

Survey Abbreviations:

(A.F.N.) = AUTOMATIC FILE NUMBER
(ACT.) = ACTUAL DISTANCE
(CALC.) = CALCULATED DISTANCE
(CL) = CENTERLINE
(C.S.R.) = CITY SURVEY RECORDS
(Dd.) = DEED DISTANCE
(D.R.) = DEED RECORD
(Doc.) = DOCUMENT NUMBER
(Encr.) = ENCROACHMENT
(Fd.) = FOUND
(Inst.) = INSTRUMENT NUMBER
(Ms.) = MEASURED DISTANCE
(Mon.Box) = MONUMENT BOX ASSEMBLY
(Obs.) = OBSERVED DISTANCE
(O.L.) = ORIGINAL LOT LINE
(O.R.) = OFFICIAL RECORD
(PL) = PROPERTY LINE
(P.P.N.) = PERMANENT PARCEL NUMBER
(P.C.) = POINT OF CURVATURE
(P.T.) = POINT OF TANGENCY
(POB) = PLACE OF BEGINNING
(PPOB) = PRINCIPAL PLACE OF BEGINNING
(Rec.) = RECORD DISTANCE
(R.P.) = RECORDED PLAT
(RW) = RIGHT-OF-WAY
(Tm.) = TURNED ANGLE
(S/L) = SUBLOT

Survey References:

COUNTY TAX MAPS (AS NOTED)
COUNTY RECORD DEEDS (AS NOTED)
COUNTY RECORD PLATS (AS NOTED)
COUNTY ROAD RECORDS (AS NOTED)
SURVEY PERFORMED BY (AS NOTED)

Monument Legend:

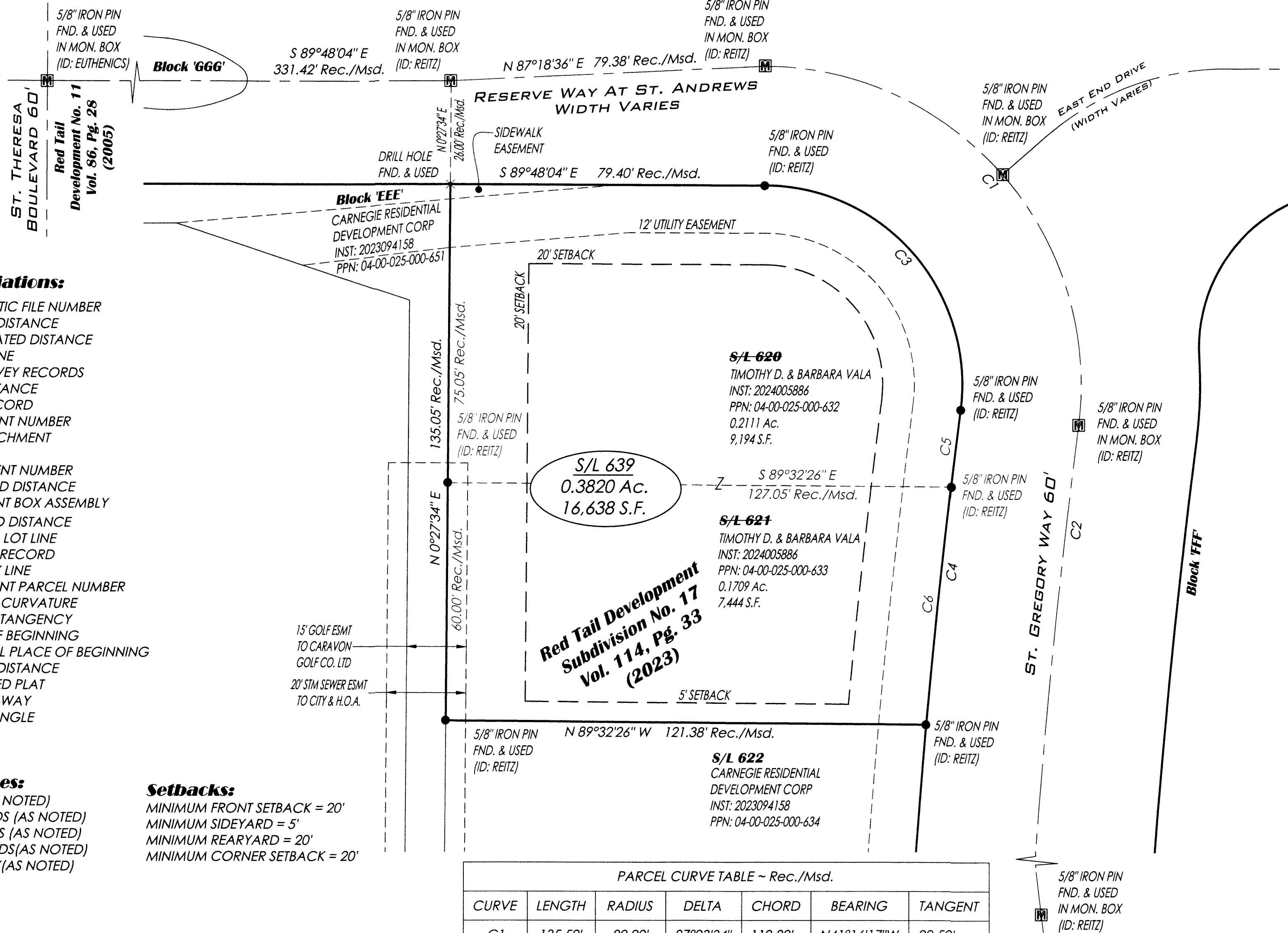
MON. BOX ASSEMBLY FOUND (AS NOTED)
EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
STONE FOUND (AS NOTED)
IRON PIPE FOUND (AS NOTED)
IRON PIN FOUND (AS NOTED)
5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
DRILL HOLE FOUND (AS NOTED)
DRILL HOLE SET (AS NOTED)
P.K. NAIL FOUND (AS NOTED)
P.K. NAIL SET (AS NOTED)

Setbacks:

MINIMUM FRONT SETBACK = 20'
MINIMUM SIDEYARD = 5'
MINIMUM REARYARD = 20'
MINIMUM CORNER SETBACK = 20'

Final Plat of Red Tail Development Subdivision No. 17 Represents Partial Revised Plat

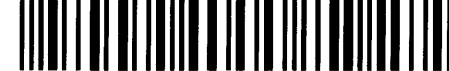
Situated in the City of Avon, County of Lorain, and State of Ohio, and known as being a Re-Subdivision of Sublots 620 & 621 of Red Tail Development Subdivision No. 17 as recorded in Volume 114, Page 33 of Lorain County Plat Records, and further known as being part of Section No. 25, Original Avon Township, Being Township No. 7 in the 16th Range of Townships in the Connecticut Western Reserve. March, 2025 Scale 1"=20'



2025-0055036

PLAT Fee: \$90.40 Page 1 of 2
Recorded: 6/4/2025 at 01:45 PM
Receipt: T20250012214

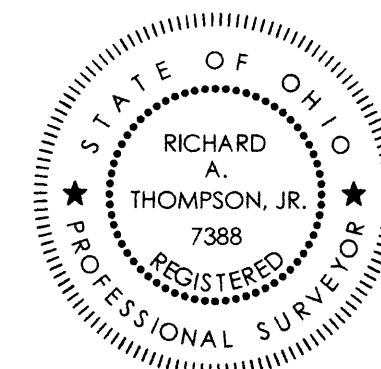
Lorain County Recorder Mike Doran



Plat Vol. 118
page 2

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
CHD REV CODE

JUN 04 2025
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



Owners Acceptance:

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS RED TAIL DEVELOPMENT SUBDIVISION NO. 17 PARTIAL REVISED PLAT, A RE-SUBDIVISION OF SUBLOTS 620 & 621 INCLUSIVE, AND DO HEREBY ACCEPT THIS REVISED PLAT OF SAME.

TIMOTHY D. VALA

BARBARA VALA

NOTARY:
STATE OF OHIO
COUNTY OF Lorain

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREONTO SET MY HAND AND OFFICIAL SEAL

AT Avon, OHIO THIS 4th DAY OF June, 2025.

NOTARY PUBLIC

10-25-2026
MY COMMISSION EXPIRES



TYRA LEHMANN
Notary Public, State of Ohio
My Commission Expires
October 25, 2026

Approvals:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 9th DAY OF May, 2025.

RYAN CUMMINS, P.E. - CITY OF AVON ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 9th DAY OF May, 2025.

CAROLYN WITHERSPOON - CITY OF AVON PLANNING COMMISSION CHAIRPERSON

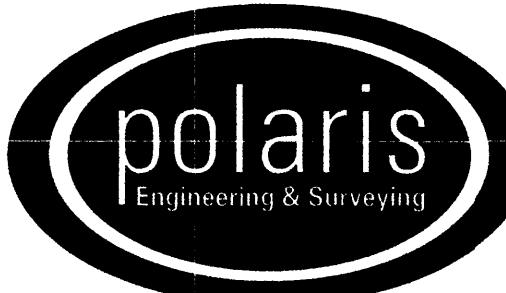
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 9th DAY OF May, 2025. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

BRIAN FISCHER - CITY OF AVON COUNCIL PRESIDENT

Boundary Certification:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORRS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON ().

Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 03/18/25



**POLARIS ENGINEERING
AND SURVEYING, INC.**
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT No.

24262

SHEET OF

01 01

Plat SheetInstrument # 2025-0055036

Film # _____

Name of Plat Final Plat of Red Tail Development Subdivision No. 17Owner: Timothy D. Vala and Barbara Vala

Description: Situated in the City of Avon, County
of Lorain, State of Ohio: Being a Re Subdivision of
Sublots 620, 621 of Red Tail Development Subdivision
No. 17 recorded in Plat Vol. 114 Page 33 and being a
part of Original Avon Township Section No. 25
0.3820 Acre - Easements also -

Creating Sublot 639

Floor Plans: _____

Related/Margin: Plat Vol. 114 Pg. 33

Comments: _____

Vol. 118Receiving StampPg. 2Amount: \$ 90.40Initials: SC