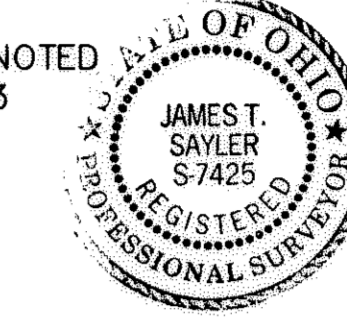


ORCHARD TRAIL SUBDIVISION NO. 1

OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 2,
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 "ORCHARD TRAIL SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 14.6069 AC. OF LAND IN ORIGINAL SECTION NO. 2 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED •, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ○, 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
APRIL, 2003



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

J.T.S.
JAMES T. SAYLER, VICE PRESIDENT
REGISTERED SURVEYOR NO. S-7425

WE, THE UNDERSIGNED OWNERS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS ORCHARD TRAIL SUBD. #1 A SUBDIVISION OF BLOCKS A TO E & LOTS 1 TO 31 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS MOON ROAD, COURSEVIEW DRIVE AND GROVE LANE. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. 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.

ORCHARD TRAIL LLC, AN OHIO LIMITED LIABILITY COMPANY
BY REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: *John E. Buckey*
JOHN E. BUCKEY, PRESIDENT/OHIO DIVISION

THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURYTEL, COLUMBIA GAS OF OHIO AND ADELPHIA, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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.

ORCHARD TRAIL LLC, AN OHIO LIMITED LIABILITY CO. BY REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: *John E. Buckey*
JOHN E. BUCKEY, PRESIDENT/OHIO DIVISION

John E. Buckey 6-30-04
COLUMBIA GAS OF OHIO

Russell M. ... 4/20/04
CENTURYTEL

Jim Decker 4/24/04
THE ILLUMINATING COMPANY

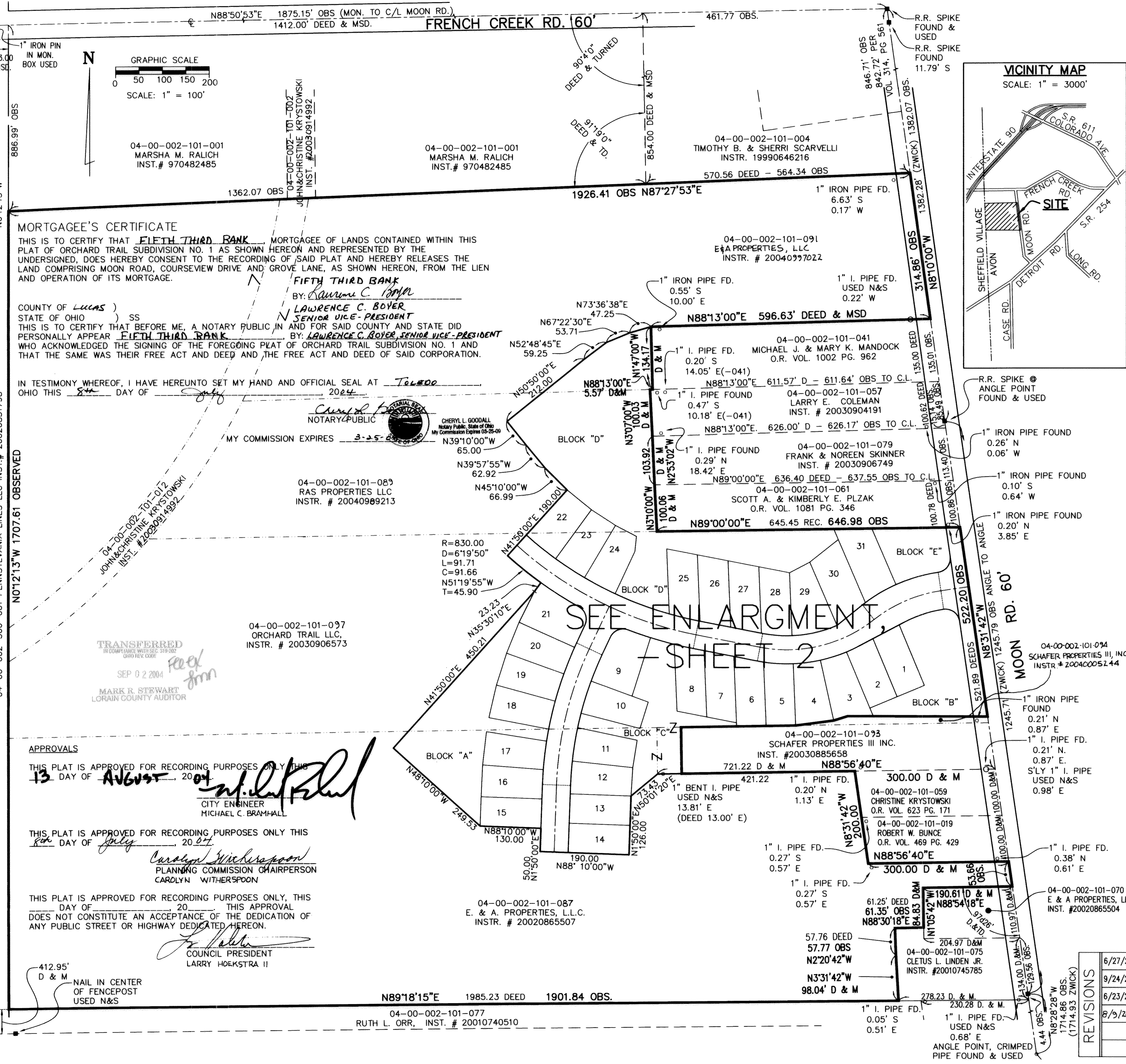
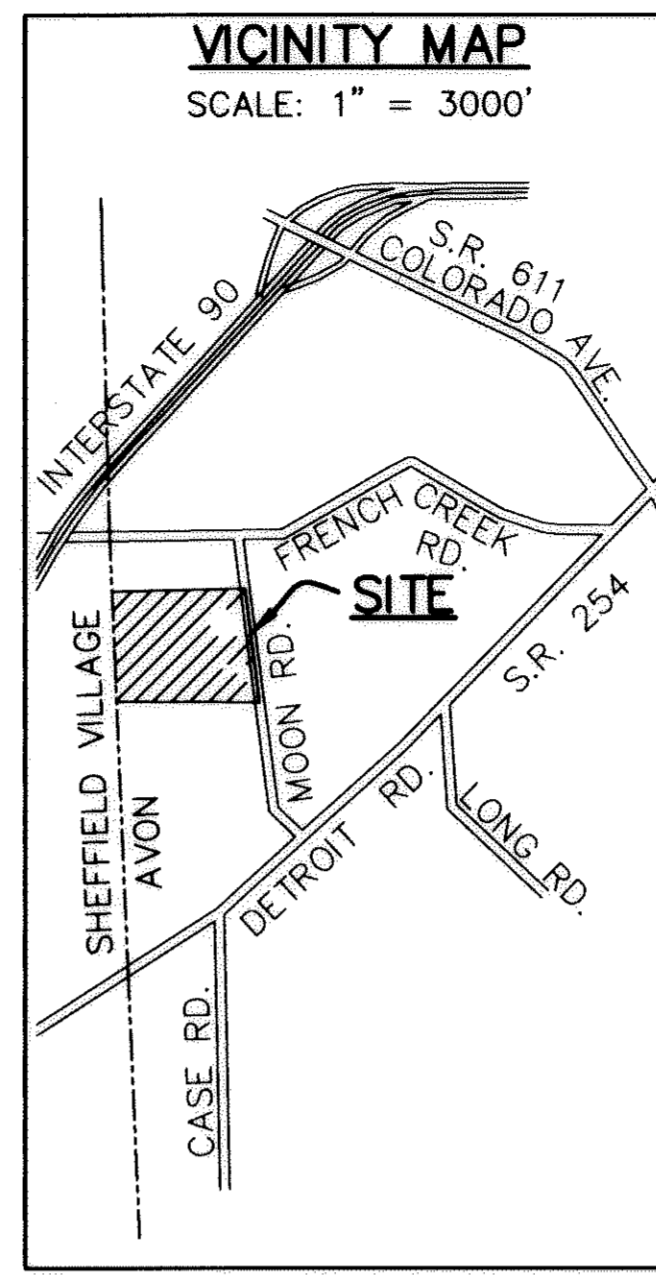
Rip Egn 6-24-04
ADELPHIA

COUNTY OF LUCAS)
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR ORCHARD TRAIL LLC, AN OHIO LIMITED LIABILITY COMPANY BY REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, BY JOHN E. BUCKEY, PRESIDENT/OHIO DIVISION 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 Toledo OHIO THIS 6th DAY OF July, 2004.

Cheryl L. Goodall
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-25-09



MORTGAGEE'S CERTIFICATE
THIS IS TO CERTIFY THAT FIFTH THIRD BANK MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF ORCHARD TRAIL SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING MOON ROAD, COURSEVIEW DRIVE AND GROVE LANE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

COUNTY OF LUCAS)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR FIFTH THIRD BANK WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF ORCHARD TRAIL SUBDIVISION NO. 1 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

BY: *Lawrence C. Boyer*
LAWRENCE C. BOYER
SENIOR VICE-PRESIDENT

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Toledo OHIO THIS 8th DAY OF July, 2004.

Cheryl L. Goodall
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-25-09

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
SEP 02 2004
MARK R. STEWART
LORAIN COUNTY AUDITOR

04-00-002-101-001
MARSHA M. RALICH
INST. # 970482485

04-00-002-101-004
TIMOTHY B. & SHERRI SCARVELLI
INST. 19990646216
570.56 DEED - 564.34 OBS

04-00-002-101-091
E & A PROPERTIES, LLC
INST. # 2004097022

04-00-002-101-041
MICHAEL J. & MARY K. MANDOCK
O.R. VOL. 1002 PG. 962

04-00-002-101-057
LARRY E. COLEMAN
INST. # 20030904191

04-00-002-101-079
FRANK & NOREEN SKINNER
INST. # 20030906749

04-00-002-101-061
SCOTT A. & KIMBERLY E. PLZAK
O.R. VOL. 1081 PG. 346

04-00-002-101-083
RAS PROPERTIES LLC
INST. # 20040989213

04-00-002-101-097
ORCHARD TRAIL LLC,
INST. # 20030906573

04-00-002-101-093
SCHAFER PROPERTIES III INC.
INST. #20030885658

04-00-002-101-059
CHRISTINE KRYSZTOWSKI
O.R. VOL. 623 PG. 171

04-00-002-101-019
ROBERT W. BUNCE
O.R. VOL. 469 PG. 429

04-00-002-101-070
E & A PROPERTIES, LLC
INST. #20020865504

04-00-002-101-087
E. & A. PROPERTIES, L.L.C.
INST. # 20020865507

04-00-002-101-077
RUTH L. ORR, INST. # 20010740510

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF AUGUST, 2004
Michael C. Bramhall
CITY ENGINEER
MICHAEL C. BRAMHALL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 30th DAY OF July, 2004
Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 20 DAY OF July, 2004. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.
Larry Hoekstra II
COUNCIL PRESIDENT
LARRY HOEKSTRA II

412.95' D & M
NAIL IN CENTER OF FENCEPOST USED N&S

REVISIONS	DATE	DESCRIPTION
1	6/27/2003	REV. PER BRAMHALL MEMOS DATED 5/12/03 & 5/28/03
2	9/24/2003	REMOVED BLVD. PER COUNCIL APPROVAL
3	6/23/2004	REV. PER LOT SPLITS & CHANGED BLOCK "A" DEFINITION
4	8/9/2004	REV. PER BRAMHALL LETTER TO PLAZZA, 7/22/04

ORCHARD TRAIL SUBDIVISION NO. 1 PLAT

REITZ ENGINEERING CO.
4214 ROCKY RIVER DR.
CLEVELAND, OH 44135
(216)-251-3033
FAX: 251-5149

1 / 2

(2) R=330.00 D=5'11"30" L=29.90 C=29.89 N64°32'33"E T=14.96	(3) R=330.00 D=10'10'00" L=58.56 C=58.48 N72°13'18"E T=29.35	(4) R=330.00 D=10'10'00" L=58.56 C=58.48 N82°23'18"E T=29.35	(5) R=330.00 D=11'00'22" L=63.39 C=63.29 N87°01'31"W T=31.79	(6) R=330.00 D=2'21'20" L=13.57 C=13.57 N80°20'40"W T=6.78	(8) R=830.00 D=2'52'24" L=41.62 C=41.62 N77°43'48"W T=20.82
(9-A) R=830.00 D=3'29'58" L=50.69 C=50.69 N70°55'01"W T=25.35	(9-B) R=30.00 D=85°59'58" L=45.03 C=40.92 N67°49'59"E T=27.98	(9-C) R=720.00 D=4'50'00" L=60.74 C=60.72 N22°25'00"E T=30.39	(10) R=720.00 D=5'45'00" L=72.26 C=72.23 N17°07'30"E T=36.16	(C-2) R=720.00 D=2'30'00" L=31.42 C=31.41 N13°00'00"E T=15.71	(11) R=720.00 D=5'45'00" L=72.26 C=72.23 N8°52'30"E T=36.16
(12) R=720.00 D=4'10'00" L=52.36 C=52.35 N3°55'00"E T=26.19	(16) R=780.00 D=2'20'00" L=31.76 C=31.76 N3°00'00"E T=15.88	(17) R=780.00 D=4'30'00" L=61.26 C=61.25 N6°25'00"E T=30.65	(18) R=780.00 D=4'30'00" L=61.26 C=61.25 N12°50'00"E T=30.65	(19) R=780.00 D=4'30'00" L=61.26 C=61.25 N17°20'00"E T=30.65	(20) R=780.00 D=4'30'00" L=61.26 C=61.25 N21°50'00"E T=30.65
(21-A) R=780.00 D=0'45'00" L=10.21 C=10.21 N24°27'30"E T=5.11	(21-B) R=30.00 D=85°59'58" L=45.03 C=40.92 N18°09'59"W T=27.98	(21-C) R=830.00 D=6'40'08" L=96.61 C=96.55 N57°49'54"W T=48.36	(22) R=770.00 D=6'00'00" L=80.63 C=80.60 N51°10'00"W T=40.35	(23) R=770.00 D=5'30'00" L=73.91 C=73.89 N56°55'00"W T=36.99	(24) R=770.00 D=5'30'00" L=73.91 C=73.89 N62°25'00"W T=36.99
(25) R=770.00 D=4'48'12" L=64.55 C=64.53 N76°45'54"W T=32.29	(28) R=270.00 D=13'21'42" L=62.97 C=62.82 N85°50'51"W T=31.63	(29) R=270.00 D=21'00'00" L=98.96 C=98.41 N76°58'18"E T=50.04	(30) R=340.00 D=1'20'26" L=7.95 C=7.95 N52°08'31"E T=3.98	(31) R=340.00 D=12'46'04" L=75.77 C=75.61 N59°11'46"E T=38.04	(B-1) R=30.00 D=90'00'00" L=47.12 C=42.43 N53°31'42"W T=30.00
(B-2) R=260.00 D=19'31'30" L=88.60 C=88.17 N71°42'33"E T=44.73	(C-1) R=830.00 D=3'37'36" L=52.54 C=52.53 N74°28'48"W T=26.28	(D) R=770.00 D=9'11'48" L=123.59 C=123.46 N69°45'54"W T=61.93	(E-1) R=30.00 D=90'00'00" L=47.12 C=42.43 N36°28'18"E T=30.00	(E-2) R=340.00 D=15'53'30" L=94.30 C=94.00 N73°31'33"E T=47.46	(A) R=780.00 D=1'55'00" L=26.09 C=26.09 N9°37'30"E T=13.05

AREAS IN ACRES

AREA IN 31 LOTS	6.4923
AREA IN 5 BLOCKS	5.6080
AREA IN STREETS	2.5066
TOTAL AREA	14.6069

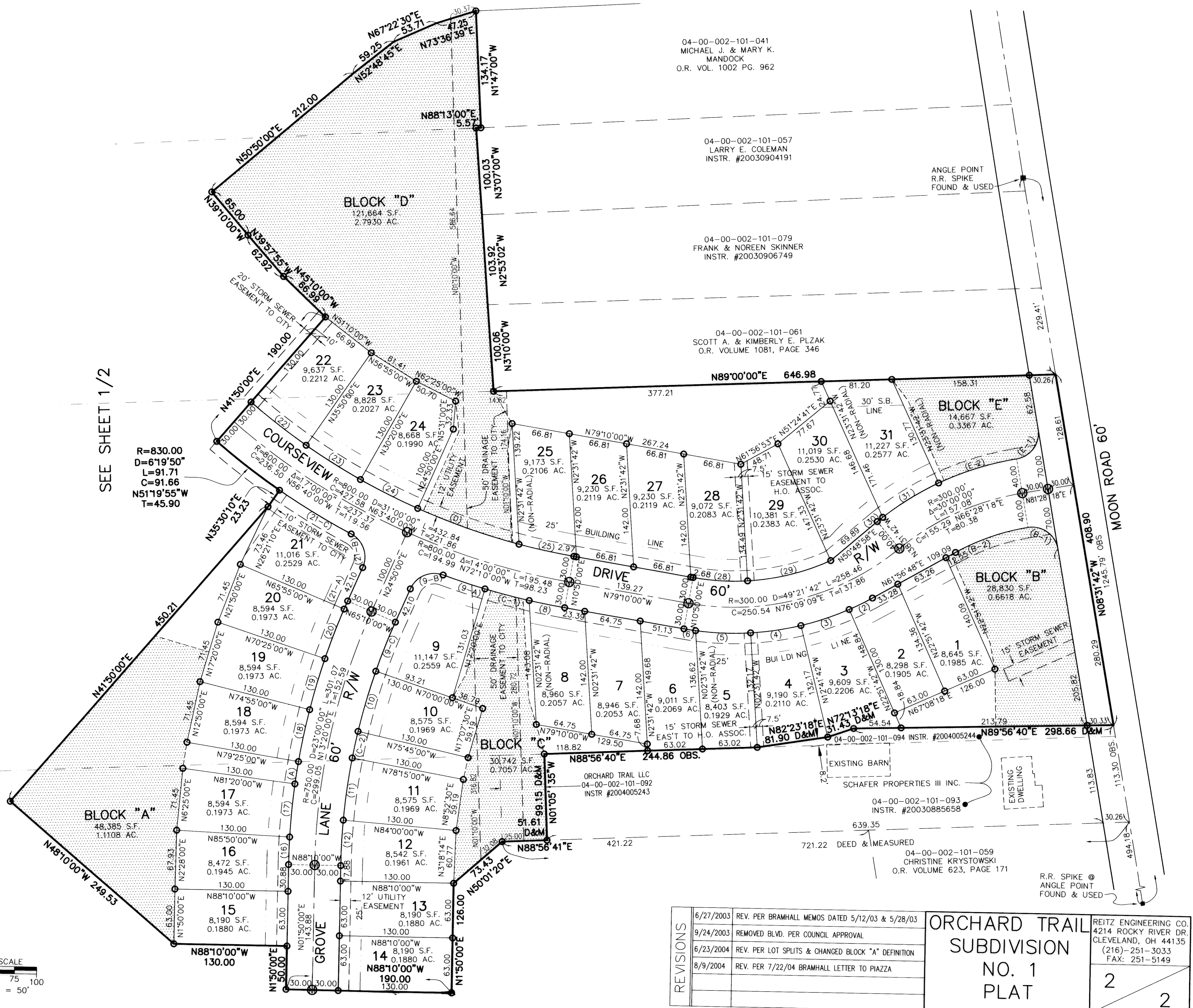
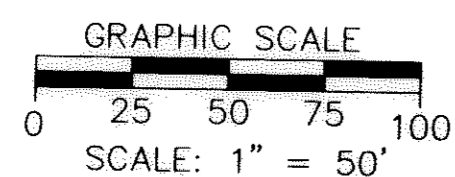
NOTE:

- Ⓜ DENOTES 5/8" IRON PIN IN MONUMENT BOX SET
- Ⓞ DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET
- ▨ DENOTES AREA WITHIN COMMON BLOCKS QUALIFYING AS OPEN SPACE PER CODE SECTION 1226.06

OPEN SPACE ACREAGES

BLOCK	OPEN SPACE WITHIN BLOCK PER 1226.06
A	0.905
B	0.532
C	0.523
D	2.211
E	0.318
TOTAL	4.489

PERCENTAGE OF QUALIFYING OPEN SPACE PROVIDED WITHIN THIS SUBDIVISION PHASE = (4.489 AC.)/(14.6069 AC.) = 30.7 %



REVISIONS	DESCRIPTION
6/27/2003	REV. PER BRAMHALL MEMOS DATED 5/12/03 & 5/28/03
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ORCHARD TRAIL SUBDIVISION NO. 1 PLAT		REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 FAX: 251-5149
2		2