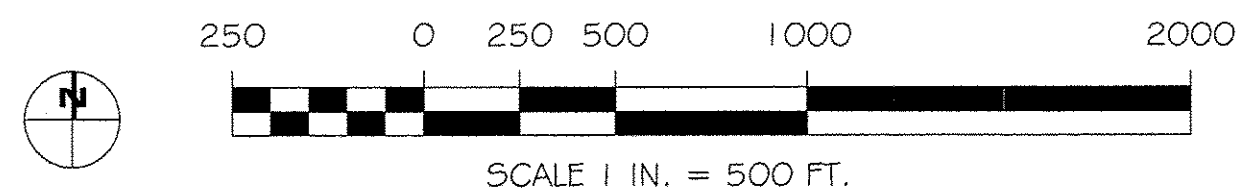
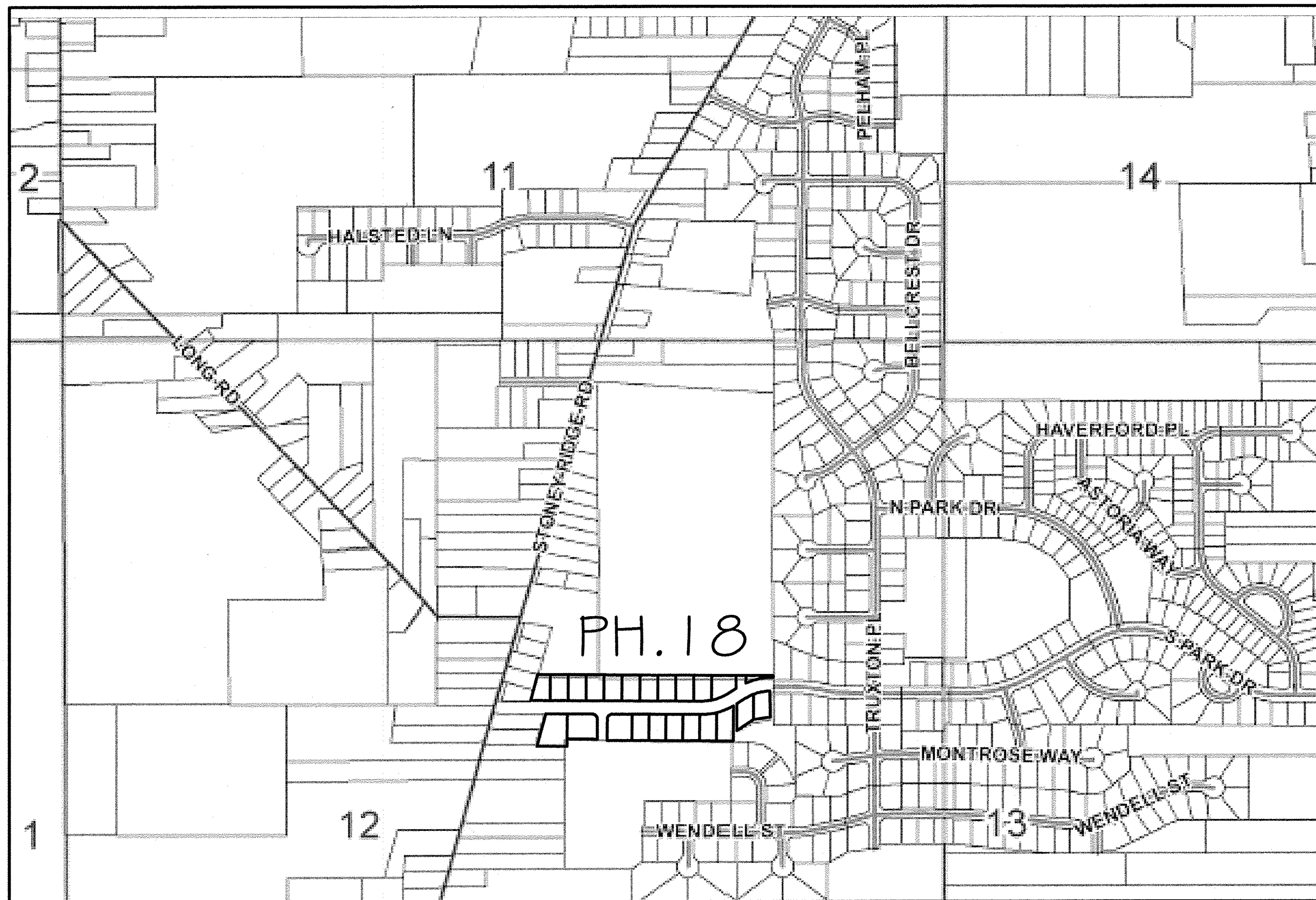


# RECORD PLAT HIGHLAND PARK SUBDIVISION, NO. 18

SITUATED IN THE CITY OF AVON  
COUNTY OF LORAIN, STATE OF OHIO  
PART OF ORIGINAL AVON TOWNSHIP SECTION 12

## AREA MAP



### 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. 18, A SUBDIVISION OF SUBLOTS 509 TO 529 AND BLOCKS "Q", "R", & "S", 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. STORM WATER DRAINAGE EASEMENTS TO THE CITY OF AVON ARE OVER BLOCKS "Q" & "R".

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 GRANTEE) 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 GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AS SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE 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 WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 11<sup>th</sup> DAY OF February, 2014.

SIGNED Gary Smitek, Central South Ltd  
GARY SMITEK, CENTRAL SOUTH LTD

### NOTARIAL SEAL

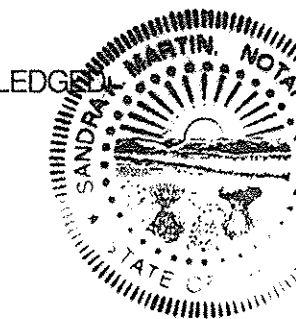
STATE OF OHIO S.S.  
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR 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 WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 11<sup>th</sup> DAY OF Feb, 2014.

SIGNED Sandra K. Martin  
NOTARY PUBLIC

SANDRA K. MARTIN  
Notary Public, State of Ohio  
My commission expires February 8



### 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. 18", 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 DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED \_\_\_\_\_

### 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 DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED \_\_\_\_\_

NOTARY PUBLIC

### APPROVAL SIGNATURES

CITY ENGINEER  
APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY ON THIS 11<sup>th</sup> DAY OF February, 2014.

ROBERT KNOFF, P.E.  
AVON CITY ENGINEER

PLANNING COMMISSION  
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY ON THIS 10<sup>th</sup> DAY OF February, 2014.

Carolyn Witherspoon  
CAROLYN WITHERSPOON  
CHAIRPERSON

CITY COUNCIL  
THIS IS TO CERTIFY THAT THIS PLAT OF HIGHLAND PARK SUBDIVISION, NO. 18 WAS APPROVED AND ACCEPTED BY THE CITY OF AVON, OHIO FOR RECORDING PURPOSES ONLY ON THIS 10<sup>th</sup> DAY OF February, 2014.

Craig Witherspoon  
CRAIG WITHERSPOON  
COUNCIL PRESIDENT

### SURVEYOR'S CERTIFICATION

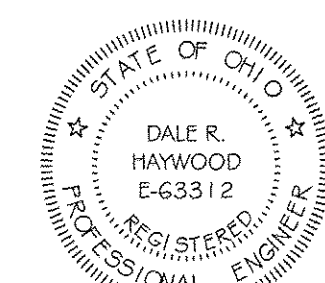
I HAVE SURVEYED AND PLATTED HIGHLAND PARK SUBDIVISION, NO. 18 AS SHOWN HEREON AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 12, COUNTY OF LORAIN, AND STATE OF OHIO. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED.

THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE 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.

SURVEY DATE: 07-31-2009  
DRAWING DATE: 02-05-2014



Dale Haywood  
- SIGNATURE -

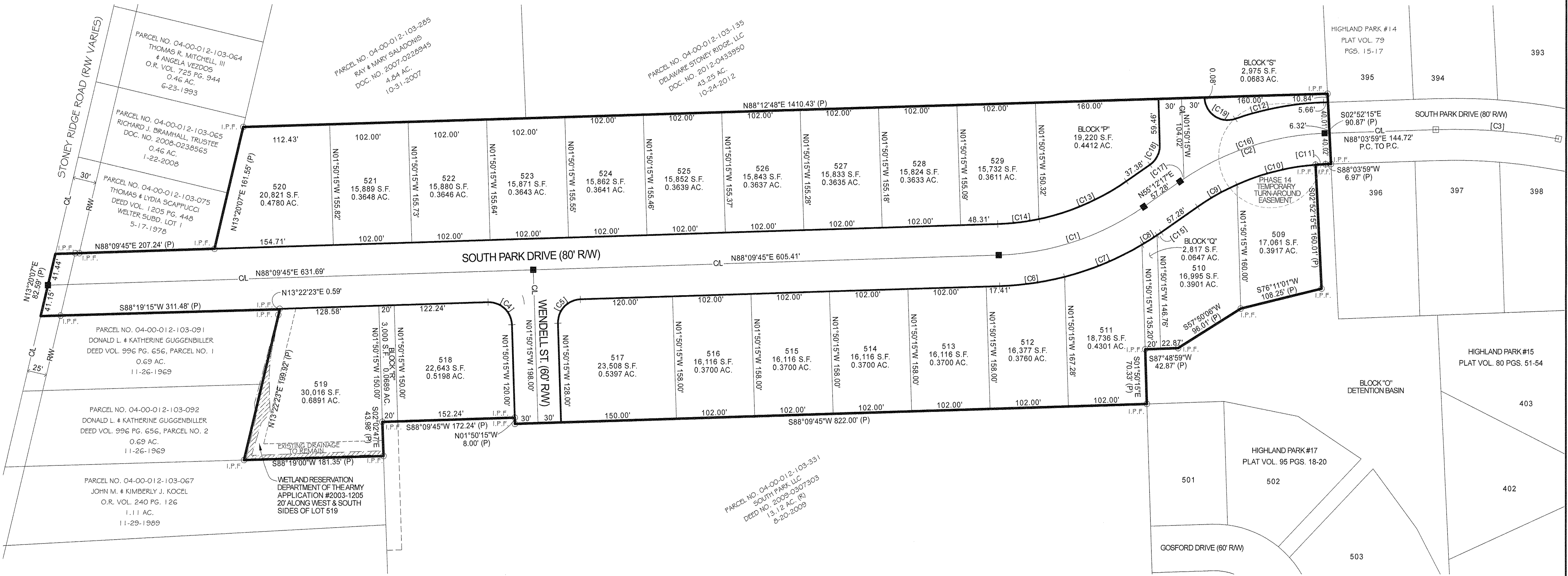
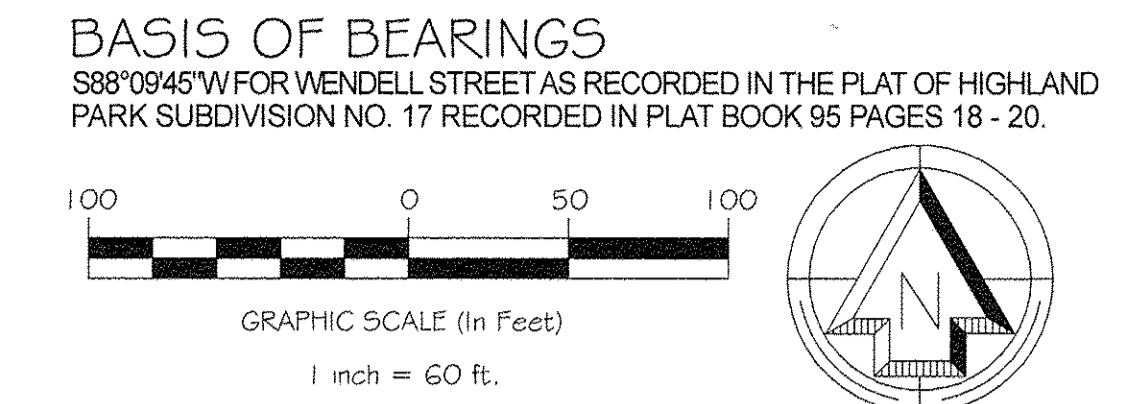
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IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
FEB 13 2014  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

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Lorain County, Ohio  
Judith M. Hedrick County Recorder  
File # 2014-0495155

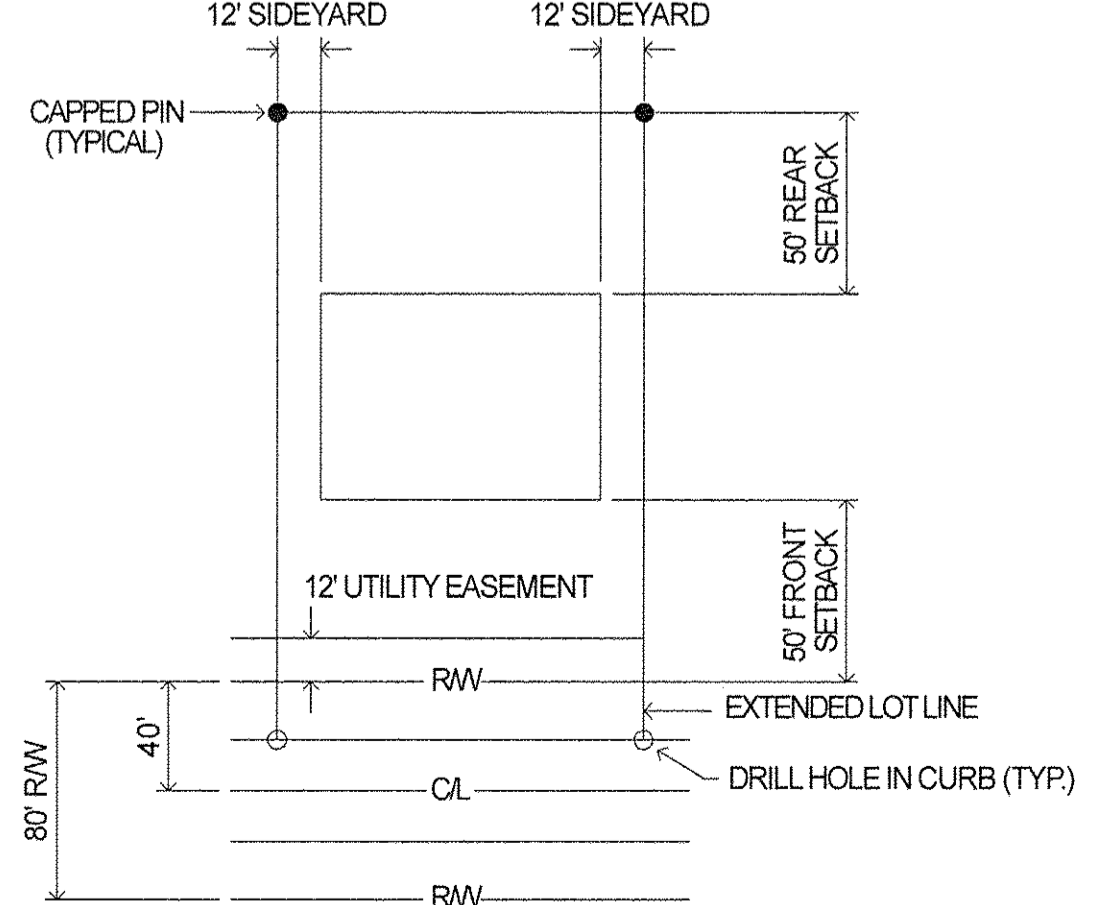
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Plat vol. 99  
Pgs 60, 61

RECORD PLAT  
HIGHLAND PARK SUBDIVISION, NO. 18

SITUATED IN THE CITY OF AVON  
COUNTY OF LORAIN, STATE OF OHIO  
PART OF ORIGINAL AVON TOWNSHIP SECTION 12



**TYPICAL LOT DIAGRAM**



— ALL LOT AREAS ARE GREATER THAN OR EQUAL TO 15,000 S.F. (EXCLUSIVE OF EASEMENTS).  
— MINIMUM LOT WIDTH AT BUILDING LINE IS 100 FEET.  
— UTILITY EASEMENTS ADJACENT TO ROAD RIGHT-OF-WAY ARE 12 FEET WIDE.  
— STORM EASEMENTS ARE 20 FEET WIDE.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
[C1]	201.33'	350.00'	103.53	N71°41'01"E 198.56'	32°57'29"	[C11]	13.03'	310.00'	6.52	S86°51'43"W 13.03'	02°24'30"
[C2]	200.74'	350.00'	103.22	S71°38'08"W 198.00'	32°51'42"	[C12]	117.39'	390.00'	59.14'	S79°26'37"W 116.94'	17°14'46"
[C3]	160.36'	750.00'	80.48	N85°48'31"W 160.05'	12°15'02"	[C13]	124.36'	310.00'	63.03	N66°41'50"E 123.53'	22°59'05"
[C4]	47.12'	30.00'	30.00	N46°50'15"W 42.43'	90°00'00"	[C14]	53.96'	310.00'	27.05	N83°10'32"E 53.90'	09°58'23"
[C5]	47.12'	30.00'	30.00	S43°09'45"W 42.43'	90°00'00"	[C15]	6.61'	390.00'	3.31	N55°41'25"E 6.61'	00°58'16"
[C6]	85.27'	390.00'	42.80	N81°53'56"E 85.10'	12°31'38"	[C16]	194.54'	350.00'	99.85'	S72°08'37"W 192.04'	31°50'48"
[C7]	109.29'	390.00'	55.01	N67°36'26"E 108.94'	16°03'22"	[C17]	6.20'	350.00'	3.10'	S55°42'45"W 6.20'	01°00'54"
[C8]	23.16'	390.00'	11.59	N57°52'39"E 23.16'	03°24'09"	[C18]	29.87'	30.00'	16.30'	N26°41'01"E 28.65'	57°02'51"
[C9]	58.83'	310.00'	29.50	S60°38'29"W 58.74'	10°52'24"	[C19]	56.20'	30.00'	40.80'	S55°30'30"E 48.34'	107°20'03"
[C10]	105.93'	310.00'	53.49	S75°52'04"W 105.42'	19°34'43"						

**AREA SUMMARY**

LOTS 509 - 529	8,5678 AC.	INTO PLAT: PARCEL NO. 04-00-012-103-330 CENTRAL SOUTH LTD DEED NO. 2009-0307301 12.6562 AC. (R) 8-20-2009
BLOCKS P, Q, R, & S	0.6431 AC.	
STREETS	3.4453 AC.	
TOTAL	12.6562 AC.	

**LEGEND**

- C/L MONUMENT FOUND
- C/L MONUMENT SET
- I.P.F. ○ IRON PIN FOUND