

HIGHLAND PARK SUBDIVISION, NO. 15 FINAL PLAT

RESIDENTIAL SUBDIVISION
LOTS 402 - 433 & BLOCK "M"

CITY OF AVON ~ COUNTY OF LORAIN ~ STATE OF OHIO
PART OF ORIGINAL AVON SECTIONS 12 & 13

PLANS PREPARED BY:

PLANS PREPARED FOR:

HAYWOOD
Civil Engineering & Land Surveying
"Committed to Service and Quality"
630 Cleveland Street Office: (440) 365-9831
Elyria, Ohio 44035 Fax: (440) 365-3426
www.haywoodcivilengineering.com

SOUTH PARK LTD
3320 STONEY RIDGE ROAD
AVON, OHIO 44011

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, OWNER OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF HIGHLAND PARK SUBDIVISION, NO. 15, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE DRIVES AND STREETS AS SHOWN HEREIN.

SIGNED South Park Ltd
Ray Smith, Mgr.

NOTARIAL SEAL

STATE OF OHIO
S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 7 DAY OF May, 2004.

BY: Christina Klingbeil, NOTARY PUBLIC
MY COMMISSION EXPIRES 10-23-05

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF HIGHLAND PARK SUBDIVISION, NO. 15, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE DRIVES AND STREETS AS SHOWN HEREIN.

SIGNED James Ketchum
JAMES KETCHUM
EXECUTIVE VICE PRESIDENT
NORTHERN SAVINGS & LOAN

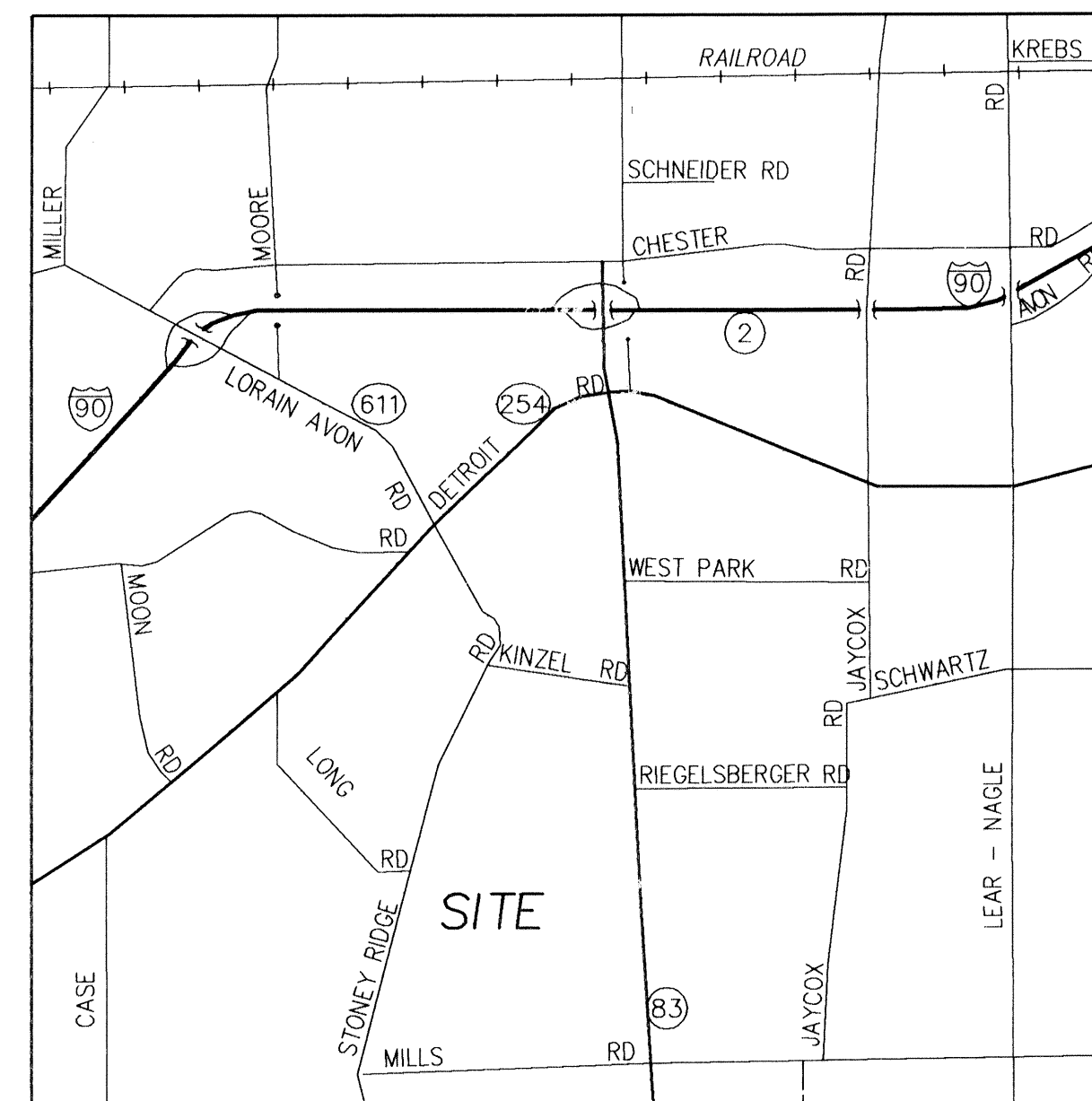
NOTARIAL SEAL

STATE OF OHIO
S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 18 DAY OF May, 2004.

BY: Stephanie Butler, NOTARY PUBLIC
MY COMMISSION EXPIRES

AREA MAP NO SCALE



APPROVAL AND ACCEPTANCE SIGNATURES

CITY ENGINEER

APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY ON THIS DAY OF May, 2004.

SIGNED Michael Bramhall
MICHAEL BRAMHALL, P.E., P.S.

PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY ON THIS DAY OF May, 2004.

SIGNED Carolyn Witherspoon
CAROLYN WITHERSPOON, CHAIRPERSON

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF HIGHLAND PARK SUBDIVISION, NO. 15 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF AVON, OHIO, FOR RECORDING PURPOSES ONLY ON THIS DAY OF May, 2004.

SIGNED Larry Hoekstra
LARRY HOEKSTRA, COUNCIL PRESIDENT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY, THAT, AT THE REQUEST OF THE OWNER, WE HAVE SURVEYED AND PLATTED HIGHLAND PARK SUBDIVISION, NO. 15 AS SHOWN HEREON, EMBRACING 18.2908 ACRES OF LAND, MORE OR LESS, IN SECTIONS 12 AND 13 OF AVON TOWNSHIP, NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF AVON, OHIO, OF WHICH 3.3312 ACRES LIE WITHIN STREET DEDICATION, 0.6448 ACRES LIE WITHIN BLOCK, AND 14.3148 ACRES LIE IN BUILDING LOTS. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS USED ARE ASSUMED AND FOR PURPOSES OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.



2/15/03

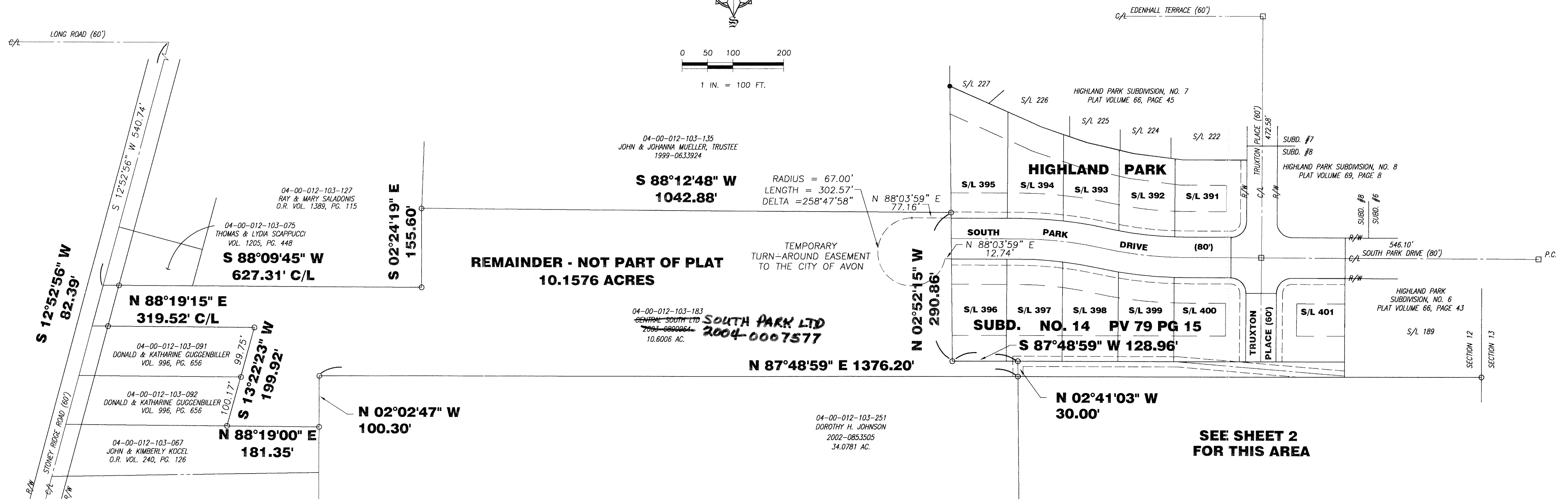
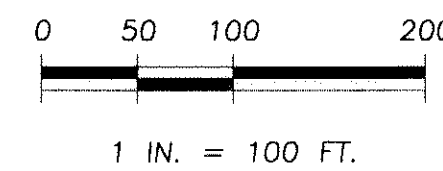
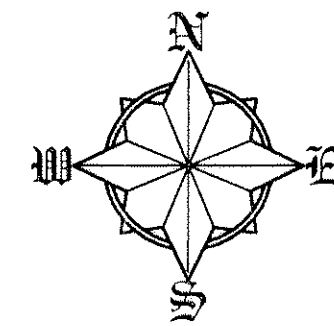
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

JUN 08 2004

MARK R. STEWART
LORAIN COUNTY AUDITOR

HIGHLAND PARK SUBDIVISION, NO. 15 FINAL PLAT

RESIDENTIAL SUBDIVISION
LOTS 402 TO 433 & BLOCK "M"
CITY OF AVON ~ COUNTY OF LORAIN ~ STATE OF OHIO
PART OF ORIGINAL AVON SECTIONS 12 & 13



04-00-012-103-135
JOHN & JOHANNA MUELLER, TRUSTEE
1999-0633924

**S 88°12'48" W
1042.88'**

RADIUS = 67.00'
LENGTH = 302.57'
DELTA = 258°47'58"

N 88°03'59" E
77.16'

**REMAINDER - NOT PART OF PLAT
10.1576 ACRES**

N 87°48'59" E 1376.20'

04-00-012-103-183
GENERAL SOUTH LTD
2003-0800064
10.6006 AC. **SOUTH PARK LTD
2004-0067577**

04-00-012-103-251
DOROTHY H. JOHNSON
2002-0853505
34.0781 AC.

**SEE SHEET 2
FOR THIS AREA**

LEGEND

- IRON PIN FOUND
- IRON PIN FOUND IN MONUMENT BOX

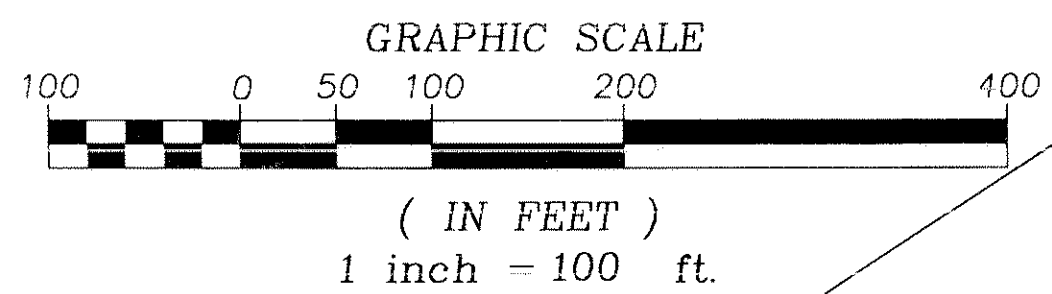
HAYWOOD
 Civil Engineering & Land Surveying
 "Committed to Service and Quality"
 630 Cleveland Street Office: (440) 365-9831
 Elyria, Ohio 44035 Fax: (440) 365-3426
 www.haywoodcivilengineering.com

HIGHLAND PARK SUBDIVISION, NO. 15

FINAL PLAT

RESIDENTIAL SUBDIVISION
 LOTS 402 - 433 & BLOCK "M"

CITY OF AVON ~ COUNTY OF LORAIN ~ STATE OF OHIO
 PART OF ORIGINAL AVON SECTIONS 12 & 13



- LEGEND
- IRON PIN FOUND
 - CAPPED PIN SET "PS 6582"

ACREAGE SUMMARY

LOTS 402-433	14.3148 AC.
BLOCK "M"	0.6448 AC.
STREETS	3.3312 AC.
TOTAL	18.2908 AC.
SEC. 12 -	8.0462 AC.
SEC. 13 -	10.2446 AC.



3/29/2004 8:06:13 AM, Print Date, by Haywood Civil Engineering and Land Surveying, Inc.

HAYWOOD

Civil Engineering & Land Surveying
"Committed to Service and Quality"

630 Cleveland Street Office: (440) 365-9831
Elyria, Ohio 44035 Fax: (440) 365-3426
www.haywoodcivilengineering.com

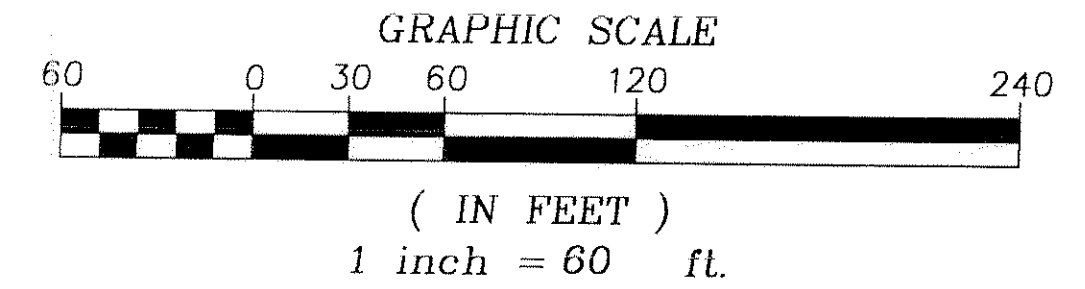
HIGHLAND PARK SUBDIVISION, NO. 15 FINAL PLAT

RESIDENTIAL SUBDIVISION
LOTS 402 - 433 & BLOCK "M"

CITY OF AVON ~ COUNTY OF LORAIN ~ STATE OF OHIO
PART OF ORIGINAL AVON SECTIONS 12 & 13

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	889.19	7637.89	6°40'13"	445.10	888.69	S87°21'02"W	C24	33.81	130.00	14°54'09"	17.00	33.72	N11°58'11"W
C2	435.99	7637.89	3°16'14"	218.05	435.99	N87°40'45"W	C25	99.51	7667.89	0°44'37"	49.75	99.51	N88°32'05"W
C3	26.01	100.00	14°54'09"	13.08	25.94	N11°58'11"W	C26	106.94	7667.89	0°47'57"	53.47	106.94	N87°45'48"W
C4	43.12	30.00	82°21'31"	26.24	39.51	N38°28'26"E	C27	81.66	7667.89	0°36'37"	40.83	81.66	N87°03'31"E
C5	48.59	30.00	92°48'24"	31.51	43.45	S49°06'31"E	C28	18.83	50.00	21°35'00"	9.53	18.72	N82°27'17"E
C6	51.12	30.00	97°38'29"	34.29	45.16	N51°31'34"W	C29	28.39	50.00	32°31'40"	14.59	28.01	N55°23'57"E
C7	45.63	30.00	87°08'56"	28.54	41.36	S40°52'09"W	C30	77.17	67.00	65°59'30"	43.50	72.97	S72°07'52"W
C8	49.59	30.00	94°42'55"	32.58	44.14	N42°50'21"E	C31	68.45	67.00	58°32'22"	37.55	65.52	N45°36'12"W
C9	44.19	30.00	84°23'17"	27.20	40.30	S46°42'45"E	C32	78.30	67.00	66°57'34"	44.31	73.92	N17°08'46"E
C10	40.89	50.00	46°51'42"	21.67	39.76	S56°13'21"W	C33	83.15	67.00	71°06'15"	47.88	77.91	N86°10'41"E
C11	83.37	67.00	71°17'38"	48.05	78.09	N68°26'18"E	C34	11.82	67.00	10°06'41"	5.93	11.81	S53°12'51"E
C12	60.15	67.00	51°26'21"	32.27	58.15	S01°06'53"W	C35	33.54	50.00	38°25'47"	17.43	32.91	N67°22'24"W
C13	59.85	67.00	51°10'49"	32.09	57.88	S52°21'34"W	C36	61.09	7607.89	0°27'36"	30.54	61.09	N86°49'06"W
C14	60.00	67.00	51°18'35"	32.18	58.02	N77°44'07"W	C37	100.31	7607.89	0°45'20"	50.16	100.31	N87°25'34"W
C15	56.72	67.00	48°30'03"	30.18	55.04	N77°44'07"W	C38	100.21	7607.89	0°45'17"	50.11	100.21	N88°10'52"W
C16	40.89	50.00	46°51'42"	21.67	39.76	S76°54'57"E	C39	100.14	7607.89	0°45'15"	50.07	100.14	N88°56'08"W
C17	103.22	7667.89	0°46'17"	51.61	103.22	S84°52'26"W	C40	100.08	7607.89	0°45'13"	50.04	100.08	N89°41'22"W
C18	241.19	7667.89	1°48'08"	120.61	241.19	S86°09'38"W	C41	100.03	7607.89	0°45'12"	50.02	100.03	S89°33'25"W
C19	112.22	7667.89	0°50'19"	56.11	112.22	S87°28'51"W	C42	100.01	7607.89	0°45'11"	50.01	100.01	S88°48'13"W
C20	100.02	7667.89	0°44'50"	50.01	100.02	S88°16'26"W	C43	100.00	7607.89	0°45'11"	50.00	100.00	S88°03'02"W
C21	100.05	7667.89	0°44'51"	50.02	100.05	S89°01'17"W	C44	120.01	7607.89	0°54'14"	60.01	120.01	S87°13'19"W
C22	107.28	7667.89	0°48'06"	53.64	107.28	S89°47'45"W	C45	100.04	7607.89	0°45'12"	50.02	100.04	S86°23'36"W
C23	18.21	70.00	14°54'09"	9.16	18.16	N11°58'11"W	C46	100.09	7607.89	0°45'14"	50.05	100.09	S85°38'23"W
							C47	108.77	7607.89	0°49'09"	54.39	108.77	S84°51'12"W

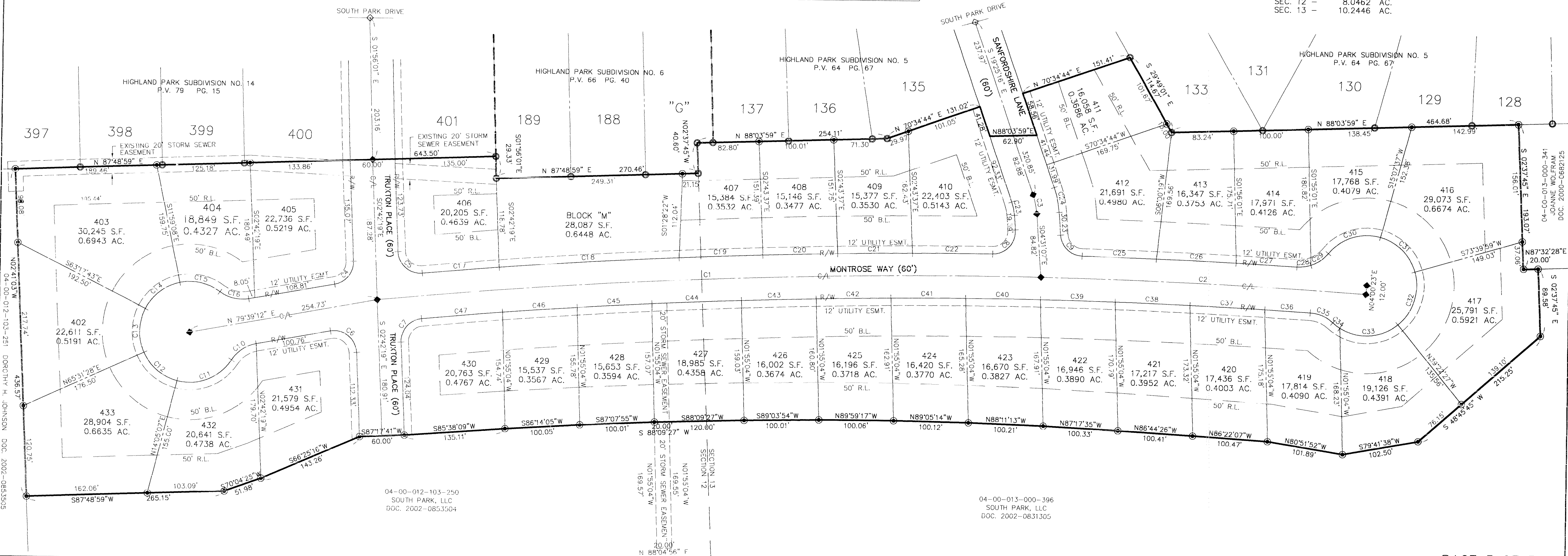


LEGEND

- IRON PIN FOUND
- CAPPED PIN SET "PS 6582"
- IRON PIN FOUND IN MONUMENT BOX
- CAPPED PIN SET "PS 6582" IN MONUMENT BOX

ACREAGE SUMMARY

LOTS 402-433	14,3148 AC.
BLOCK "M"	0,6448 AC.
STREETS	3,3312 AC.
TOTAL	18,2908 AC.
SEC. 12 -	8,0462 AC.
SEC. 13 -	10,2446 AC.



04-00-012-103-250
SOUTH PARK, LLC
DOC. 2002-0853504

04-00-013-000-396
SOUTH PARK, LLC
DOC. 2002-0831305