

HIGHLAND PARK SUBDIVISION NO. 13

PART OF ORIGINAL AVON TOWNSHIP SECTION NO'S. 11 AND 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. 13. A SUBDIVISION OF SUBLOTS 364 THROUGH 390 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS BELLCREST DRIVE, GLENDENING STREET AND AVALON COURT ALL (60) FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION OF PHASE 3, HIGHLAND PARK SUBDIVISION, INC. WITHIN HIGHLAND PARK SUBDIVISION NO. 13 CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK L". 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 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 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.

UTILITY EASEMENT ACCEPTANCE

Jim Denzler 6/27/02
OHIO EDISON

TIM DENZLER
PRINT NAME

Robert J. Dinkin 7-24-02
CENTURY TELEPHONE COMPANY

ROBERT J. DINKIN
PRINT NAME

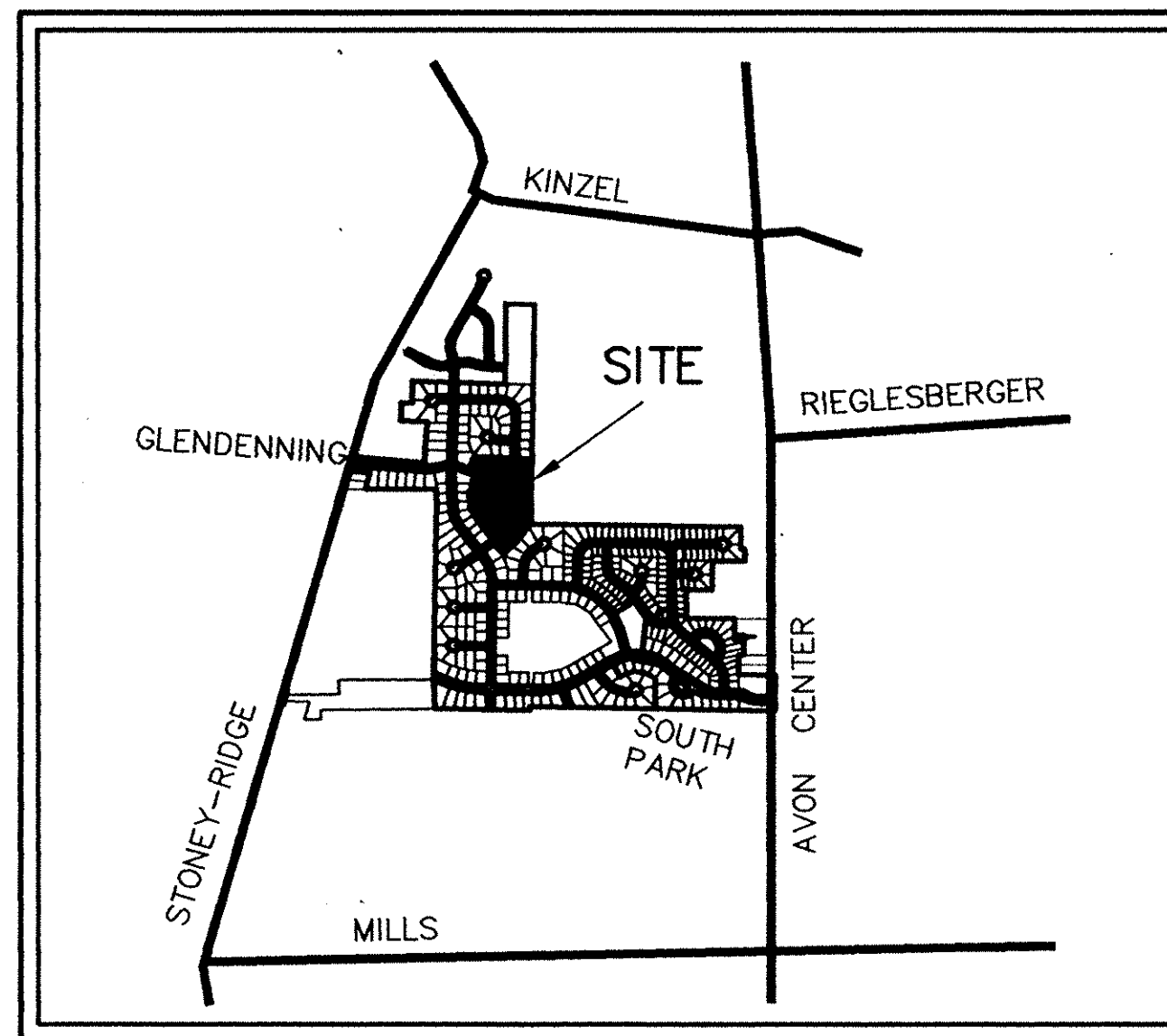
Therese West
COLUMBIA GAS

MARTY WEST
PRINT NAME

Douglas Novak
ADELPHIA

Douglas Novak
PRINT NAME

TRANSFERRED
IN COMPLIANCE WITH SEC. 519-207
OHIO REV. CODE
AUG 2 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR
RECEIVED FOR RECORD
at 1:04 o'clock P.M. in PLAT RECORD
VOL. 78 MARY ANN JAMISON
PAGE 12 Lorain County Recorder
99
80,516.17 172.80sq



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 DAY 27 OF July 2002.

BY: [Signature]
GREG WILLIAMS, PRESIDENT

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, GREG WILLIAMS, PRESIDENT, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OH, OHIO, THIS 27 DAY OF July, 2002.

[Signature]
NOTARY PUBLIC
Notary Commission expires Sept 4, 2007

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. BELLCREST DRIVE, GLENDENING STREET AND AVALON COURT, ALL (60) FEET WIDE, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF~~

~~SUBSCRIBED IN ITS NAME BY , OHIO, THIS DAY OF 2002.~~

~~SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:~~

~~BY:
BY:~~

~~STATE OF OHIO }
COUNTY OF }
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.~~

~~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., P.S. CITY OF AVON CONSULTING ENGINEER

BOUNDARY SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 13.7229 ACRES TO BE KNOWN AS HIGHLAND PARK NO.13 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 CORP. 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.
- ALL SINGLE FAMILY LOTS REQUIRE A MINIMUM 12' SIDEYARD SETBACK

AREA IN SECTION NO. 11..... 5.6598 AC.
AREA IN SECTION NO.12 8.0631 AC.

AREA TABULATION PHASE 13
SUBLOTS (27)..... 10.8342 AC.
RIGHT/OF/WAY 2.5517 AC.
BLOCK L 0.3370 AC.
TOTAL..... 13.7229 AC.

COMBINED DENSITY - SUBDIVISIONS NO. 8 THROUGH 13
144 UNITS
74.0134 ACRES = 1.9456 UNITS/ACRE DENSITY

REV. No.	DATE	BY	CHK'D

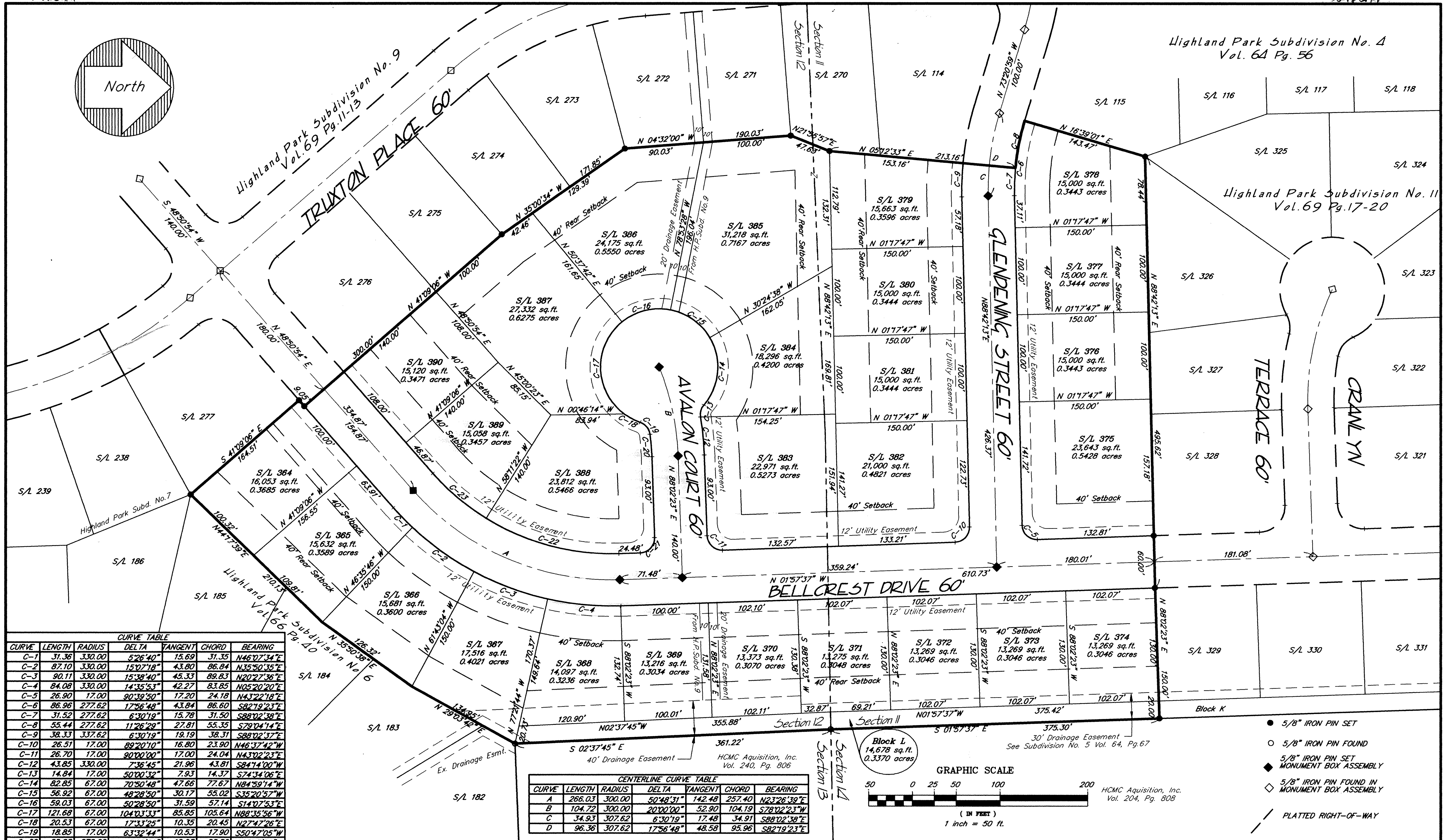
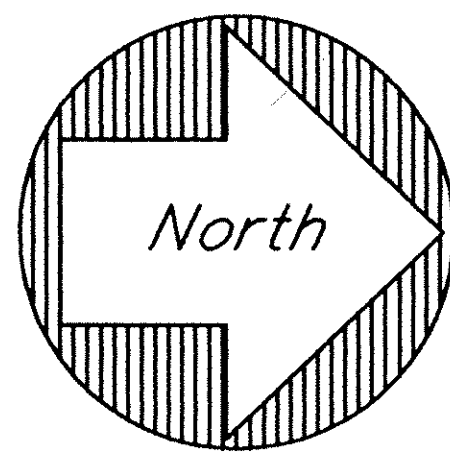
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FAX: (440) 937-5403

HIGHLAND PARK SUBDIVISION
NO. 13
CITY OF AVON - LORAIN COUNTY - OHIO

DATE June 25th, 2002
SCALE: HOR. 1"=1'
VERT. none
FILENAME PLAT13-1
COMPUTER MPS
FIELD CREW

RECORD PLAT
SHEET 1 OF 4
CONTRACT No. Cent11-0102

Box Milano Sally

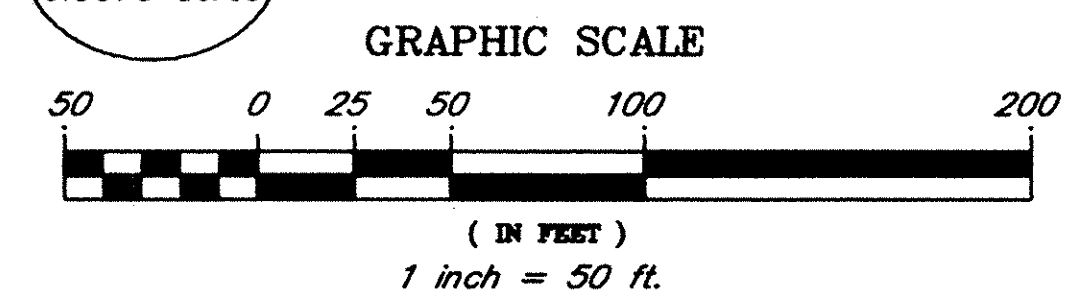


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C-1	31.36	330.00	5°26'40"	15.69	31.35	N46°07'34"E
C-2	87.10	330.00	15°07'18"	43.80	86.84	N35°50'35"E
C-3	90.11	330.00	15°38'40"	45.33	89.83	N20°27'36"E
C-4	84.08	330.00	14°35'53"	42.27	83.85	N05°20'20"E
C-5	26.90	17.00	90°39'50"	17.20	24.18	N43°22'18"E
C-6	86.96	277.62	17°56'48"	43.84	86.60	S82°19'23"E
C-7	31.52	277.62	6°30'19"	15.78	31.50	S88°02'38"E
C-8	55.44	277.62	11°26'29"	27.81	55.35	S79°04'14"E
C-9	38.33	337.62	6°30'19"	19.19	38.31	S88°02'37"E
C-10	26.51	17.00	89°20'10"	16.80	23.90	N46°37'42"W
C-11	26.70	17.00	90°00'00"	17.00	24.04	N43°02'23"E
C-12	43.85	330.00	7°36'45"	21.96	43.81	S84°14'00"W
C-13	14.84	17.00	50°00'32"	7.93	14.37	S74°34'06"E
C-14	82.85	67.00	70°50'48"	47.66	77.67	N84°59'14"W
C-15	56.92	67.00	49°28'50"	30.17	55.02	S35°20'57"W
C-16	59.03	67.00	50°28'50"	31.59	57.14	S14°07'53"E
C-17	121.68	67.00	104°03'33"	85.85	105.64	N88°35'56"W
C-18	20.53	67.00	17°33'25"	10.35	20.45	N27°47'26"E
C-19	18.85	17.00	63°32'44"	10.53	17.90	S50°47'05"W
C-20	25.83	270.00	5°28'56"	12.93	25.82	S85°17'55"W
C-21	26.70	17.00	90°00'00"	17.00	24.04	N46°57'37"W
C-22	159.14	270.00	33°46'15"	81.96	156.85	N14°55'31"E
C-23	80.29	270.00	17°02'16"	40.44	79.99	N40°19'46"E

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
A	266.03	300.00	50°48'31"	142.48	257.40	N23°26'39"E
B	104.72	300.00	20°00'00"	52.90	104.19	S78°02'23"W
C	34.93	307.62	6°30'19"	17.48	34.91	S88°02'38"E
D	96.36	307.62	17°56'48"	48.58	95.96	S82°19'23"E



- 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

REV. No.	DATE	BY	CHK'D

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HIGHLAND PARK SUBDIVISION
 NO. 13
 CITY OF AVON - LORAIN COUNTY - OHIO

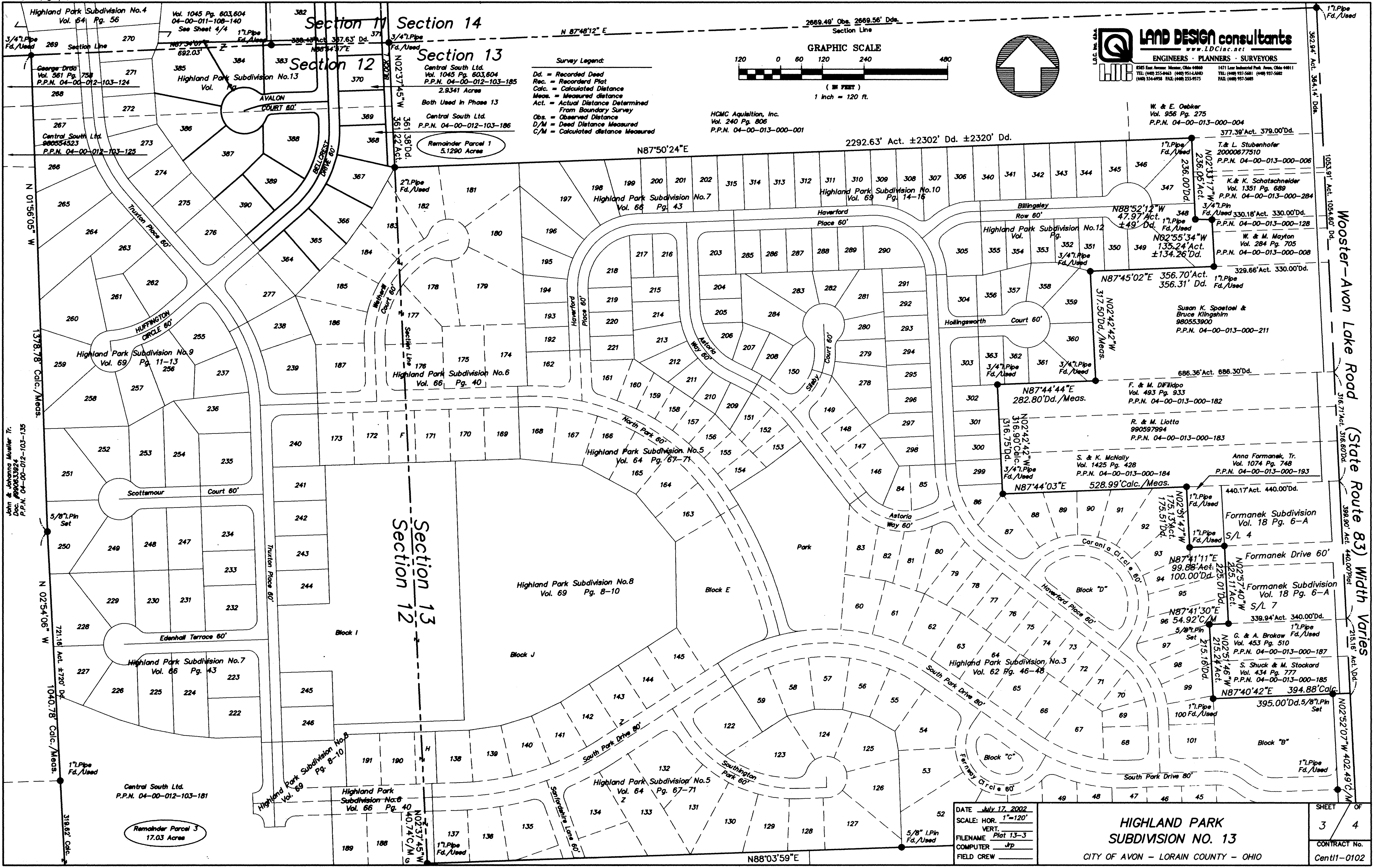
DATE July 17, 2002
 SCALE: HOR. 1"=50'
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 FILENAME PLAT 13-2
 COMPUTER JRP
 FIELD CREW

RECORD PLAT

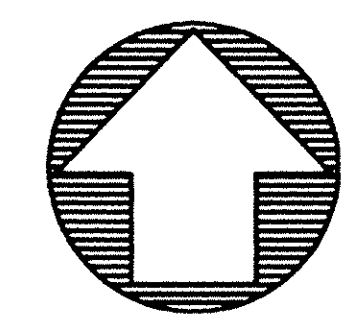
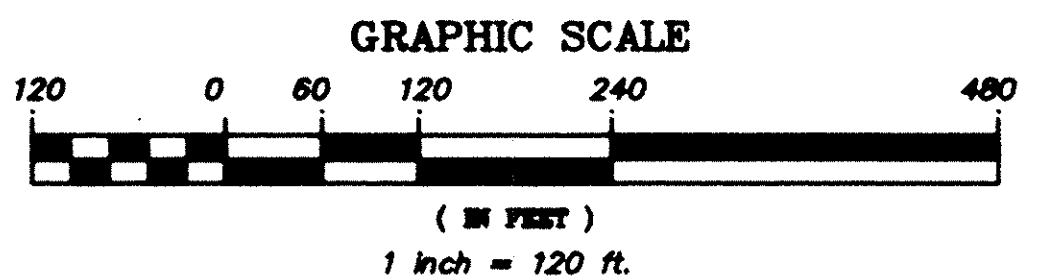
SHEET 2 OF 4
 CONTRACT No. Cent11-0102

846349

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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 Aquilation, Inc.
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 P.P.N. 04-00-013-000-001

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 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

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 Bruce Klingshirn
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 P.P.N. 04-00-013-000-211

F. & M. D'Elkpo
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S. & K. McHally
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 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

Formanek Drive 60'
 S/L 4

Formanek Subdivision
 Vol. 18 Pg. 6-A

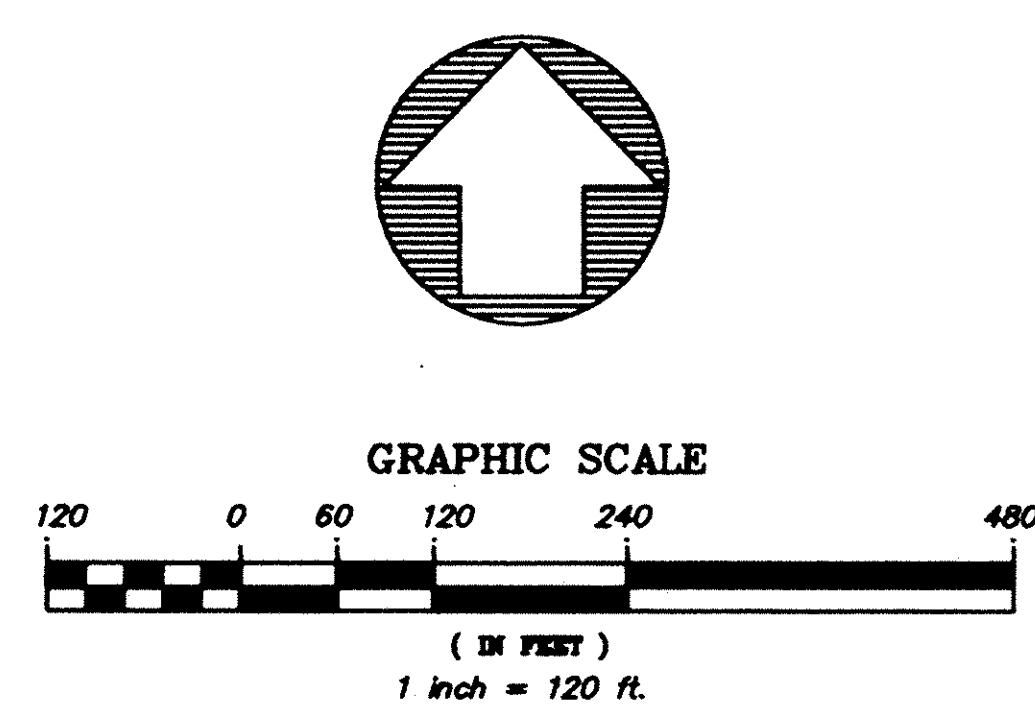
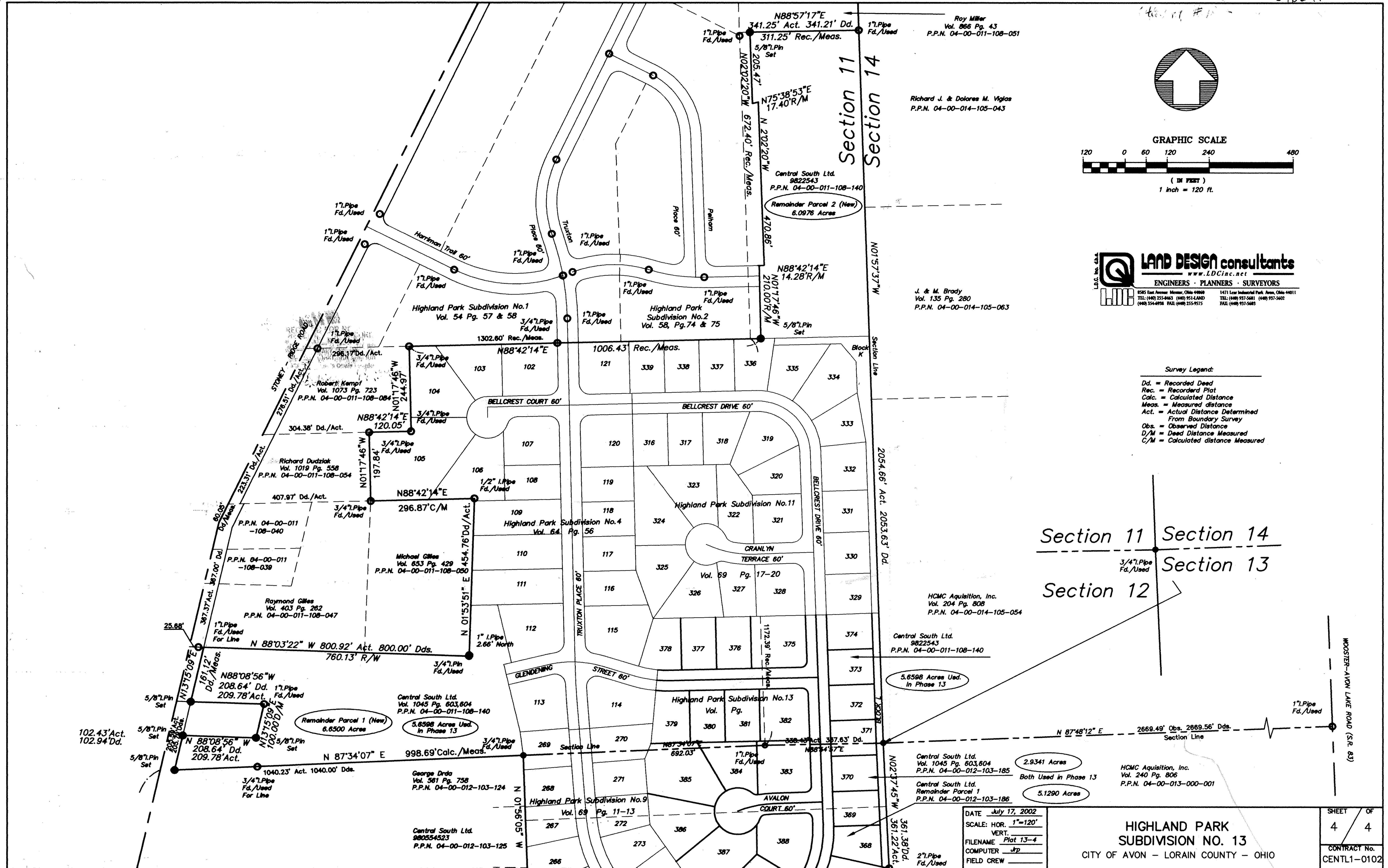
S/L 7

G. & A. Brokaw
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 P.P.N. 04-00-013-000-187

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

Block "B"

DATE July 17, 2002	HIGHLAND PARK SUBDIVISION NO. 13 CITY OF AVON - LORAIN COUNTY - OHIO	SHEET 3 OF 4 CONTRACT No. Cent11-0102
SCALE: HOR. 1"=120'		
VERT. 1"=120'		
FILENAME Plot 13-3		
COMPUTER jrp		
FIELD CREW		



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Roy Miller
Vol. 066 Pg. 43
P.P.N. 04-00-011-108-051

Highland Park Subdivision No. 13
Vol. 69 Pg. 17-20

Highland Park Subdivision No. 11
Vol. 69 Pg. 17-20

Highland Park Subdivision No. 4
Vol. 64 Pg. 56

Highland Park Subdivision No. 1
Vol. 54 Pg. 57 & 58

Highland Park Subdivision No. 2
Vol. 58, Pg. 74 & 75

Highland Park Subdivision No. 9
Vol. 69 Pg. 11-13

Highland Park Subdivision No. 10
Vol. 69 Pg. 11-13

Highland Park Subdivision No. 11
Vol. 69 Pg. 17-20

Highland Park Subdivision No. 12
Vol. 69 Pg. 17-20

Highland Park Subdivision No. 13
Vol. 69 Pg. 17-20

Highland Park Subdivision No. 14
Vol. 69 Pg. 17-20

- Survey Legend:**
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Section 11 Section 14
Section 12 Section 13

DATE July 17, 2002
SCALE: HOR. 1"=120'
VERT. 1"=120'
FILENAME Plat 13-4
COMPUTER Jp
FIELD CREW

HIGHLAND PARK SUBDIVISION NO. 13
CITY OF AVON - LORAIN COUNTY - OHIO

SHEET 4 OF 4
CONTRACT No. CENTL1-0102