

# HIGHLAND PARK SUBDIVISION, NO. 16 FINAL PLAT

2  
24

RESIDENTIAL SUBDIVISION  
LOTS 434 - 476 & BLOCK "N"

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

PART OF P.P.N. 04-00-012-103-250 ~ RECORDED IN LORAIN COUNTY DOC. NO. 2002-0853504

PART OF P.P.N. 04-00-013-000-455 ~ RECORDED IN LORAIN COUNTY DOC. NO. 2002-0831617

PLANS PREPARED BY:

PLANS PREPARED FOR:

**HAYWOOD**  
Civil Engineering & Land Surveying  
"Committed to Service and Quality"  
630 Cleveland Street Elyria, Ohio 44035  
Office: (440) 365-9831 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. 16, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE DRIVES AND STREETS AS SHOWN HEREIN.

SIGNED Dary Smith, Member  
South Park Ltd.

### NOTARIAL SEAL

STATE OF OHIO  
S.S.  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR GARY SMITEK 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 19th DAY OF JANUARY, 2005.

BY: Mary C. McNaiv, NOTARY PUBLIC  
MY COMMISSION EXPIRES 2009

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF HIGHLAND PARK SUBDIVISION, NO. 16, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE DRIVES AND STREETS AS SHOWN HEREIN.

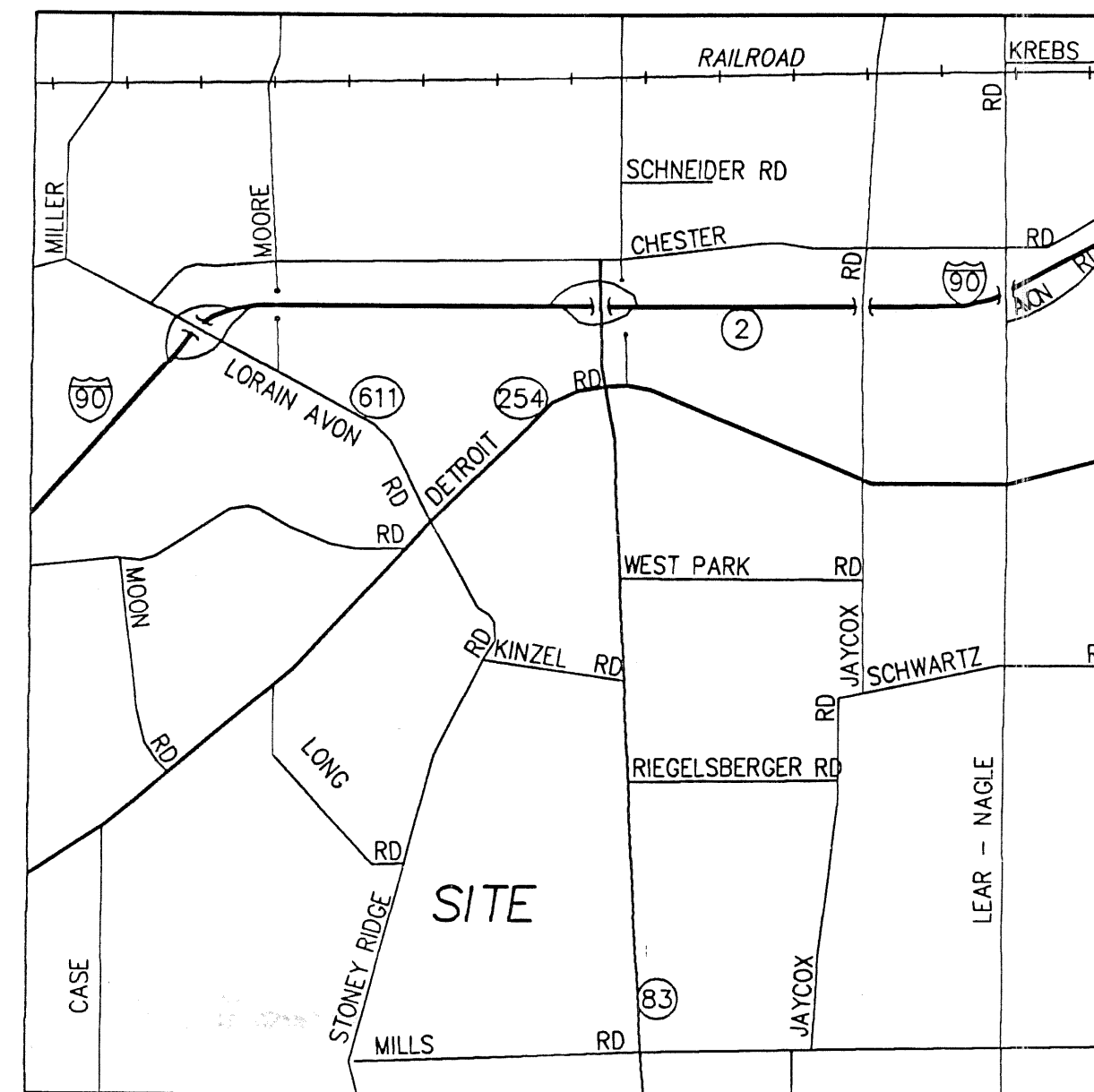
SIGNED James Ketchum  
JAMES KETCHUM E.V.P.  
THE NORTHERN SAVINGS & LOAN Co.

### NOTARIAL SEAL

STATE OF OHIO  
S.S.  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR JAMES KETCHUM 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 20 DAY OF JANUARY, 2005.

BY: Stephanie K. Butler, NOTARY PUBLIC  
MY COMMISSION EXPIRES Aug. 31, 2009

AREA MAP NO SCALE



### APPROVAL AND ACCEPTANCE SIGNATURES

#### CITY ENGINEER

APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY ON THIS 3rd DAY OF JANUARY, 2005.

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 6th DAY OF January, 2005.

SIGNED Carolyn Witherspoon  
CAROLYN WITHERSPOON, CHAIRPERSON

#### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF HIGHLAND PARK SUBDIVISION, NO. 16 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF AVON, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 6th DAY OF JANUARY, 2005.

SIGNED Larry Hoekstra  
LARRY HOEKSTRA, COUNCIL PRESIDENT

### ACREAGE SUMMARY

LOTS 434 - 476	18.2431 AC.
BLOCK "N"	1.8556 AC.
STREETS	3.9900 AC.
TOTAL	24.0887 AC.
SEC. 12 -	5.2036 AC.
SEC. 13 -	18.8851 AC.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY, THAT, AT THE REQUEST OF THE OWNER, WE HAVE SURVEYED AND PLATTED HIGHLAND PARK SUBDIVISION, NO. 16 AS SHOWN HEREON, EMBRACING 24.0887 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 3.9900 ACRES LIE WITHIN STREET DEDICATION, 1.8556 ACRES LIE WITHIN BLOCK, AND 18.2431 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.



Carl R. Anderson

TRANSFERRED  
IN COMPLIANCE WITH REG. 5103-02  
OHIO REG. CODE  
FEB 03 2005  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

**HAYWOOD**  
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# HIGHLAND PARK SUBDIVISION, NO. 16

## FINAL PLAT

RESIDENTIAL SUBDIVISION  
 LOTS 434 - 476 & BLOCK "N"

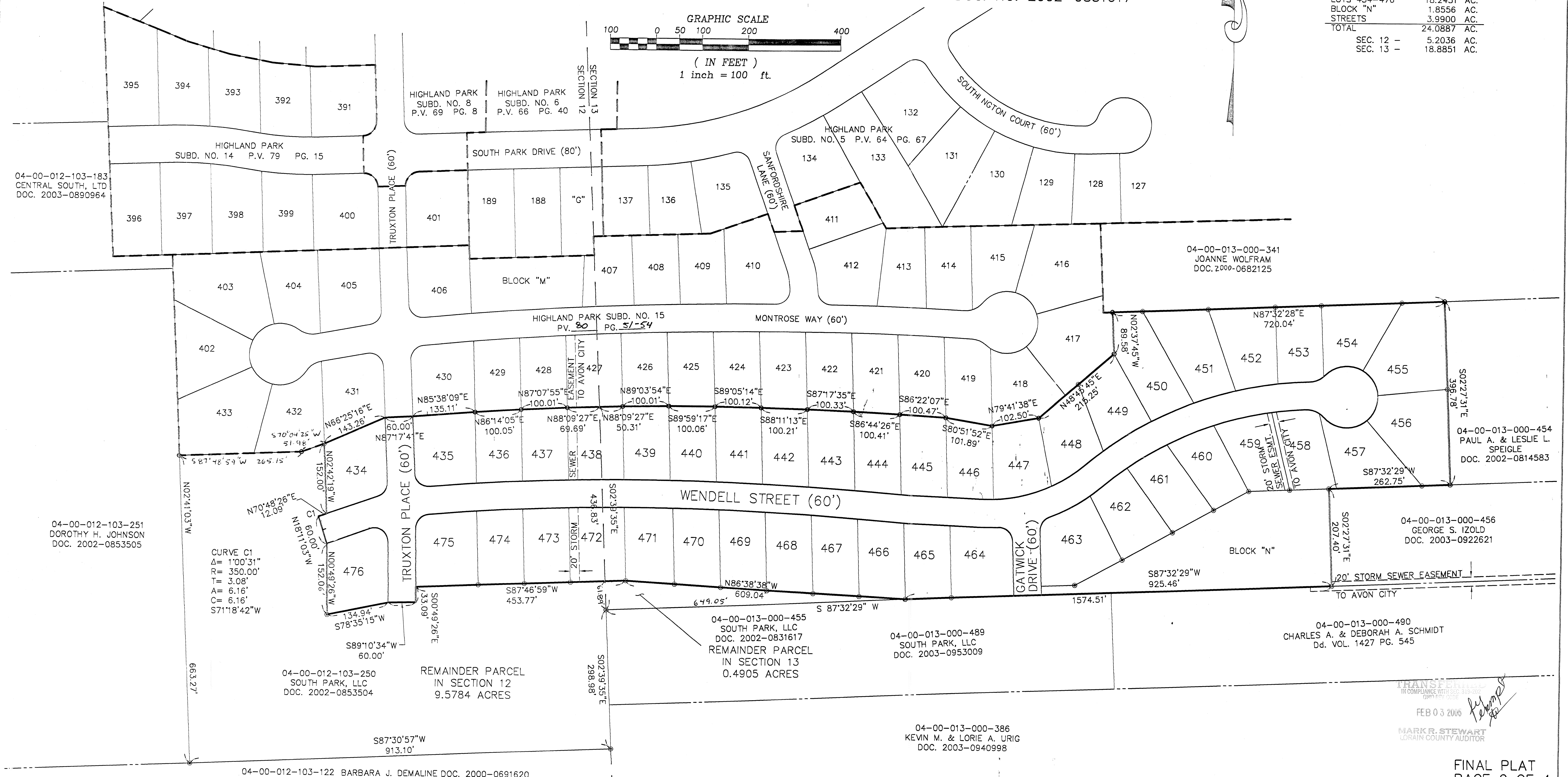
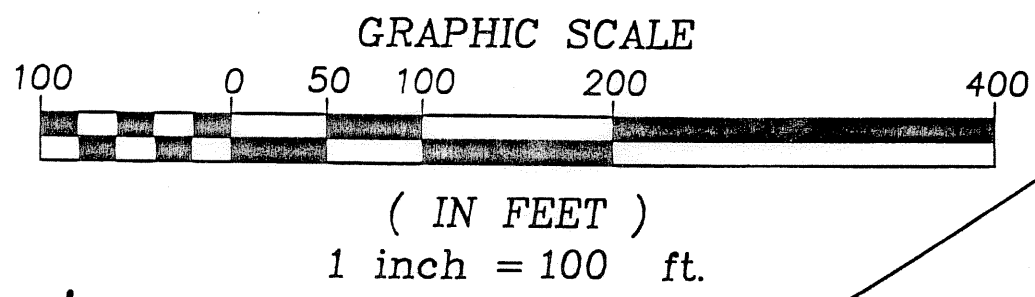
CITY OF AVON ~ COUNTY OF LORAIN ~ STATE OF OHIO  
 PART OF ORIGINAL AVON SECTIONS 12 & 13

PART OF P.P.N. 04-00-012-103-250 ~ RECORDED IN LORAIN COUNTY DOC. NO. 2002-0853504  
 PART OF P.P.N. 04-00-013-000-455 ~ RECORDED IN LORAIN COUNTY DOC. NO. 2002-0831617

- LEGEND**
- IRON PIN FOUND
  - CAPPED PIN SET

**ACREAGE SUMMARY**

LOTS 434-476	18.2431 AC.
BLOCK "N"	1.8556 AC.
STREETS	3.9900 AC.
<b>TOTAL</b>	<b>24.0887 AC.</b>
SEC. 12 -	5.2036 AC.
SEC. 13 -	18.8851 AC.



**CURVE C1**  
 Δ = 1'00'31"  
 R = 350.00'  
 T = 3.08'  
 A = 6.16'  
 C = 6.16'  
 S71°18'42"W

TRANSFERRED  
 IN COMPLIANCE WITH RC 313.07  
 FEB 03 2006  
 MARK R. STEWART  
 LORAIN COUNTY AUDITOR



# HIGHLAND PARK SUBDIVISION, NO. 16

## FINAL PLAT

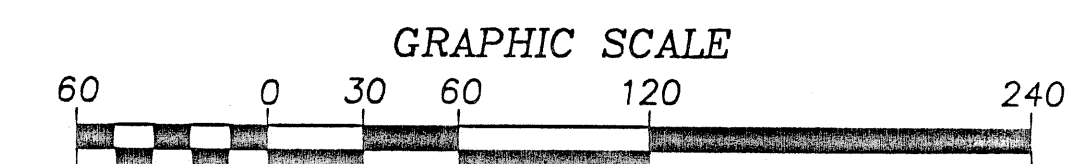
RESIDENTIAL SUBDIVISION  
LOTS 434 - 476 & BLOCK "N"

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PART OF ORIGINAL AVON SECTIONS 12 & 13  
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PART OF P.P.N. 04-00-013-000-455 ~ RECORDED IN LORAIN COUNTY DOC. NO. 2002-0831617

CURVE TABLE													
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	6.69'	380.00'	1'00'31"	3.34'	6.69'	N71°18'42"E	C29	88.88'	67.00'	76°00'33"	52.35'	82.51'	S82°29'01"W
C2	961.30'	5453.44'	10°05'59"	481.90'	960.06'	S89°41'18"W	C30	65.72'	67.00'	56°12'08"	35.78'	63.12'	N31°24'38"W
C3	96.45'	350.00'	15°47'19"	48.53'	96.14'	N84°25'22"E	C31	61.29'	67.00'	52°24'55"	32.98'	59.18'	N22°53'54"E
C4	165.53'	350.00'	27°05'50"	84.34'	163.99'	N62°58'47"E	C32	98.28'	67.00'	84°02'56"	60.38'	89.71'	S88°52'11"E
C5	590.22'	750.00'	45°05'23"	311.35'	575.11'	S71°58'34"W	C33	5.70'	67.00'	4°52'22"	2.85'	5.70'	N44°24'32"W
C6	6.16'	350.00'	1°00'31"	3.08'	6.16'	S71°18'42"W	C34	43.99'	50.00'	50°24'41"	23.53'	42.59'	N67°10'41"W
C7	38.49'	30.00'	73°30'45"	22.41'	35.90'	S34°03'04"W	C35	74.35'	720.00'	5°54'59"	37.21'	74.31'	S84°39'28"W
C8	48.17'	30.00'	92°00'12"	31.07'	43.16'	S48°42'25"E	C36	128.88'	720.00'	10°15'23"	64.62'	128.71'	S76°34'18"W
C9	101.91'	5483.44'	1°03'54"	50.96'	101.91'	S85°49'26"W	C37	109.64'	720.00'	8°43'29"	54.92'	109.53'	S67°04'52"W
C10	100.02'	5483.44'	1°02'42"	50.01'	100.02'	S86°52'44"W	C38	100.46'	720.00'	7°59'40"	50.31'	100.38'	S58°43'17"W
C11	100.00'	5483.44'	1°02'42"	50.00'	100.00'	S87°55'26"W	C39	66.51'	720.00'	5°17'35"	33.28'	66.49'	S52°04'40"W
C12	120.02'	5483.44'	1°15'15"	60.01'	120.02'	S89°04'24"W	C40	33.66'	380.00'	5°04'32"	16.84'	33.65'	N51°58'08"E
C13	100.07'	5483.44'	1°02'44"	50.04'	100.07'	N89°46'36"W	C41	99.98'	380.00'	15°04'28"	50.28'	99.69'	N62°02'38"E
C14	100.16'	5483.44'	1°02'47"	50.08'	100.15'	N88°43'51"W	C42	37.44'	30.00'	71°29'57"	21.60'	35.05'	S33°49'54"W
C15	100.28'	5483.44'	1°02'52"	50.14'	100.27'	N87°41'01"W	C43	47.86'	30.00'	91°24'42"	30.75'	42.95'	N47°37'25"W
C16	100.43'	5483.44'	1°02'58"	50.22'	100.43'	N86°38'06"W	C44	37.45'	380.00'	5°38'47"	18.74'	37.43'	N89°29'37"E
C17	81.21'	5483.44'	0°50'55"	40.61'	81.21'	N85°41'10"W	C45	69.83'	5423.44'	0°44'16"	34.92'	69.83'	N85°37'50"W
C18	24.00'	320.00'	4°17'51"	12.01'	24.00'	S89°49'54"E	C46	100.45'	5423.44'	1°03'40"	50.22'	100.44'	N86°31'48"W
C19	130.26'	320.00'	2°31'25"	66.05'	129.37'	N76°21'28"E	C47	100.29'	5423.44'	1°03'34"	50.15'	100.29'	N87°35'25"W
C20	85.25'	320.00'	1°51'53"	42.88'	85.00'	N57°03'49"E	C48	100.16'	5423.44'	1°03'29"	50.08'	100.16'	N88°38'57"W
C21	50.53'	780.00'	3°42'41"	25.27'	50.52'	S51°17'13"W	C49	105.08'	5423.44'	1°06'36"	52.54'	105.08'	N89°44'00"W
C22	122.65'	780.00'	9°00'33"	61.45'	122.52'	S57°38'50"W	C50	120.02'	5423.44'	1°16'05"	60.01'	120.02'	S89°04'39"W
C23	100.56'	780.00'	7°23'13"	50.35'	100.49'	S65°50'43"W	C51	100.00'	5423.44'	1°03'23"	50.00'	100.00'	S87°54'55"W
C24	94.22'	780.00'	6°55'17"	47.17'	94.17'	S72°59'58"W	C52	100.02'	5423.44'	1°03'24"	50.01'	100.02'	S86°51'32"W
C25	92.63'	780.00'	6°48'15"	46.37'	92.57'	S79°51'44"W	C53	104.45'	5423.44'	1°06'12"	52.23'	104.45'	S85°46'43"W
C26	68.80'	780.00'	5°03'13"	34.42'	68.77'	S85°47'28"W	C54	45.06'	30.00'	86°03'03"	28.00'	40.94'	S42°12'06"W
C27	33.58'	50.00'	38°28'52"	17.45'	32.95'	N69°04'39"E	C55	56.74'	30.00'	108°22'08"	41.57'	48.65'	N55°00'30"W
C28	4.68'	50.00'	5°21'28"	2.34'	4.67'	N47°09'29"E	C56	7.22'	410.00'	1°00'31"	3.61'	7.22'	S71°18'42"W

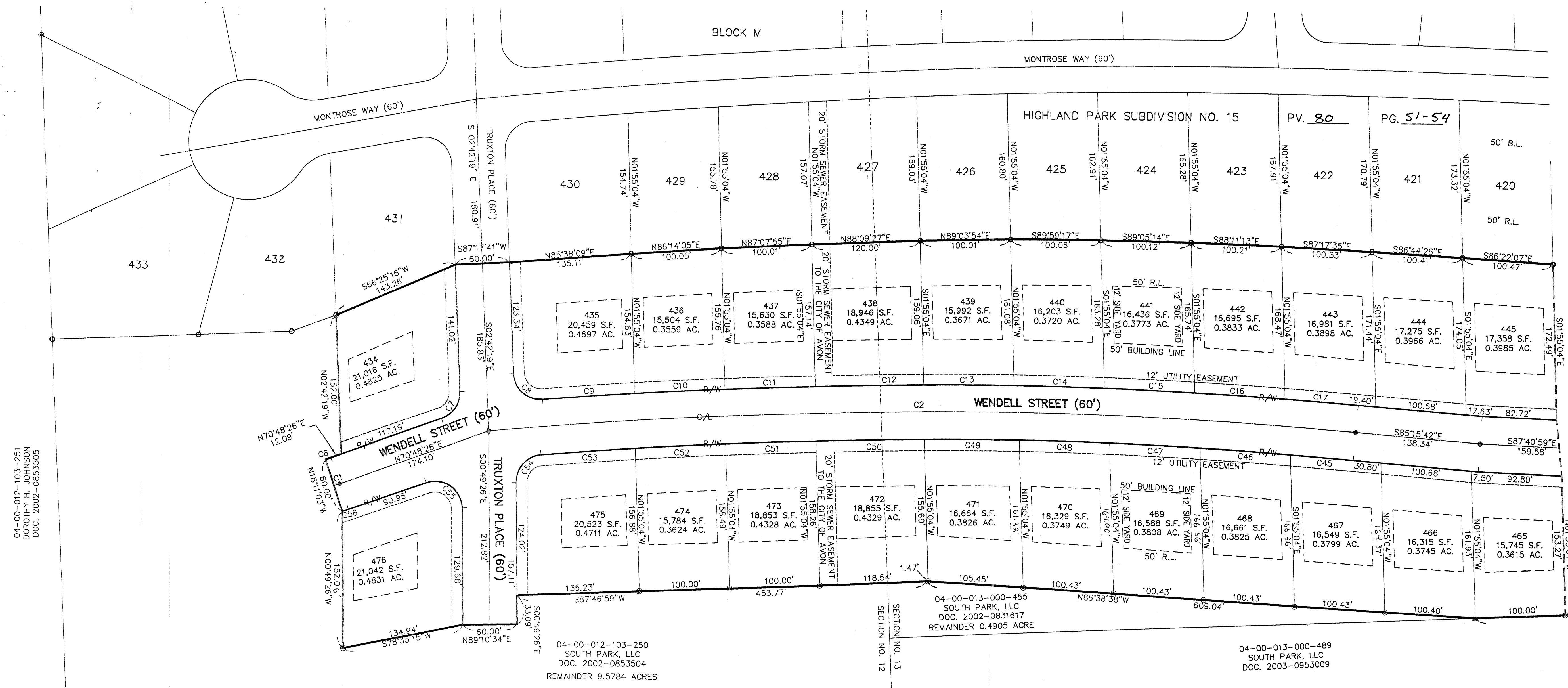
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<b>TOTAL</b>	<b>24.0887 AC.</b>
SEC. 12 -	5.2036 AC.
SEC. 13 -	18.8851 AC.



**LEGEND**

- IRON PIN FOUND
- CAPPED PIN SET
- CAPPED IRON PIN SET IN MONUMENT BOX



SEE CONTINUATION NEXT SHEET

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

04-00-012-103-250  
SOUTH PARK, LLC  
DOC. 2002-0853504  
REMAINDER 9.5784 ACRES

04-00-013-000-455  
SOUTH PARK, LLC  
DOC. 2002-0831617  
REMAINDER 0.4905 ACRE

04-00-013-000-489  
SOUTH PARK, LLC  
DOC. 2003-0953009

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.02  
OHIO REV. CODE  
FEB 03 2006  
MARK R. STEWART  
LORAIN COUNTY AUDITOR



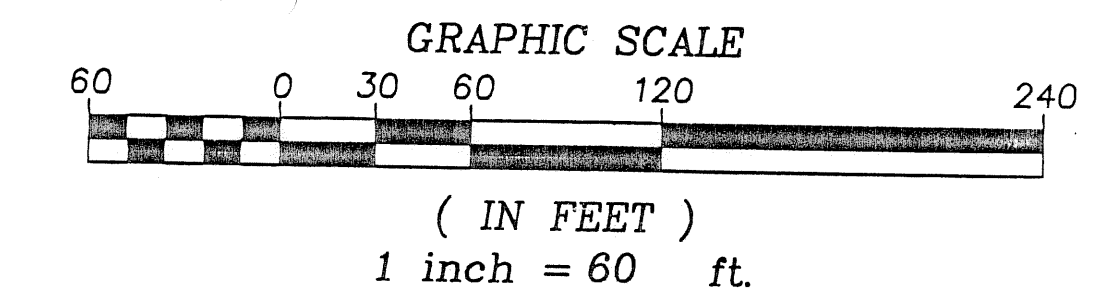
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## FINAL PLAT

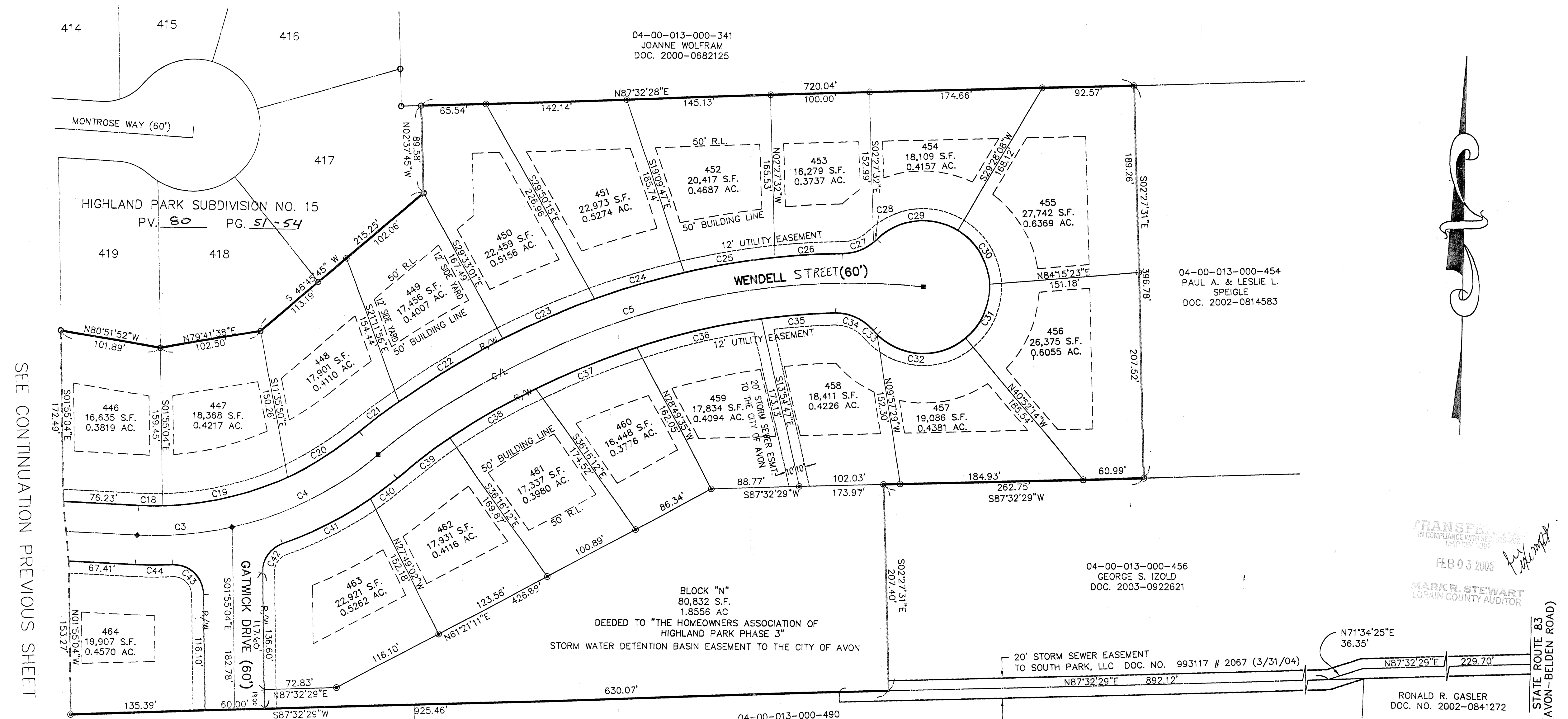
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C23	100.56'	780.00'	7°23'13"	50.35'	100.49'	S65°50'43"W	C51	100.00'	5423.44'	1°03'23"	50.00'	100.00'	S87°54'55"W
C24	94.22'	780.00'	6°55'17"	47.17'	94.17'	S72°59'58"W	C52	100.02'	5423.44'	1°03'24"	50.01'	100.02'	S86°51'32"W
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RESIDENTIAL SUBDIVISION  
LOTS 434 - 476 & BLOCK "N"

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- LEGEND**
- IRON PIN FOUND
  - CAPPED PIN SET
  - CAPPED IRON PIN SET IN MONUMENT BOX



SEE CONTINUATION PREVIOUS SHEET