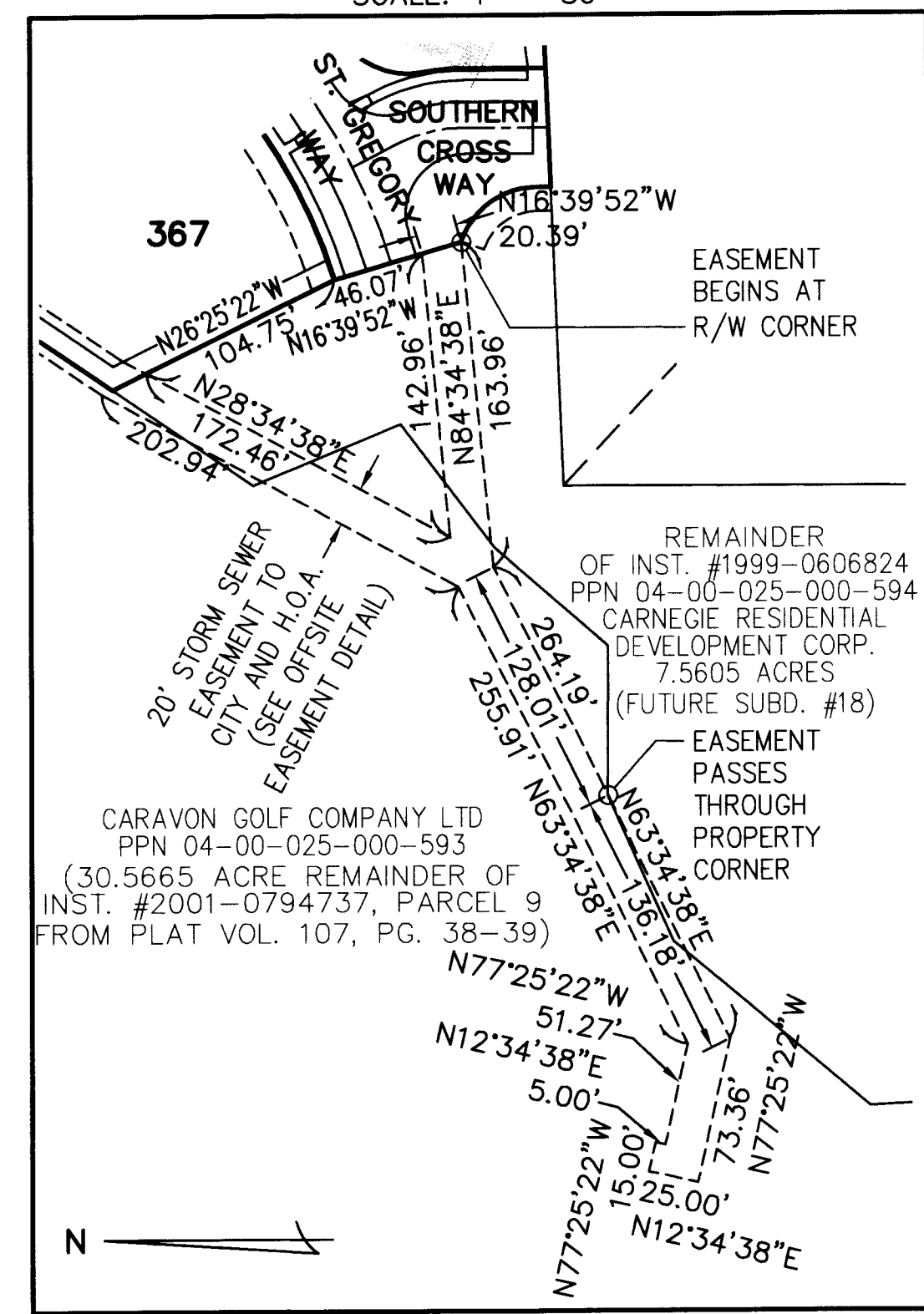


**OFFSITE EASEMENT DETAIL**  
SCALE: 1" = 80'



HILLIARD HOLDING CO. LLC  
PPN 04-00-025-000-035  
INST. #2004-0033534, EXHIBIT A

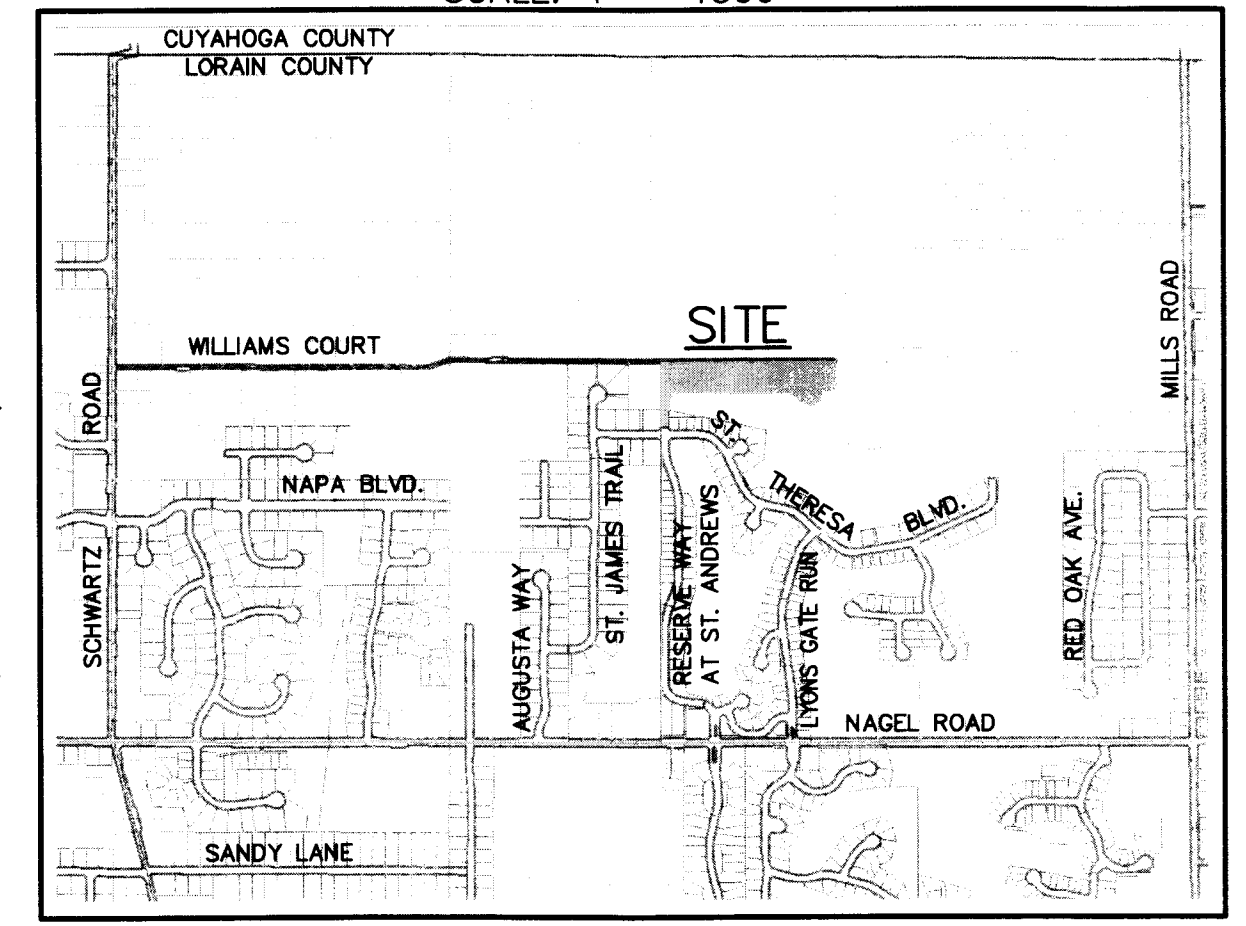
**APPROVALS**

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 10th DAY OF August, 2023.  
*[Signature]*  
CITY ENGINEER  
RYAN CUMMINS, P.E.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14th DAY OF August, 2023.  
*[Signature]*  
PLANNING COMM/CHAIRPERSON  
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14th DAY OF August, 2023.  
THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.  
*[Signature]*  
COUNCIL PRESIDENT  
BRIAN FISCHER

**AREA MAP**  
SCALE: 1" = 1500'



**RED TAIL DEVELOPMENT SUBDIVISION NO. 17**

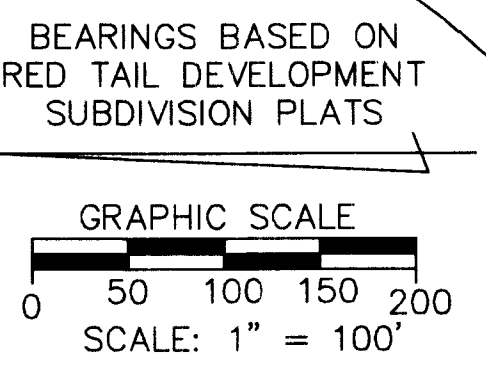
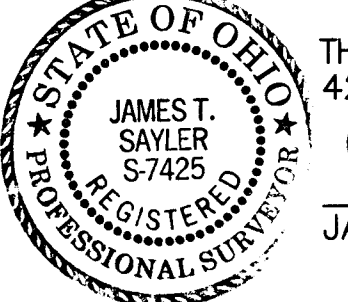
OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 25,  
NOW IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO.

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "RED TAIL DEVELOPMENT SUBDIVISION NO. 17" AS SHOWN HEREON AND CONTAINING 8.4119 ACRES OF LAND IN ORIGINAL SECTION NO. 25 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED \* IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED O 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  
JANUARY, 2022

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

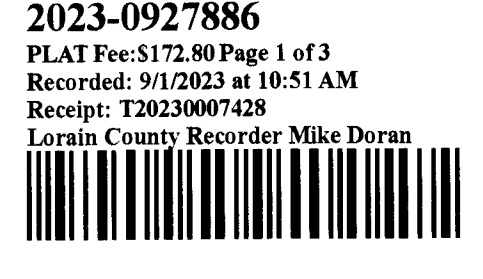
*[Signature]* 7/11/2023  
JAMES T. SAYLER, VICE PRESIDENT, REGISTERED SURVEYOR NO. S-7425



**OWNERS CERTIFICATION** (PPN 04-00-025-000-594)  
WE, THE UNDERSIGNED OWNERS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS RED TAIL DEVELOPMENT SUBDIVISION NO. 17, A SUBDIVISION OF LOTS 620 TO 638 AND BLOCKS "EEE", "FFF" & "GGG", INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS RESERVE WAY AT ST. GREGORY WAY (60' WIDTH), EAST END DRIVE (WIDTH VARIES), SOUTHERN CROSS WAY (60' WIDTH) AND WILLIAMS COURT (EXISTING 15' WIDTH). WE GRANT ALL EASEMENTS FOR STORM SEWERS (15' AND 20' WIDTH) AND SIDEWALKS AS SHOWN HEREON TO THE CITY OF AVON. BLOCKS "EEE" AND "GGG" ARE TO BE DEEDED TO THE HOME OWNER ASSOCIATION (H.O.A.) WITH ACCESS RIGHTS TO THE CITY OF AVON. WE ALSO GRANT A BLANKET ACCESS AND DRAINAGE EASEMENT FOR DITCH MAINTENANCE TO THE CITY OF AVON OVER BLOCK "FFF". WE ALSO GRANT TO CARAVON GOLF COMPANY, LTD. A 15' GOLF COURSE EASEMENT AS SHOWN ON THE PLAT, AND A 20' UTILITY LATERAL EASEMENT ACROSS BLOCKS "EEE" AND "GGG" TO CARAVON GOLF COMPANY, LTD. WE ALSO GRANT TO UNITED STATES OF AMERICA POSTAL SERVICE AND THE H.O.A. A 15'x15' EASEMENT FOR CLUSTER MAIL BOXES. 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. BLOCK "FFF" IS TO BE RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT.

CARNEGIE RESIDENTIAL DEVELOPMENT CORP.  
27500 DETROIT RD., WESTLAKE, OH 44145

BY: *[Signature]*  
MARY KHOURI, PRESIDENT



**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319.022  
OHIO REV. CODE  
SEP - 1 2023  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

**PPN 04-00-025-000-593 EASEMENTS**  
WE, THE UNDERSIGNED OWNERS OF A 30.5665 ACRE PARCEL OF LAND LYING ADJACENT TO AND WEST OF RED TAIL DEVELOPMENT SUBDIVISION NO. 17 DO HEREBY THAT THIS PLAT REPRESENTS OUR PARCEL AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND GRANT EASEMENTS FOR STORM SEWERS (5' AND 20' WIDTH) TO THE CITY OF AVON AND THE HOME OWNER ASSOCIATION AS SHOWN HEREON AND HEREBY ACCEPT THE 15' GOLF COURSE EASEMENT WITHIN RED TAIL DEVELOPMENT SUBDIVISION NO. 17 AS SHOWN ON THE PLAT AND ALSO ACCEPT THE 20' UTILITY LATERAL EASEMENT ACROSS BLOCKS "EEE" AND "GGG".

CARAVON GOLF COMPANY LTD.  
4400 LEAR NAGLE RD., AVON, OH 44011

BY: *[Signature]*  
RUSTOM KHOURI, PRESIDENT

COUNTY OF Cuyahoga )  
STATE OF OHIO ) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR CARAVON GOLF COMPANY LTD., BY RUSTOM KHOURI, PRESIDENT, 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 Westlake, Ohio, OHIO THIS 24th DAY OF August, 2023.

*[Signature]*  
DAWN M. PHILLIPS  
Notary Public, State of Ohio  
My Commission Expires January 26, 2027

**UNDERGROUND UTILITY EASEMENTS**  
THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTORS"), DO HEREBY GRANT UNTO THE CITY OF AVON AND UTILITIES SPECIFICALLY INCLUDING BUT NOT LIMITED TO CENTURYLINK, FIRST ENERGY/OHIO EDISON SPECTRUM AND COLUMBIA GAS OF OHIO, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT UTILITY EASEMENT (WIDTH VARIES) UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTORS 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.

PPN: 04-00-025-000-594 & -384  
CARNEGIE RESIDENTIAL DEVELOPMENT CORP.  
27500 DETROIT RD., WESTLAKE, OH 44145

PPN: 04-00-025-000-593  
CARAVON GOLF COMPANY LTD.  
4400 LEAR NAGLE RD., AVON, OH 44011

BY: *[Signature]*  
MARY KHOURI, PRESIDENT

BY: *[Signature]*  
RUSTOM KHOURI, PRESIDENT

REVISIONS	DATE	DESCRIPTION
	5/17/22	CORRECTED TYPO ON SHEET 2, CURVE FFFS
	6/20/23	EXPANDED UTILITY EASEMENT IN DETAIL "A" TO ENCLOSE RELOCATED POWER CABLES
	7/10/23	REVISED LOT NUMBERS PER RECORDING OF RED TAIL #15 PARTIAL REVISED PLAT & COMMENTS FROM COUNTY TAX MAP DEPT.

**RED TAIL DEVELOPMENT SUBDIVISION NO. 17 PLAT**

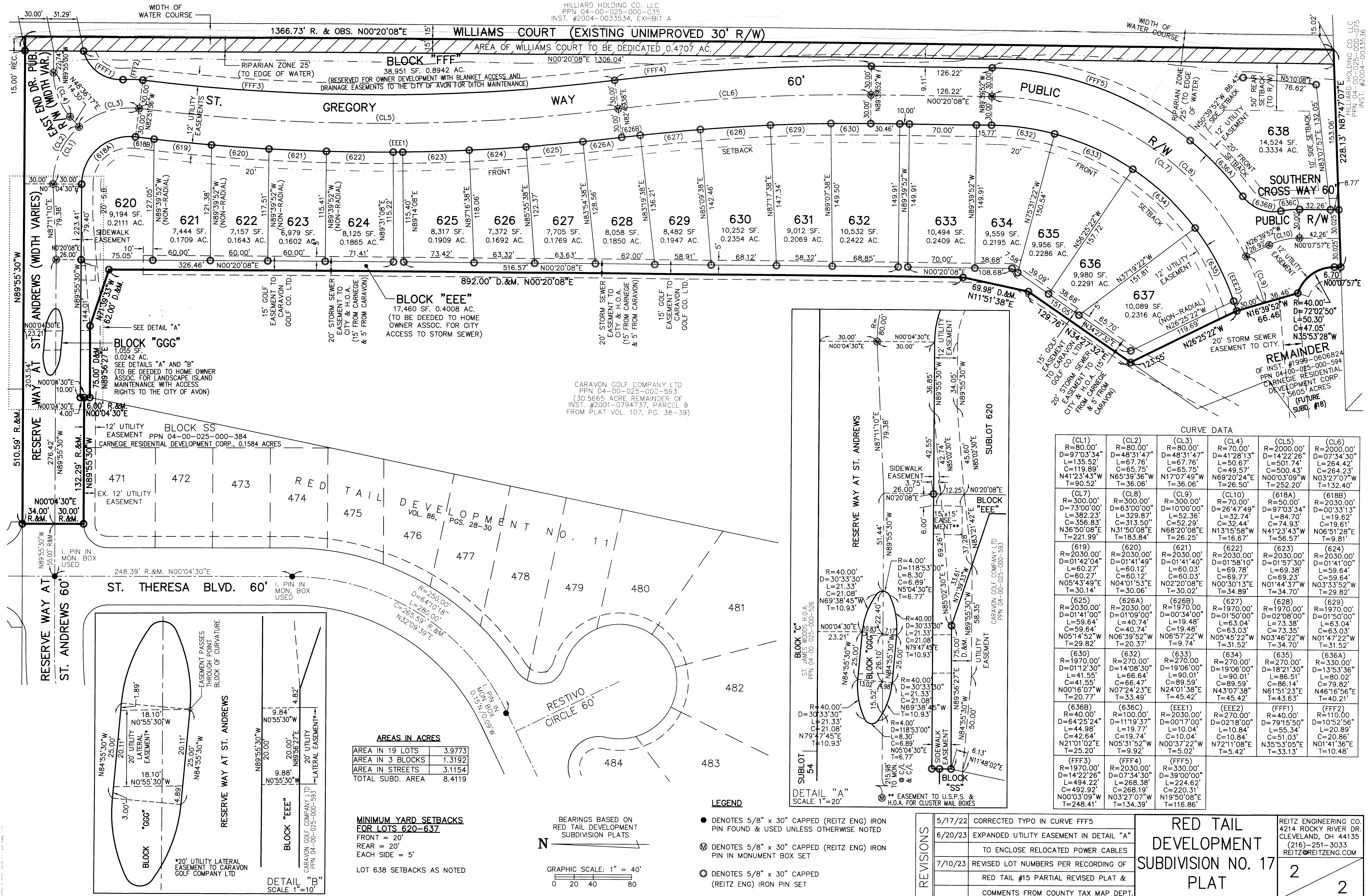
REITZ ENGINEERING CO.  
4214 ROCKY RIVER DR.  
CLEVELAND, OH 44135  
(216)-251-3033  
REITZ@REITZENG.COM

1 2

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Westlake, Ohio, OHIO THIS 24th DAY OF August, 2023.

*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES N/A

HILLIARD HOLDING CO. LLC  
PPN 04-00-025-000-035  
INST. #2004-0033534, EXHIBIT A



CARAVON GOLF COMPANY LTD  
PPN 04-00-025-000-593  
(30.5665 ACRES REMAINDER OF  
INST. #2001-0794737, PARCEL 9  
FROM PLAT VOL. 107, PG. 38-39)

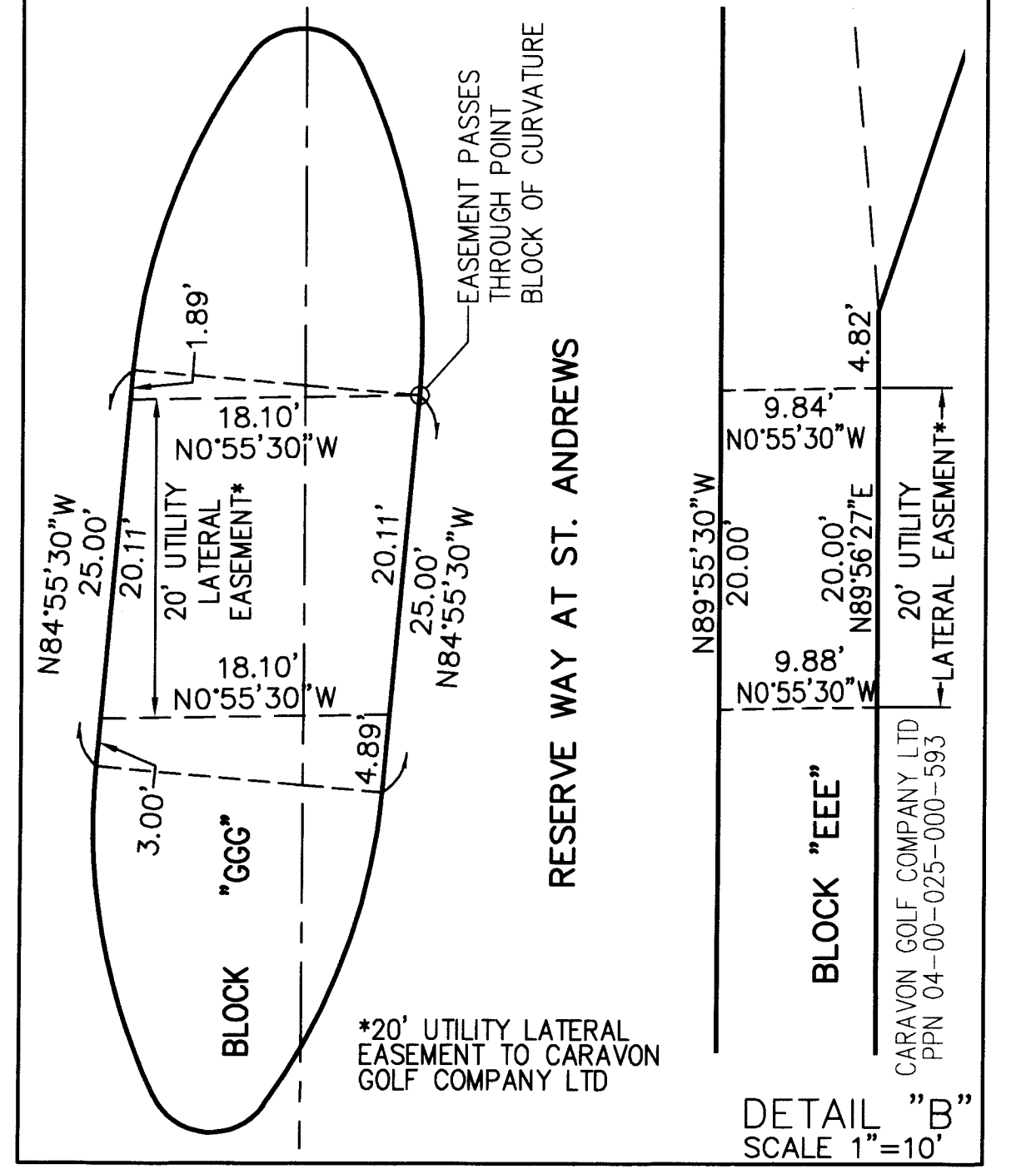
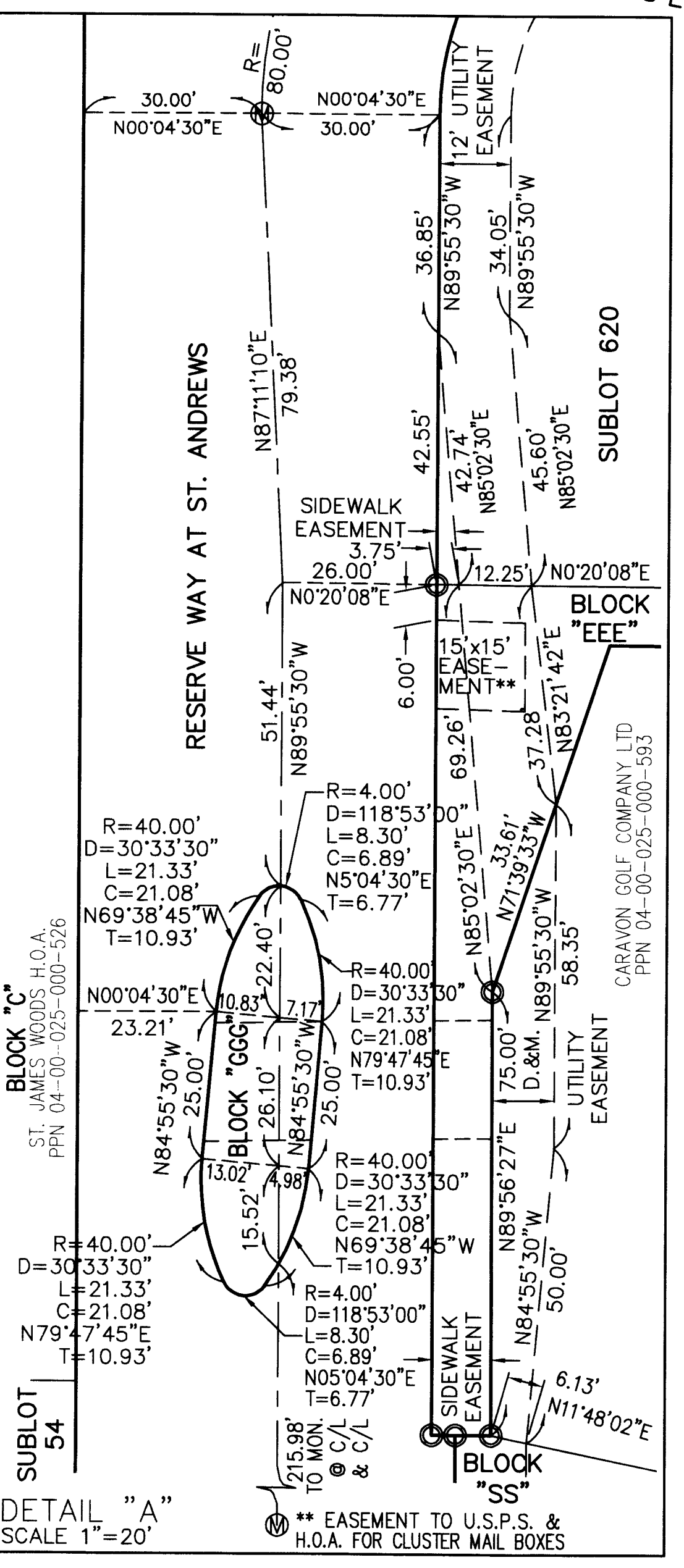
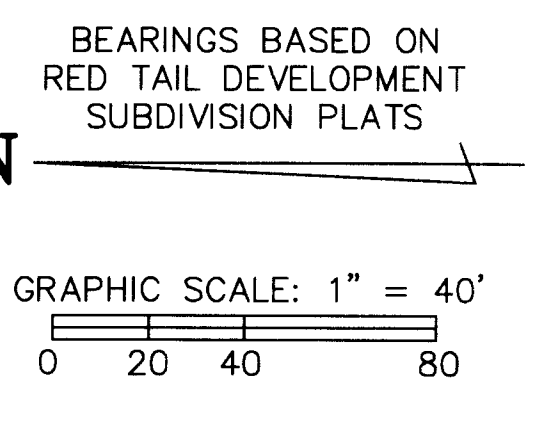
CURVE DATA

(CL1)	(CL2)	(CL3)	(CL4)	(CL5)	(CL6)
R=80.00' D=97'03.34" L=135.52' C=119.89' N41'23'43"W T=90.52'	R=80.00' D=48'31'47" L=50.67' C=65.75' N65'39'36"W T=36.06'	R=80.00' D=48'31'47" L=50.67' C=65.75' N17'07'49"W T=36.06'	R=70.00' D=41'28'13" L=50.67' C=49.57' N69'20'24"E T=26.50'	R=2000.00' D=14'22'26" L=501.74' C=500.43' N00'03'09"W T=252.20'	R=2000.00' D=07'34'30" L=264.42' C=264.23' N03'27'07"W T=132.40'
R=300.00' D=73'00'00" L=382.23' C=356.83' N36'50'08"E T=221.99'	R=300.00' D=63'00'00" L=329.87' C=313.50' N31'50'08"E T=183.84'	R=300.00' D=10'00'00" L=52.36' C=52.29' N68'20'08"E T=26.25'	R=70.00' D=26'47'49" L=32.74' C=32.44' N13'15'58"W T=16.67'	(618A) R=50.00' D=97'03'34" L=84.70' C=74.93' N41'23'43"W T=56.57'	(618B) R=2030.00' D=00'33'13" L=19.62' C=19.61' N06'51'28"E T=9.81'
R=2030.00' D=01'42'04" L=60.27' C=60.27' N05'43'49"E T=30.14'	R=2030.00' D=01'41'49" L=60.12' C=60.12' N04'01'53"E T=30.06'	R=2030.00' D=01'41'40" L=60.03' C=60.03' N02'20'08"E T=30.02'	R=2030.00' D=01'58'10" L=69.78' C=69.77' N00'30'13"E T=34.89'	R=2030.00' D=01'57'30" L=69.38' C=69.23' N01'44'37"W T=34.70'	R=2030.00' D=01'41'00" L=59.64' C=59.64' N03'33'52"W T=29.82'
R=2030.00' D=01'41'00" L=59.64' C=59.64' N05'14'52"W T=29.82'	(626A) R=2030.00' D=01'09'00" L=40.74' C=40.74' N06'39'52"W T=20.37'	(626B) R=1970.00' D=00'34'00" L=19.48' C=19.48' N06'57'22"W T=9.74'	(627) R=1970.00' D=01'50'00" L=63.04' C=63.03' N05'45'22"W T=31.52'	(628) R=1970.00' D=02'08'00" L=73.38' C=73.35' N03'46'22"W T=34.70'	(629) R=1970.00' D=01'50'00" L=63.04' C=63.03' N01'47'22"W T=31.52'
R=1970.00' D=01'12'30" L=41.55' C=41.55' N00'16'07"W T=20.77'	R=270.00' D=14'08'30" L=66.64' C=66.64' N07'24'23"E T=33.49'	R=270.00' D=19'06'00" L=90.01' C=89.59' N24'01'38"E T=45.42'	(634) R=270.00' D=19'06'00" L=86.51' C=86.14' N61'51'23"E T=43.63'	(635) R=330.00' D=18'21'30" L=86.51' C=79.82' N46'16'56"E T=40.21'	(636A) R=330.00' D=13'53'36" L=80.02' C=79.82' N46'16'56"E T=40.21'
R=40.00' D=64'25'24" L=44.98' C=42.64' N21'01'02"E T=25.20'	R=100.00' D=11'19'37" L=19.77' C=10.84' N05'31'52"W T=9.92'	R=2030.00' D=02'18'00" L=10.04' C=10.04' N00'37'22"W T=5.02'	R=270.00' D=02'18'00" L=10.84' C=10.84' N72'11'08"E T=5.42'	(FFF1) R=40.00' D=79'15'50" L=55.34' C=51.03' N35'53'05"E T=33.13'	(FFF2) R=110.00' D=10'52'56" L=20.89' C=20.86' N01'41'36"E T=10.48'
(FFF3) R=1970.00' D=14'22'26" L=494.22' C=492.92' N00'03'09"W T=248.41'	(FFF4) R=2030.00' D=07'34'30" L=268.38' C=268.19' N03'27'07"W T=134.39'	(FFF5) R=330.00' D=39'00'00" L=224.62' C=220.31' N19'50'08"E T=116.86'			

AREAS IN ACRES

AREA IN 19 LOTS	3.9773
AREA IN 3 BLOCKS	1.3192
AREA IN STREETS	3.1154
TOTAL SUBD. AREA	8.4119

MINIMUM YARD SETBACKS FOR LOTS 620-637  
FRONT = 20'  
REAR = 20'  
EACH SIDE = 5'  
LOT 638 SETBACKS AS NOTED



REVISIONS

5/17/22	CORRECTED TYPO IN CURVE FFF5
6/20/23	EXPANDED UTILITY EASEMENT IN DETAIL "A" TO ENCLOSE RELOCATED POWER CABLES
7/10/23	REVISED LOT NUMBERS PER RECORDING OF RED TAIL #15 PARTIAL REVISED PLAT & COMMENTS FROM COUNTY TAX MAP DEPT.

RED TAIL DEVELOPMENT SUBDIVISION NO. 17 PLAT

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

2