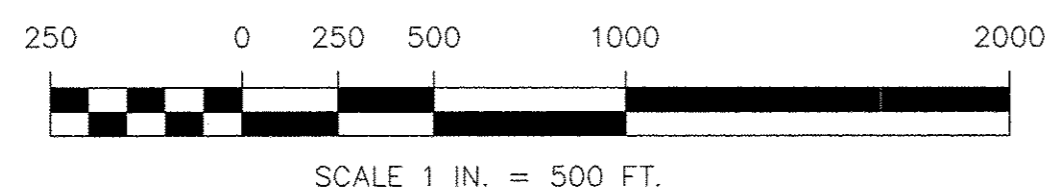
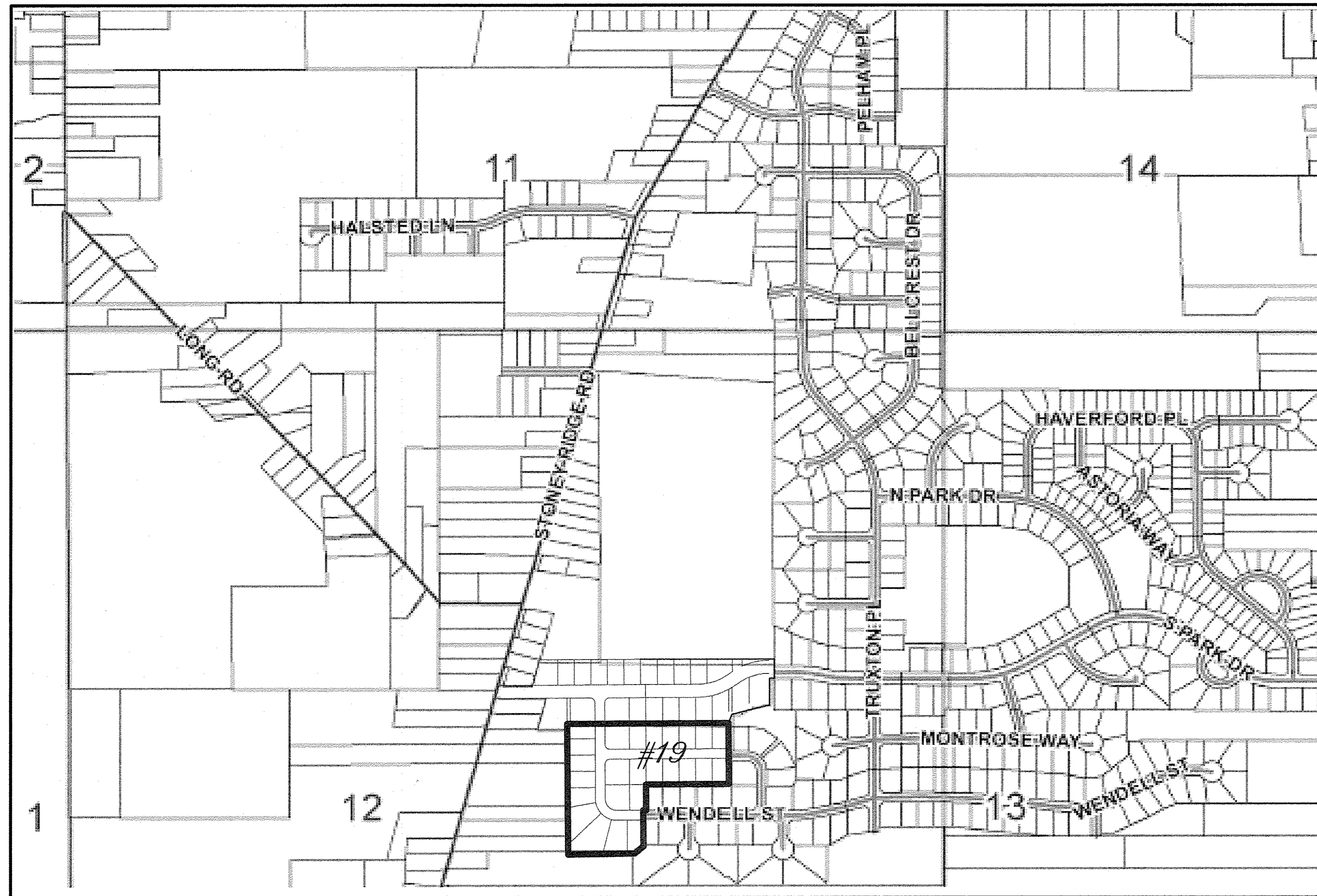


AREA MAP



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. 19, A SUBDIVISION OF SUBLOTS 530 TO 554 AND BLOCK "T", 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. A STORM WATER DRAINAGE EASEMENT TO THE CITY OF AVON IS OVER BLOCK "T".

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 AT SUCH LOCATIONS AS THE GRANTEE 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 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 THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 11<sup>th</sup> DAY OF February, 2014.

SIGNED Gary Smitek, South Park LLC  
GARY SMITEK, SOUTH PARK LLC

NOTARIAL SEAL

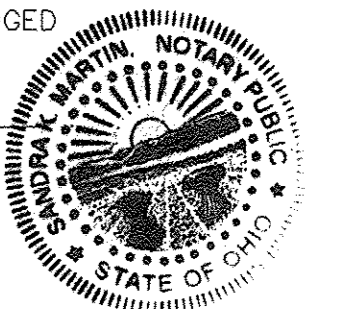
STATE OF OHIO S.S.  
LORAIN COUNTY

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 11<sup>th</sup> DAY OF February, 2014.

SIGNED Andrea K. Martin  
NOTARY PUBLIC

ANDREA K. MARTIN  
Notary Public, State of Ohio  
Commission Expires 11/20/18



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. 19", 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\_\_\_\_.

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 KNOPE, 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. 19, WAS APPROVED AND ACCEPTED BY THE CITY OF AVON, OHIO FOR RECORDING PURPOSES ONLY ON THIS 12<sup>th</sup> DAY OF February, 2014.

Craig Witherspoon  
CRAIG WITHERSPOON  
COUNCIL PRESIDENT

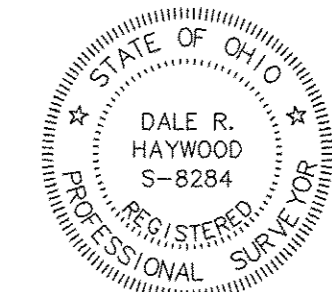
SURVEYOR'S CERTIFICATION

I HAVE SURVEYED AND PLATTED HIGHLAND PARK SUBDIVISION, NO. 19 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  
DALE HAYWOOD, P.S.  
OHIO REG. S-8284

PREPARED BY:

**HAYWOOD**  
CIVIL ENGINEERING  
&  
LAND SURVEYING  
371 Loyola Drive  
Elyria, Ohio 44035  
(440) 365-9831

NOTES:

- SIZE OF MONUMENTATION FOUND IS NOTED ON MAP AND IS AT GRADE UNLESS NOTED OTHERWISE. MONUMENTATION ABOVE GRADE IS NOTED (+) AND BELOW GRADE IS NOTED (-). THE MONUMENTATION I.D. IS NOTED WHERE EXISTS AND LEGIBLE.
- EASEMENTS OR OTHER RESTRICTIONS MAY AFFECT SUBJECT PARCEL. THE SURVEYOR DID NOT RESEARCH THE TITLE ABSTRACT.
- OCCUPATION IS CONSISTENT WITH TITLE LINES.
- DOCUMENTS USED ARE CITED ON THE PLAT.
- BASIS OF BEARINGS DESCRIBED IN RECORD DESCRIPTIONS OF INSTANT PARCEL, ADJOINING PARCELS, AND ADJACENT PARCELS MAY REFERENCE DIFFERENT MERIDIANS. COURSES LABELED ON THIS SURVEY MAP THAT REFERENCE A DIFFERENT MERIDIAN FROM THE MERIDIAN USED TO DESCRIBE THE BOUNDARIES OF INSTANT PARCEL ARE ENCLOSED IN PARENTHESES (). THE BASIS OF BEARINGS FOR THIS SURVEY IS S88°09'45"W FOR THE CENTERLINE OF WENDELL STREET AS SHOWN ON THE PLAT OF HIGHLAND PARK SUBDIVISION NO. 17 RECORDED IN PLAT BOOK 95 PAGES 18-20.
- COURSES DETERMINED FOR THIS SURVEY ARE COMPARED TO RECORD COURSES AND NOTED WHEN THEY VARY.
- IRON RODS SET ARE 30" LONG, 5/8" DIAMETER REBAR WITH I.D. CAP "HAYWOOD 8284" AND SET TO GRADE. SURVEYOR NAILS SET INCLUDE I.D. DISK. IRON RODS SET AT ALL PLAT BOUNDARY CORNERS. MONUMENT BOXES SET AT ALL CENTERLINE INTERSECTIONS, P.O.'S, P.I.'S, ETC.

LEGEND:

A/C = AIR CONDITIONER	FD = FOUND	M.H. = MANHOLE	REC. = RECORD
AC. = ACRE	F.F. = FINISHED FLOOR	N.C. = NATURAL GRADE	RES. = RESIDENCE
ADJ. = ADJOINER	F.G. = FINISHED GRADE	O.R. = OFFICIAL RECORDS	R/W = RIGHT OF WAY
ADJC. = ADJACENT	F.H. = FIRE HYDRANT	O.U.W. = OVERHEAD UTILITY	S.F. = SQUARE FEET
BL. = BUILDING LINE	F/L = FLOWLINE	W. = WIRE	T. = TANGENT
CH. = CHORD	G.F. = GARAGE FLOOR	P. = PLAT	TEL. = TELEPHONE
CONC. = CONCRETE	G.M. = GAS METER	P.C. = PARCEL	T.B.M. = TEMPORARY BENCHMARK
C. = CALCULATED	G.V. = GAS VALVE	P.C. = POINT OF CURVATURE	T. = TANGENT
C.B. = CATCH BASIN	H.O.A. = HOME OWNERS ASSOCIATION	P.R.C. = POINT OF REVERSE CURVATURE	TIE = PERPENDICULAR DISTANCE TO BOUNDARY LINE
C.O. = CLEAN OUT	I.D. = IDENTIFICATION	P.I. = POINT OF INTERSECTION	U.P. = UTILITY POLE
C/L = CENTERLINE	I.P. = IRON PIPE	P.T. = POINT OF TANGENCY	W.A.T. = WATER
D. = DEED	I.P.C. = IRON PIPE & I.D. CAP	P.O.L. = POINT ON LINE	W.M. = WATER METER
D.S. = DOWNSPOUT	I.R. = IRON ROD	PROP. = PROPOSED	W.V. = WATER VALVE
D.H. = DRILL HOLE	I.R.C. = IRON ROD & I.D. CAP	SAN. = SANITARY	W.W. = WATER WELL
E.O.P. = EDGE OF PAVEMENT	INV. = INVERT	STM. = STORM	Δ = INCLUDED ANGLE
ELEC. = ELECTRIC	L. = LENGTH	SWR. = SEWER	
ELEV. = ELEVATION	LAT. = LATERAL	SVC. = SERVICE	
EX. = EXISTING	L.P. = LIGHT POLE	R. = RADIUS	
	M. = MEASURED		

TITLE:

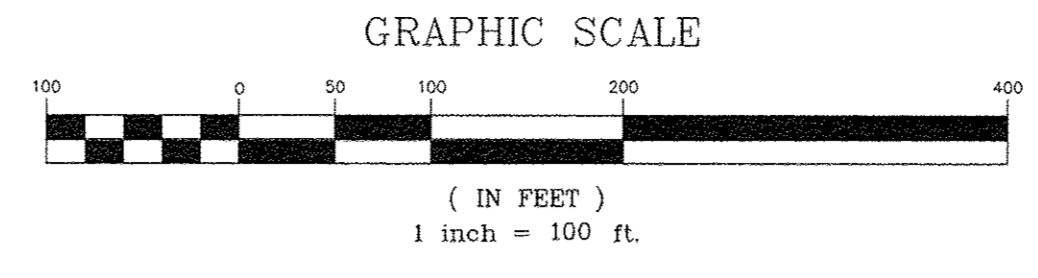
**RECORD PLAT**  
HIGHLAND PARK SUBDIVISION, NO. 19  
SITUATED IN THE CITY OF AVON  
COUNTY OF LORAIN, STATE OF OHIO  
PART OF ORIGINAL AVON TOWNSHIP SECTION 12

Doc ID: 01788920003 Type: OFF  
Kind: PLAT  
Recorded: 02/19/2014 at 09:54:58 AM  
Fee Amt: \$172.00 Page 1 of 3  
Lorain County, Ohio  
Judith H. Neidick County Recorder  
File # **2014-0495641**

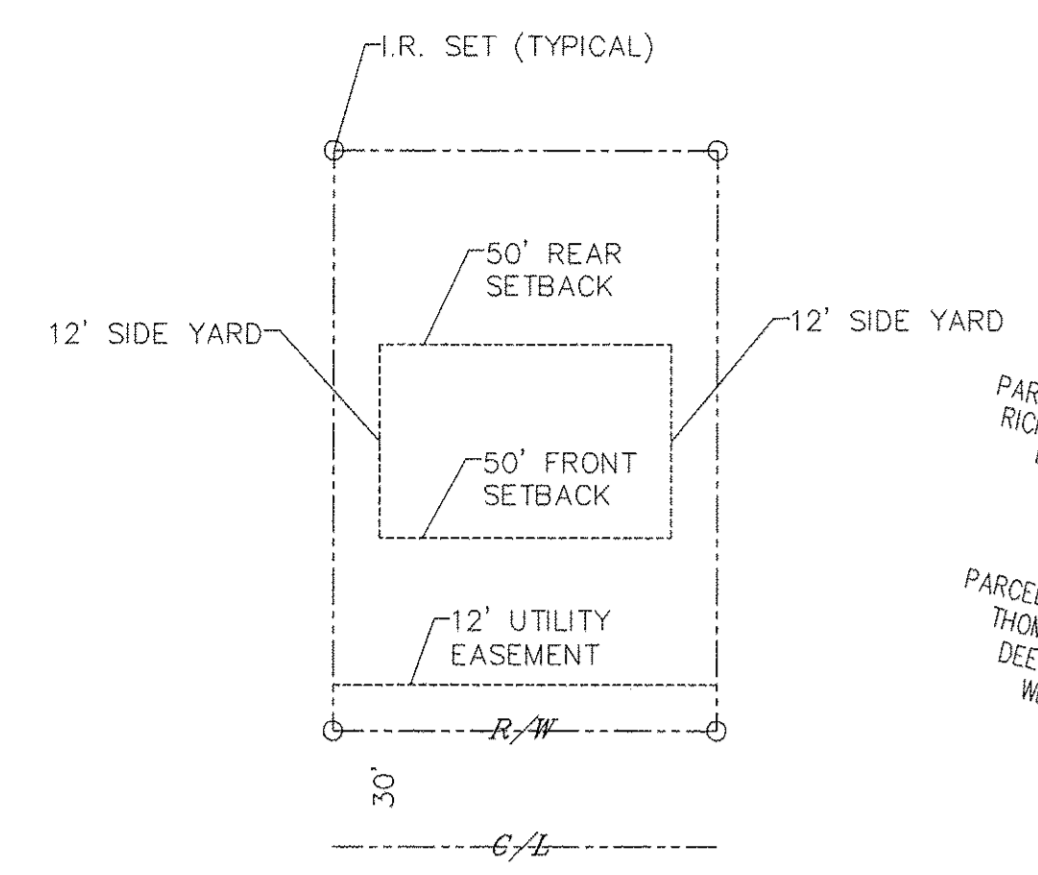
**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
FEB 19 2014  
J. Craig Snodgrass  
J. CRAIG SNOGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

SHEET #: 1 OF 2





TYPICAL LOT DIAGRAM



**PARCEL SUMMARY INTO PLAT:**  
 PARCEL NO. 04-00-012-103-331  
 SOUTH PARK, LLC  
 QUIT-CLAIM DEED  
 FILE 2009-0307303  
 08-20-2009  
 13.1246 AC. (D)

**AREA SUMMARY**  
 LOTS 530 - 554: 10.6038 AC.  
 STREETS: 2.1499 AC.  
 BLOCK T: 0.3709 AC.  
 TOTAL: 13.1246 AC.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA	TANGENT
C1	30.00'	47.12'	S46°50'15"E 42.43'	90°00'00"	30.00'
C2	30.00'	47.12'	S43°09'45"W 42.43'	90°00'00"	30.00'
C3	50.00'	78.54'	S46°50'15"E 70.71'	90°00'00"	50.00'
C4	80.00'	125.66'	S46°50'15"E 113.14'	90°00'00"	80.00'
C5	110.00'	1.97'	S02°21'05"E 1.97'	1°01'40"	0.99'
C6	110.00'	78.34'	S23°15'59"E 76.69'	40°48'09"	40.91'
C7	110.00'	78.71'	S64°10'02"E 77.04'	40°59'58"	41.13'
C8	110.00'	13.77'	S88°15'08"E 13.76'	7°10'14"	13.76'

**HAYWOOD CIVIL ENGINEERING & LAND SURVEYING**  
 371 Loyola Drive  
 Elyria, Ohio 44035  
 (440) 365-9831

- NOTES:**
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- LEGEND:**
- |                       |                   |                   |                      |             |                 |                 |                  |                   |                           |                  |                   |                |             |                      |                       |                     |                |                     |                  |                  |                                  |                       |                  |                               |                 |                              |               |             |                |                   |               |                |                      |                         |                                 |           |               |                           |                                     |                              |                          |                        |                  |                 |              |              |                |             |               |                  |                    |                    |              |                  |                              |   |                     |              |                    |                    |                   |                    |
|-----------------------|-------------------|-------------------|----------------------|-------------|-----------------|-----------------|------------------|-------------------|---------------------------|------------------|-------------------|----------------|-------------|----------------------|-----------------------|---------------------|----------------|---------------------|------------------|------------------|----------------------------------|-----------------------|------------------|-------------------------------|-----------------|------------------------------|---------------|-------------|----------------|-------------------|---------------|----------------|----------------------|-------------------------|---------------------------------|-----------|---------------|---------------------------|-------------------------------------|------------------------------|--------------------------|------------------------|------------------|-----------------|--------------|--------------|----------------|-------------|---------------|------------------|--------------------|--------------------|--------------|------------------|------------------------------|---|---------------------|--------------|--------------------|--------------------|-------------------|--------------------|
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|-----------------------|-------------------|-------------------|----------------------|-------------|-----------------|-----------------|------------------|-------------------|---------------------------|------------------|-------------------|----------------|-------------|----------------------|-----------------------|---------------------|----------------|---------------------|------------------|------------------|----------------------------------|-----------------------|------------------|-------------------------------|-----------------|------------------------------|---------------|-------------|----------------|-------------------|---------------|----------------|----------------------|-------------------------|---------------------------------|-----------|---------------|---------------------------|-------------------------------------|------------------------------|--------------------------|------------------------|------------------|-----------------|--------------|--------------|----------------|-------------|---------------|------------------|--------------------|--------------------|--------------|------------------|------------------------------|---|---------------------|--------------|--------------------|--------------------|-------------------|--------------------|

**TITLE:** RECORD PLAT  
 HIGHLAND PARK SUBDIVISION, NO. 19  
 SITUATED IN THE CITY OF AVON  
 COUNTY OF LORAIN, STATE OF OHIO  
 PART OF ORIGINAL AVON TOWNSHIP SECTION 12  
 SHEET #: 2 OF 2