

**McSTEEN AND ASSOCIATES, INC.**  
 ENGINEERS & SURVEYORS  
 26451 CURTISS WRIGHT PARKWAY - RICHMOND HEIGHTS, OH 44143  
 PHONE: 1-216-797-9800 FAX: 1-216-797-0800

**SURVEYOR'S STATEMENT**  
 THE PERIMETER BOUNDARY OF THE LAND SHOWN HEREON IS BASED ON A SURVEY PREPARED BY CHRISTOPHER M. HIRZEL, PROFESSIONAL SURVEYOR NO. 8081 OF BRAMHALL ENGINEERING AND SURVEYING CO., INC. DATED MAY 22, 2003. BASIS OF BEARINGS IS THE CENTERLINE BEARING OF MENNELL ROAD OF NORTH 00°34'33" EAST AND IS AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE FOUND OR SET. AT ALL POINTS THUSLY INDICATED IRON PINS IN MONUMENT BOX ASSEMBLIES WERE SET. ALL IRON PINS SHOWN AS SET ARE 30" LONG 1/2" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN & ASSOC."

Timothy J. Feller 11-5-03  
 DATE  
 PROFESSIONAL SURVEYOR NO. 7104

**OWNER CERTIFICATION**  
 SITUATED IN THE TOWNSHIP OF GRAFTON, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL GRAFTON TOWNSHIP LOT NUMBERS 18 AND 23 OF SAID TOWNSHIP CONTAINING 90.6788 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO HIGHLAND COUNTRY ESTATES, L.L.C. AND DESCRIBED IN THE DEED RECORDED ON \_\_\_\_\_ IN OFFICIAL RECORD VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "HIGHLANDS COUNTRY ESTATES SUBDIVISION", A SUBDIVISION OF LOTS 1 THROUGH 33 INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC. SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF HERSELF AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAS HEREUNTO SET THEIR HAND THIS 26 DAY OF November, 2003.

Robert C. Reynolds (OWNER'S SIGNATURE)  
Byron P. McFarland (WITNESS SIGNATURE)

Mary Ann N. Demes (WITNESS SIGNATURE)  
 COUNTY OF LORAIN }  
 STATE OF OHIO }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED Robert C. Reynolds WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HER FREE ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 26 DAY OF November, 2003.

Mary Ann N. Demes 04-30-08  
 (notary public) (my commission expires)

**MORTGAGEE'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT HUNTINGTON NATIONAL BANK, MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "HIGHLAND COUNTRY ESTATES SUBDIVISION" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

Suzanne H. Hester VP  
 HUNTINGTON NATIONAL BANK  
Byron P. McFarland (witness)

11/26/03  
 date  
Mary Ann N. Demes (witness)

COUNTY OF LORAIN }  
 STATE OF OHIO }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

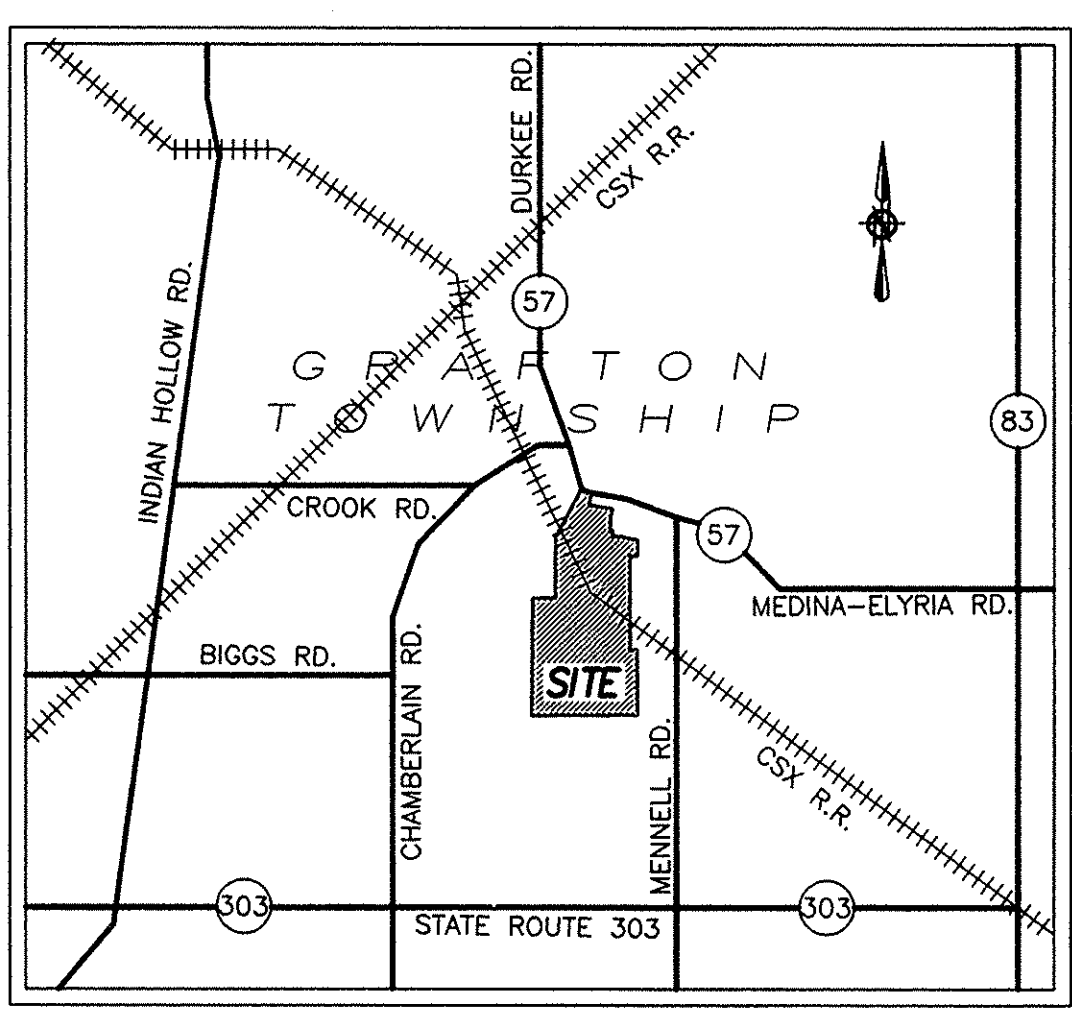
Mary Ann N. Demes 04-30-08  
 (notary public) (my commission expires)

# HIGHLANDS COUNTRY ESTATES SUBDIVISION

SITUATED IN THE TOWNSHIP OF GRAFTON, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL GRAFTON TOWNSHIP LOT NUMBERS 18 AND 23, AS DESCRIBED IN A DEED TO MARIA BENDER AS RECORDED ON DECEMBER 2, 1988 IN OFFICIAL RECORD VOLUME 131, PAGE 659 OF LORAIN COUNTY RECORDS

**UTILITIES:**

THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE OHIO EDISON COMPANY, GATHERCO GAS COMPANY, COLUMBIA GAS COMPANY, ALLTEL, VERIZON, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES), A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION, 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 AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHT CONVEYED TO GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.



VICINITY MAP  
 NOT TO SCALE

AREA OF SUBLOTS.....	76.451
AREA OF STREETS.....	26.447 ACRES
<b>TOTAL AREA.....</b>	<b>84.571 ACRES</b>

**STORM SEWERS AND DRAINAGE:**

AND DOES ALSO GRANT UNTO THE TOWNSHIP OF GRAFTON, OHIO DRAINAGE AND STORM SEWER EASEMENTS AS SHOWN HEREON WITH RIGHTS TO ACCESS, LAY, MAINTAIN, REPLACE OR REMOVE STORM SEWERS, STORM WATER DETENTION/RETENTION BASINS, MANHOLES, DITCHES, SWALES, EARTH MOUNDS, PLANTINGS AND/OR OTHER APPURTENANCES. THE INDIVIDUAL PROPERTY OWNER OVER WHICH SAID EASEMENT LIES, SHALL BE RESPONSIBLE FOR THE DAILY NORMAL MAINTENANCE OF THE EASEMENT AREA SUCH AS MOWING, LEAF COLLECTION AND DISPOSAL, AND ANY OTHER MAINTENANCE NOT REQUIRING THE USE OF SPECIAL OR HEAVY EQUIPMENT. ANY REGRADING OF THE EASEMENT AREA SHALL BE SUBJECT TO COUNTY CODES.

**SANITARY SEWERS:**

AND DOES ALSO GRANT UNTO THE TOWNSHIP OF GRAFTON, OHIO SANITARY SEWER EASEMENTS AS SHOWN HEREON TO LAY, MAINTAIN, REPLACE OR REMOVE SANITARY SEWER PIPE, MANHOLES, AND OR OTHER APPURTENANCES.

**GAS:**

AND DOES ALSO GRANT UNTO GATHERCO GAS COMPANY, GAS EASEMENTS AS SHOWN HEREON TO LAY, MAINTAIN, REPLACE OR REMOVE GAS PIPE, MANHOLES, AND OR OTHER APPURTENANCES, SAID EASEMENT TO LIE ON COMMON PROPERTYLINE OF LOTS #7 AND #8 AND AT THE REAR OF LOT #7 AS SEEN ON SHEET 4 OF THIS PLAT.

THE GRANTEEES SHALL HAVE THE RIGHT WITHOUT LIABILITY TO REMOVE TREES, LANDSCAPING AND LAWNS WITHIN THE EASEMENT AREAS AS MAY BE REQUIRED TO INSTALL, MAINTAIN, REPAIR OR OPERATE SAID STRUCTURES, PIPELINE SYSTEMS, ELECTRIC, GAS, AND COMMUNICATION SYSTEMS.

THE GRANTEEES SHALL BE RESPONSIBLE TO RESTORE LAWNS, WALKS AND DRIVES WITHIN THE EASEMENT AREAS TO AS REASONABLE CONDITION AS POSSIBLE TO THE CONDITION PRIOR TO ANY OPERATIONS CONTEMPLATED BY THESE EASEMENTS.

THOSE LOTS CROSSED BY AN EASEMENT ARE RESTRICTED WITHIN SAID EASEMENT AGAINST THE PLANTING OF TREES, SHRUBBERY OR PLANTINGS WITH WOODY GROWTH CHARACTERISTICS, AND AGAINST THE CONSTRUCTION THEREIN OF BUILDINGS, ACCESSORY BUILDINGS, FENCES, WALLS OR ANY OTHER PERMANENT OBSTRUCTIONS TO THE FREE FLOW OF STORMWATER AND THE MOVEMENT OF INSPECTION AND MAINTENANCE EQUIPMENT, AND ARE ALSO RESTRICTED AGAINST THE CHANGING OF THE APPROVED SURFACE GRADE UNLESS OTHERWISE PERMITTED BY THE TOWNSHIP.

IN WITNESS WHEREOF, THE FOLLOWING HAS HEREUNTO SET THEIR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

(sign here) (witness)  
 (print name & title here) (witness)

**UTILITY APPROVALS**

UNDERGROUND UTILITY EASEMENT APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY THE OHIO EDISON COMPANY.

(sign here) (print name here)

UNDERGROUND UTILITY EASEMENT AND GAS EASEMENT APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY GATHERCO GAS COMPANY.

(sign here) (print name here)

UNDERGROUND UTILITY EASEMENT AND GAS EASEMENT APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY COLUMBIA GAS COMPANY.

(sign here) (print name here)

UNDERGROUND UTILITY EASEMENT APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY ALLTEL.

(sign here) (print name here)

UNDERGROUND UTILITY EASEMENT APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY VERIZON.

(sign here) (print name here)

STORM SEWER AND DRAINAGE EASEMENTS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY THE TOWNSHIP OF GRAFTON, OHIO.

(sign here) (print name here)

SANITARY SEWER EASEMENTS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY THE TOWNSHIP OF GRAFTON, OHIO.

(sign here) (print name here)

**APPROVALS**

APPROVED THIS 24 DAY OF NOVEMBER, 2003.

Janet Lacey  
 LORAIN COUNTY ENGINEER

APPROVED THIS 24 DAY OF NOVEMBER, 2003.

Robert Lacey  
 LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 24 DAY OF NOVEMBER, 2003.

James J. Bender D.D.  
 LORAIN COUNTY DISTRICT BOARD OF HEALTH

APPROVED THIS 26 DAY OF NOVEMBER, 2003.

Ronald F. Twining  
 DIRECTOR  
 LORAIN COUNTY PLANNING COMMISSION

APPROVED AS TO FORM THIS 24 DAY OF November, 2003.

Gerald A. Imms  
 LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 25 DAY OF November, 2003.

Julia P. Hester  
 CHAIRMAN  
 BOARD OF GRAFTON TOWNSHIP TRUSTEES

RECEIVED FOR RECORD  
 at 10:36 a.m. in RECORD  
 VOL. 79 JUDITH M. NEDWICK  
 PAGE 5 LORAIN COUNTY RECORDER  
 11/19/03

TRANSFERRED  
 IN COMPLIANCE WITH SEC. 319.022  
 JUDICIAL REV. CODE  
 JAN 16 2004  
 MARK R. STEWART  
 LORAIN COUNTY AUDITOR

PLAT-259-20  
 Dec-2003  
 467.20  
 By here/haus  
 V-LH/Kav

**RECORDING INFORMATION**

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

LORAIN COUNTY AUDITOR

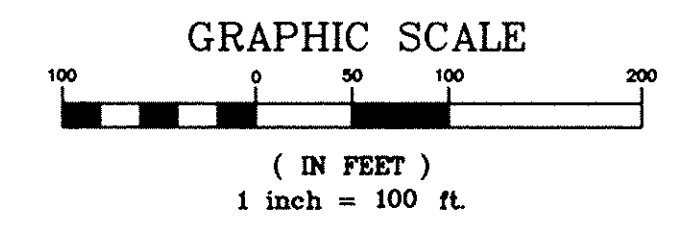
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 AT \_\_\_\_\_ M.

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 IN PLAT BOOK \_\_\_\_\_, PAGE NO. \_\_\_\_\_.

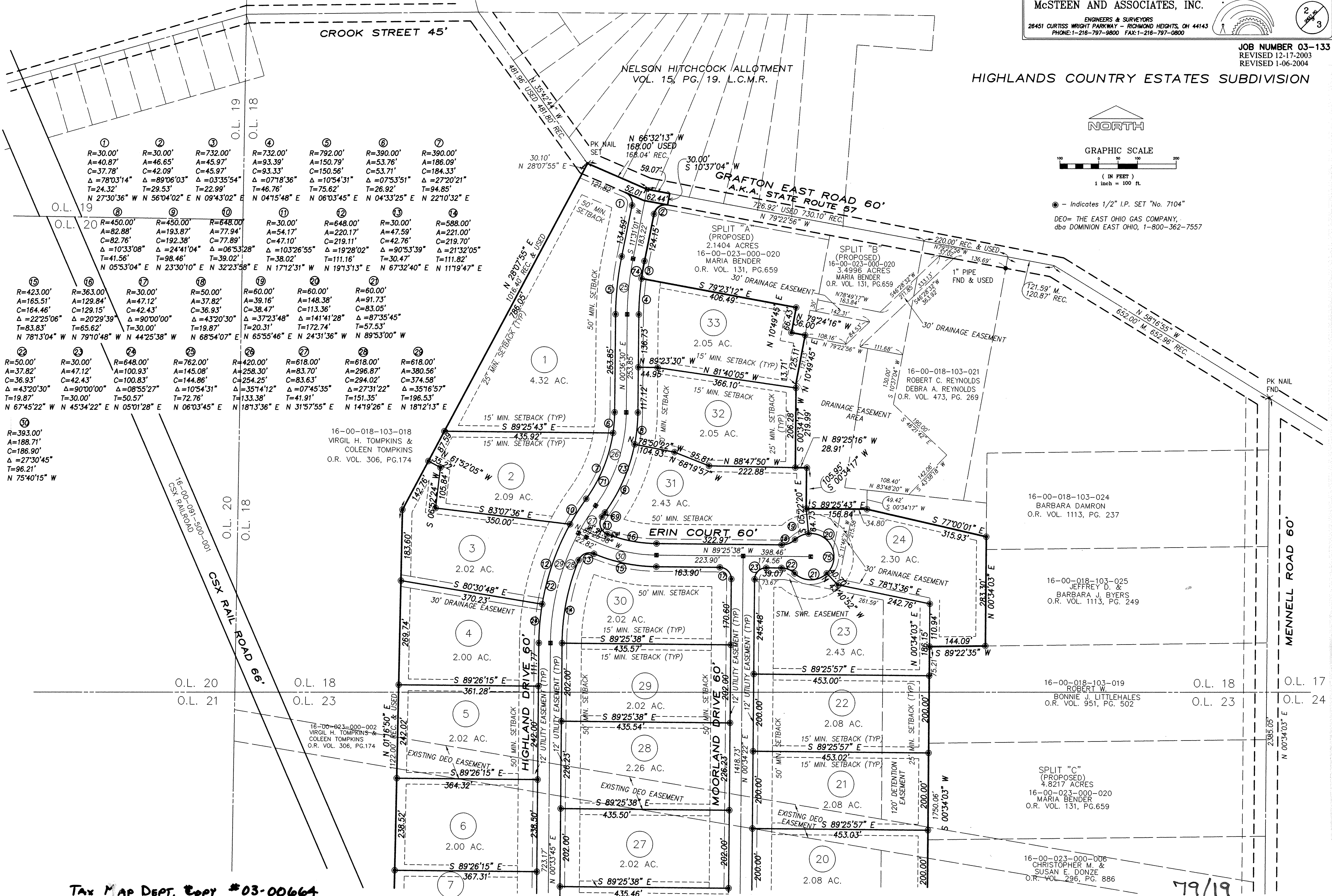
LORAIN COUNTY RECORDER



HIGHLANDS COUNTRY ESTATES SUBDIVISION



● - Indicates 1/2" I.P. SET "No. 7104"  
 DEO= THE EAST OHIO GAS COMPANY,  
 dba DOMINION EAST OHIO, 1-800-362-7557



① R=30.00' A=40.87' C=37.78' Δ = 78°03'14" T=24.32' N 27°30'36" W	② R=30.00' A=46.65' C=42.09' Δ = 89°06'03" T=29.53' N 56°04'02" E	③ R=732.00' A=45.97' C=45.97' Δ = 03°35'54" T=22.99' N 09°43'02" E	④ R=732.00' A=93.39' C=93.33' Δ = 07°18'36" T=46.76' N 04°15'48" E	⑤ R=792.00' A=150.79' C=150.56' Δ = 10°54'31" T=75.62' N 06°03'45" E	⑥ R=390.00' A=53.76' C=53.71' Δ = 07°53'51" T=26.92' N 04°33'25" E	⑦ R=390.00' A=186.09' C=184.33' Δ = 27°20'21" T=94.85' N 22°10'32" E
⑧ R=450.00' A=82.88' C=82.76' Δ = 10°33'08" T=41.56' N 05°53'04" E	⑨ R=450.00' A=193.87' C=192.38' Δ = 24°41'04" T=39.02' N 23°30'10" E	⑩ R=648.00' A=77.94' C=77.89' Δ = 06°53'28" T=39.02' N 32°23'58" E	⑪ R=30.00' A=54.17' C=47.10' Δ = 103°26'55" T=38.02' N 17°2'31" W	⑫ R=648.00' A=220.17' C=219.11' Δ = 19°28'02" T=111.16' N 19°13'13" E	⑬ R=30.00' A=47.59' C=42.76' Δ = 90°53'39" T=111.82' N 67°32'40" E	⑭ R=588.00' A=221.00' C=219.70' Δ = 21°32'05" T=111.82' N 11°19'47" E
⑮ R=423.00' A=165.51' C=164.46' Δ = 22°25'06" T=83.83' N 78°13'04" W	⑯ R=363.00' A=129.84' C=129.15' Δ = 20°29'39" T=65.62' N 79°10'48" W	⑰ R=30.00' A=47.12' C=42.43' Δ = 90°00'00" T=30.00' N 44°25'38" W	⑱ R=50.00' A=37.82' C=36.93' Δ = 43°20'30" T=19.87' N 68°54'07" E	⑲ R=60.00' A=39.16' C=38.47' Δ = 37°23'48" T=20.31' N 65°55'46" E	⑳ R=60.00' A=148.38' C=113.36' Δ = 141°41'28" T=172.74' N 24°31'36" W	㉑ R=60.00' A=91.73' C=83.05' Δ = 87°35'45" T=57.53' N 89°53'00" W
㉒ R=50.00' A=37.82' C=36.93' Δ = 43°20'30" T=19.87' N 67°45'22" W	㉓ R=30.00' A=47.12' C=42.43' Δ = 90°00'00" T=30.00' N 45°34'22" E	㉔ R=648.00' A=100.93' C=100.83' Δ = 08°55'27" T=50.57' N 05°01'28" E	㉕ R=762.00' A=145.08' C=144.86' Δ = 10°54'31" T=72.76' N 06°03'45" E	㉖ R=420.00' A=258.30' C=254.25' Δ = 35°14'12" T=133.38' N 18°13'36" E	㉗ R=618.00' A=83.70' C=83.63' Δ = 07°45'35" T=41.91' N 31°57'55" E	㉘ R=618.00' A=296.87' C=294.02' Δ = 27°31'22" T=151.35' N 14°19'26" E
㉙ R=393.00' A=188.71' C=186.90' Δ = 27°30'45" T=96.21' N 75°40'15" W	16-00-018-103-018 VIRGIL H. TOMPKINS & COLEEN TOMPKINS O.R. VOL. 306, PG.174					



