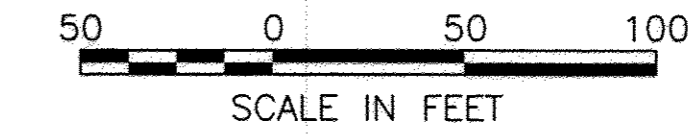


RED TAIL DEVELOPMENT NO. 13

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 25 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO CONTAINING 4.9145 ACRES OF LAND OF WHICH 1.2948 ACRES ARE DEDICATED STREETS, 0.3803 ARE IN BLOCKS AND 3.2394 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 541 TO 556 INCLUSIVE AND BEING A RE-SUBDIVISION OF BLOCK "OO" IN RED TAIL DEVELOPMENT NO. 11 AS RECORDED IN VOLUME 86, PAGE 28 OF LORAIN COUNTY PLAT RECORDS.

SEPTEMBER 12, 2014



Curve #	Delta	R	T	L	Ch.	C.B.
1	45°49'14"	200.00'	25.15'	50.27'	159.94'	513°52'56"W
2	12°21'14"	275.00'	29.76'	59.29'	59.18'	515°12'18"E
3	03°12'44"	275.00'	7.71'	15.42'	15.42'	522°59'18"E
4	05°14'11"	550.00'	25.00'	50.00'	50.25'	539°34'54"W
5	00°01'29"	550.00'	0.12'	0.24'	0.24'	542°11'15"W
6	05°12'42"	550.00'	25.03'	50.03'	50.01'	539°34'09"W
7	84°44'22"	25.00'	22.80'	36.97'	33.70'	505°24'23"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	24.67'	230.00'	06°08'41"	12.35'	24.66'	S33°43'12"W
C2	55.33'	230.00'	13°47'03"	27.80'	55.20'	S23°45'20"W
C3	53.73'	230.00'	13°23'03"	26.99'	53.61'	S10°10'17"W
C4	20.03'	230.00'	04°59'19"	10.02'	20.02'	S00°59'06"W
C5	30.18'	230.00'	07°31'08"	15.11'	30.16'	S05°16'07"E
C6	20.62'	305.00'	03°52'22"	10.31'	20.61'	S10°57'52"E
C7	32.28'	25.00'	73°58'08"	18.23'	30.08'	N24°05'00"E
C8	92.48'	170.00'	31°10'04"	47.41'	91.34'	S21°12'31"W
C9	43.48'	170.00'	14°39'10"	21.86'	43.36'	S01°42'06"E
C10	66.56'	245.00'	15°33'59"	33.49'	66.36'	S16°48'40"E

OWNERS CERTIFICATION ACCEPTANCE

WE, THE UNDERSIGNED OWNER, CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS RED TAIL DEVELOPMENT NO. 13, A SUBDIVISION OF LOTS 541 TO 556 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME, 1.2948 ACRES DEDICATED TO CITY STREETS (ST. THERESA BLVD. AND ST. ANTHONY DRIVE) SHOWN IN PLAT.

IN WITNESS WHEREOF, WE CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION, BY MARY KHOURI, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 2nd DAY OF December 2014.

MARY KHOURI, PRESIDENT
STATE OF OHIO COUNTY OF LORAIN S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF December 2014.

NOTARY PUBLIC MY COMM. EXPIRES

APPROVALS
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 3rd DAY OF December 2014.

CITY ENGINEER ROBERT J. KNOFF, JR., P.E.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 3 DAY OF December 2014.

PLANNING COMMISSION-CHAIRPERSON CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 3 DAY OF December 2014. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT CRAIG WITHERSPOON

LORAIN COUNTY AUDITOR LORAIN COUNTY RECORDER

SETBACK TABLE

LOT	SIDE	FRONT	BACK
541	7	7	20
542-546	7	7	25
547-555	5	5	20
556	5	20 (S)	20

- ### LEGEND
- PROPOSED IRON PIN MONUMENT BOX ASSEMBLY
 - ⊠ EXISTING IRON PIN MONUMENT BOX ASSEMBLY
 - 5/8" CAPPED IRON PIN SET
 - IRON PIN FOUND

SURVEYOR CERTIFICATE

ALL SUBLOT PROPERTY PINS HAVE BEEN SET WITH A 5/8" CAPPED IRON PIN AT THE BACK PROPERTY LINE AND A DRILL HOLE IN THE PAVEMENT CURB AT AN EXTENSION OF THE FRONT PROPERTY LINE

THIS IS TO CERTIFY TO THE OWNERS OF LAND SHOWN HEREON THAT THIS SUBDIVISION PLAT AND THE SURVEY WERE MADE IN JANUARY OF 2013 AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYS SECTION 4733.37 OF THE OHIO ADMINISTRATION CODE. DISTANCES HEREON ARE IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE TO BE ASSUMED MERIDIAN AND ARE SHOWN TO DEFINE ANGLES ONLY. IRON PINS AND MONUMENTS WERE FOUND OR SET AS INDICATED ON THE PLAT

Terin J. Kaminski
TERIN J. KAMINSKI, PROFESSIONAL LAND SURVEYOR



DENOTES AREAS OWNED BY CARNEGIE RESIDENTIAL DEVELOPMENT GROUP THAT ARE BEING RE-PLATTED TO BE INCLUDED IN RIGHT-OF-WAY AREA.

WE, CARNEGIE RESIDENTIAL DEVELOPMENT GROUP CERTIFY THAT WE ARE THE OWNERS OF AREA "1" AND AGREE TO THE RE-PLAT OF AREA "1" INTO RED TAIL DEVELOPMENT NO. 13 DEDICATED STREET OF ST. THERESA BLVD.

IN WITNESS WHEREOF, WE CARNEGIE RESIDENTIAL DEVELOPMENT GROUP MARY KHOURI, PRESIDENT, HAVE HEREUNTO SET MY HAND THIS 2nd DAY OF December 2014.

MARY KHOURI, PRESIDENT

STATE OF OHIO COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF December 2014.

NOTARY PUBLIC MY COMM. EXPIRES

DENOTES AREAS OWNED BY CARAVON GOLF COMPANY, LTD. ARE BEING RE-PLATTED TO BE INCLUDED IN THE APPROPRIATE SUBLOT, BLOCK OR RIGHT-OF-WAY AREA.

WE, CARAVON GOLF COMPANY, LTD. CERTIFY THAT WE ARE THE OWNER OF AREA "2", AREA "3", AREA "4", AREA "5" AND AREA "6" AND AGREE TO THE RE-PLAT OF AREA "3" INTO RED TAIL DEVELOPMENT NO. 13 SUBLOTS 547 THRU 556, BLOCKS "VV" AND "WW", AREA "2" AND AREA "4" INTO RED TAIL DEVELOPMENT NO. 13 DEDICATED STREET OF ST. THERESA BLVD. AND ST. ANTHONY DRIVE, AREA "5" INTO RED TAIL DEVELOPMENT NO. 13 BLOCK "XX" AND SUBLOTS 543 THRU 546 AND AREA "6" INTO RED TAIL DEVELOPMENT NO. 13 SUBLOT 541.

IN WITNESS WHEREOF, WE CARAVON GOLF COMPANY, LTD. RUSTOM KHOURI, PRESIDENT, HAVE HEREUNTO SET MY HAND THIS 2nd DAY OF December 2014.

RUSTOM KHOURI, PRESIDENT

STATE OF OHIO COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF December 2014.

NOTARY PUBLIC MY COMM. EXPIRES

UNDERGROUND EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO COLUMBIA GAS, OHIO EDISON COMPANY, CENTURY TELEPHONE COMPANY, AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNEES (HEREIN AFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT TO ACCESS, INGRESS, AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR EXPENSE RESTORE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING AND PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

REVISIONS

EUTHEMIES INC. CONSULTING ENGINEERS
8235 MOHAWK DR., STRONGSVILLE, OHIO 44136
PHONE: (440) 260-1555 ~ FAX: (440) 260-1544

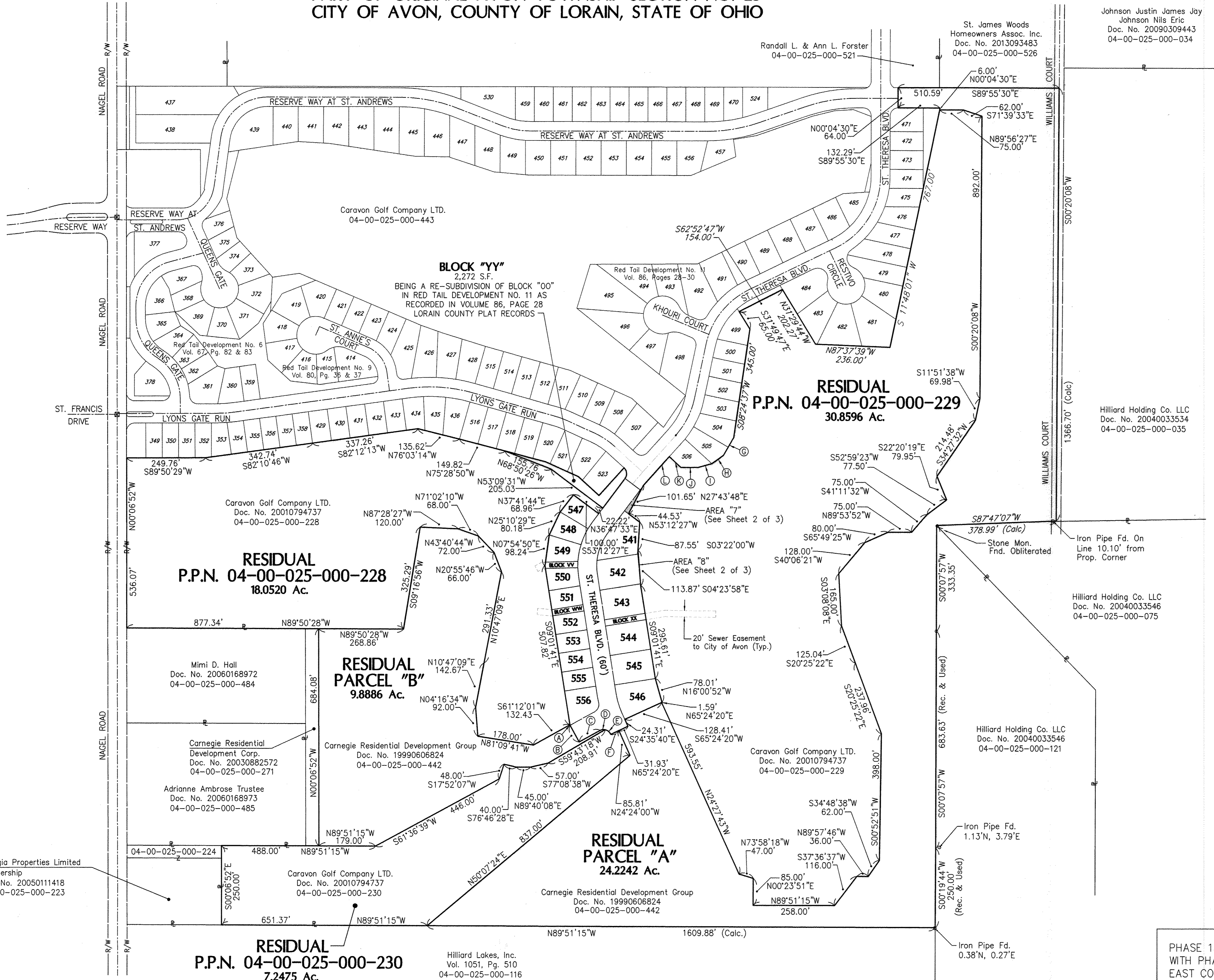
RED TAIL DEVELOPMENT NO. 13
EAST COURSE, AVON OHIO
SUBDIVISION PLAT

HORIZ. SCALE 1"=50'
VERT. SCALE N/A
DESIGNED VMB
DRAWN VMB
DATE 11-28-14
DRAWING NAME PH14-PLAT-1

1/3

RED TAIL DEVELOPMENT NO. 13

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 25
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO



Johnson Justin James Jay
Johnson Nils Eric
Doc. No. 20090309443
04-00-025-000-034

Randall L. & Ann L. Forster
04-00-025-000-521

St. James Woods
Homeowners Assoc. Inc.
Doc. No. 2013093483
04-00-025-000-526

Caravon Golf Company LTD.
04-00-025-000-443

BLOCK "YY"
2,272 S.F.
BEING A RE-SUBDIVISION OF BLOCK "OO"
IN RED TAIL DEVELOPMENT NO. 11 AS
RECORDED IN VOLUME 86, PAGE 28
LORAIN COUNTY PLAT RECORDS

RESIDUAL
P.P.N. 04-00-025-000-229
30.8596 Ac.

RESIDUAL
P.P.N. 04-00-025-000-228
18.0520 Ac.

RESIDUAL
PARCEL "B"
9.8886 Ac.

RESIDUAL
PARCEL "A"
24.2242 Ac.

RESIDUAL
P.P.N. 04-00-025-000-230
7.2475 Ac.

Hilliard Holding Co. LLC
Doc. No. 20040033534
04-00-025-000-035

Caravon Golf Company LTD.
Doc. No. 20010794737
04-00-025-000-228

Mimi D. Hall
Doc. No. 20060168972
04-00-025-000-484

Carnegie Residential
Development Corp.
Doc. No. 20030882572
04-00-025-000-271

Adrienne Ambrose Trustee
Doc. No. 20060168973
04-00-025-000-485

Georgia Properties Limited
Partnership
Doc. No. 20050111418
04-00-025-000-223

Caravon Golf Company LTD.
Doc. No. 20010794737
04-00-025-000-230

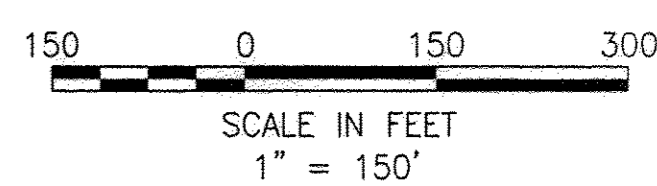
Carnegie Residential Development Group
Doc. No. 19990606824
04-00-025-000-442

Caravon Golf Company LTD.
Doc. No. 20010794737
04-00-025-000-229

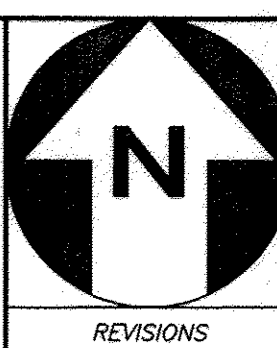
Hilliard Holding Co. LLC
Doc. No. 20040033546
04-00-025-000-075

Hilliard Holding Co. LLC
Doc. No. 20040033546
04-00-025-000-121

- Ⓐ — 1.44' S09°01'41"E
- Ⓑ — 60.00' S28°55'56"E
- Ⓒ — 74.41' S61°04'04"W
- Ⓓ — Δ = 39°19'19"
R = 25.00'
T = 8.93'
L = 17.16'
Ch. = 16.82'
C.B. = S80°43'44"W
- Ⓔ — Δ = 55°00'57"
R = 25.00'
T = 13.02'
L = 24.01'
Ch. = 23.09'
C.B. = N52°06'08"W
- Ⓕ — 28.07' N65°24'20"E
- Ⓖ — 65.00' S30°14'18"W
- Ⓗ — 45.00' S54°13'40"W
- Ⓘ — 45.00' S74°45'51"W
- Ⓚ — 55.00' N89°59'07"W
- Ⓛ — 50.00' N47°09'30"W
- Ⓜ — 122.00' N42°11'59"E



PHASE 13 SUBDIVISION DEVELOPMENT CONSISTS OF 16 LOTS,
WITH PHASE 6, 9, 11 AND 13 APPROVED SUBMITTALS THE
EAST COURSE DEVELOPMENT CONSISTS OF 178 TOTAL LOTS
ON 161.42 ACRES OR 1.01 LOTS PER ACRE.



REVISIONS



EUTHENICS INC.
CONSULTING ENGINEERS
8235 MOHAWK DR., STRONGSVILLE, OHIO 44136
PHONE: (440) 260-1555 ~ FAX: (440) 260-1544

**RED TAIL DEVELOPMENT
EAST COURSE, PHASE 13
RESIDUAL PARCELS**

HORIZ. SCALE
1"=150'
VERT. SCALE
1"=150'
DESIGNED
VMB
DRAWN
VMB
CHECKED
RAB
DATE
11-28-14
DRAWING NAME
PH14-PLAT-2

