

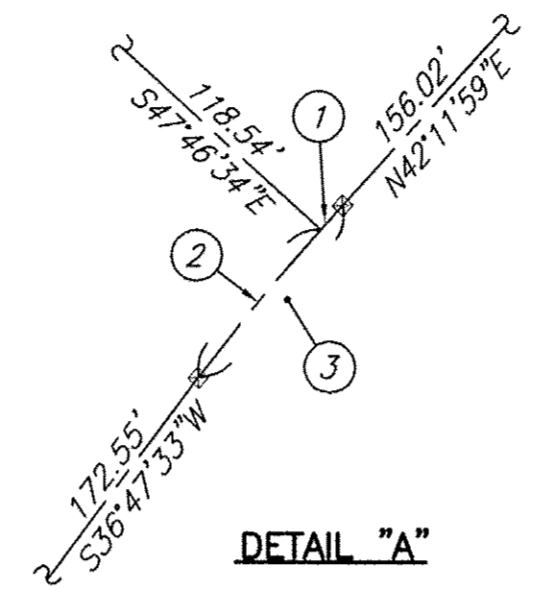
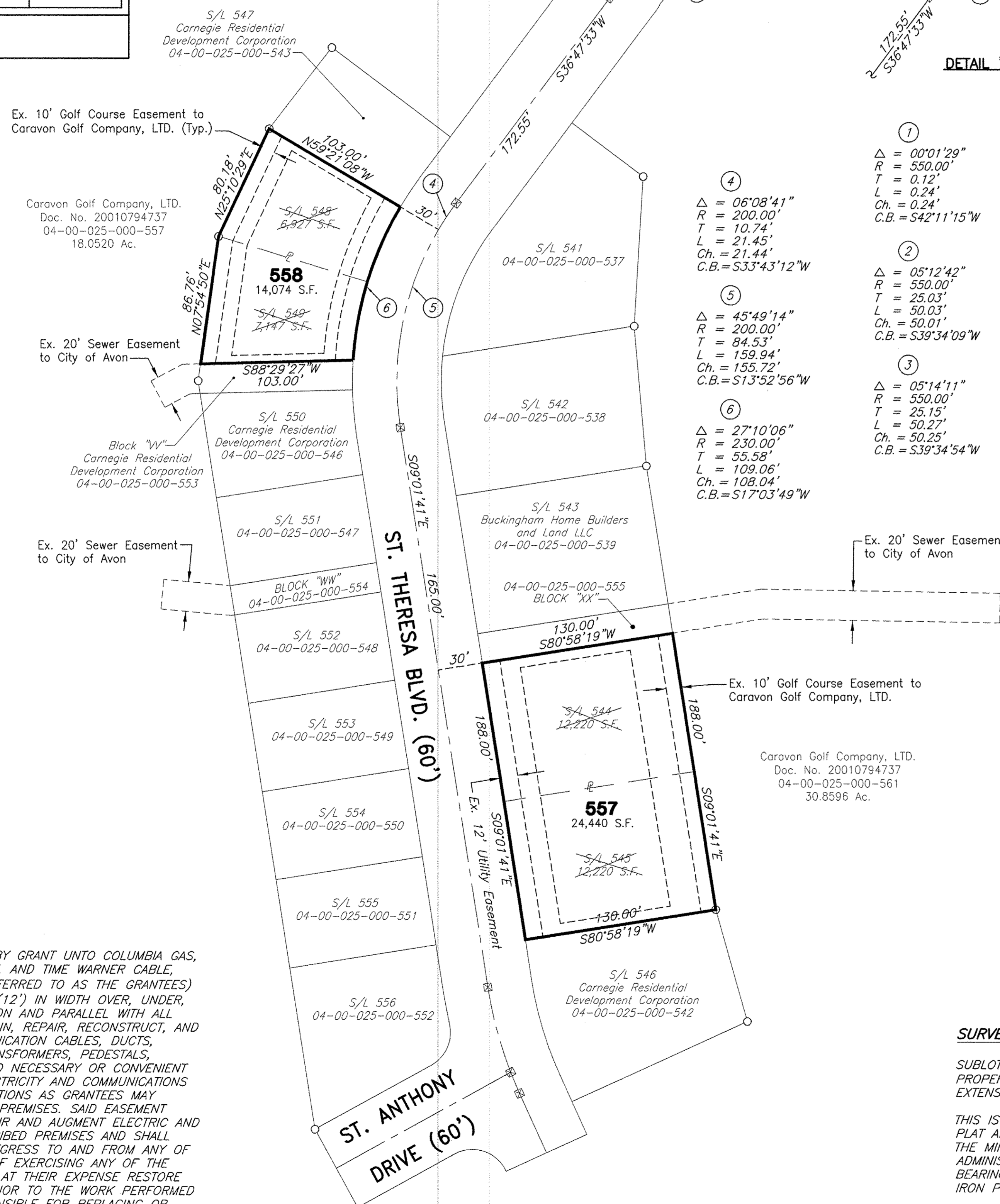
# SUBDIVISION PLAT

## RED TAIL DEVELOPMENT NO. 13

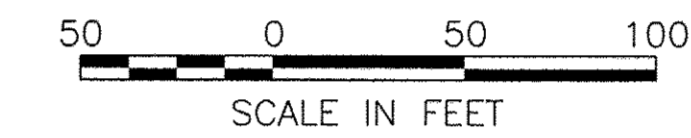
### PARTIAL REVISED PLAT

THIS REVISED PLAT IS A RE-SUBDIVISION OF A PART OF RED TAIL DEVELOPMENT NO. 13 PLAT VOLUME 100, PAGES 52, 53 & 54

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 25  
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO  
CONTAINING 0.8842 ACRES OF LAND WITHIN  
THE SUBDIVISION OF LOTS 544, 545, 548 & 549 INCLUSIVE



- ①  
Δ = 00°01'29"  
R = 550.00'  
T = 0.12'  
L = 0.24'  
Ch. = 0.24'  
C.B. = S42°11'15"W
- ②  
Δ = 05°12'42"  
R = 550.00'  
T = 25.03'  
L = 50.03'  
Ch. = 50.01'  
C.B. = S39°34'09"W
- ③  
Δ = 05°14'11"  
R = 550.00'  
T = 25.15'  
L = 50.22'  
Ch. = 50.25'  
C.B. = S39°34'54"W
- ④  
Δ = 06°08'41"  
R = 200.00'  
T = 10.74'  
L = 21.45'  
Ch. = 21.44'  
C.B. = S33°43'12"W
- ⑤  
Δ = 45°49'14"  
R = 200.00'  
T = 84.53'  
L = 159.94'  
Ch. = 155.72'  
C.B. = S13°52'56"W
- ⑥  
Δ = 27°10'06"  
R = 230.00'  
T = 55.58'  
L = 109.06'  
Ch. = 108.04'  
C.B. = S17°03'49"W



**NOTE:**  
THE RED TAIL DEVELOPMENT NO. 13 PARTIAL REVISED PLAT CONSISTS OF COMBINING SUBLOTS 544 AND 545 THUS CREATING SUBLOT 557 AND COMBINING SUBLOTS 548 AND 549 THUS CREATING SUBLOT 558. THE TOTAL ACREAGE OF LOTS 557 AND 558 REMAINED THE SAME, BLOCK ACREAGE AND DEDICATED STREETS WITHIN RED TAIL DEVELOPMENT NO. 13 REMAINED THE SAME.

**Current Owners:**

S/L 544  
P.P.N. 04-00-025-000-540  
Doc. No. 20140529026  
Buckingham Home Builders and Land LLC

S/L 545  
P.P.N. 04-00-025-000-541  
Doc. No. 20140529026  
Buckingham Home Builders and Land LLC

S/L 548  
P.P.N. 04-00-025-000-544  
Doc. No. 20140529026  
Buckingham Home Builders and Land LLC

S/L 549  
P.P.N. 04-00-025-000-545  
Doc. No. 20140529026  
Buckingham Home Builders and Land LLC

SETBACK TABLE				
LOT	SIDE	SIDE	FRONT	BACK
557	5	5	20	20
558	7	7	25	30

- LEGEND**
- ⊗ EXISTING IRON PIN MONUMENT BOX ASSEMBLY
  - IRON PIN FOUND

**SURVEYOR CERTIFICATE**

SUBLOT PROPERTY PINS HAVE BEEN SET WITH A 5/8" CAPPED IRON PIN AT THE BACK PROPERTY LINES AS SHOWN 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



**OWNERS CERTIFICATION ACCEPTANCE**

WE, THE UNDERSIGNED OWNER, BUCKINGHAM HOME BUILDERS AND LAND, LLC BY DANIEL J. MCMAHON, HOLDING MANAGER, HAVE HERETO ACCEPT THIS REVISED PLAT OF SAME.

IN WITNESS WHEREOF, WE BUCKINGHAM HOME BUILDERS AND LAND, LLC BY DANIEL J. MCMAHON, HOLDING MANAGER, HAVE HERETO SET OUR HANDS THIS 12 DAY OF May 2015.

*Daniel J. McMahon*  
DANIEL J. MCMAHON, HOLDING MANAGER  
STATE OF OHIO  
COUNTY OF LORAIN S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF May 2015.

*Carrie A. Graham*  
CARRIE A. GRAHAM, Notary Public  
State of Ohio, Lor. Cty  
My Commission Expires Dec. 1, 2019

**APPROVALS**

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 12<sup>th</sup> DAY OF May 2015.

CITY ENGINEER *Ryan J. Minnis*  
RYAN J. MINNIS, P.E.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 7<sup>th</sup> DAY OF May 2015.

PLANNING COMMISSION-CHAIRPERSON *Carroll Witherspoon*  
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 7<sup>th</sup> DAY OF May 2015. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT *Craig Witherspoon*  
CRAIG WITHERSPOON

**TRANSFERRED**

IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
MAY 29 2015  
CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

PROVIDENCE TITLE AGENCY INC.  
27540 DETROIT RD  
MELROSE OFFICE PARK SUITE 106  
WESTLAKE, OH 44145  
Plat Volume Pg. 3

**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 GRANTEE) 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 GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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. GRANTEE SHALL AT THEIR EXPENSE RESTORE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE. EXCEPT GRANTEE 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 GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

REVISIONS

**EUTHENICS INC.**  
CONSULTING ENGINEERS  
8235 MORAWK DR., STRONGSVILLE, OHIO 44138  
PHONE: (440) 260-1555 - FAX: (440) 260-1544

RED TAIL DEVELOPMENT NO. 13  
PARTIAL REPLAT  
AVON OHIO

SCALE: 1"=50'

VERT. SCALE: N/A

DESIGNED: VMB

DRAWN: VMB

DATE: 12-22-14

DRAWING NAME: 375-SL544

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