Plat of Lot Split

Situated in the City of Avon, County of Lorain and State of Ohio, Known as being part of Original Avon Township Sections 11 and 12. Being known as a lot split of PPN: 04-00-011-108-140 and the remaining lands of PPN: 04-00-012103-185 & 186 all in the the name of Central South Ltd.

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)

1 inch = 120 ft.

Survey Legend:

Dd. = Recorded Deed
Rec. = Recorderd Plat
Calc. = Calculated Distance
Meas. = Measured distance
Act. = Actual Distance Determined From Boundary Survey
Obs. = Observed Distance
D/M = Deed Distance Measured
C/M = Calculated distance Measured

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to previous [plats in the Highland Park Subdivision. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by a examination of the same.

James R. Pegoraro Jr. 3-7-02

James R. Pegoraro Jr. P.S. #8150

STATE OF OHIO · JAMES R. PEGORARO, JR. S-8150 · REGISTERED · PROFESSIONAL SURVEYOR

5/8"I.Pin Set
5/8"I.Pin Set
5/8"I.Pin Set
205.59' Act. 205.78' Dds.
N13°15'09"E
25.68'
161.12' Dd./Meas.
367.37' Act. 367.00' Dd.
60.05' Dd./Meas.
223.31' Dd./Act.
276.51' Dd./Act.
STONEY - RIDGE ROAD
102.43' Act. 102.94' Dd.
N 88°08'56" W 208.64' Dd. 208.78' Act.
5/8"I.Pin Set
N13°15'09"E 100.00'D/M
1"I.Pipe Fd./Used
3/4"I.Pipe Fd./Used For Line
1"I.Pipe Fd./Used For Line
N 88°03'22" W 800.92' Act. 800.00' Dds.
760.13' R/W
1040.23' Act. 1040.00' Dds.
N 87°34'07" E
998.69' Calc./Meas.
Central South Ltd. Vol. 1045 Pg. 603,604 P.P.N. 04-00-011-108-140
Remainder Parcel 1 (New) 6.6500 Acres
Raymond Gilles Vol. 403 Pg. 262 P.P.N. 04-00-011-108-047
Michael Gilles Vol. 653 Pg. 429 P.P.N. 04-00-011-108-050
P.P.N. 04-00-011-108-039
P.P.N. 04-00-011-108-040
407.97' Dd./Act.
Richard Dudzik Vol. 1019 Pg. 556 04-00-011-108-054
304.38' Dd./Act.
Robert Kempf Vol. 1023 Pg. 723 P.P.N. 04-00-011-108-084
296.17' Dd./Act.
1"I.Pipe Fd./Used
3/4"I.Pipe Fd./Used
1"I.Pipe Fd./Used
1"I.Pipe Fd./Used
Hofmann Trail 60'
1" I.Pipe 2.66' North
3/4"I.Pin Fd./Used
N 01°53'51" E 454.76'Dd./Act.
147.09'
W 88°42'14" E 76.54'
1302.60' Rec./Meas.
3/4"I.Pipe Fd./Used
1"I.Pipe Fd./Used
Highland Park Subdivision No.1 Vol. 54 Pg. 57 & 58
105
104
103
106
107
108
109
110
111
112
102
BELLCREST COURT 60'
3/4"I.Pipe Fd./Used
1 1/2" I.Pipe Fd./Used
N 13°20'59" W 171.63'
S 13°20'59" E 200.24'
22.22'
68.11'
S 07°42'30" E
3/4"I.Pipe Fd./Used
1378.78' Calc./Meas.
N 01°56'05" W
5/8"I.Pin Set
Highland Park Subdivision No.4 Vol. 64 Pg. 56
S 76°39'01" W GLENDENING STREET 60'
Section Line
TRUXTON PLACE 60'
Truxton Place 60'
Highland Park Subdivision No.9 Vol. 69 Pg. 11-13
Highland Park Subdivision No.7 Vol. 66 Pg. 43
Scottsmoor Court 60'
HUFFINGTON CIRCLE 60'
N 04°32'00" W 190.03'
N 21°35'57" E 47.63'
N 05°12'38" E 213.16'
N 16°39'01" E 143.47'
S 35°00'34" E 171.85'
S 41°09'06" E 300.00'
S 48°50'54" W 9.05'
N 41°09'06" W 164.51'
S 44°17'39" W 210.12'
S 35°50'38" W 126.32'
S 29°03'42" W 134.94'
R=277.62' L=55.44' C=55.35' S 79°04'14" E
LOT SPLIT 13.7229 Acres Total
Central South Ltd. Vol. 1045 Pg. 603,604 P.P.N. 04-00-012-103-185 (2.9341 Acres Usd.)
Central South Ltd. P.P.N. 04-00-012-103-186 (5.1290 Acres Usd.)
Central South Ltd. 9822543 P.P.N. 04-00-011-108-140 (5.6598 Acres Usd.)
Central South Ltd. Vol. 1045 Pg. 603,604 P.P.N. 04-00-012-103-125
George Drda Vol. 361 Pg. 758 P.P.N. 04-00-012-103-124
John & Johanna Mueller Tr. Doc. #990633924 P.P.N. 04-00-012-103-135
N 88°03'22" W 760.13' R/W
N 88°42'13" E 495.62'
N 88°02'23" E 150.00'
N 88°42'14" E 310.03'
N 88°42'14" E 14.29' R/M
BELLCREST DRIVE 60'
CRANLYN TERRACE 60'
Block K
1006.43' Rec./Meas.
1"I.Pipe Fd./Used
Highland Park Subdivision No.11 Vol. 69 Pg. 17-20
Highland Park Subdivision No.2 Vol. 58, Pg.74 & 75
Pelham
Place 60'
672.40' Rec./Meas.
N02°02'20"W
N 01°17'46" W 210.00' R/M
N 02°02'20" W 470.86'
205.47'
5/8"I.Pin Set
311.25' Rec./Meas.
341.25' Act. 341.21' Dd.
N85°57'17"E
881.04'
2054.66' Act. 2053.63' Dd.
N01°57'37"W
Roy Miller Vol. 866 Pg. 43 P.P.N. 04-00-011-108-051
N 75°38'53"E 17.40'R/M
Central South Ltd. 9822543 P.P.N. 04-00-011-108-140
Remainder Parcel 2 (New) 6.0976 Acres
1"I.Pipe Fd./Used
5/8"I.Pin Set
Section 12
Section 11
Section 14
Section 13
S 22°13'06" E 8.06
S 77°47'54" W 142.00'
375.30'
361.38'Dd. 361.22'Act.
N02°37'45"W
2"I.Pipe Fd./Used
3/4"I.Pipe Fd./Used
Wetherill Court 60'
Highland Park Subdivision No.6 Vol. 66 Pg. 40
HCMC Aquisition, Inc. Vol. 240 Pg. 806 P.P.N. 04-00-013-000-001
HCMC Aquisition, Inc. Vol. 204 Pg. 808 P.P.N. 04-00-014-105-054
J. & M. Brady Vol. 135 Pg. 280 P.P.N. 04-00-014-105-063
Richard J. & Dolores M. Viglas P.P.N. 04-00-014-105-043

REV. No.		DATE	BY	CH'K'D

LAND DESIGN consultants
www.LDCinc.net
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1471 Lear Industrial Park Avon, Ohio 44011 TEL: (440) 937-5601 (440) 937-3602 FAX: (440) 937-5603

Pulte Homes of Ohio, Corp
Future Highland Park 13
City of Avon - County of Lorain - State of Ohio

DATE March 6th, 2002
SCALE: HOR. 1"=120'
VERT. none
FILENAME Split 13
COMPUTER jrp
FIELD CREW

Lot Split Plat

SHEET 1 OF 1
CONTRACT No. Pulth1-0073

Rec'd 01 Oct 02 4:23 PM
Avon Lorain County Ohio
Book 4:36 Page 4:36
Date 4-23-02
By Hofmann
#02-0100