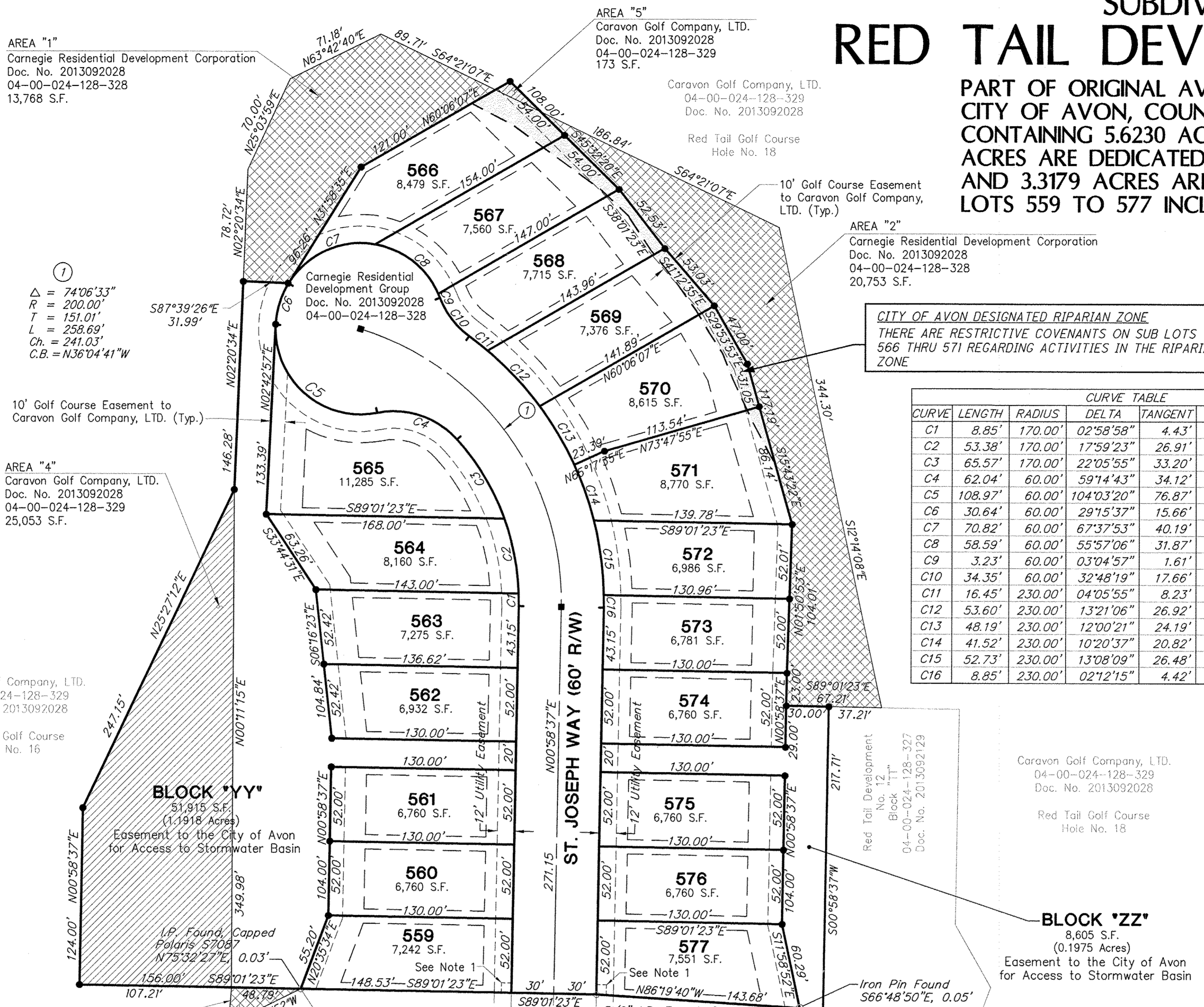
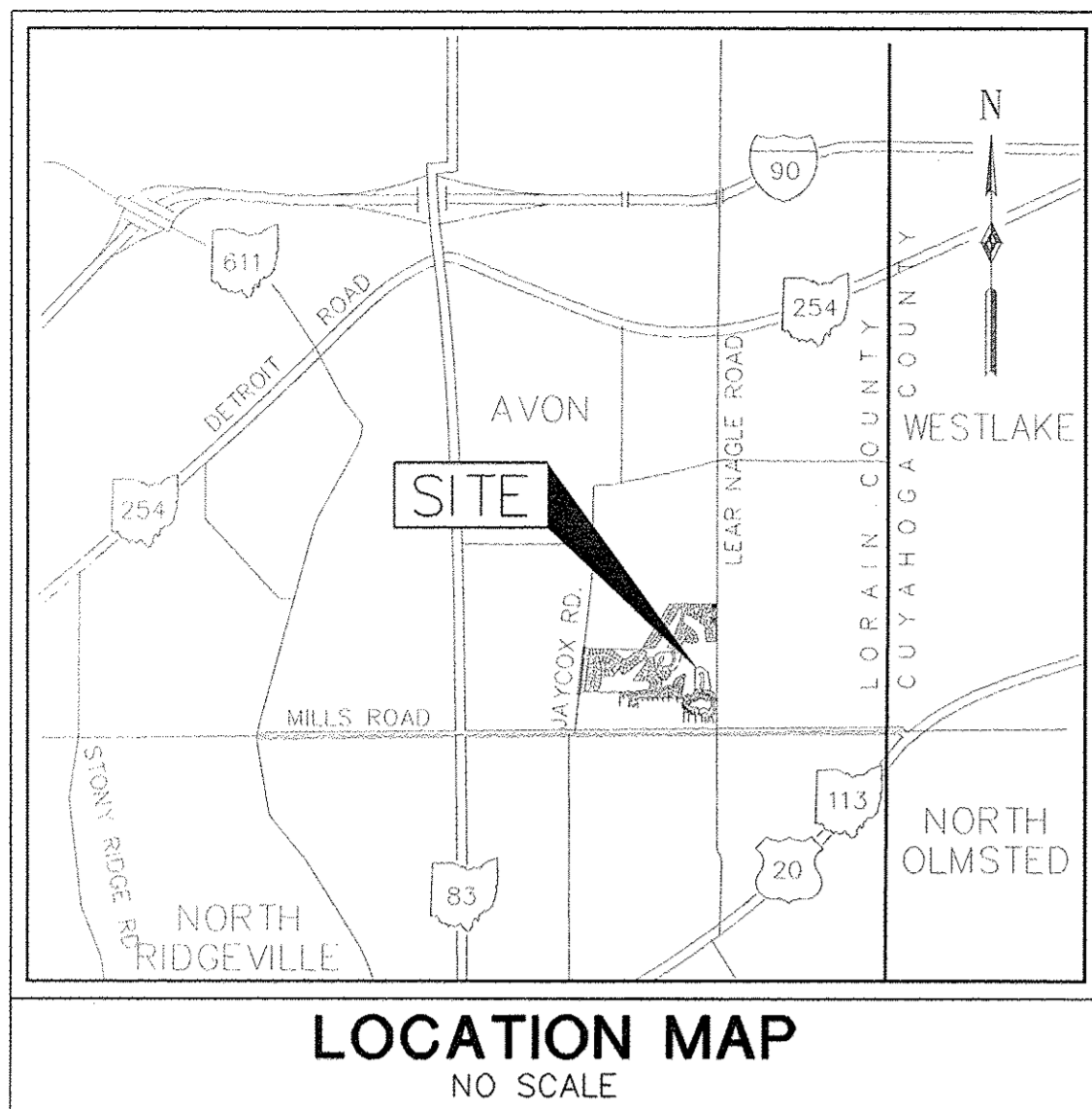


# SUBDIVISION PLAT RED TAIL DEVELOPMENT NO. 14

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 24  
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO  
CONTAINING 5.6230 ACRES OF LAND OF WHICH 0.9158  
ACRES ARE DEDICATED STREETS, 1.3893 ARE IN BLOCKS  
AND 3.3179 ACRES ARE WITHIN THE SUBDIVISION OF  
LOTS 559 TO 577 INCLUSIVE.



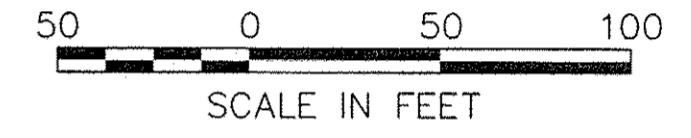
- LEGEND**
- PROPOSED 5/8" x 30" IRON PIN MONUMENT BOX ASSEMBLY
  - ▣ EXISTING 5/8" x 30" IRON PIN MONUMENT BOX ASSEMBLY
  - 5/8" x 30" IRON PIN SET, CAPPED - "S. Horan S8678"
  - 5/8" IRON PIN FOUND (unless otherwise noted)

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	8.85'	170.00'	02°58'58"	4.43'	8.85'	N00°30'52"W
C2	53.38'	170.00'	17°59'23"	26.91'	53.16'	N11°00'03"W
C3	65.57'	170.00'	22°05'55"	33.20'	65.16'	N31°02'42"W
C4	62.04'	60.00'	59°14'43"	34.12'	59.31'	N71°43'01"W
C5	108.97'	60.00'	104°03'20"	76.87'	94.60'	N49°18'42"W
C6	30.64'	60.00'	29°15'37"	15.66'	30.31'	S17°20'46"W
C7	70.82'	60.00'	67°37'53"	40.19'	66.78'	S65°47'32"W
C8	58.59'	60.00'	55°57'06"	31.87'	56.29'	N52°24'59"W
C9	3.23'	60.00'	03°04'57"	1.61'	3.23'	N22°53'57"W
C10	34.35'	60.00'	32°48'19"	17.66'	33.89'	N37°45'38"W
C11	16.45'	230.00'	04°05'55"	8.23'	16.45'	N52°06'50"W
C12	53.60'	230.00'	13°21'06"	26.92'	53.48'	N43°23'19"W
C13	48.19'	230.00'	12°00'21"	24.19'	48.11'	N30°42'36"W
C14	41.52'	230.00'	10°20'37"	20.82'	41.47'	N19°32'06"W
C15	52.73'	230.00'	13°08'09"	26.48'	52.62'	N07°47'43"W
C16	8.85'	230.00'	02°12'15"	4.42'	8.85'	N00°07'31"W

**SETBACK TABLE**

LOT	SIDE (LT.)	SIDE (RT.)	FRONT	BACK
559-564	5	5	20	25
565	5	20	20	25
566	5	5	20	35
567-570	5	5	20	30
571-577	5	5	20	25



DENOTES AREA "1", AREA "2", AND AREA "3" OWNED BY CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION THAT ARE BEING RE-PLATTED TO BE INCLUDED IN CARAVON GOLF COMPANY, LTD.

WE, CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION CERTIFY THAT WE ARE THE OWNERS OF AREA "1", AREA "2", AND AREA "3", AND AGREE TO THE RE-PLAT OF AREA "1", AREA "2" AND AREA "3" INTO CARAVON GOLF COMPANY, LTD.

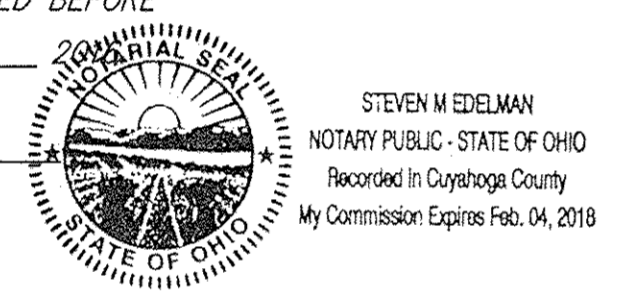
IN WITNESS WHEREOF, WE CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION MARY KHOURI, PRESIDENT, HAVE HEREUNTO SET MY HAND THIS 8<sup>th</sup> DAY OF December 2016.

MARY KHOURI, PRESIDENT

STATE OF OHIO COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF December

NOTARY PUBLIC MY COMM. EXPIRES



DENOTES AREA "4" AND AREA "5" OWNED BY CARAVON GOLF COMPANY, LTD. ARE BEING RE-PLATTED TO BE INCLUDED IN BLOCK "YY" AND SUBLOT 566

WE, CARAVON GOLF COMPANY, LTD. CERTIFY THAT WE ARE THE OWNERS OF AREA "4" AND AREA "5" AND AGREE TO THE RE-PLAT OF AREA "4" INTO RED TAIL DEVELOPMENT NO. 14 BLOCK "YY" AND AREA "5" INTO RED TAIL DEVELOPMENT NO. 14 SUBLOT 566

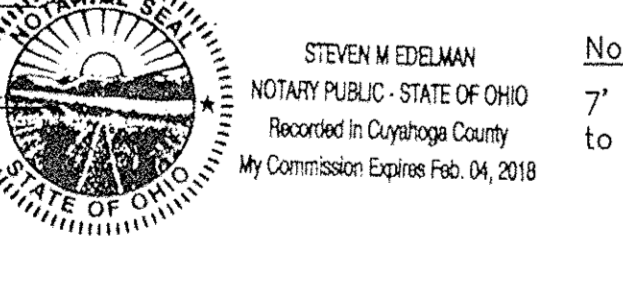
IN WITNESS WHEREOF, WE CARAVON GOLF COMPANY, LTD. RUSTOM KHOURI, PRESIDENT, HAVE HEREUNTO SET MY HAND THIS 8<sup>th</sup> DAY OF December 2016.

RUSTOM KHOURI, PRESIDENT

STATE OF OHIO COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF December

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.

AREA "3"  
Carnegie Residential Development Corporation  
Doc. No. 2013092028  
04-00-024-128-328  
633 S.F.

Note 1  
7' x 7' Monument & Landscape Easement to Carnegie Residential Development Corp.

**SURVEYOR'S CERTIFICATE**

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

THIS IS TO CERTIFY TO THE OWNERS OF LAND SHOWN HEREON THAT THIS SUBDIVISION PLAT AND THE SURVEY WERE MADE IN SEPTEMBER OF 2016 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.

SCOTT A. HORAN, PROFESSIONAL LAND SURVEYOR - P.S. #8678  
DATE 10/24/16



**OWNERS CERTIFICATION ACCEPTANCE (P.P.N. 04-00-024-128-328)**

WE, THE UNDERSIGNED OWNER, CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS RED TAIL DEVELOPMENT NO. 14, A SUBDIVISION OF LOTS 559 TO 577 INCLUSIVE, & EASEMENTS, AND DO HEREBY ACCEPT THIS PLAT OF SAME. 0.9158 ACRES DEDICATED TO CITY STREETS (ST. JOSEPH WAY) SHOWN IN PLAT.

IN WITNESS WHEREOF, WE CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION, BY MARY KHOURI, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 8<sup>th</sup> DAY OF December 2016.

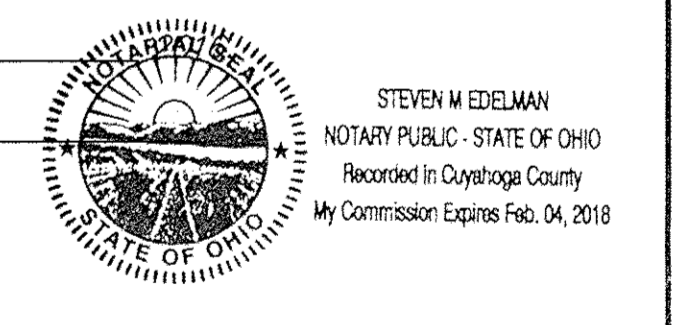
CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION

MARY KHOURI, PRESIDENT

STATE OF OHIO COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF December

NOTARY PUBLIC MY COMM. EXPIRES



**APPROVALS**

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 2<sup>nd</sup> DAY OF December 2016.

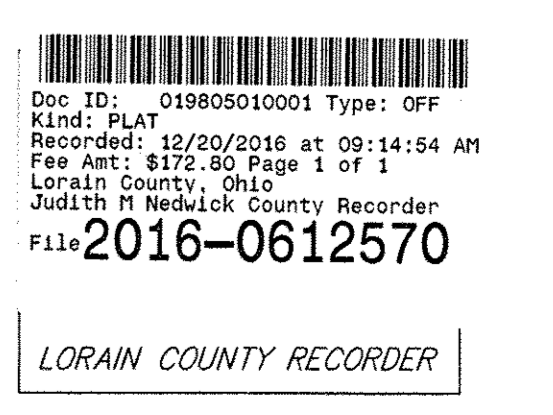
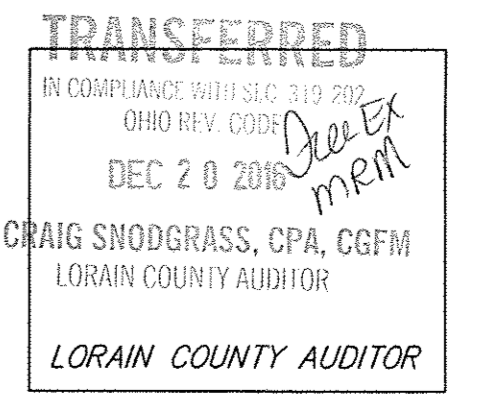
CITY ENGINEER RYAN CUMMINS, P.E.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 28<sup>th</sup> DAY OF November 2016.

PLANNING COMMISSION-CHAIRPERSON CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 28<sup>th</sup> DAY OF November 2016. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT CRAIG WITHERSPOON



PROVIDENCE TITLE AGENCY INC  
27540 DETROIT RD  
HELROSE OFFICE PARK SUITE 106  
WESTLAKE, OH 44145  
Plat vol. 102  
pgs. 90-91

REVISIONS

**EUTHELIUS INC.**  
CONSULTING ENGINEERS  
8235 MOHAWK DR., STROUVSVILLE, OHIO 44136  
PHONE: (440) 260-1555 • FAX: (440) 260-1544

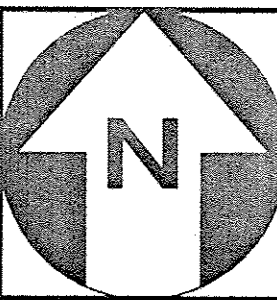
RED TAIL DEVELOPMENT NO. 14  
WEST COURSE, AVON OHIO  
SUBDIVISION PLAT

HORIZ. SCALE N/A  
VERT. SCALE N/A  
DESIGNED VMB  
DRAWN VMB CHECKED SAH  
DATE 09-03-16  
DRAWING NAME PH14N-PLATI

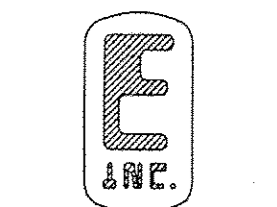
1  
2

# SUBDIVISION PLAT RED TAIL DEVELOPMENT NO. 14

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CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO  
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REVISIONS



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CONSULTING ENGINEERS  
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PHONE: (440) 260-1555 ~ FAX: (440) 260-1544

RED TAIL DEVELOPMENT NO. 14  
WEST COURSE, AVON OHIO  
SUBDIVISION PLAT

HORIZ. SCALE	N/A
VERT. SCALE	N/A
DESIGNED	VMB
DRAWN	VMB
CHECKED	SAH
DATE	10-03-16
DRAWING NAME	PH14N-PLAT2

