Curve No. Radius Delta Arc Length Tangent

805'22"

8'30'49"

270.00' 1076'24" 330.00' 0'32'10"

330.00' 874'21"

330.00' 8'42'30"

38.00' 41'55'36"

87.00' 9'56'54" 87.00' 33'24'51"

87.00' 3673'15" 87.00' 476'12" 38.00' 41'55'36"

270.00' 4'40'30" 270.00' 1372'51"

270.00' 11'45'48"

60.00' 4'58'49"

470.00' 10'34'18" 30.00' 102'34'20"

270.00' 13'44'02"

270.00' 1'45'11"

230.00' 3'59'00"

230.00' 11"21'10"

330.00' 2'29'31"

60.00' 36'25'45" 60.00' 57'27'57"

330.00'

Chord

32.49 S01°59'48"W 64.86

1.54 N65°31'12"W

26.11 S87'54'38"W

31.27 N83'55'17"E

37.43 S5372'26"E

32.52 N68'38'23"E

7.18 S78'57'15"E

4.13 N60'53'47"E 8.26'

8.00 S62'00'41"W 15.99" 22.86 S69°40′46°W 45.50′

47.45' 23.77 N69'54'27"W 47.41'

48.41' 24.27 570°23'19"E

WESTLAKE

OLMSTED

**VMB** CHECKED

VMB WCH 10-04-99

375-REP4

# SUBDIVISION PLAT RED TAIL DEVELOPMENT NO. 4 PARTIAL REVISED PLAT

THIS REVISED PLAT IS A RE-SUBDIVISION OF A PART OF RED TAIL DEVELOPMENT NO. 4 PLAT VOLUME 60, PAGES 62 & 63

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 24 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO CONTAINING 3.4655 ACRES OF LAND WITHIN THE SUBDIVISION OF LOTS 312 TO 334 INCLUSIVE

### OCTOBER 4, 1999

THE RED TAIL DEVELOPMENT NO. 4 PARTIAL REVISED PLAT CONSISTS OF THE ELIMINATION OF LOT 255 AND A RECONFIGURATION OF LOTS 256 AND 257, WHICH WERE RENUMBERED TO 333 AND 334. LOTS 261 THROUGH 281 WERE RENUMBERED TO 312 THROUGH 332, THE TOTAL ACREAGE OF LOTS 312 THROUGH 332 REMAINED THE SAME WITH DIMENSION VARIATIONS WITHIN THE LOTS. THE TOTAL ACREAGE, BLOCK ACREAGE AND DEDICATED STREETS WITHIN RED TAIL DEVELOPMENT NO. 4 REMAINED THE SAME.

SETBACK TABLE A 312 10'(W) 5' 20' 25' 327 20'(W) 5' 20' 20' 
 328
 5'
 5'
 20'
 20'

 329
 5'
 10'(E)
 20'
 20'

 330
 10'(W)
 5'
 20'
 20'

14.35'

RED TAIL DEVELOPMENT NO. 3 VOL. 60, PGS 60 & 61 S/L 282 S/L 283 RED TAIL DEVELOPMENT NO. 3 S/L 239 VOLUME 60, PAGES 60 & 61 RED TAIL DEVELOPMENT NO. 3 VOLUME 60, PAGES 60 & 61 -25' Livable Setback CROWN COLONY DR. 1801 S/L 260 327 RED TAIL DEVELOPMENT NO. 4 8,964 SF VOL. 60, PS\$ 62 & 63 CROWN COLONY DR. (60') S/L 259 RED TAIL DEVELOPMENT NO. 4 (BLOCK "T") S/L 258 VOLUME 60, PAGES 62 & 63 ■ Existing Iron Pin Monument Box Assembly • 5/8" Capped Iron Pin Set 5/8" Iron Pin Fd. — Iron Pin Found 2.86'S, 0.55'W WELLINGTON BOSWORTH ROBERT G. & NELL C. PEPIN 4-00-024-128-105 4-00-024-128-102 VOL 1335, PG 815 VOL 473, PG 147 SCALE IN FEET

> THIS IS TO CERTIFY TO THE OWNERS OF LAND SHOWN HEREON THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYS SECTION 4733.37 OF THE OHIO ADMINISTRATIVE CODE. FURTHER THAT THIS PLAT IS A CORRECT REPRESENTATION FROM PART OF A BOUNDARY SURVEY MADE BY JAMES A. RESAR, REGISTERED OHIO SURVEYOR NO. 6361. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO DEFINE ANGLES ONLY; IRON PINS AND MONUMENTS WERE FOUND OR SET AS INDICATED ON THE PLAT.

DONALD W. KAMINSKI, CIVIL ENGINEER & SURVEYOR

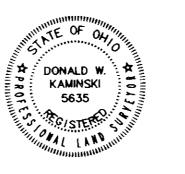
65.65' 65.31' \$8711'14"E N8718'36"E

RED TAIL DEVELOPMENT NO. 4

(BLOCK "S")

VOLUME, 60, PAGES 62 & 63

Easement



THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON COMPANY, CENTURY TELEPHONE COMPANY, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNEES (HEREIN AFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONTRUCT. 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 GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT OF INSTALL, MAINTAIN, REPAIR, AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF 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. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEE 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 GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. OWNERS CERTIFICATION **ACCEPTANCE** 

NORTH

習 RIDGEVILLE

WE, THE UNDERSIGNED OWNER, CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS RED TAIL DEVELOPMENT NO. 4 PARTIAL REVISED PLAT. A RESUBDIVISION OF LOTS 312 TO 334 INCLUSIVE, AND DO HEREBY ACCEPT THIS REVISED PLAT OF SAME.

LOCATION MAP

NO SCALE

AVON

MILLS ROAD

IN WITNESS WHEREOF, WE CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION, BY MARY KHOURI, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 29 DAY OF November 1999.

CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION

MARY KHOURT PRESIDENT MARY KHOURI

STATE OF OHIO COUNTY OF LORAIN *S.S.* 

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF NOVEMBER 1999.

MY. COMM. EXPIRES



## <u>APPROVALS</u>

THIS PARTIAL REVISED PLAT IS APPROVED FOR RECORDING PURPOSES ONLY

THIS 17 DAY OF NOV. 1999.

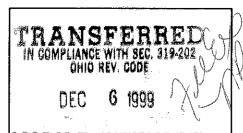
GAR DOWNING THIS PARTIAL REVISED PLAT IS APPROVED FOR RECORDING PURPOSES ONLY

THIS 17 DAY OF NOV 1999.

PLANNING COMMISSION-CHAIRPERSON JAMES PIAZZA THIS PARTIAL REVISED PLAT IS APPROVED FOR RECORDING PURPOSES ONLY

THIS \_\_\_\_ DAY OF \_\_\_\_\_ 1999. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON. COUNCIL PRESIDENT Led / frag

TED GRACZYK



RECEIVED FOR RECORD at3:53 clock / M. In PLATRECORD VOL. 64 MARY ANN JAMISON PAGE 36 Lorain County Recorder MARK R. STEWART LORAIN COUNTY AUDITOR LORAIN COUNTY AUDITOR LORAIN COUNTY RECORDER

DEC 0 6 1999

RED TAIL DEVELOPMENT NO. 4 VOLUME 60, PAGES 62 & 63

UNDERGROUND EASEMENT

S/L 240