

WE, THE UNDERSIGNED OWNERS, GRANT A BLANKET DRAINAGE EASEMENT FOR ACCESS, SEWERS AND STORM DRAINAGE OVER BLOCK "A" TO THE OWNERS OF THE ADJACENT MOON ROAD PARCELS LAND IDENTIFIED ON THIS PLAT AS PERMANENT PARCEL NUMBERS 04-00-002-101-334, 04-00-002-101-335, 04-00-002-101-363 AND 04-00-002-101-366, AND THEIR SUCCESSORS IN TITLE. THE PURPOSE OF THE EASEMENT IS TO PROVIDE UNOBSTRUCTED ACCESS TO THE BLOCK "A" STORMWATER RETENTION BASIN FOR THE STORMWATER RUNOFF FROM THE ADJACENT PARCELS' REAR YARDS, HOUSE DOWNSPOUTS AND FOOTER DRAINS AND THE ABILITY TO HAVE ACCESS TO AND TO MAINTAIN OR REPAIR ANY PART OF THE STORMWATER CONVEYANCE SYSTEM THAT PASSES THROUGH BLOCK "A".

ADJACENT MOON ROAD PARCEL OWNERSHIP INFORMATION

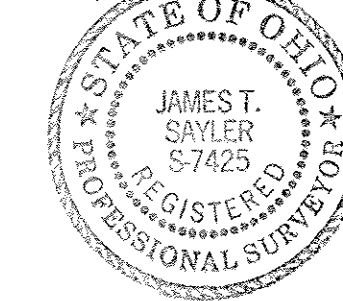
04-00-002-101-075 TAMARA JADAAAN INSTR# 20140509324	04-00-002-101-335 DAVID & CHARLOTTE WENDELL INSTR# 20150557349	04-00-002-101-334 GERALDINE L. CUEVAS INSTR# 20150557348	04-00-002-101-366 MCINTOSH FARMS DEV GROUP, LLC INSTR# 20160597111	04-00-002-101-363 STEVEN J. AND TRACY C. ABFALL INSTR# 20160597109	04-00-002-101-083 KAREN KAMM INSTR# 20140498740 (PARCEL 1)
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McINTOSH FARMS SUBDIVISION NO. 1

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 "McINTOSH FARMS SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 20.8392 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 PLAN 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 BE CORRECT.

SCALE AS NOTED
AUGUST, 2016



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

[Signature] 10/14/2017
JAMES T. SAYLER, VICE PRESIDENT
REGISTERED SURVEYOR NO. S-7425

WE, THE UNDERSIGNED OWNERS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS McINTOSH FARMS SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 1 TO 32 AND BLOCKS "A" & "B" INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS McINTOSH PLACE, ORR'S ORCHARD, WINESAP TRAIL AND EXISTING MOON ROAD R/W. WE GRANT ALL EASEMENTS FOR ACCESS, SEWERS AND DRAINAGE SHOWN HEREON TO THE CITY OF AVON. 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.

McINTOSH FARMS DEVELOPMENT GROUP, LLC,
31919 FIELDSTONE CIRCLE, AVON LAKE, OH 44012

BY: *[Signature]*
RICHARD BATT

THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO UTILITIES SPECIFICALLY INCLUDING BUT NOT LIMITED TO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO AND CHARTER COMMUNICATIONS, ALL OHIO CORPORATIONS, AND THE CITY OF AVON, 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.

McINTOSH FARMS DEVELOPMENT GROUP, LLC,
31919 FIELDSTONE CIRCLE, AVON LAKE, OH 44012

BY: *[Signature]*
RICHARD BATT

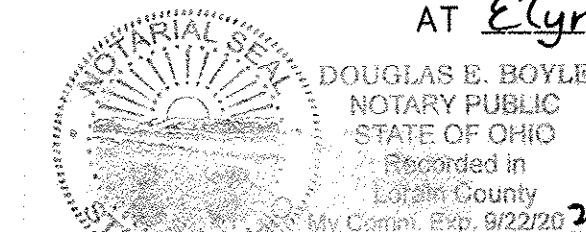
[Signature]
COLUMBIA GAS OF OHIO

[Signature]
CHARTER COMMUNICATIONS

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 McINTOSH FARMS 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 Elyria, OHIO THIS 10th DAY OF October, 2017



MY COMMISSION EXPIRES 9/22/2021

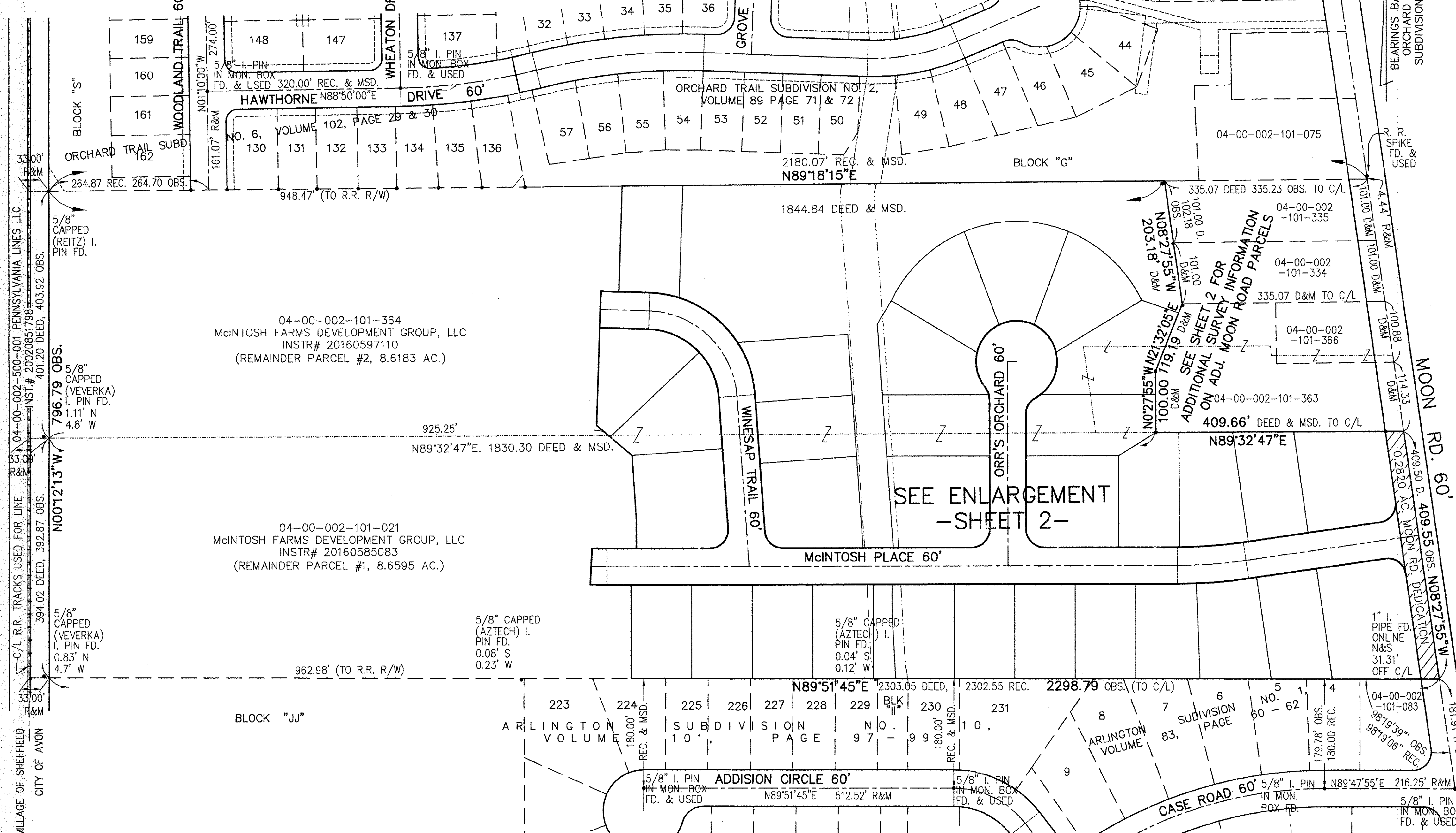
GRADUATE ENGINEER
AVON, OH 44011
Pages 51-52

REVISIONS	DATE	DESCRIPTION
	9/19/2016	REVISED PER CITY REVIEW COMMENTS
	9/23/2016	REVISED PER CITY REVIEW COMMENTS
	10/14/16	REVISED PER CITY REVIEW COMMENTS
	11/18/16	REVISED LINE BETWEEN BLOCK "A" & LOT #7
	11/23/16	ADDED EASEMENT GRANT TO ADJ. MOON RD. PARCELS
	10/10/17	UPDATED UTILITY COMPANIES

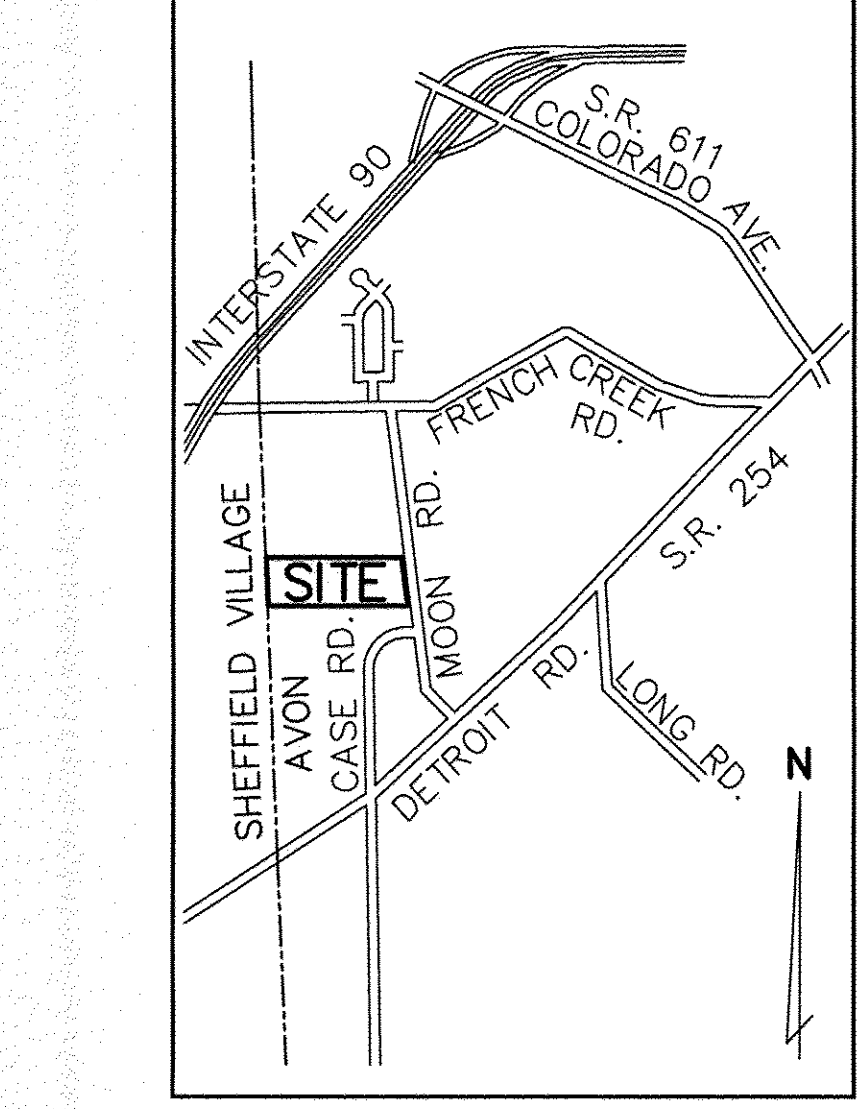
McINTOSH FARMS SUBDIVISION NO. 1 PLAT	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 REITZ@REITZENG.COM
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McINTOSH FARMS DEVELOPMENT GROUP, LLC,
31919 FIELDSTONE CIRCLE, AVON LAKE, OH 44012

BY: *[Signature]*
RICHARD BATT



VICINITY MAP
SCALE: 1" = 3000'



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20th DAY OF December, 2017.
[Signature]
CITY ENGINEER
RYAN CUMMINS, P.E.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20th DAY OF December, 2017.
[Signature]
PLANNING COMM. CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20th DAY OF December, 2017.
THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.
[Signature]
COUNCIL PRESIDENT
CRAIG L. WITHERSPOON

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF McINTOSH FARMS SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING McINTOSH PLACE, ORR'S ORCHARD AND WINESAP TRAIL AND EXISTING MOON ROAD R/W, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

COUNTY OF)
STATE OF OHIO) SS

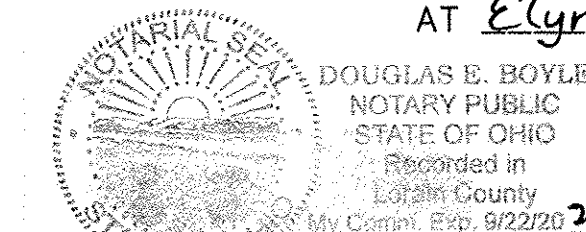
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR _____ BY: _____ WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF McINTOSH FARMS SUBDIVISION NO. 1 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

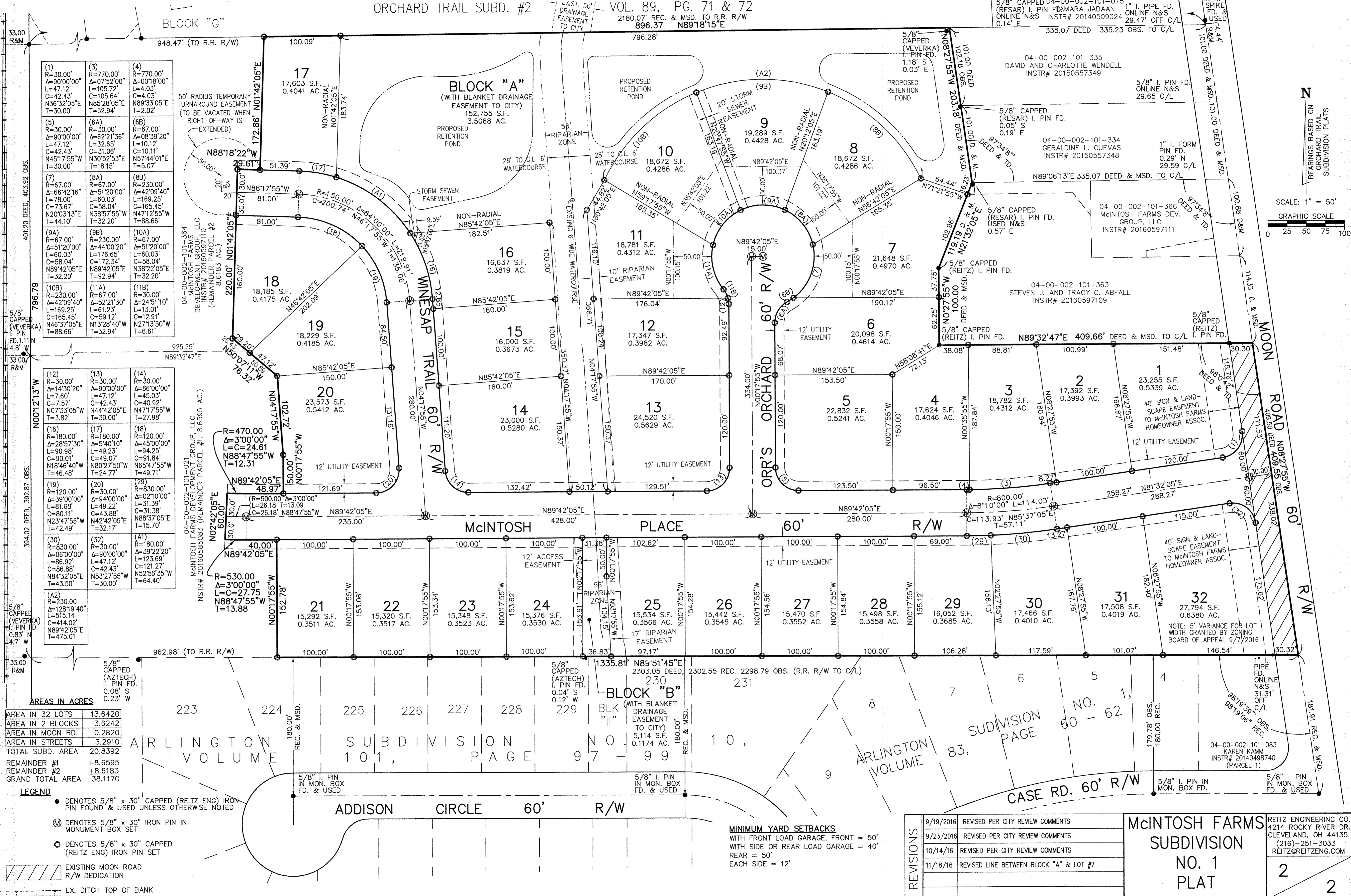
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Doc ID: 020326180001 Type: OFF
Kind: PLAT
Recorded: 01/24/2018 at 02:00:43 PM
Fee Amt: \$172.80 Page 1 of 1
Lorain County, Ohio
Judith M Medwick County Recorder
File: 2018-0659322

TRANSFERRED
IN COMPLIANCE WITH SEC. 312, 392
OHIO REV. CODE
JAN 24 2018
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR





(1) R=30.00' Δ=90°00'00" L=47.12' C=42.43' N36°32'05"E T=30.00'	(3) R=770.00' Δ=07°52'00" L=105.72' C=105.64' N85°28'05"E T=52.94'	(4) R=770.00' Δ=00°18'00" L=4.03' C=4.03' N89°33'05"E T=2.02'
(5) R=30.00' Δ=90°00'00" L=47.12' C=42.43' N45°17'55"W T=30.00'	(6A) R=30.00' Δ=62°21'36" L=32.65' C=31.06' N30°52'53"E T=18.15'	(6B) R=67.00' Δ=08°39'20" L=10.12' C=10.11' N57°44'01"E T=5.07'
(7) R=67.00' Δ=66°42'16" L=78.00' C=73.67' N20°03'13"E T=44.10'	(8A) R=67.00' Δ=51°20'00" L=60.03' C=58.04' N38°57'55"W T=32.20'	(8B) R=230.00' Δ=42°09'40" L=169.25' C=165.45' N47°12'55"W T=88.66'
(9A) R=67.00' Δ=51°20'00" L=60.03' C=58.04' N89°42'05"E T=32.20'	(9B) R=230.00' Δ=44°00'20" L=176.65' C=172.34' N89°42'05"E T=92.94'	(10A) R=67.00' Δ=51°20'00" L=60.03' C=58.04' N38°22'05"E T=32.20'
(10B) R=230.00' Δ=42°09'40" L=169.25' C=165.45' N46°37'05"E T=88.66'	(11A) R=67.00' Δ=52°21'30" L=61.23' C=59.12' N13°28'40"W T=32.94'	(11B) R=30.00' Δ=24°51'10" L=13.01' C=12.91' N27°13'50"W T=6.61'
(12) R=30.00' Δ=14°30'20" L=7.60' C=7.57' N07°33'05"W T=3.82'	(13) R=30.00' Δ=90°00'00" L=47.12' C=42.43' N44°42'05"E T=30.00'	(14) R=30.00' Δ=86°00'00" L=45.03' C=40.92' N47°17'55"W T=27.98'
(16) R=180.00' Δ=28°57'30" L=90.98' C=90.01' N18°46'40"W T=46.48'	(17) R=180.00' Δ=5°40'10" L=49.23' C=49.07' N80°27'50"W T=24.77'	(18) R=120.00' Δ=45°00'00" L=94.25' C=91.84' N65°47'55"W T=49.71'
(19) R=120.00' Δ=39°00'00" L=81.68' C=80.11' N23°47'55"W T=42.49'	(20) R=30.00' Δ=94°00'00" L=31.39' C=43.88' N42°42'05"E T=32.17'	(21) R=830.00' Δ=02°10'00" L=121.69' C=121.69' N88°37'05"E T=15.70'
(30) R=830.00' Δ=06°00'00" L=86.92' C=86.88' N84°32'05"E T=43.50'	(32) R=30.00' Δ=90°00'00" L=47.12' C=42.43' N53°27'55"W T=30.00'	(A1) R=180.00' Δ=39°22'20" L=123.69' C=121.27' N52°56'35"W T=64.40'
(A2) R=230.00' Δ=128°19'40" L=515.14' C=414.02' N89°42'05"E T=475.01'		

AREA IN 32 LOTS	13.6420
AREA IN 2 BLOCKS	3.6242
AREA IN MOON RD.	0.2820
AREA IN STREETS	3.2910
TOTAL SUBD. AREA	20.8392
REMAINDER #1	+8.6595
REMAINDER #2	+8.6183
GRAND TOTAL AREA	38.1170

LEGEND

- DENOTES 5/8" x 30" CAPPED (REITZ ENG) IRON PIN FOUND & USED UNLESS OTHERWISE NOTED
- ⊙ DENOTES 5/8" x 30" IRON PIN IN MONUMENT BOX SET
- DENOTES 5/8" x 30" CAPPED (REITZ ENG) IRON PIN SET
- ▨ EXISTING MOON ROAD R/W DEDICATION
- EX. DITCH TOP OF BANK
- - - EX. DITCH BOTTOM OF BANK

MINIMUM YARD SETBACKS
 WITH FRONT LOAD GARAGE, FRONT = 50'
 WITH SIDE OR REAR LOAD GARAGE = 40'
 REAR = 50'
 EACH SIDE = 12'

REVISIONS	9/19/2016	REVISED PER CITY REVIEW COMMENTS
	9/23/2016	REVISED PER CITY REVIEW COMMENTS
	10/14/16	REVISED PER CITY REVIEW COMMENTS
	11/18/16	REVISED LINE BETWEEN BLOCK "A" & LOT #7

McINTOSH FARMS SUBDIVISION NO. 1 PLAT

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