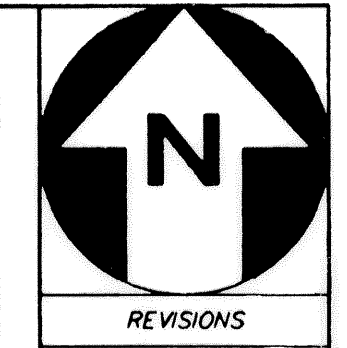
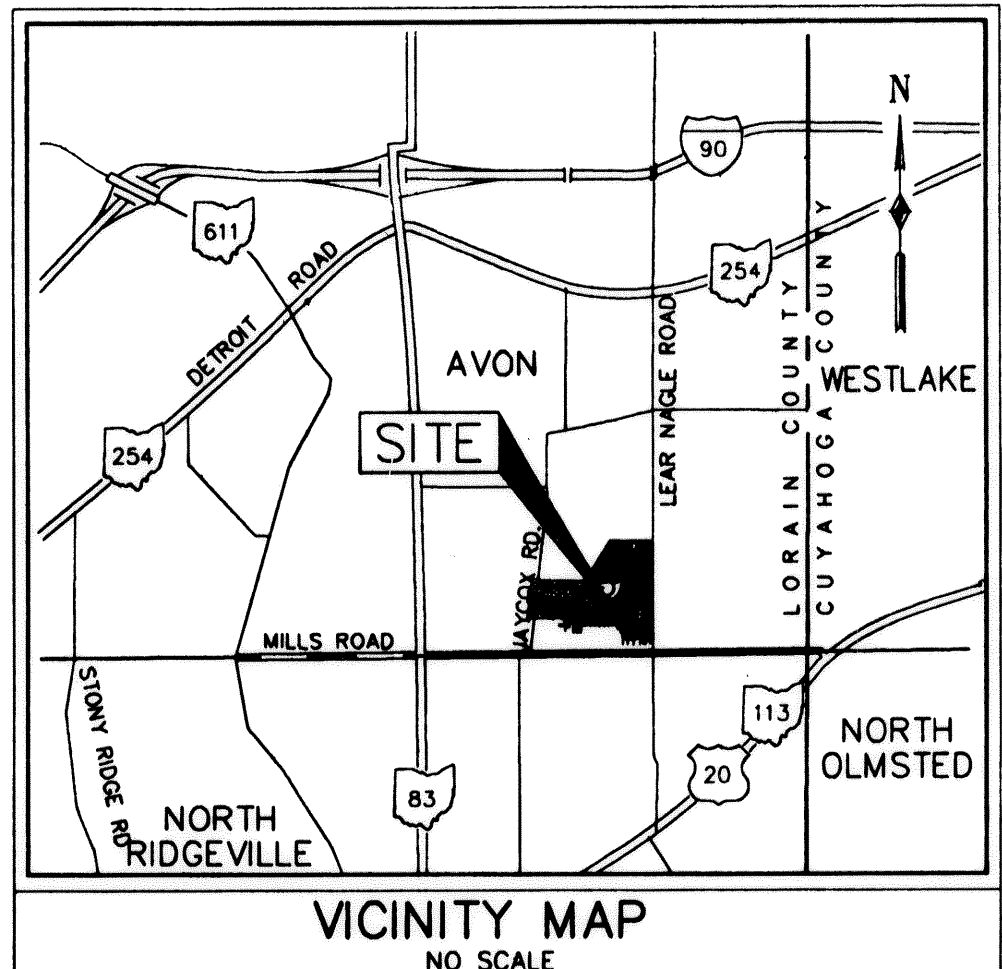


SUBDIVISION PLAT RED TAIL DEVELOPMENT NO. 7

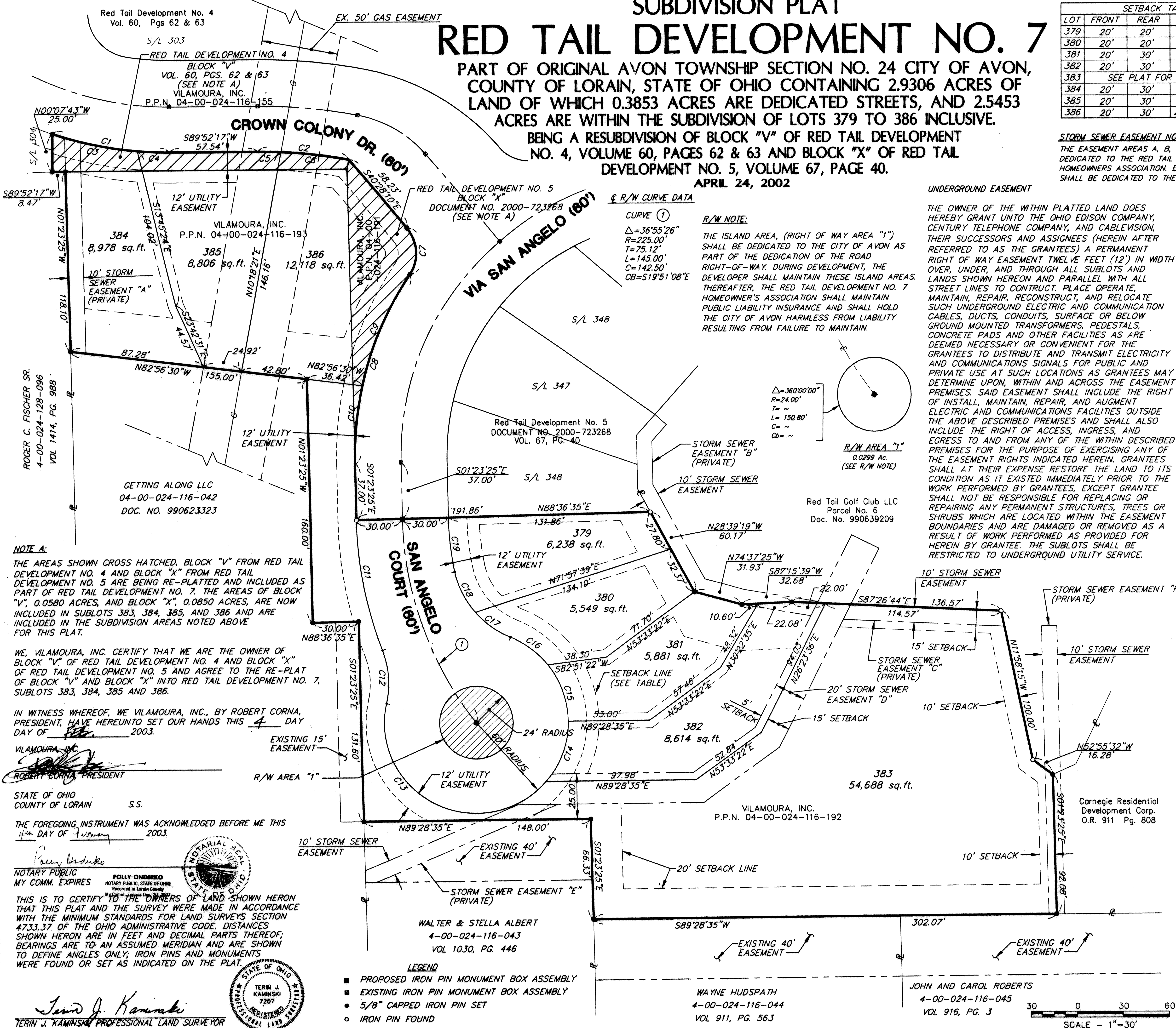
PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 24 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO CONTAINING 2.9306 ACRES OF LAND OF WHICH 0.3853 ACRES ARE DEDICATED STREETS, AND 2.5453 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 379 TO 386 INCLUSIVE. BEING A RESUBDIVISION OF BLOCK "V" OF RED TAIL DEVELOPMENT NO. 4, VOLUME 60, PAGES 62 & 63 AND BLOCK "X" OF RED TAIL DEVELOPMENT NO. 5, VOLUME 67, PAGE 40.
APRIL 24, 2002

SETBACK TABLE				
LOT	FRONT	REAR	SIDE	SIDE
379	20'	20'	5'	5'
380	20'	20'	5'	5'
381	20'	30'	5'	5'
382	20'	30'	5'	5'
383	SEE PLAT FOR DIMENSIONS			
384	20'	30'	10'(W)	5'(E)
385	20'	30'	5'(W)	25'(E)
386	20'	30'	25'(W)	20'(E)

STORM SEWER EASEMENT NOTE:
THE EASEMENT AREAS A, B, C, E AND F SHALL BE DEDICATED TO THE RED TAIL DEVELOPMENT NO. 7 HOMEOWNERS ASSOCIATION. EASEMENT AREA "D" SHALL BE DEDICATED TO THE CITY OF AVON.



REVISIONS



R/W CURVE DATA

CURVE 1
Δ=36°55'26"
R=225.00'
T=75.12'
L=145.00'
C=142.50'
CB=S19°51'08"E

R/W NOTE:
THE ISLAND AREA, (RIGHT OF WAY AREA "I") SHALL BE DEDICATED TO THE CITY OF AVON AS PART OF THE DEDICATION OF THE ROAD RIGHT-OF-WAY. DURING DEVELOPMENT, THE DEVELOPER SHALL MAINTAIN THESE ISLAND AREAS. THEREAFTER, THE RED TAIL DEVELOPMENT NO. 7 HOMEOWNER'S ASSOCIATION SHALL MAINTAIN PUBLIC LIABILITY INSURANCE AND SHALL HOLD THE CITY OF AVON HARMLESS FROM LIABILITY RESULTING FROM FAILURE TO MAINTAIN.

UNDERGROUND 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 GRANTEEES) A PERMANENT RIGHT OF WAY EASEMENT 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 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, 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
WE, THE UNDERSIGNED OWNER, VILAMOURA, INC. HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS RED TAIL DEVELOPMENT NO. 7, A SUBDIVISION OF LOTS 379 TO 386 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME. 0.3853 AC. DEDICATED TO CITY STREETS SHOWN IN PLAT.

IN WITNESS WHEREOF, WE VILAMOURA, INC., BY ROBERT CORNA, PRESIDENT, HAVE HERETO SET OUR HANDS THIS 4th DAY OF FEBRUARY, 2003.

VILAMOURA, INC.
ROBERT CORNA, PRESIDENT

STATE OF OHIO
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February 2003.

NOTARY PUBLIC
MY COMM. EXPIRES

APPROVALS
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 4th DAY OF FEBRUARY 2003.

CITY ENGINEER
MICHAEL C. BRAMHALL, P.E., P.S.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 4th DAY OF February 2003.

PLANNING COMMISSION-CHAIRPERSON
JIM PIAZZA

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 4th DAY OF February 2003. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT
THOMAS L. WEARSCH

TRANSFERRED
IN COMPLIANCE WITH SEC. 315.02
OHIO REV. CODE
FEB 5 2003
MARK R. STEWART
LORAIN COUNTY AUDITOR

FEB 05 2003
RECEIVED FOR RECORD
M. M. RECORD
VOL 75 MARY ANN JAMISON
PAGE 3
Lorain County Recorder
J. M. Jamison
Tom K...

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	77.70'	230.00'	19°21'21"	39.22'	77.33'	S80°27'02"E
C2	59.65'	310.00'	11°01'30"	29.92'	59.56'	S84°36'58"E
C3	56.77'	230.00'	14°08'32"	28.53'	56.63'	S77°50'38"E
C4	20.93'	230.00'	5°12'49"	10.47'	20.92'	S87°31'19"E
C5	15.09'	310.00'	2°47'20"	7.55'	15.09'	N88°44'03"W
C6	44.56'	310.00'	8°14'10"	22.32'	44.52'	N83°13'18"W
C7	32.37'	25.00'	74°11'17"	18.90'	30.16'	N03°22'32"W
C8	131.74'	215.00'	35°06'32"	68.01'	129.69'	N16°09'51"E
C9	80.71'	215.00'	21°30'31"	40.84'	80.24'	S22°57'51"W
C10	51.03'	215.00'	13°36'01"	25.64'	50.91'	S05°24'35"W
C11	88.02'	255.00'	19°46'40"	44.45'	87.59'	S11°16'45"E
C12	35.14'	60.00'	33°33'26"	18.09'	34.64'	N04°23'22"W
C13	158.70'	60.00'	151°32'51"	236.66'	116.32'	S63°23'04"E
C14	43.67'	60.00'	41°41'54"	22.85'	42.71'	N19°59'34"E
C15	40.00'	60.00'	38°11'50"	20.78'	39.26'	N19°57'18"W
C16	30.56'	60.00'	29°11'14"	15.62'	30.24'	N53°38'49"W
C17	28.46'	60.00'	27°10'39"	14.50'	28.19'	S54°39'07"E
C18	30.45'	60.00'	29°04'24"	15.56'	30.12'	S26°31'35"E
C19	36.07'	195.00'	10°35'58"	18.09'	36.02'	S06°41'24"E

NOTE A:
THE AREAS SHOWN CROSS HATCHED, BLOCK "V" FROM RED TAIL DEVELOPMENT NO. 4 AND BLOCK "X" FROM RED TAIL DEVELOPMENT NO. 5 ARE BEING RE-PLATTED AND INCLUDED AS PART OF RED TAIL DEVELOPMENT NO. 7. THE AREAS OF BLOCK "V", 0.0580 ACRES, AND BLOCK "X", 0.0850 ACRES, ARE NOW INCLUDED IN SUBLOTS 383, 384, 385, AND 386 AND ARE INCLUDED IN THE SUBDIVISION AREAS NOTED ABOVE FOR THIS PLAT.

WE, VILAMOURA, INC. CERTIFY THAT WE ARE THE OWNER OF BLOCK "V" OF RED TAIL DEVELOPMENT NO. 4 AND BLOCK "X" OF RED TAIL DEVELOPMENT NO. 5 AND AGREE TO THE RE-PLAT OF BLOCK "V" AND BLOCK "X" INTO RED TAIL DEVELOPMENT NO. 7, SUBLOTS 383, 384, 385 AND 386.

IN WITNESS WHEREOF, WE VILAMOURA, INC., BY ROBERT CORNA, PRESIDENT, HAVE HERETO SET OUR HANDS THIS 4th DAY OF FEBRUARY 2003.

VILAMOURA, INC.
ROBERT CORNA, PRESIDENT

STATE OF OHIO
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February 2003.

NOTARY PUBLIC
MY COMM. EXPIRES

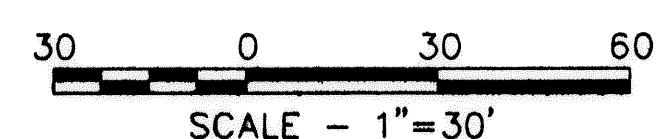
THIS IS TO CERTIFY TO THE OWNERS OF LAND SHOWN HERON THAT THIS PLAT AND THE SURVEY WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYS SECTION 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DISTANCES SHOWN HERON ARE IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO DEFINE ANGLES ONLY; IRON PINS AND MONUMENTS WERE FOUND OR SET AS INDICATED ON THE PLAT.

TERIN J. KAMINSKI
PROFESSIONAL LAND SURVEYOR

- LEGEND**
- PROPOSED IRON PIN MONUMENT BOX ASSEMBLY
 - EXISTING IRON PIN MONUMENT BOX ASSEMBLY
 - 5/8" CAPPED IRON PIN SET
 - IRON PIN FOUND

WAYNE HUDSPATH
4-00-024-116-044
VOL 911, PG. 563

JOHN AND CAROL ROBERTS
4-00-024-116-045
VOL 916, PG. 3



RED TAIL DEVELOPMENT
WEST COURSE, PHASE 7
SUBDIVISION PLAT

HORIZ. SCALE
AS SHOWN

VERT. SCALE
N/A

DESIGNED
VMB

DRAWN
VMB

CHECKED
RAB

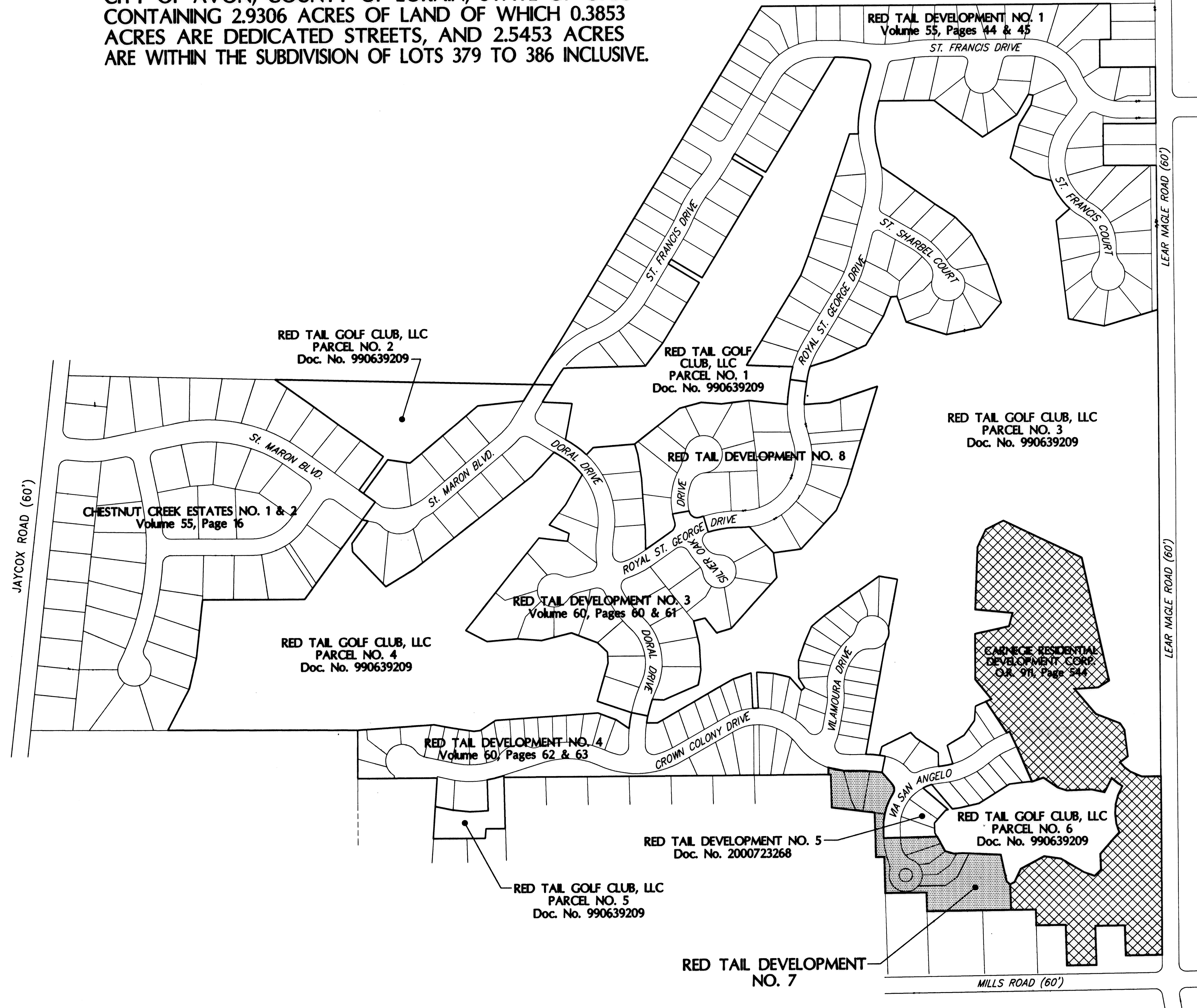
DATE
1/08/03

DRAWING NAME
478-7R-PT01

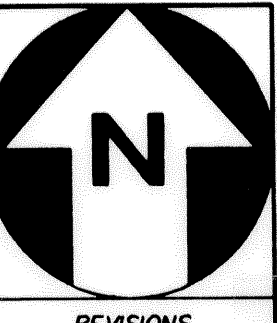
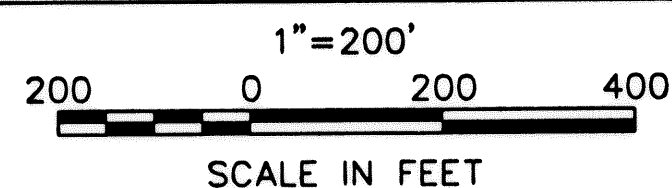
1/2

SUBDIVISION PLAT RED TAIL DEVELOPMENT NO. 7

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 24
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO
CONTAINING 2.9306 ACRES OF LAND OF WHICH 0.3853
ACRES ARE DEDICATED STREETS, AND 2.5453 ACRES
ARE WITHIN THE SUBDIVISION OF LOTS 379 TO 386 INCLUSIVE.



LOCATION MAP



REVISIONS



EUTHENICS INC.
CONSULTING ENGINEERS
975 KEYNOTE CIRCLE, CLEVELAND, OHIO 44131
PHONE: (216) 749-1555 ~ FAX: (216) 749-1755

**RED TAIL DEVELOPMENT
WEST COURSE, PHASE 7
SUBDIVISION PLAT**

HORIZ. SCALE
AS SHOWN

VERT. SCALE
N/A

DESIGNED
VMB

DRAWN
VMB CHECKED
RAB

DATE
1/08/03

DRAWING NAME
478-7R-P102

