

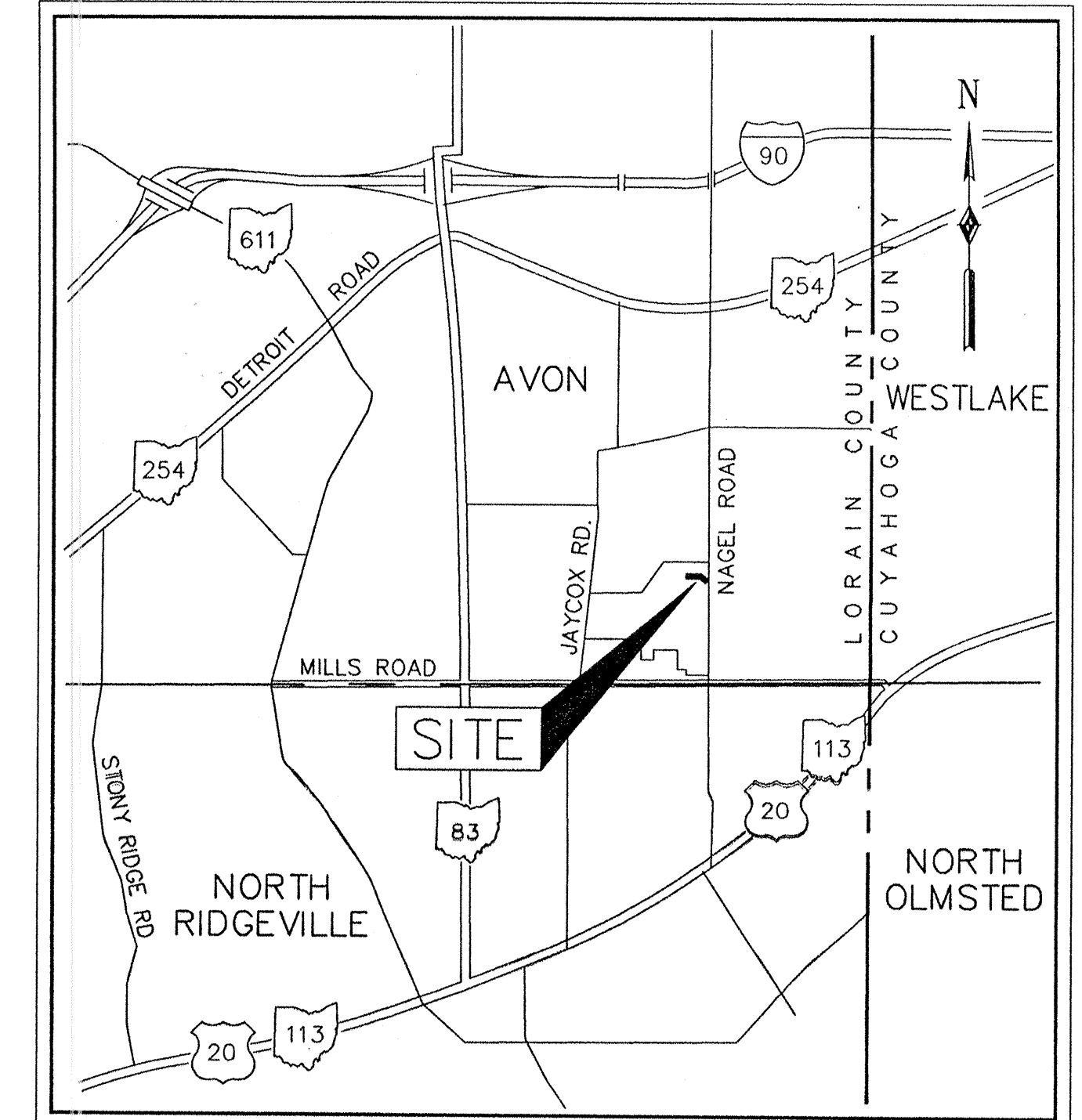
SUBDIVISION PLAT RED TAIL DEVELOPMENT NO. 1 PARTIAL REVISED PLAT

THIS REVISED PLAT IS A RE-SUBDIVISION OF A PART OF RED TAIL
DEVELOPMENT NO. 1 PLAT VOLUME 57, PAGES 44 & 45

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 24
CITY OF AVON, COUNTY OF LORAIN, STATE OF
OHIO CONTAINING 1.1374 ACRES OF LAND WITHIN
THE SUBDIVISION OF LOTS 411 TO 413 INCLUSIVE

JANUARY 6, 2003

NOTE:
THE RED TAIL DEVELOPMENT NO. 1 PARTIAL REVISED PLAT CONSISTS OF THE ELIMINATION OF LOT 17 AND A RECONFIGURATION OF LOTS 16, 18 AND 19, WHICH WERE RENUMBERED TO 411, 412 AND 413. THE TOTAL ACREAGE OF LOTS 411 THROUGH 413 REMAINED THE SAME WITH DIMENSION VARIATIONS WITHIN THE LOTS. THE TOTAL ACREAGE, BLOCK ACREAGE AND DEDICATED STREETS WITHIN RED TAIL DEVELOPMENT NO. 1 REMAINED THE SAME.



LOCATION MAP
NO SCALE

**OWNERS CERTIFICATION
ACCEPTANCE**

WE, THE UNDERSIGNED OWNERS, CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION AND HERITAGE CLASSIC HOMES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS RED TAIL DEVELOPMENT NO. 1 PARTIAL REVISED PLAT, A RESUBDIVISION OF LOTS 411 TO 413 INCLUSIVE, AND DO HEREBY ACCEPT THIS REVISED PLAT OF SAME.

IN WITNESS WHEREOF, WE CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION, BY MARY KHOURI, PRESIDENT, HAVE HERETO SET OUR HANDS THIS 11 DAY OF MARCH 2004.

CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION

MARY KHOURI, PRESIDENT

HERITAGE CLASSIC HOMES

DEAN COSTA

STATE OF OHIO
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF MAR, 2004.

NOTARY PUBLIC
MY COMM. EXPIRES

JEANNE M. INMAN, Notary Public
State of Ohio, Cuyahoga County
My Commission Expires Oct. 17, 2005

APPROVALS

THIS PARTIAL REVISED PLAT IS APPROVED FOR RECORDING PURPOSES ONLY

THIS 8 DAY OF MARCH 2004

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

THIS PARTIAL REVISED PLAT IS APPROVED FOR RECORDING PURPOSES ONLY

THIS 10 DAY OF MARCH 2004.

PLANNING COMMISSION-CHAIRPERSON
CAROL M. WITHERSPOON

THIS PARTIAL REVISED PLAT IS APPROVED FOR RECORDING PURPOSES ONLY

THIS DAY OF 2004. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT
LARRY HOEKSTRA

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
(RWP-REV CODE)
MAR 15 2004
MARK R. STEWART
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

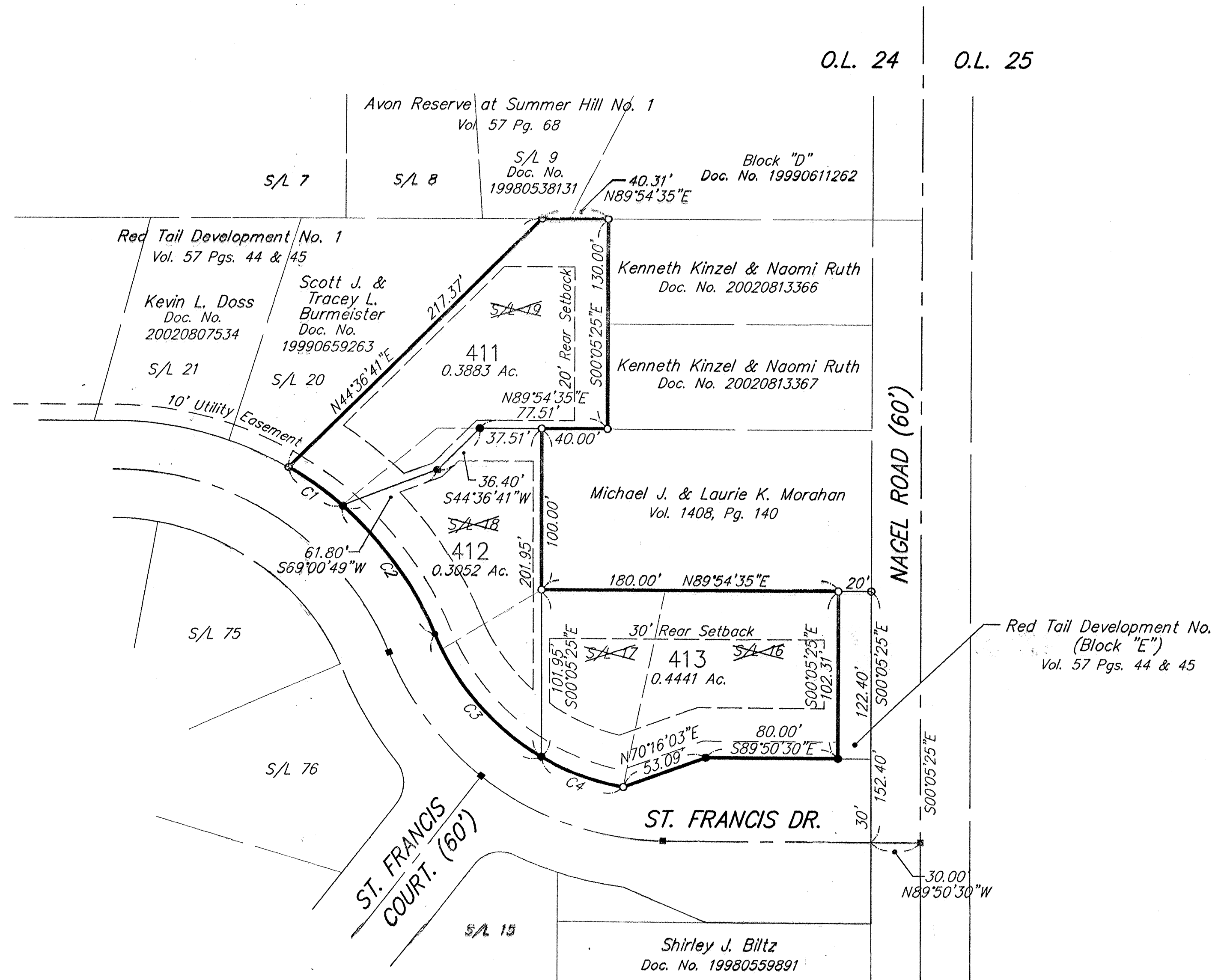
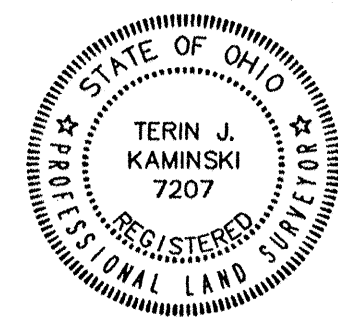
CURVE C1	CURVE C2	CURVE C3	CURVE C4
Δ = 10°54'49"	Δ = 26°51'06"	Δ = 38°20'23"	Δ = 20°23'19"
R = 210.00'	R = 210.00'	R = 150.00'	R = 150.00'
T = 20.06'	T = 50.13'	T = 52.15'	T = 26.97'
L = 40.00'	L = 98.42'	L = 100.37'	L = 53.38'
CB=N54°12'10"W	CB=N35°19'13"W	CB=N41°03'52"W	CB=N70°25'42"W
CL = 39.94'	CL = 97.52'	CL = 98.51'	CL = 53.10'

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 GRANTEE) 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 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 GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, 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.

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.

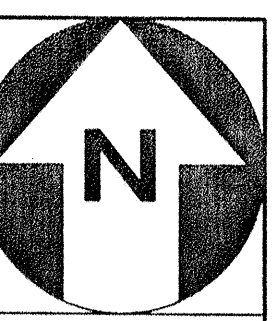
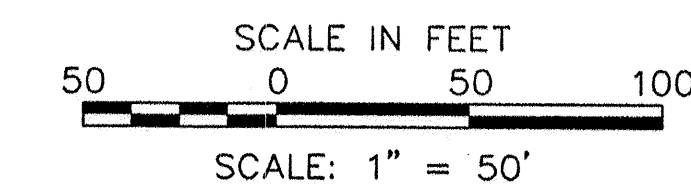
Terin J. Kaminski
TERIN J. KAMINSKI
Ohio Registered Surveyor No. 7207



LEGEND

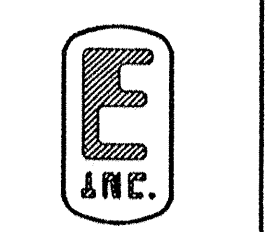
- ⊠ Existing Iron Pin Monument Box Assembly
- Iron Pin Found
- 5/8" Capped Iron Pin Set

SETBACK TABLE A				
Lot Number	Side	Side	Front	Rear
411	5'(W)	8.5'	30'	20'
412	5'	5'	30'	20'
413	5'	5'	40'	30'



REVISIONS

NO.	DATE	DESCRIPTION



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

RED TAIL DEVELOPMENT NO. 1
PARTIAL REVISED PLAT
AVON, OHIO

HORIZ. SCALE 1" = 50'
VERT. SCALE --
DESIGNED VMB
DRAWN VMB CHECKED RAB
DATE 2-27-04
DRAWING NAME 375-REV-02

