

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 12.
 THE UNDERSIGNED, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS HIGHLAND PARK, NO. 17, A SUBDIVISION OF SUBLOTS 477 TO 508 AND BLOCK "O", INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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 UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN ADDITION, WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURY TELEPHONE, ADELPHIA CABLE, AND COLUMBIA GAS, 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 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 AND TRANSMITTING ELECTRICITY 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 RIGHTS 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 AND COMMUNICATION FACILITIES, THE 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.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 21 DAY OF May, 2009.

SIGNED Gary Smittek, Mayor
 GARY SMITTEK

NOTARIAL SEAL

STATE OF OHIO
 S.S.
 LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED, 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 THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 21 DAY OF May, 2009.

BY Christine A. Misencik, NOTARY PUBLIC
 MY COMMISSION EXPIRES
 CHRISTINE A. MISENICK
 Notary Public, State of Ohio
 My Commission Expires Oct. 3, 2009

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED BANK, HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN THE "HIGHLAND PARK SUBDIVISION, NO. 17", HAVING EXAMINED THE FOREGOING PLAT, DOES HEREBY ACCEPT THE SAME AS CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON, THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 22 DAY OF MAY, 2009.

PARK VIEW FEDERAL SAVINGS BANK
 SIGNED [Signature], SVP

NOTARIAL SEAL

STATE OF OHIO
 S.S.
 LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED, 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 THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 22 DAY OF MAY, 2009.

BY Mary Kay Thinschmidt, NOTARY PUBLIC
 MY COMMISSION EXPIRES
 MARY KAY THINSCHMIDT
 Notary Public, State of Ohio
 Cuyahoga County
 My Commission Expires August 25, 2009

APPROVAL SIGNATURES

CITY ENGINEER

APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY ON THIS 21 DAY OF MAY, 2009.

[Signature]
 MICHAEL BRAMHALL, P.E., P.S.
 AVON CITY ENGINEER

PLANNING COMMISSION

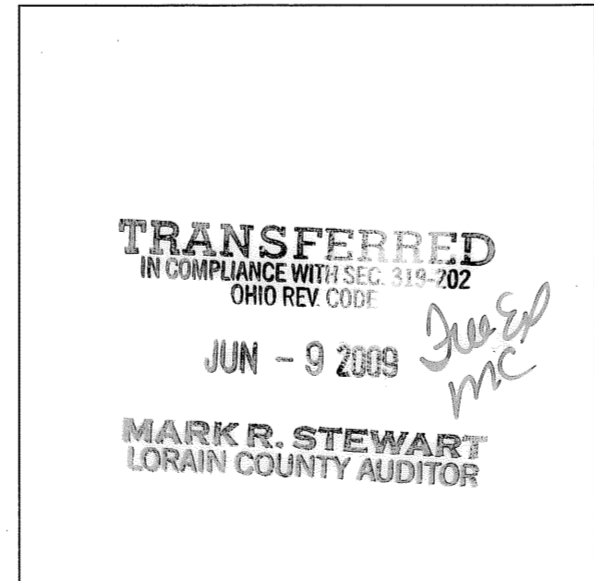
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY ON THIS 26 DAY OF MAY, 2009.

[Signature]
 CAROL WITHERSPOON
 CHAIRPERSON

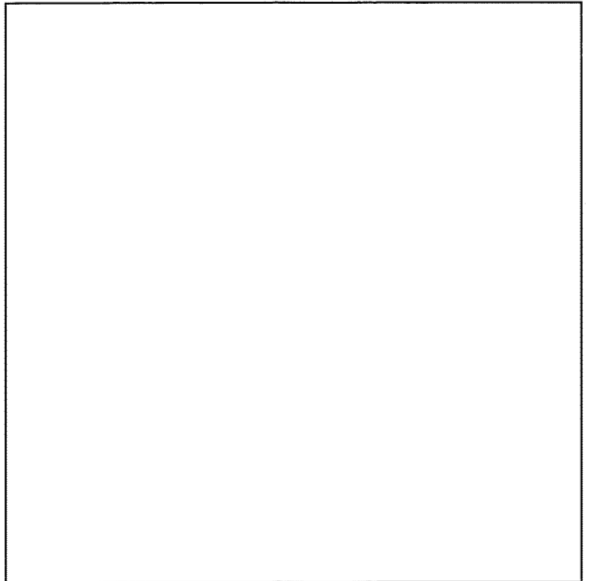
CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF HIGHLAND PARK SUBDIVISION, NO. 17 WAS APPROVED AND ACCEPTED BY THE CITY OF AVON, OHIO FOR RECORDING PURPOSES ONLY ON THIS 26 DAY OF MAY, 2009.

[Signature]
 CRAIG WITHERSPOON
 COUNCIL PRESIDENT



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

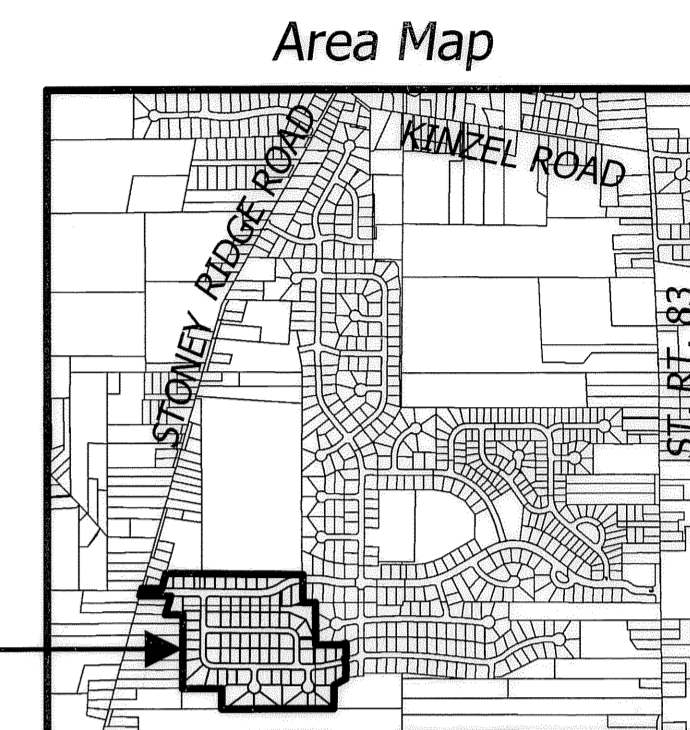
Highland Park Subdivision, No. 17 Final Plat

City of Avon ~ County of Lorain ~ State of Ohio
 Part of Original Avon Section 12

P.P.N. 04-00-012-103-292
 SOUTH PARK LLC
 DOC. NO. 2008-0266872
 24.01 AC.

Site
 Highland Park Subdivision
 Avon, Ohio

ZONED R-1



LEGEND OF SYMBOLS & LINETYPES

EXISTING HYDRANT	PROPOSED HYDRANT	TREE
EXISTING WATER VALVE	PROPOSED WATER VALVE	WATER METER
EXISTING STORM MANHOLE	PROPOSED STORM MANHOLE	SIGN
EXISTING SANITARY MANHOLE	PROPOSED SANITARY MANHOLE	CLEAN OUT
EXISTING CATCH BASIN	PROPOSED CATCH BASIN	MONITOR WELL
EXISTING CURB INLET	PROPOSED CURB INLET	UTILITY POLE
SPOT GRADE ELEVATION	DIRECTION OF SURFACE WATER RUNOFF	LIGHT POLE
PROPERTY LINE	IRON PIN FOUND	WATER WELL
CENTERLINE	IRON PIN SET	PROPERTY CORNER NOT MONUMENTED
RIGHT-OF-WAY LINE	30" LONG, 5/8" REBAR WITH CAP STAMPED "HAYWOOD 8284"	DRILL HOLE
EASEMENT LINE	IRON PIN FOUND IN MONUMENT BOX	IRON PIN SET IN MONUMENT BOX
SETBACK LINE	PK NAIL FOUND	PK NAIL & DISK SET
FENCE	R., REC. = RECORD	M., MEAS. = MEASURED
	P., PLAT	P.O.B. = PLACE OF BEGINNING
		P.P.O.B. = PRINCIPAL PLACE OF BEGINNING

SURVEYOR'S CERTIFICATION

I HAVE SURVEYED AND PLATTED HIGHLAND PARK SUBDIVISION, NO. 17 AS SHOWN HEREON AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 12, COUNTY OF LORAIN, AND STATE OF OHIO. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED.

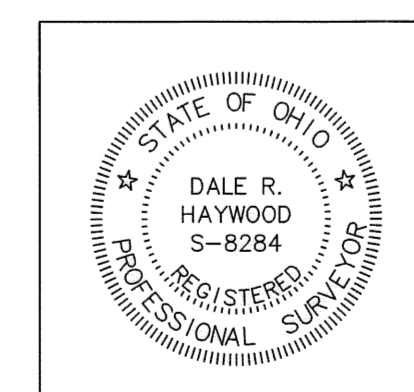
THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSED OF THE EXTERIOR BOUNDARIES OF THAT TRACT WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY.

THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY.

ALL OF WHICH I CERTIFY TO BE CORRECT.

FIELD SURVEY DATE: NOVEMBER 3, 2007

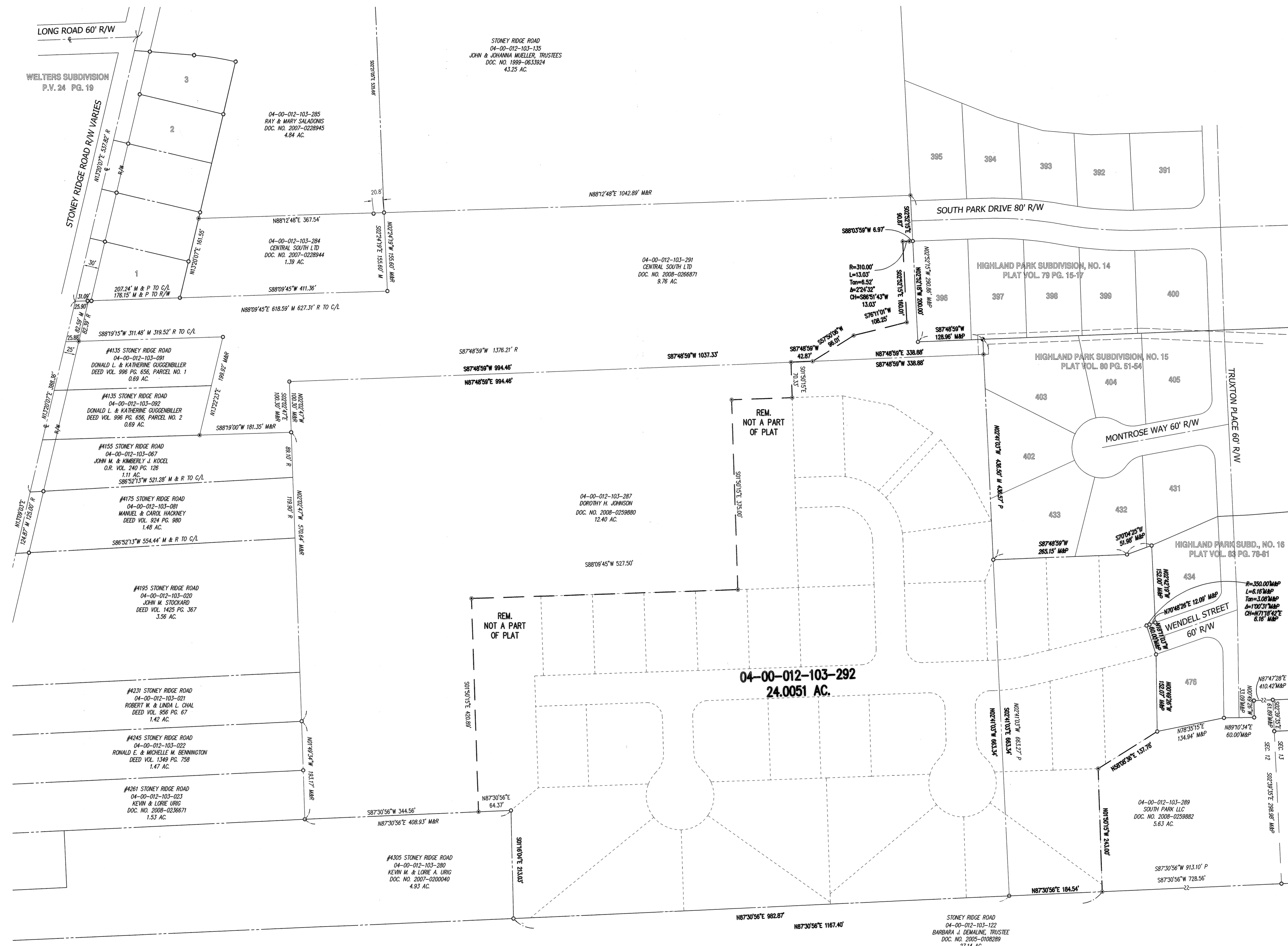
DRAWING REVISION DATE: MAY 9, 2008; JUNE 23, 2008; MAY 5, 2009



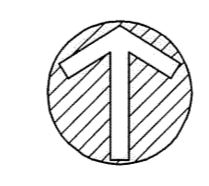
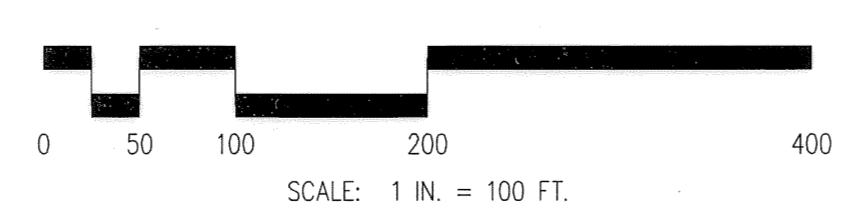
Dale Haywood
 Dale R. Haywood, P.S.
 Registered State of Ohio Surveyor No. 8284
 ADDITIONS OR DELETIONS TO THIS PLAT BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY.
 THIS SURVEY PLAT IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL OF THE SIGNING PARTY.

PLAT 1 OF 3 / SHEET 2 OF 20

Prepared By **HAYWOOD** Civil Engineering & Land Surveying, Inc. Prepared For South Park LLC
 475 N. Abbe Road Elyria, Ohio 44035 www.haywoodcivilengineering.com (440) 355-9839 Office (440) 355-5426 Fax
 3320 Stoney Ridge Road Avon, Ohio 44011 (216) 849-7651



Boundary Survey

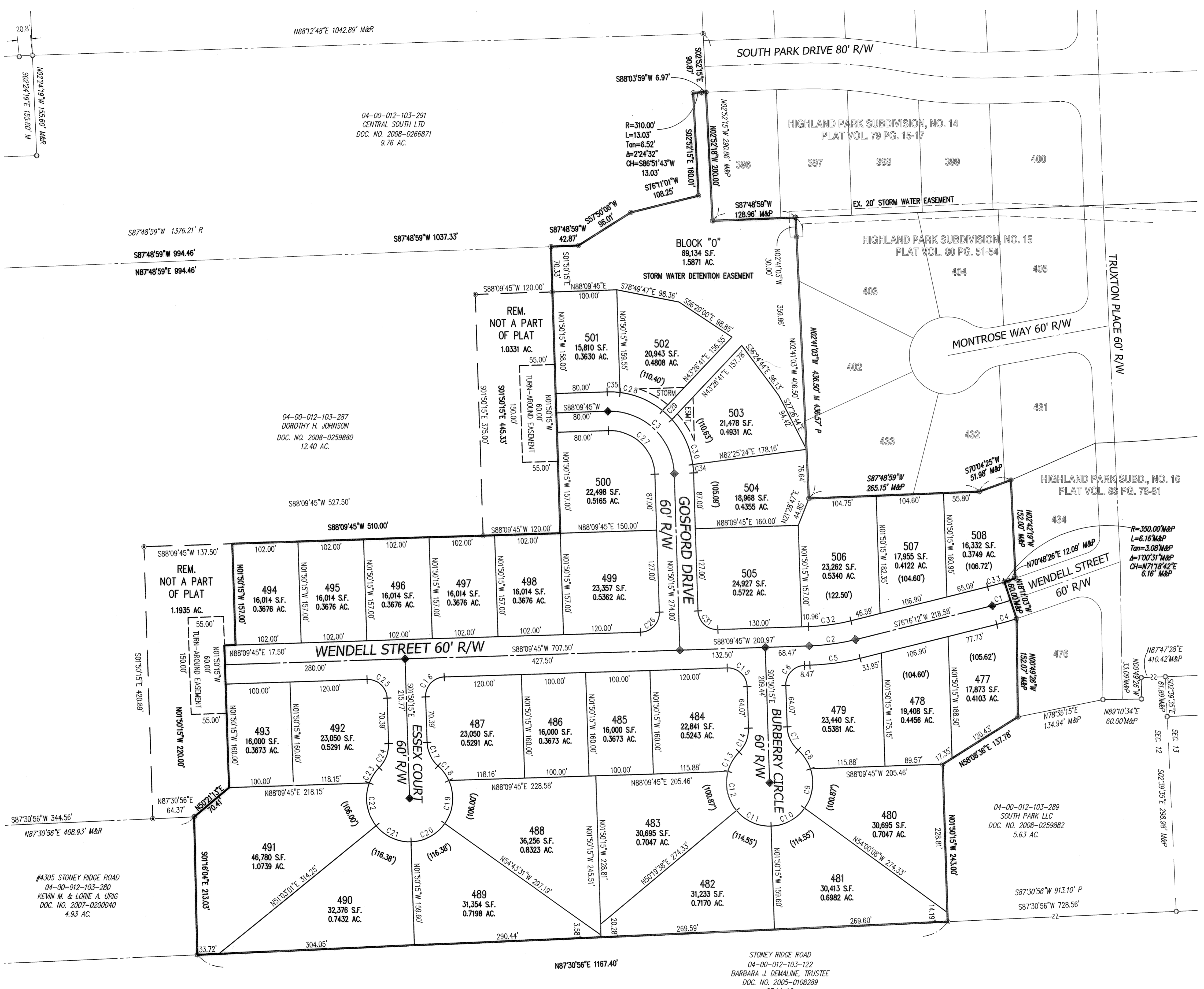


BASIS OF BEARINGS
N 12°52'56" E
STONEY RIDGE ROAD

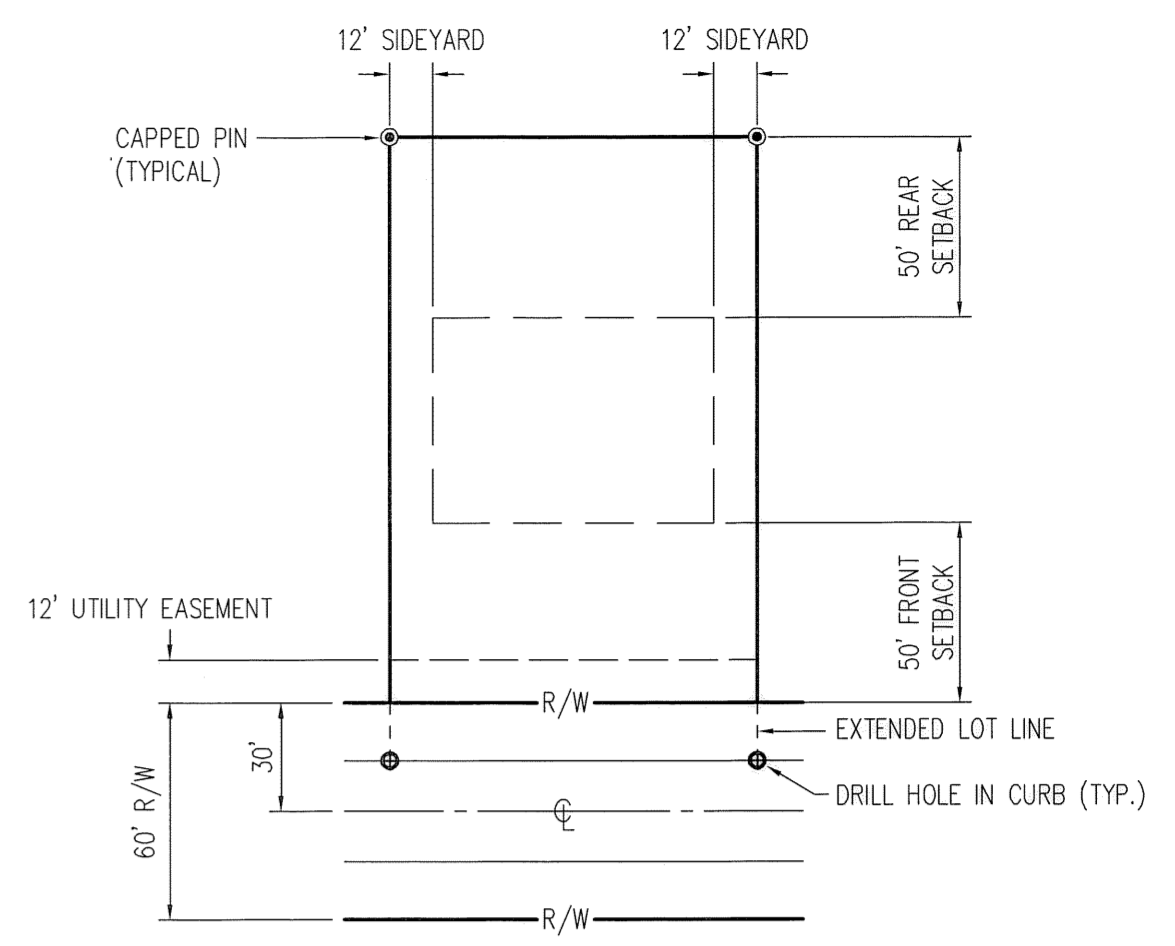
BOUNDARY SURVEY

REV.	DATE	DESCRIPTION
3	9-02-08	CONSTRUCTION ISSUE
2	6-23-08	
1	5-09-08	SURVEY DATE 11-03-2007

PLAT 2 OF 3 / SHEET 3 OF 20



TYPICAL LOT DIAGRAM



LOT SUMMARY

- ALL LOT AREAS ARE GREATER THAN OR EQUAL TO 15,000 S.F. (EXCLUSIVE OF EASEMENTS).
- FRONT AND REAR SETBACKS ARE 50 FEET.
- SIDEYARD SETBACKS ARE 12 FEET.
- MINIMUM LOT WIDTH AT BUILDING LINE IS 100 FEET. DISTANCE SHOWN THUS - (100.00').
- UTILITY EASEMENTS ADJACENT TO ROAD RIGHT-OF-WAY ARE 12 FEET WIDE.
- STORM EASEMENTS ARE 20 FEET WIDE.

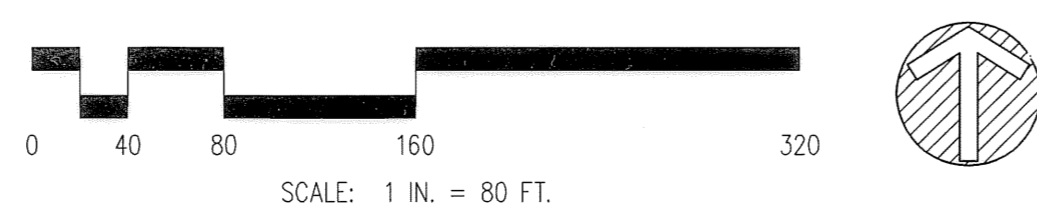
AREA SUMMARY

LOTS 477 - 508	16,8286 AC.
BLOCK "O"	1,5871 AC.
STREETS	3,3628 AC.
REMAINDER	2,2266 AC.
TOTAL	24,0051 AC.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	29.54	380.00	14.78	42°7'16"	N74°02'33"E 29.54
C2	72.65	350.00	36.45	115°3'33"	N82°12'58"E 72.52
C3	157.08	100.00	100.00	90°00'00"	N46°50'15"W 141.42
C4	31.88	410.00	15.95	42°7'17"	N74°02'33"E 31.87
C5	78.87	380.00	39.58	115°3'33"	N82°12'58"E 78.73
C6	47.12	30.00	30.00	90°00'00"	S43°09'45"W 42.43
C7	40.89	50.00	21.67	46°51'42"	S25°16'06"E 39.76
C8	35.07	67.00	17.95	29°59'34"	N33°42'10"W 34.67
C9	63.97	67.00	34.66	54°42'15"	N08°38'44"E 61.57
C10	61.00	67.00	32.80	52°09'53"	N62°04'48"E 58.91
C11	61.00	67.00	32.80	52°09'53"	S65°45'18"E 58.91
C12	63.97	67.00	34.66	54°42'15"	S12°19'14"E 61.57
C13	35.07	67.00	17.95	29°59'34"	S30°01'40"W 34.67
C14	40.89	50.00	21.67	46°51'42"	S25°16'06"E 39.76
C15	47.12	30.00	30.00	90°00'00"	N46°50'15"W 42.43
C16	47.12	30.00	30.00	90°00'00"	S43°09'45"W 42.43
C17	40.89	50.00	21.67	46°51'42"	S25°16'06"E 39.76
C18	28.35	67.00	14.39	24°14'41"	N36°34'37"W 28.14
C19	69.85	67.00	38.47	59°43'45"	N05°24'36"E 66.73
C20	61.85	67.00	33.32	52°53'16"	N61°43'07"E 59.67
C21	61.85	67.00	33.32	52°53'16"	S65°23'37"E 59.67
C22	69.85	67.00	38.47	59°43'45"	S09°05'06"E 66.73
C23	28.35	67.00	14.39	24°14'41"	S32°54'07"W 28.14
C24	40.89	50.00	21.67	46°51'42"	N21°35'36"E 39.76
C25	47.12	30.00	30.00	90°00'00"	N46°50'15"W 42.43
C26	47.12	30.00	30.00	90°00'00"	N43°09'45"E 42.43
C27	109.96	70.00	70.00	90°00'00"	N46°50'15"W 98.99
C28	72.65	130.00	37.30	32°01'14"	N66°58'39"W 71.71
C29	20.02	130.00	10.03	8°49'24"	N46°33'19"W 20.00
C30	78.43	130.00	40.45	34°34'01"	N24°51'37"W 77.25
C31	47.12	30.00	30.00	90°00'00"	S46°50'15"E 42.43
C32	66.42	320.00	33.33	115°3'33"	N82°12'58"E 66.30
C33	27.21	350.00	13.61	42°7'16"	N74°02'33"E 27.20
C34	13.02	130.00	6.52	5°44'21"	N04°42'26"W 13.02
C35	20.08	130.00	10.06	8°51'00"	N87°24'45"W 20.06

Subdivision Plat



REV.	DATE	DESCRIPTION
3	9-02-08	CONSTRUCTION ISSUE
2	6-23-08	
1	5-09-08	SURVEY DATE 11-03-2007