



Caravon Golf Company, LTD.
04-00-024-128-345
Doc. No. 2013092028
25.92 Ac.

Red Tail Golf Course
Hole No. 16

①
Δ = 02°58'58"
R = 170.00'
T = 4.43'
L = 8.85'
Ch. = 8.85'
C.B. = N00°30'52"W

①
Δ = 74°06'33"
R = 200.00'
T = 151.01'
L = 258.69'
Ch. = 241.03'
C.B. = N36°04'41"W

②
Δ = 28°45'39"
R = 185.00'
T = 47.43'
L = 92.88'
Ch. = 91.89'
C.B. = S79°51'02"W

③
Δ = 16°36'26"
R = 185.00'
T = 27.00'
L = 53.62'
Ch. = 53.43'
C.B. = N77°27'56"W

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SUBDIVISION PLAT

RED TAIL DEVELOPMENT NO. 14

PARTIAL REVISED PLAT

THIS REVISED PLAT IS A RE-SUBDIVISION OF SUBLOTS 562 AND 563 IN RED TAIL DEVELOPMENT NO. 14 PLAT VOLUME 102, PAGES 90 AND 91

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 24
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO
CONTAINING 0.3261 ACRES OF LAND WITHIN THE
SUBDIVISION OF LOTS 562 TO 563 INCLUSIVE.

NOTE:

THE RED TAIL DEVELOPMENT NO. 14 PARTIAL REVISED PLAT CONSISTS OF COMBINING SUBLOTS 562 AND 563 THUS CREATING SUBLOT 578 THE TOTAL ACREAGE OF LOT 578 REMAINED THE SAME, BLOCK ACREAGE AND DEDICATED STREETS WITHIN RED TAIL DEVELOPMENT NO. 14 REMAINED THE SAME.



Current Owners:

S/L 562
P.P.N. 04-00-024-116-224
Doc. No. 20180660355
Garth M. Paul

S/L 563
P.P.N. 04-00-024-116-225
Doc. No. 20180678029
Garth M. Paul

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OWNERS CERTIFICATION
ACCEPTANCE

I, THE UNDERSIGNED OWNER, GARTH M. PAUL, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS RED TAIL DEVELOPMENT NO. 14 PARTIAL REVISED PLAT, A RESUBDIVISION OF LOTS 562 AND 563 INCLUSIVE, AND DO HEREBY ACCEPT THIS REVISED PLAT OF SAME.

IN WITNESS WHEREOF, I GARTH M. PAUL, OWNER, HAVE HEREUNTO SET MY HANDS THIS 30 DAY OF November 2018.

Garth M. Paul
GARTH M. PAUL, OWNER

STATE OF OHIO
COUNTY OF LORAIN, Cuyahoga S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF November 2018.

Carrie A. Graham
CARRIE A. GRAHAM, Notary Public
State of Ohio, Lorain County
My Commission Expires Dec. 1, 2019

NOTARY PUBLIC
MY COMM. EXPIRES

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15th DAY OF November 2018.

CITY ENGINEER *Ryan Cummins*
RYAN CUMMINS, P.E.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF November 2018.

PLANNING COMMISSION-CHAIRPERSON *Carolyn Witherspoon*
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF November 2018. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT *Craig Witherspoon*
CRAIG WITHERSPOON

PROVIDENCE TITLE AGENCY INC
27540 DETROIT RD
MELROSE OFFICE PARK SUITE 106
WESTLAKE, OH 44145
Plat Vol. 105
Pg. 99

SURVEYOR'S CERTIFICATE

ALL SUBLOT PROPERTY LINES 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 JUNE OF 2017 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
SCOTT A. HORAN, PROFESSIONAL LAND SURVEYOR - P.S. #8678 DATE 11-13-18



LEGEND

- ⊠ EXISTING 5/8" x 30" IRON PIN MONUMENT BOX ASSEMBLY
- 5/8" IRON PIN FOUND (unless otherwise noted)

LOT	EXISTING SETBACK TABLE (FACING LOT FROM STREET)			
	SIDE (LT.)	SIDE (RT.)	FRONT	BACK
562	5	5	20	25
563	5	5	20	25

UNDERGROUND EASEMENT

THE OWNERS (GARTH M. PAUL) OF THE WITHIN PLATTED LAND DOES HEREBY GRANT INTO THE CITY OF AVON, INCLUDING BUT NOT LIMITED TO COLUMBIA GAS, OHIO EDISON COMPANY, CENTURY TELEPHONE COMPANY, AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNEES (HEREIN AFTER REFERRED TO AS THE GRANTEEES) A NON-EXCLUSIVE, PERMANENT RIGHT OF WAY EASEMENT AND 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 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 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. OWNER RESERVES TO ITSELF THE RIGHT TO USE THE EASEMENT AREAS IN ANY MANNER THAT DOES NOT UNREASONABLY INTERFERE WITH THE EASEMENT RIGHTS GRANTED HEREIN.

N

REVISIONS

E
& M.E.

EUTHENICES, INC.
CONSULTING ENGINEERS
8235 MOHAWK DR., STRONGSVILLE, OHIO 44136
PHONE: (440) 280-1555 ~ FAX: (440) 280-1544

RED TAIL DEVELOPMENT NO. 14
PARTIAL REPEAT
AVON OHIO

HORIZ. SCALE
1"=50'

VERT. SCALE
N/A

DESIGNED
VMB

DRAWN
VMB

CHECKED
VMB

DATE
08-16-18

DRAWING NAME
PHASE14-PARTIAL

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