

SUBDIVISION PLAT RED TAIL DEVELOPMENT NO. 15 PARTIAL REVISED PLAT

THIS REVISED PLAT IS A RE-SUBDIVISION OF A PART OF RED TAIL DEVELOPMENT NO. 15 PLAT VOLUME 107, PAGES 38 AND 39

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 25
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO
CONTAINING 0.8416 ACRES OF LAND WITHIN THE SUBDIVISION OF SUBLOTS 586 TO 588 INCLUSIVE

April 2023 • Order No. 23-052 • F.B. See Folder/Data Collector • Replat SL 586 - 588 Red Tail Ph 15.dwg

Note:

The Red Tail Development No. 15 Partial Revised Plat consists of the elimination of Sublot 587 and a reconfiguration of Sublots 586 and 588, which were renumbered to 616 and 618. The total acreage of Sublots 616 and 618 remained the same, Block acreage and dedicated streets with Red Tail Development No. 15 remained the same. *619*

I hereby state that this plat is a true and accurate representation of the premises shown hereon, and was based on an actual survey performed on the ground, and is in accordance with the Minimum Standards for boundary surveys as adopted by the State of Ohio Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses are given to the centerline of St. Theresa Blvd. and are used to indicate angles only.

HOFMANN-METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS
24 BEECH ST. - P.O. BOX 343
BEREA, OHIO 44017
(440) 234-7350 (440) 234-5544
EMAIL: rich@hmm-surveying.com



Richard Metzker
Registered Surveyor No. 7477
Richard Metzker

4-10-23
Date

Approvals

This Plat is approved for recording purposes only this 15th day of June, 2023
City Engineer *Ryan Cummins*
Ryan Cummins, P.E.

This Plat is approved for recording purposes only this _____ day of _____, 20____
Planning Commission Chairperson _____
Carolyn Witherspoon

This Plat is approved for recording purposes only this 15th day of June, 2023. This approval does not constitute an acceptance of the dedication of any public street or highway dedicated hereon.
Council President *Brian Fischer*
Brian Fischer

Survey Legend

- obs Denotes Observed Distance or Angle
- r or rec Denotes Record Distance or Angle
- d Denotes Deed Distance or Angle
- calc Denotes Calculated Distances or Angle
- act Denotes Actual Distances or Angle
- u Denotes Used Point, Distance or Angle
- fd Denotes Point Found
- R/W Denotes Right of Way
- CL Denotes Centerline
- PL Denotes Property Line
- I.P.S. Denotes Iron Pin Set and capped 6752/7477
- Denotes Iron Pin Found
- Denotes Iron Pipe Found
- Denotes Monument Box Found
- "point found" Denotes Distance and Direction
- X.X' N point found is from corner
- X.X' E

Acceptance

(We) the undersigned, Elizabeth Kitzel, owner(s) of the land shown on this plat and designated as Parcel No. 04-00-025-000-586 (Sublot No. 586), do hereby accept this Red Tail Development No. 15 Partial Revised Plat as shown hereon.
Elizabeth Kitzel
Elizabeth Kitzel

Notary

County of Cuyahoga } ss.
State of Ohio }
Before me a Notary Public in and for said County and State did personally appear the above signed Elizabeth Kitzel, who did acknowledge the signing of the foregoing instrument to be her free act and deed, in testimony whereof I have hereunto set my hand and official seal at _____, Ohio this 15th day of June, 2023.

Jean Duetz
Notary Public

5-22-23
SEAL
My Commission Expires
JEAN DUETZ
NOTARY PUBLIC
52228

Acceptance *Colin J & Sally A Maclean*

(We) the undersigned, Elizabeth Kitzel, owner(s) of the land shown on this plat and designated as Parcel No. 04-00-025-000-586 (Sublot No. 587) and Parcel No. 04-00-025-000-587 (Sublot No. 588), do hereby accept this Red Tail Development No. 15 Partial Revised Plat as shown hereon.

Colin J Maclean
Colin J Maclean
Sally A Maclean
Sally A Maclean

Notary

County of Cuyahoga } ss.
State of Ohio }
Before me a Notary Public in and for said County and State did personally appear the above signed Colin J Maclean and Sally A Maclean, who did acknowledge the signing of the foregoing instrument to be their free act and deed, in testimony whereof I have hereunto set my hand and official seal at _____, Ohio this day of June, 2023.

Jean Duetz
Notary Public

5-22-23
SEAL
My Commission Expires
JEAN DUETZ
NOTARY PUBLIC
52228

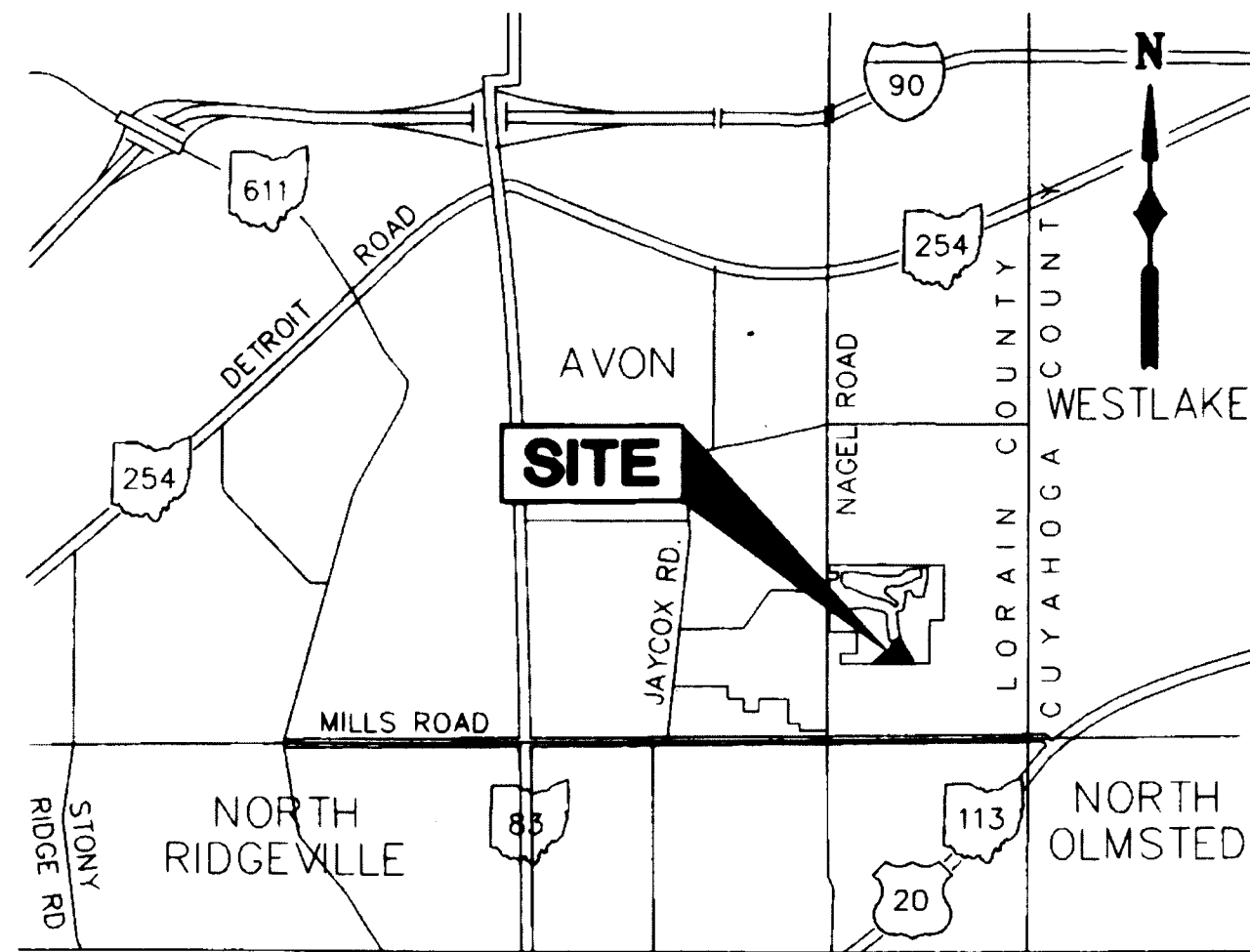
Current Ownership

Sublot No.: 586
Parcel No.: 04-00-025-000-585
Ownership: Elizabeth Kitzel
Document No.: 2020-0747938

Sublot No.: 587
Parcel No.: 04-00-025-000-586
Ownership: Colin J. & Sally A. Maclean
Document No.: 2023-0908003

Sublot No.: 588
Parcel No.: 04-00-025-000-587
Ownership: Colin J. & Sally A. Maclean
Document No.: 2021-0809806

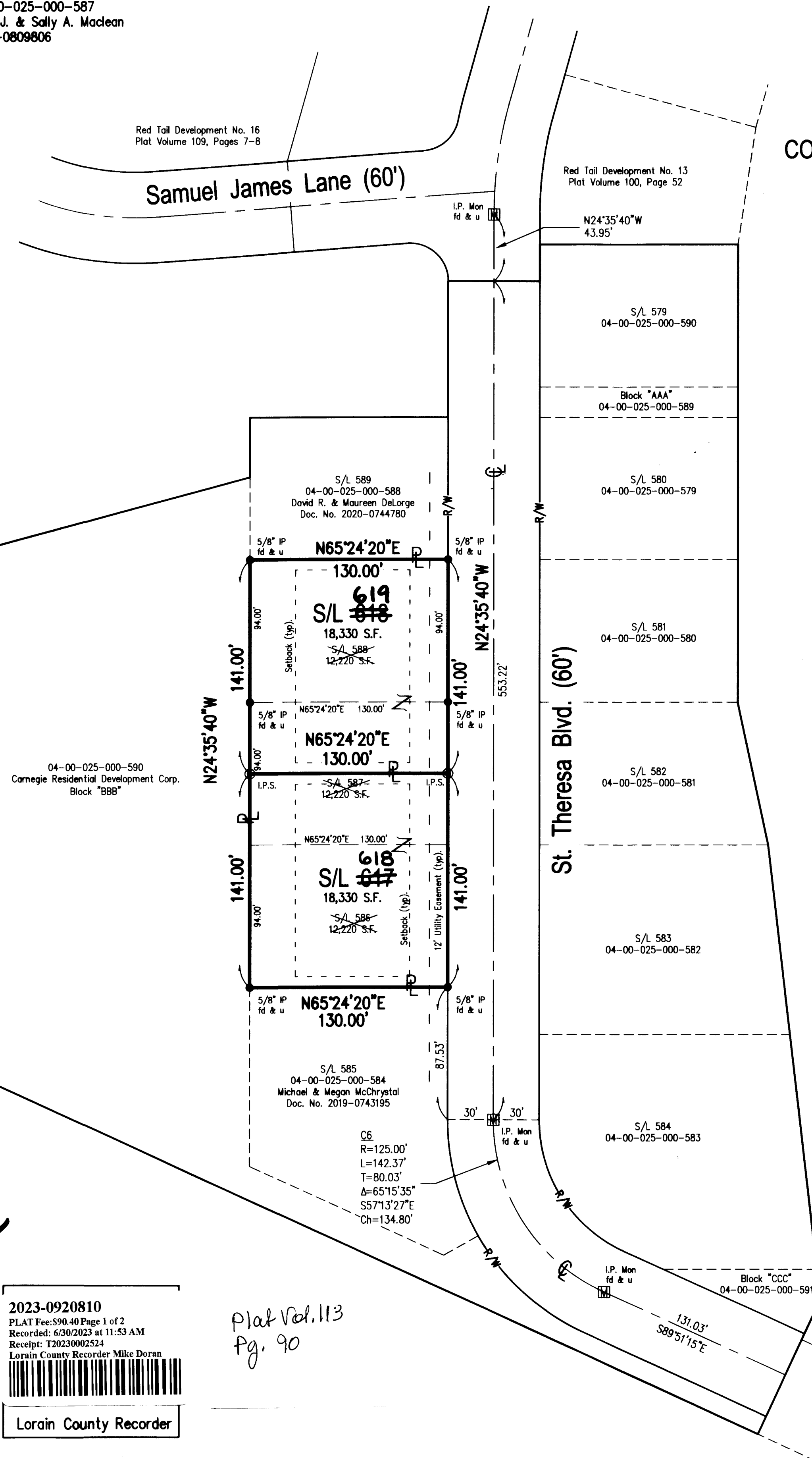
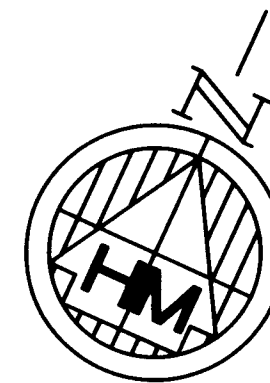
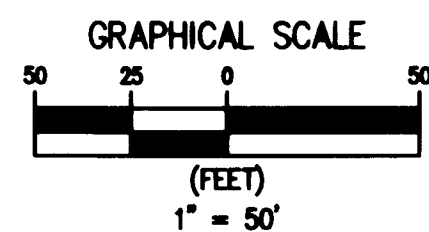
Existing Setback Table				
Sublot	Side (L.L.)	Side (Rt.)	Front	Rear
586	7'	7'	25'	30'
587	7'	7'	25'	30'
588	7'	7'	25'	30'



Vicinity Map
N.T.S.

Basis of Bearings

N24°35'40"W
Centerline St Theresa Blvd



Underground Easement

THE OWNERS (COLIN J. MACLEAN, SALLY A. MACLEAN, AND ELIZABETH KITZEL) OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO 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 GRANTEEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY 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. 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.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
JUN 30 2023

LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Lorain County Auditor

2023-0920810
PLAT Fee \$90.40 Page 1 of 2
Recorded: 6/30/2023 at 11:53 AM
Receipt: T20230002524
Lorain County Recorder Mike Doran

Lorain County Recorder

Plat Vol. 113
Pg. 90

Plat Sheet

Instrument # 2023-0920810

Film # _____

Name of Plat

Red Tail Development No 15 Partial
Revised Plat

Owner:

Elizabeth Kitzel - Sally A. Maclean - Colin J. Maclean

Description:

Situated in the City of Avon, County of
Lorain, State of Ohio. Being a Resubdivision of Red
Tail Development No. 15 Recorded in Plat Vol 107 Pgs 38-39
Sublots 586-588 inclusive -

Being Part of Original Avon Township Section 25, 0.8416 acres
Easements also -
Creating Sublots 618 and 619

Floor Plans:

/

Related/Margin:

Plat Vol 107 Pg 38-39

Comments:

/

Vol.

Vol 113

Receiving Stamp

Pg.

90

Amount:

\$ 90.40

Initials:

EC