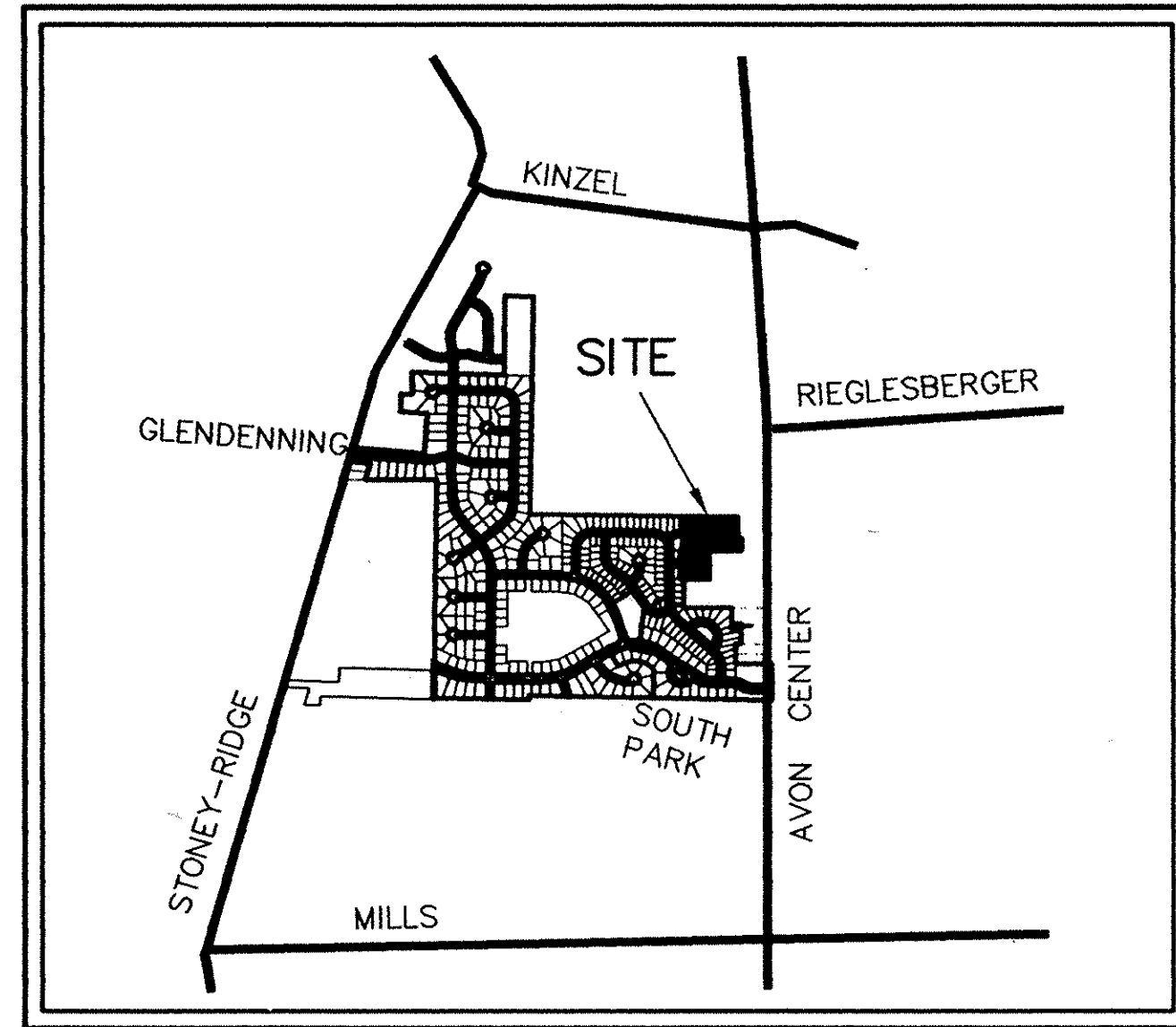
ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, PULTE HOMES OF OHIO CORPORATION, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS HIGHLAND PARK SUBDIVISION NO. 12. A SUBDIVISION OF SUBLOTS 340 THROUGH 363 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS HOLLINGSWORTH COURT AND BILLINGSLEY ROW, BOTH (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.



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, GREG WILLIAMS, PRESIDENT OF PULTE HOMES OF OHIO CORPORATION, HAS HEREUNTO SET HIS HAND AT Avon, OHIO, THIS 29 DAY OF July, 2002.

BY: [Signature]
GREG WILLIAMS, PRESIDENT OF PULTE HOMES OF OHIO CORPORATION

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

[Signature] WITNESS JODY BUSBY PRINT NAME
[Signature] WITNESS DM HOZSEY PRINT NAME

STATE OF OHIO }
COUNTY OF LORAIN }

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, GREG WILLIAMS, PRESIDENT 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 CORPORATIONS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO, THIS 29 DAY OF July, 2002.

[Signature]
NOTARY PUBLIC My commission expires Sept 1, 2004

MORTGAGE RELEASE

BE IT KNOWN THAT ~~THE 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. _____ BILLINGSLEY ROW AND HOLLINGSWORTH COURT, 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 _____, 2002.~~

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 _____, 2002.

[Signature]
NOTARY PUBLIC

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 22 DAY OF July, 2002. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

[Signature]
THOMAS WEARSCH, COUNCIL PRESIDENT

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 22 DAY OF July, 2002.

[Signature]
JIM PIAZZA, PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18 DAY OF July, 2002.

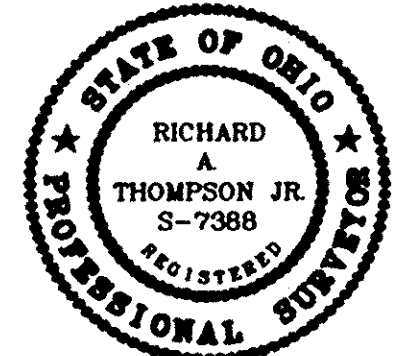
[Signature]
MICHAEL C. BRAMHALL, P.E., AS CITY OF AVON CONSULTING ENGINEER

BOUNDARY SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 7.9092 ACRES TO BE KNOWN AS HIGHLAND PARK NO.12 WITHIN THE SURVEYED 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 PULTE HOMES OF OHIO CORPORATION 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.

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

July 3, 2002
DATE



NOTES

- ALL REAR SUB LOT CORNERS TO BE SET PRIOR TO ACCEPTANCE.
- MINIMUM FRONT SETBACK = 25'
- MINIMUM REAR SETBACK = 25'
- MINIMUM SIDE YARD = 5' (16' MIN. BETWEEN UNITS)
- 16' MINIMUM FROM ANY OUTSIDE BOUNDARY LINE (NOT INTERIOR "PHASE LINES")

AREA TABULATION PHASE 12
SUBLOTS (24)..... 6.6594 AC.
RIGHT-OF-WAY 1.2498 AC.
TOTAL..... 7.9092 AC.

COMBINED DENSITY - SUBDIVISIONS NO. 8, 9, 10, 11 & 12

117 UNITS
60.2905 ACRES = 1.941 UNITS/ACRE DENSITY

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE

AUG 2 2002

MARK R. STEWART
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD

at 10:00 a.m. on July 2, 2002
VOL. 12 MARY ANN JAMISON
PAGE 45
Lorain County Recorder

47 incls
129.60
sa

UTILITY EASEMENT ACCEPTANCE

[Signature] Tim Denzler 6/27/02
OHIO EDISON PRINT NAME

[Signature] Tim DENZLER
PRINT NAME

[Signature] Robert J. Dakin 7-24-02
CENTURY TELEPHONE COMPANY PRINT NAME

[Signature] ROBERT J. DAKIN
PRINT NAME

[Signature] Marti West
COLUMBIA GAS PRINT NAME

[Signature] MARTI WEST
PRINT NAME

[Signature] Duane Navek
ADELPHIA PRINT NAME

[Signature] Duane NAVEK
PRINT NAME

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS · PLANNERS · SURVEYORS
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TEL: (440) 932-8463 (440) 931-1480 TEL: (440) 932-9661 (440) 932-5682
(440) 334-6938 FAX: (440) 232-9575 FAX: (440) 932-5603

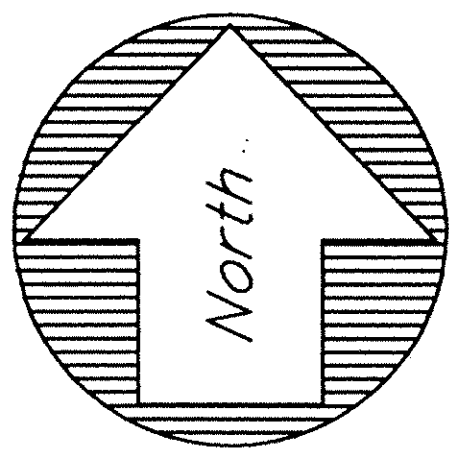
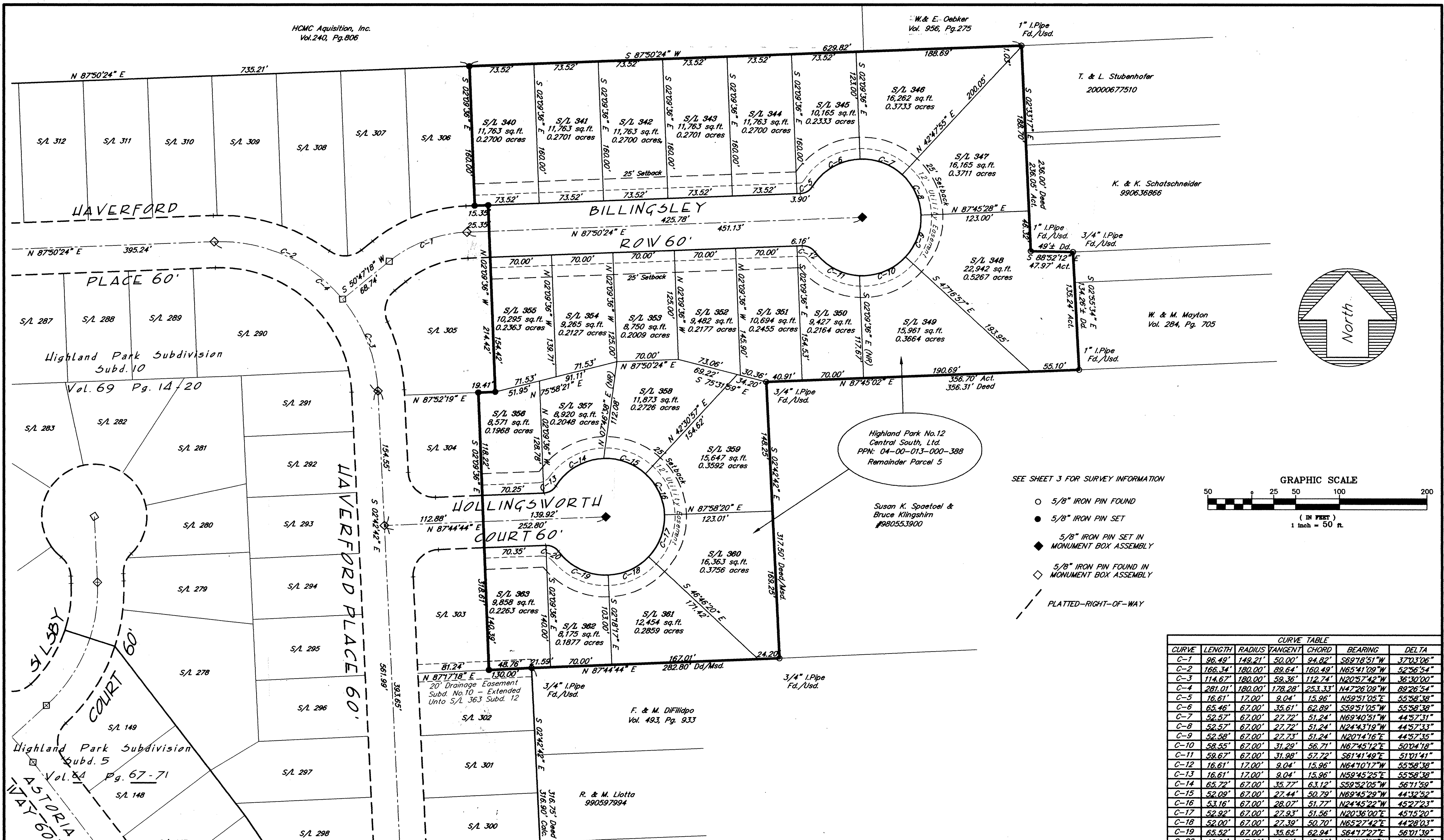
HIGHLAND PARK SUBDIVISION
NO. 12
CITY OF AVON - LORAIN COUNTY - OHIO

DATE June 25, 2002
SCALE: HOR. none
VERT. none
FILENAME Plat 12-1
COMPUTER MPS
FIELD CREW

RECORD PLAT

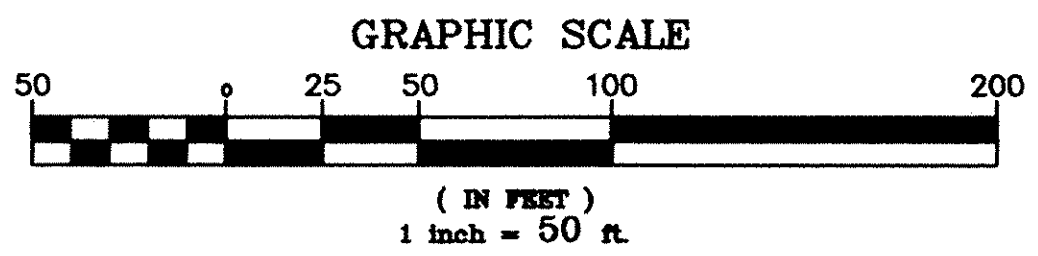
SHEET 1 OF 3
CONTRACT No. Cent11-0101

Box; Midland-Sally



SEE SHEET 3 FOR SURVEY INFORMATION

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



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	96.49'	149.21'	50.00'	94.82'	S69°18'51"W	37°03'06"
C-2	166.34'	180.00'	89.64'	160.49'	N65°41'09"W	52°56'54"
C-3	114.67'	180.00'	59.36'	112.74'	N20°57'42"W	36°30'00"
C-4	281.01'	180.00'	178.28'	253.33'	N47°26'08"W	89°26'54"
C-5	16.61'	17.00'	9.04'	15.96'	N59°51'05"E	55°58'39"
C-6	65.46'	67.00'	35.61'	62.89'	S59°51'05"W	55°58'39"
C-7	52.57'	67.00'	27.72'	51.24'	N69°40'51"W	44°57'31"
C-8	52.57'	67.00'	27.72'	51.24'	N24°43'19"W	44°57'31"
C-9	52.58'	67.00'	27.73'	51.24'	N20°14'16"E	44°57'35"
C-10	58.55'	67.00'	31.29'	56.71'	N67°45'12"E	50°04'18"
C-11	59.67'	67.00'	31.98'	57.72'	S61°41'49"E	51°01'41"
C-12	16.61'	17.00'	9.04'	15.96'	N64°10'17"W	55°58'39"
C-13	16.61'	17.00'	9.04'	15.96'	N59°45'25"E	55°58'39"
C-14	65.72'	67.00'	35.77'	63.12'	S59°52'05"W	56°11'59"
C-15	52.09'	67.00'	27.44'	50.79'	N69°45'29"W	44°32'52"
C-16	53.16'	67.00'	28.07'	51.77'	N24°45'22"W	45°27'23"
C-17	52.92'	67.00'	27.93'	51.56'	N20°36'00"E	45°15'20"
C-18	52.00'	67.00'	27.39'	50.70'	N65°27'42"E	44°28'03"
C-19	65.52'	67.00'	35.65'	62.94'	S64°17'22"E	56°01'39"
C-20	16.61'	17.00'	9.04'	15.96'	N64°15'57"W	55°58'39"

REV. No.	DATE	BY	CHK'D

Highland Park Subdivision
 No. 3 62-46

LAND DESIGN consultants
 ENGINEERS · PLANNERS · SURVEYORS
 6265 East Avenue, Mentor, Ohio 44060
 TEL: (440) 255-8463 (440) 951-LAND
 (440) 354-6938 FAX: (440) 255-9575

**HIGHLAND PARK SUBDIVISION
 NO. 12**
 CITY OF AVON - LORAIN COUNTY - OHIO

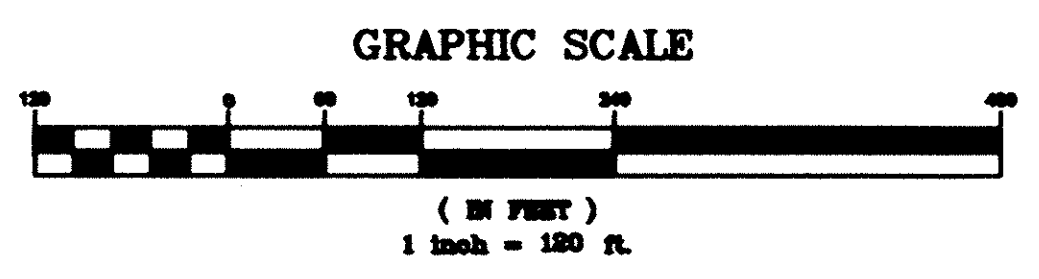
DATE July 17th, 2002
 SCALE: HOR. 1"=50'
 VERT. none
 FILENAME Plot12-2
 COMPUTER jrp
 FIELD CREW

RECORD PLAT

SHEET 2 OF 3
 CONTRACT No. Cent11-0101



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



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 FAX: (440) 951-5685

HCNC Acquisition, Inc.
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 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. Spaetel & Bruce Klingensmith
 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. Liotta
 990597894
 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

395.00'Dd. 5/8" Pin Set

REV. No.	DATE	BY	CHK'D

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 FAX: (440) 951-5685

HIGHLAND PARK SUBDIVISION NO. 12
 CITY OF AVON - LORAIN COUNTY - OHIO

DATE July 17th, 2002
 SCALE: HOR. 1"=120'
 VERT. none
 FILENAME Plat 12-3
 COMPUTER jlp
 FIELD CREW

RECORD PLAT

SHEET OF
 3 / 3
 CONTRACT No.
 Cent1-0101