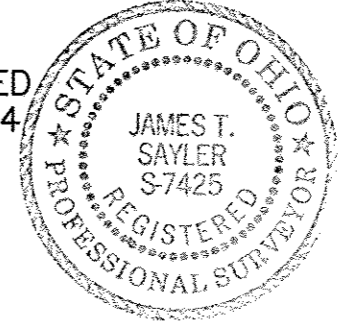


ORCHARD TRAIL SUBDIVISION NO. 6

OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 2,
NOW IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO.

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "ORCHARD TRAIL SUBDIVISION NO. 6" AS SHOWN HEREON AND CONTAINING 12.0198 ACRES OF LAND IN ORIGINAL SECTION NO. 2 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED •, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ○, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK 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

SCALE AS NOTED
DECEMBER, 2014



THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OHIO 44135

J. T. Saylor
JAMES T. SAYLER, VICE PRESIDENT
REGISTERED SURVEYOR NO. S-7425

WE, THE UNDERSIGNED OWNERS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS ORCHARD TRAIL SUBD #6, A SUBDIVISION OF LOTS 130 TO 162 AND BLOCKS "Q", "R" & "S" INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS WOODLAND TRAIL, WHEATON DRIVE AND HAWTHORNE DRIVE. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM THE UNDERSIGNED.

ORCHARD TRAIL DEVELOPMENT GROUP, LLC

BY: *Richard Batt*
RICHARD BATT, Manager

THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURYTEL, COLUMBIA GAS OF OHIO AND TIME WARNER CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE STREET LINES, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES, GAS PIPE LINES, AND PIPES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, OR 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 SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

ORCHARD TRAIL DEVELOPMENT GROUP, LLC

BY: *Richard Batt*
RICHARD BATT, Manager
Tim Dwyer
THE ILLUMINATING COMPANY

Da Sun
COLUMBIA GAS OF OHIO
John
CENTURYTEL
Ron
TIME WARNER CABLE

COUNTY OF)
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR ORCHARD TRAIL DEVELOPMENT GROUP, LLC, AN OHIO LIMITED LIABILITY COMPANY BY RICHARD BATT, WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO THIS 27th DAY OF APRIL, 2016.



Linda S. Rerko
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13th DAY OF June, 2016

Ryan Cummins
CITY ENGINEER
RYAN CUMMINS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF June, 2016

Carolyn Witherspoon
PLANNING COMM. CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 13 DAY OF June, 2016. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Craig L. Witherspoon
COUNCIL PRESIDENT
CRAIG L. WITHERSPOON

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Leader Growth, LLC MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF ORCHARD TRAIL SUBDIVISION NO. 6 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING WOODLAND TRAIL, WHEATON DRIVE AND HAWTHORNE DRIVE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *Lawrence S. Crowther*
Lawrence S. Crowther,
Secretary

COUNTY OF)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR LEADER GROWTH LLC BY: LAWRENCE S. CROWTHER, SECRETARY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF ORCHARD TRAIL SUBDIVISION NO. 6 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT INDEPENDENCE, OHIO THIS 28th DAY OF APRIL, 2016.

Tim Carloggio
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUL 13 2016
I. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Doc ID: 019585610001 Type: OFF
Kind: PLAT
Recorded: 07/13/2016 at 02:10:16 PM
Fee Amt: \$229.20 Page 1 of 1
Lorain County, Ohio
Judith R. Medwick County Recorder
File # 2016-0592688

CARDINAL HOPE EXAM CO.
36040 CARONIA CIRCLE
AVON, OH 44011

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REVISIONS	2/24/15	REVISED PER CITY ENGINEER REVIEW

ORCHARD TRAIL SUBDIVISION NO. 6 PLAT	1
	2

REITZ ENGINEERING CO.
4214 ROCKY RIVER DR.
CLEVELAND, OH 44135
(216)-251-3033
FAX: 251-5149

OPEN SPACE ACREAGES

BLOCK	OPEN SPACE WITHIN BLOCK PER 1266.06
Q	0.636
R	0.541
S	1.647

OPEN SPACE PERCENTAGE DEDICATED

SUBD. #	OPEN SPACE PER 1266.06 WITHIN SUBD.	TOTAL SUBDIVISION ACREAGE
1	4.489 AC.	14.326 AC.*
2	3.563 AC.	11.405 AC.*
3	6.353 AC.	17.805 AC.*
4	0.252 AC.	3.531 AC.
5	6.540 AC.	11.641 AC.
6	2.824 AC.	12.020 AC.

TOTALS: 24.021 AC. 70.728 AC.
% DEDICATED TO DATE = 34.0 %

* EXCLUDES EXISTING R/W

AREAS IN ACRES

AREA IN 33 LOTS	6.8225
AREA IN 3 BLOCKS	3.0549
AREA IN STREETS	2.1424
TOTAL AREA	12.0198

SETBACK REQUIREMENTS

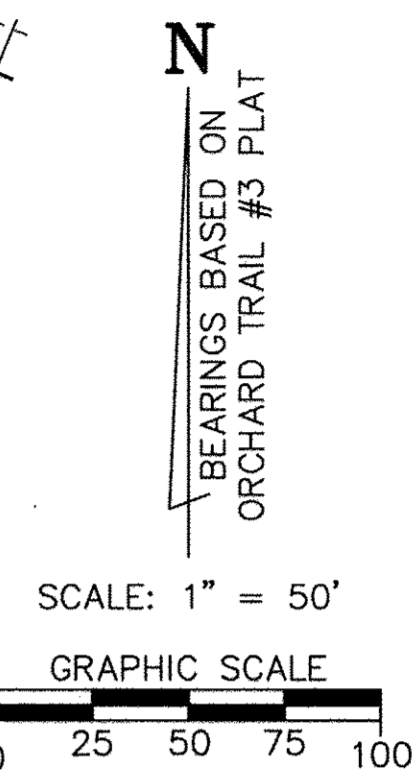
FRONT YARD = 25'
SIDE YARD = 8'
REAR YARD (MEASURED PERPENDICULAR TO REAR LINE) = 20'

NOTE: SETBACKS INDICATED PER ORCHARD TRAIL CLUSTER SUBDIVISION PRELIMINARY PLAT APPROVED BY PLANNING COMMISSION.

LEGEND

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND & USED UNLESS OTHERWISE NOTED
- ⊙ DENOTES 5/8" IRON PIN IN MONUMENT BOX SET
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET

⊘ DENOTES AREA WITHIN COMMON BLOCKS QUALIFYING AS OPEN SPACE PER CODE SECTION 1266.06 (OPEN SPACE IS 7' OFF & PARALLEL TO SIDE S/L PROPERTY LINES TO A POINT 100' BEHIND R/W THEN A STRAIGHT LINE TO REAR CORNER OF S/L)



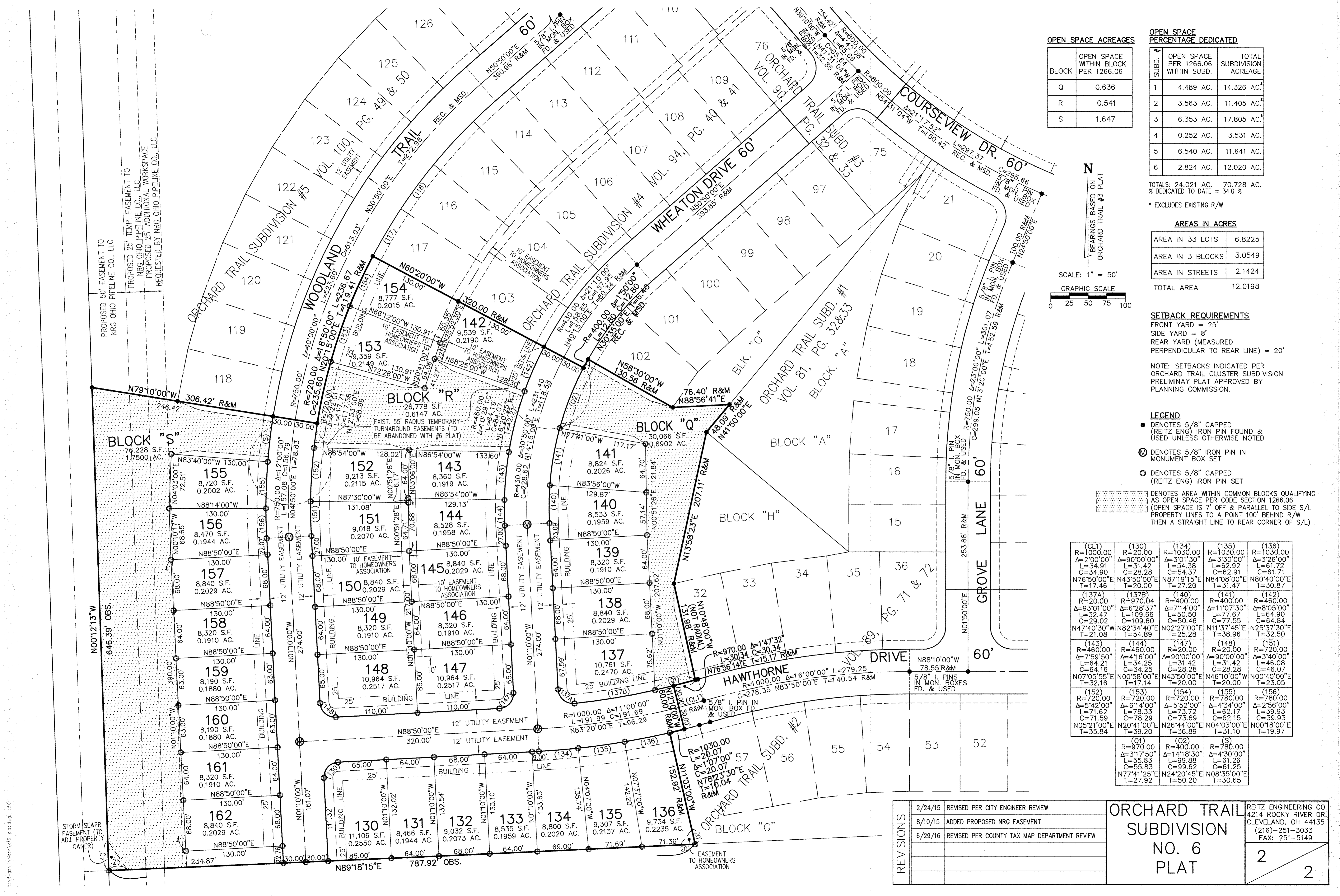
(CL1) R=1000.00 Δ=2'00"00" L=34.91 C=34.90 N76°50'00"E T=17.46	(130) R=20.00 Δ=90°00'00" L=31.42 C=28.28 N43°50'00"E T=20.00	(134) R=1030.00 Δ=3'01'30" L=54.38 C=54.37 N87°19'15"E T=27.20	(135) R=1030.00 Δ=3'26'00" L=62.92 C=62.91 N84°08'00"E T=31.47	(136) R=1030.00 Δ=3'26'00" L=61.72 C=61.71 N80°40'00"E T=30.87
(137A) R=20.00 Δ=93°01'00" L=32.47 C=29.02 N47°40'30"W T=21.08	(137B) R=970.04 Δ=6'28'37" L=109.66 C=109.60 N82°34'40"E T=54.89	(140) R=400.00 Δ=7'14'00" L=50.50 C=50.46 N02°27'00"E T=25.28	(141) R=400.00 Δ=11'07'30" L=77.67 C=77.55 N11°37'45"E T=38.96	(142) R=460.00 Δ=8'05'00" L=64.90 C=64.84 N25°37'30"E T=32.50
(143) R=460.00 Δ=7'59'50" L=64.21 C=64.16 N07°05'55"E T=32.16	(144) R=460.00 Δ=4'16'00" L=34.25 C=34.25 N00°58'00"E T=17.14	(145) R=20.00 Δ=90°00'00" L=31.42 C=28.28 N43°50'00"E T=20.00	(148) R=20.00 Δ=90°00'00" L=31.42 C=28.28 N46°10'00"W T=23.05	(151) R=720.00 Δ=4'34'00" L=62.17 C=62.15 N00°18'00"E T=19.97
(152) R=720.00 Δ=5'42'00" L=71.62 C=71.59 N05°21'00"E T=35.84	(153) R=720.00 Δ=6'14'30" L=78.33 C=78.29 N20°41'00"E T=50.20	(154) R=720.00 Δ=5'52'00" L=73.72 C=73.69 N26°44'00"E T=36.89	(155) R=780.00 Δ=4'34'00" L=62.15 C=62.15 N00°18'00"E T=19.97	(156) R=780.00 Δ=2'56'00" L=39.93 C=39.93 N00°18'00"E T=19.97
(Q1) R=970.00 Δ=3'17'50" L=55.83 C=55.83 N77°41'25"E T=27.92	(Q2) R=400.00 Δ=14'18'30" L=99.88 C=99.62 N24°20'45"E T=50.20	(S) R=780.00 Δ=4'30'00" L=61.26 C=61.25 N08°35'00"E T=30.65		

REVISIONS	DATE	DESCRIPTION
	2/24/15	REVISED PER CITY ENGINEER REVIEW
	8/10/15	ADDED PROPOSED NRG EASEMENT
	6/29/16	REVISED PER COUNTY TAX MAP DEPARTMENT REVIEW

ORCHARD TRAIL SUBDIVISION NO. 6 PLAT

REITZ ENGINEERING CO.
4214 ROCKY RIVER DR.
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(216)-251-3033
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