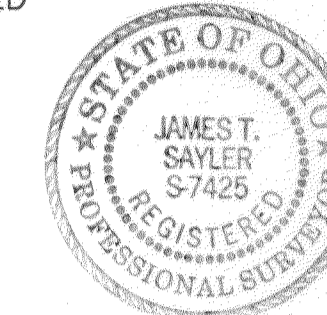


McINTOSH FARMS SUBDIVISION NO. 2

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. 2" AS SHOWN HEREON AND CONTAINING 17.2778 ACRES OF LAND IN ORIGINAL SECTION NO. 2 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUS INDICATED •, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUS 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
APRIL 2018



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 McINTOSH FARMS SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 33 TO 63 AND BLOCK "C" INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS McINTOSH PLACE WOODLAND TRAIL AND WINESAP TRAIL. 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: *Richard Batt*
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: *Richard Batt*
RICHARD BATT

Dan Smith 11/6/19
COLUMBIA GAS OF OHIO

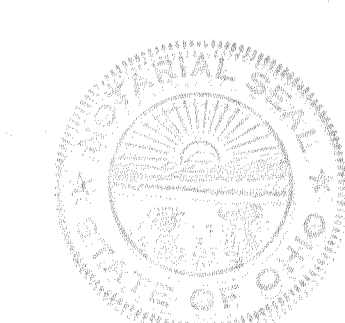
Dim Dondu 11-5-19
THE ILLUMINATING COMPANY

Ron Smith 11-5-19
CHARTER COMMUNICATIONS

COUNTY OF)
STATE OF OHIO) SS

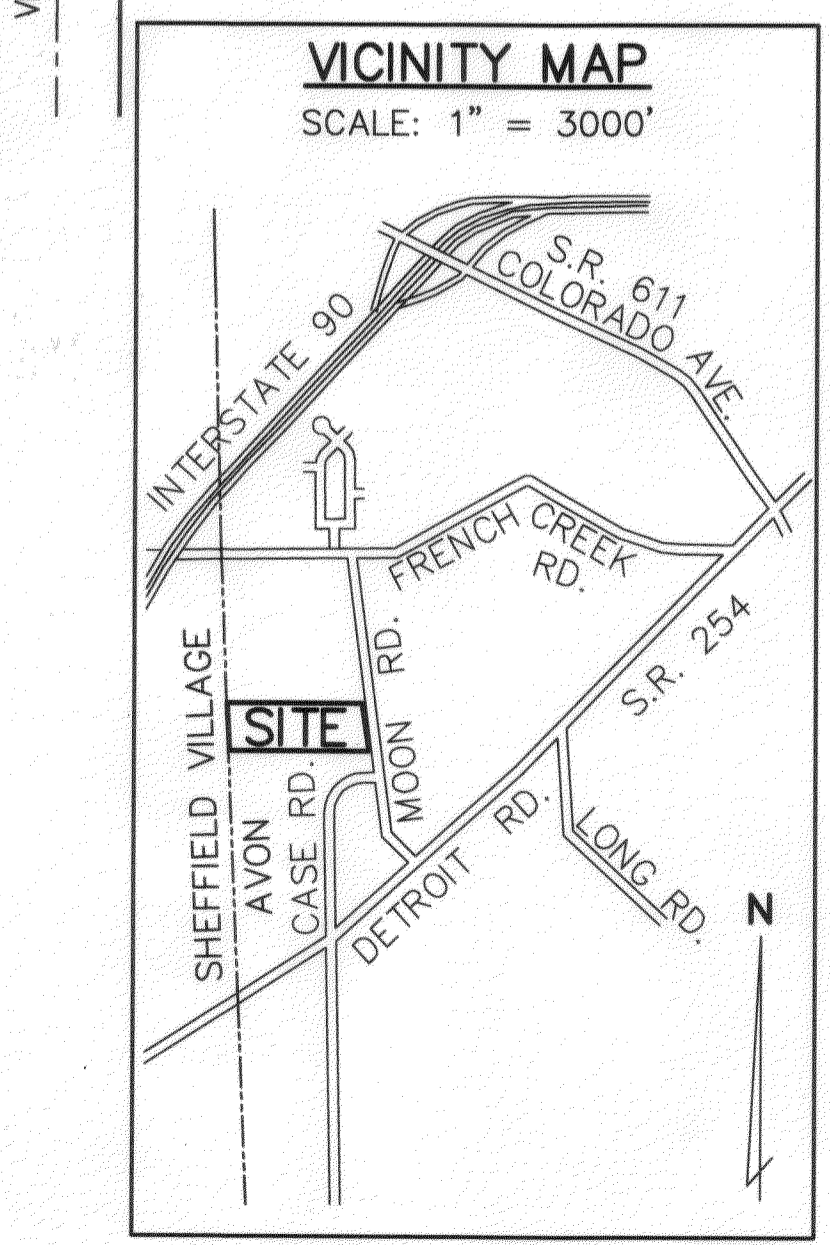
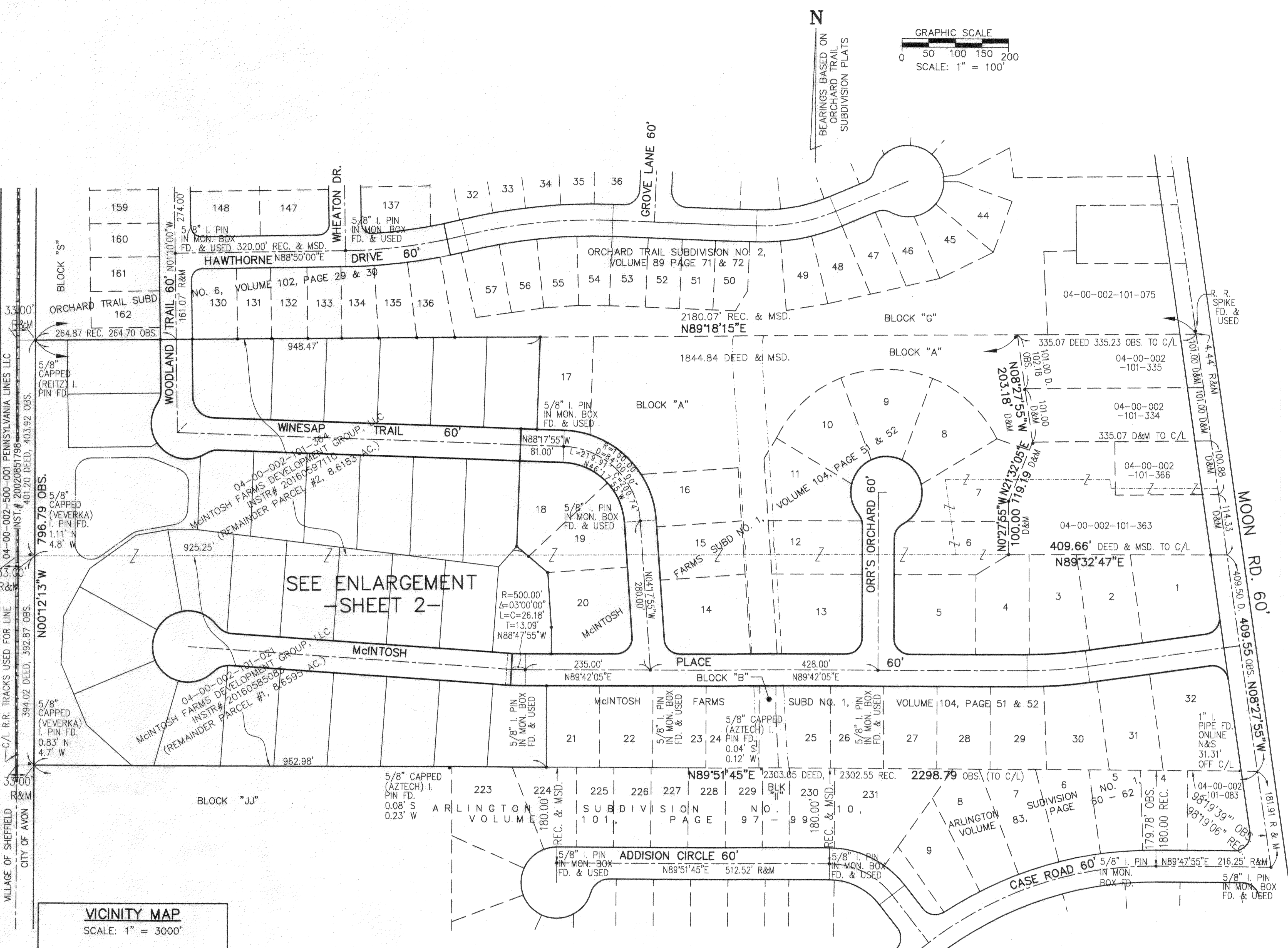
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR McINTOSH FARMS DEVELOPMENT GROUP, LLC, AN OHIO LIMITED LIABILITY COMPANY BY RICHARD BATT, WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS FREE ACT AND DEED AND THE FREE ACT OF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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
AT CLEVELAND, OHIO THIS 13th DAY OF JANUARY, 20 20



MY COMMISSION EXPIRES _____

| | | | | |
|-----------|----------|----------------------------------|--|--|
| REVISIONS | 4/22/18 | REVISED PER CITY REVIEW COMMENTS | McINTOSH FARMS SUBDIVISION NO. 2 PLAT | REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 REITZ@REITZENG.COM |
| | 10/27/19 | UPDATED REAR YARD MONUMENTATION | | |
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| | | | | |
| | | | | |



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13th DAY OF January, 2020.
Ryan Cummins
CITY ENGINEER
RYAN CUMMINS, P.E.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15th DAY OF January, 2020.
Carolyn Witherspoon
PLANNING COMM. CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 13th DAY OF January, 2020.
THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.
Brian Fischer
COUNCIL PRESIDENT
BRIAN FISCHER

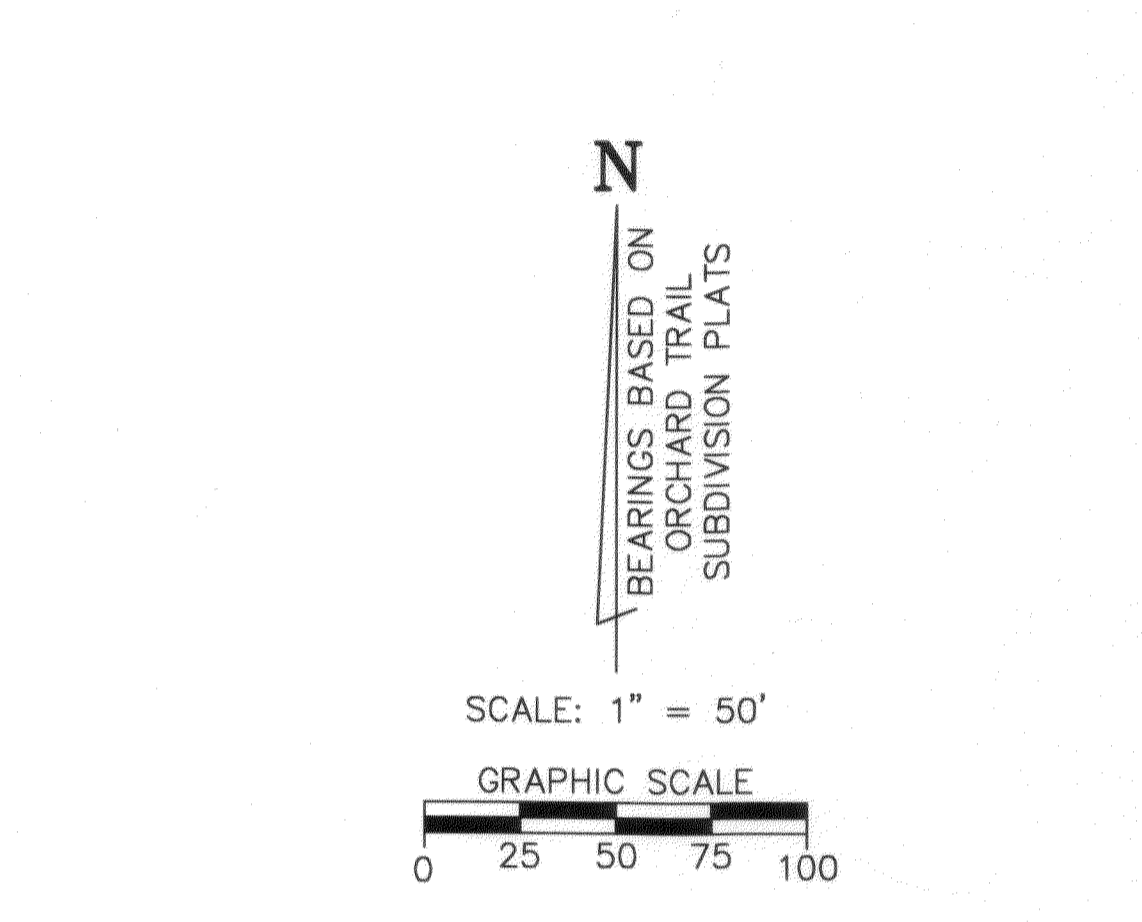
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
FEB - 4 2020
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Doc ID: 022151890003 Type: OFF
Kind: PLA
Recorded: 02/04/2020 at 10:25:51 AM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Judith M. Medwick, County Recorder
File # 2020-0748032

CARDINAL HOPE EXAM CO.
36040 CARONIA CIRCLE
AVON, OH 44011
Plat Vol 107
Pgs. 73, 74



| | | | | |
|---|---|---|---|---|
| (38) R=40.00' Δ=87°07'55" L=60.83' C=55.14' N44°43'57"W T=38.05' | (39) R=40.00' Δ=04°35'38" L=3.21' C=3.21' N01°07'50"E T=1.60' | (40A) R=67.00' Δ=66°47'47" L=78.11' C=73.76' N00°00'06"W T=44.18' | (40B) R=40.00' Δ=29°58'09" L=20.92' C=20.68' N18°24'43"E T=10.71' | (41A) R=67.00' Δ=10°14'06" L=11.97' C=11.95' N62°15'20E T=6.00' |
| (41B) R=40.00' Δ=34°33'48" L=24.13' C=23.77' N74°25'11"E T=12.44' | (47) R=530.00' Δ=04°00'00" L=37.00' C=36.99' N88°17'55"W T=18.51' | (52) R=40.00' Δ=06°21'10" L=4.43' C=4.43' N89°28'30"W T=2.22' | (53A) R=67.00' Δ=61°08'26" L=71.50' C=68.15' N75°07'52"E T=39.58' | (53B) R=40.00' Δ=42°47'16" L=29.87' C=29.18' N65°57'17"E T=15.67' |
| (54) R=67.00' Δ=51°20'00" L=60.03' C=58.04' N48°37'55"W T=32.20' | (55) R=67.00' Δ=51°20'00" L=60.03' C=58.04' N02°42'05"E T=32.20' | (56) R=67.00' Δ=51°20'00" L=60.03' C=58.04' N54°02'05"E T=32.20' | (57A) R=67.00' Δ=63°08'26" L=73.83' C=70.15' N68°43'42"W T=41.17' | (57B) R=40.00' Δ=34°46'22" L=24.28' C=23.91' N54°32'40"W T=12.52' |
| (58) R=40.00' Δ=14°22'04" L=10.03' C=10.00' N79°06'53"W T=5.04' | (63) R=470.00' Δ=04°00'00" L=32.81' C=32.81' N88°17'55"W T=16.41' | (C) R=67.00' Δ=79°13'37" L=92.65' C=85.44' N73°00'48"W T=55.45' | | |



- LEGEND**
- DENOTES 5/8" x 30" CAPPED (REITZ ENG) IRON PIN FOUND & USED UNLESS OTHERWISE NOTED
 - Ⓜ DENOTES 5/8" x 30" CAPPED (REITZ ENG) IRON PIN IN MONUMENT BOX SET
 - DENOTES 5/8" x 30" CAPPED (REITZ ENG) IRON PIN SET
 - ⬢ DENOTES 1/4" DRILL HOLE SET IN CONCRETE DRAINAGE STRUCTURE
 - × DENOTES CROSS CHISEL IN CONCRETE DRAINAGE STRUCTURE

AREAS IN ACRES

| | |
|------------------|---------|
| AREA IN 31 LOTS | 12.6827 |
| AREA IN 1 BLOCK | 2.3270 |
| AREA IN STREETS | 2.2681 |
| TOTAL SUBD. AREA | 17.2778 |

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

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 CHIO REV. CODE
 FEB - 4 - 2023
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

ARLINGTON SUBDIVISION NO. 10,
 VOL. 101, PG. 97 - 99

| | | |
|-----------|----------|----------------------------------|
| REVISIONS | 4/22/18 | REVISED PER CITY REVIEW COMMENTS |
| | 10/27/19 | UPDATED REAR YARD MONUMENTATION |
| | | |
| | | |

| | |
|---|---|
| McINTOSH FARMS SUBDIVISION NO. 2 PLAT | 2 |
| | 2 |

REITZ ENGINEERING CO.
 4214 ROCKY RIVER DR.
 CLEVELAND, OH 44135
 (216)-251-3033
 REITZ@REITZENG.COM

Plat Sheet

Instrument # 2020-0748032 Film # _____

Name of Plat: McIntosh Farms Subdivision No. 2

Owner: McIntosh Farms Development Group LLC

Description: Situated in the City of Avon, County
of Lorain, State of Ohio, being part of original
Avon Township Section 2 = 17.2778 acres
Easements also -
Creating Sublots 33 thru. 63 inclusive
and Block "C" -

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 107

Pg. 73, 74

Receiving Stamp

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

Amount: \$ 172.80

Initials: SC