

SUBDIVISION PLAT RED TAIL DEVELOPMENT NO. 10

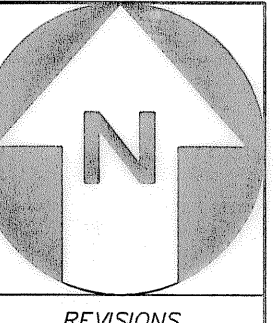
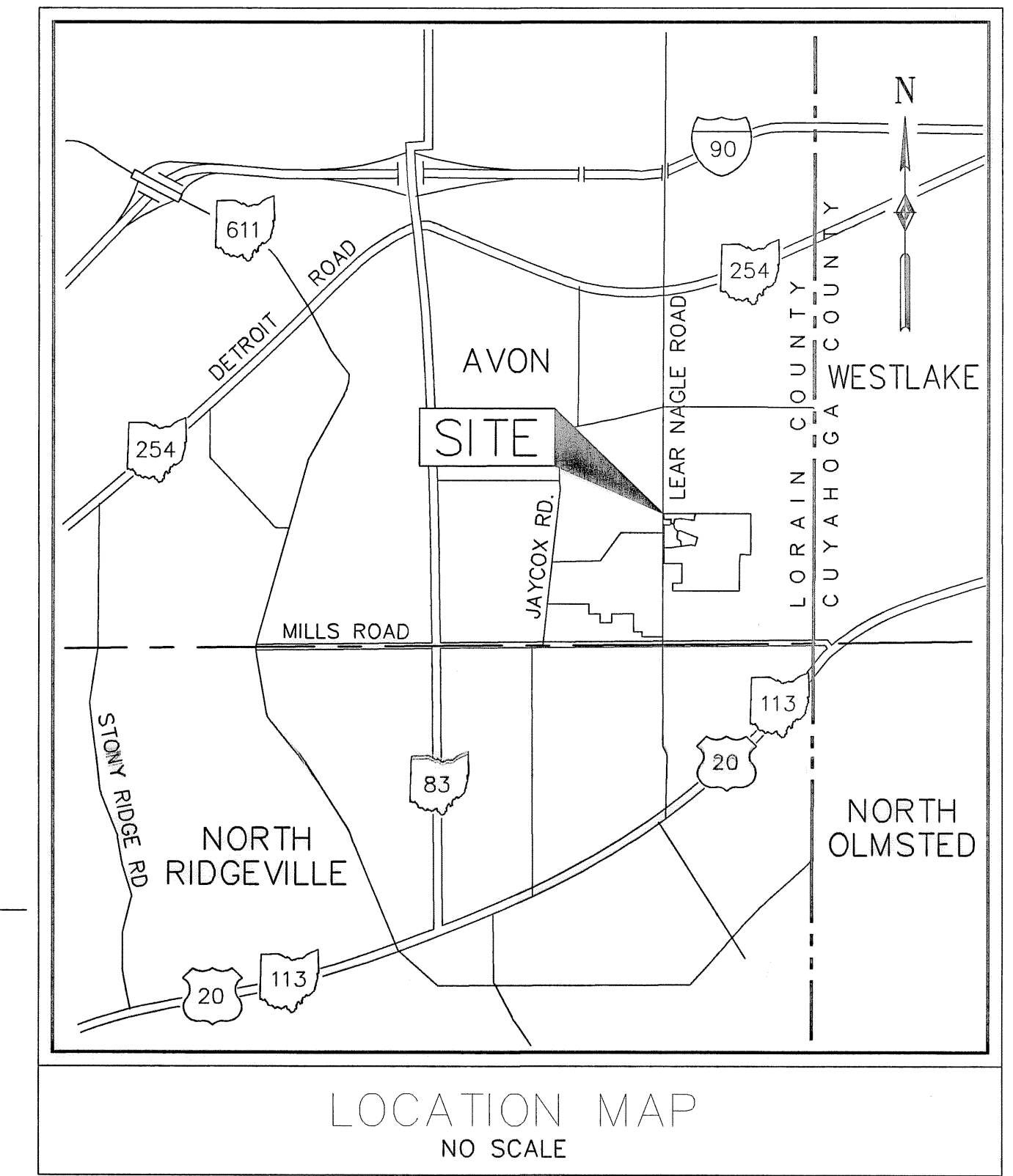
PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 25
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO
CONTAINING 5.2093 ACRES OF LAND OF WHICH 1.5577
ACRES ARE DEDICATED STREETS, 0.4863 ACRES ARE
IN BLOCKS AND 3.1653 ACRES ARE WITHIN THE
SUBDIVISION OF LOTS 437 TO 446 INCLUSIVE.

MARCH 8, 2004

Eric A. & Peggy C. Shepherd
Volume 1410 Page 517
04-00-025-000-120

Rolland A. Rothacker, Trustee
Doc. No. 20030884264
04-00-025-000-015

Caravon Golf Company LTD.
Doc. No. 20010794737
04-00-025-000-227

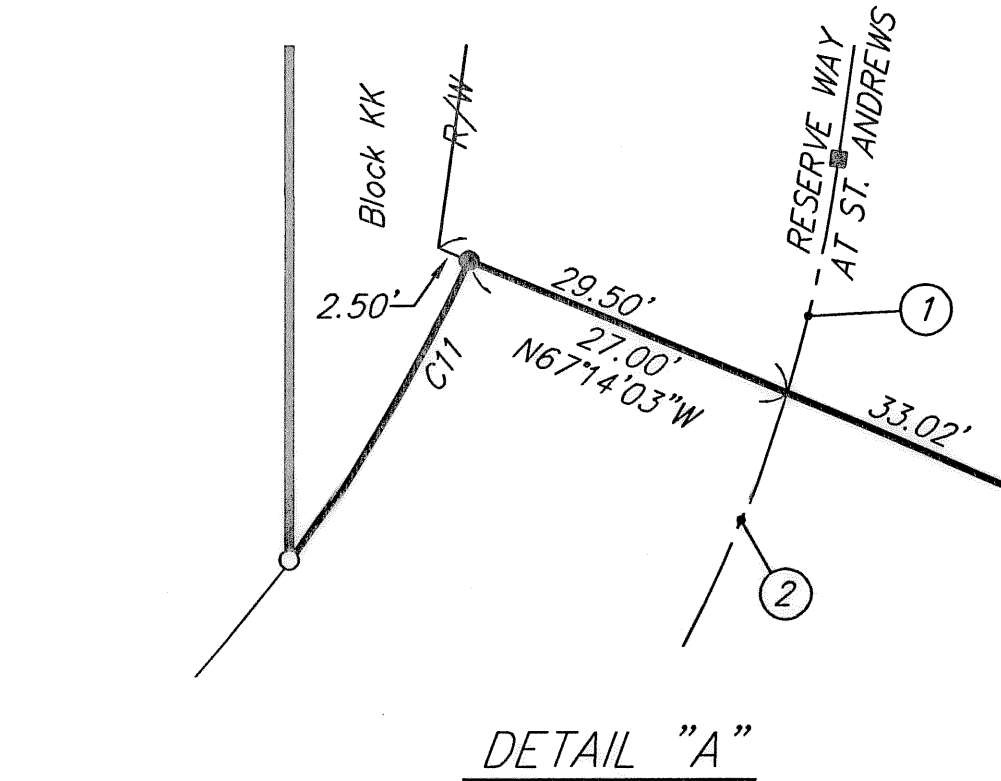


REVISIONS



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

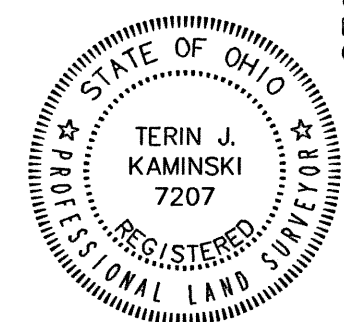
**RED TAIL DEVELOPMENT NO. 10
AVON, OHIO
SUBDIVISION PLAT**



ALL SUBLOT PROPERTY PINS HAVE BEEN SET WITH A 5/8" CAPPED IRON PIN AT THE BACK PROPERTY LINE AND A DRILL HOLE IN THE PAVEMENT CURB AT AN EXTENSION OF THE FRONT PROPERTY LINE.

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.

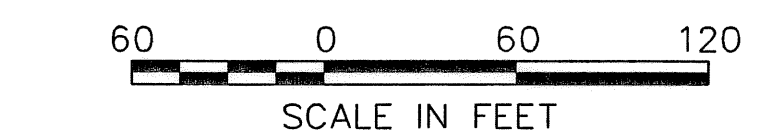
Terin J. Kaminski
TERIN J. KAMINSKI, PROFESSIONAL LAND SURVEYOR



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	75.22'	180.00'	23°56'37"	38.17'	74.67'	S19°36'31"W
C2	88.56'	180.00'	28°11'20"	45.19'	87.67'	S45°40'30"W
C3	95.28'	180.00'	30°19'47"	48.79'	94.17'	S74°56'03"W
C4	259.06'	180.00'	82°27'44"	157.75'	237.28'	S48°52'05"W
C5	197.35'	530.00'	21°20'04"	99.83'	196.21'	N79°14'01"W
C6	82.76'	470.00'	10°05'20"	41.49'	82.65'	N75°20'46"W
C7	78.01'	470.00'	9°30'37"	39.10'	77.92'	N85°08'45"W
C8	175.01'	470.00'	21°20'04"	88.53'	174.00'	N79°14'01"W
C9	172.71'	120.00'	82°27'44"	105.17'	158.18'	S48°52'05"W
C10	14.23'	470.00'	1°44'07"	7.12'	14.23'	N69°26'03"W
C11	27.70'	132.00'	12°01'18"	13.90'	27.65'	N30°28'58"E
C12	215.89'	150.00'	82°27'44"	131.46'	197.73'	S48°52'05"W
C13	186.18'	500.00'	21°20'04"	94.18'	185.11'	N79°14'01"W

SETBACK TABLE				
LOT	SIDE	SIDE	FRONT	BACK
437	30'(N)	5'(S)	25'	30'
438	5'(N)	10'(S)	25'	30'
439	5'(E)	N/A	20'	20'
440	5'	5'	20'	20'
441	10'(E)	5'(W)	20'	20'
442	5'(E)	10'(W)	20'	20'
443-446	5'	5'	24'	20'

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



UNDERGROUND EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON COMPANY, CENTURY TELEPHONE COMPANY, AND ADELPHIA CABLE, 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 TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT TO 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 LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING 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 GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

OWNERS CERTIFICATION ACCEPTANCE

WE, THE UNDERSIGNED OWNER, CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS RED TAIL DEVELOPMENT NO. 10, A SUBDIVISION OF LOTS 437 TO 446 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME. 1.5577 ACRES DEDICATED TO CITY STREETS (NAGEL ROAD AND RESERVE WAY AT ST. ANDREWS) SHOWN IN PLAT.

IN WITNESS WHEREOF, WE CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION, BY MARY KHOURI, PRESIDENT, HAVE HERUNTO SET OUR HANDS THIS 15th DAY OF February 2005.

CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION

Mary Khouri
MARY KHOURI, PRESIDENT

STATE OF OHIO
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF February 2005.

Polly Onderko
POLLY ONDERKO
NOTARY PUBLIC, STATE OF OHIO
Notarized in Lorain County
My Comm. Expires Feb. 23, 2008

NOTARY PUBLIC
MY COMM. EXPIRES

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16th DAY OF February 2005.

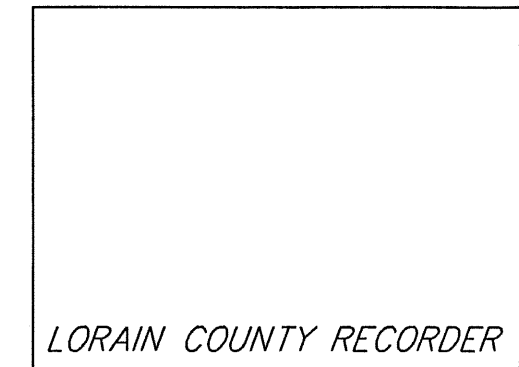
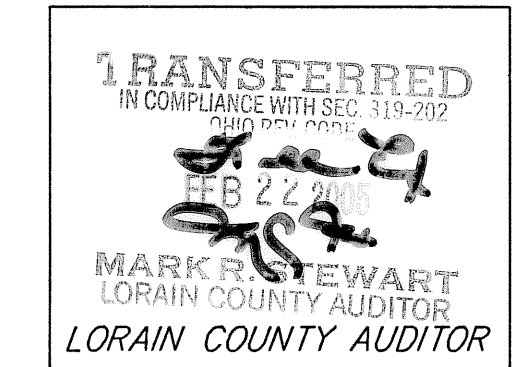
Michael C. Bramhall
CITY ENGINEER
MICHAEL C. BRAMHALL, P.E., P.S.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16th DAY OF February 2005. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

PLANNING COMMISSION-CHAIRPERSON *Carolyn Witherspoon*
CAROLYN WITHERSPOON

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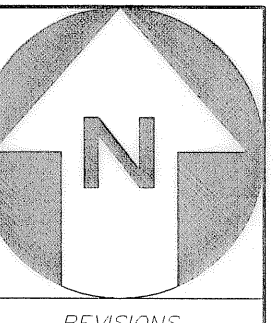
Larry Hoekstra
COUNCIL PRESIDENT
LARRY HOEKSTRA



HORIZ. SCALE 1"=60'
VERT. SCALE --
DESIGNED VMB
DRAWN VMB
DATE 3/08/04
DRAWING NAME 375-10-PT1

RED TAIL DEVELOPMENT NO. 10

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 25
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO



REVISIONS

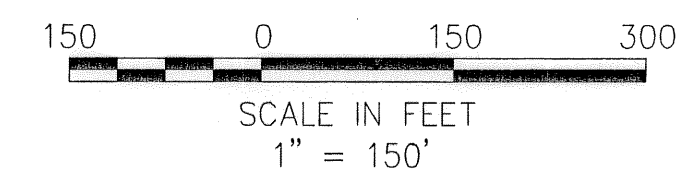
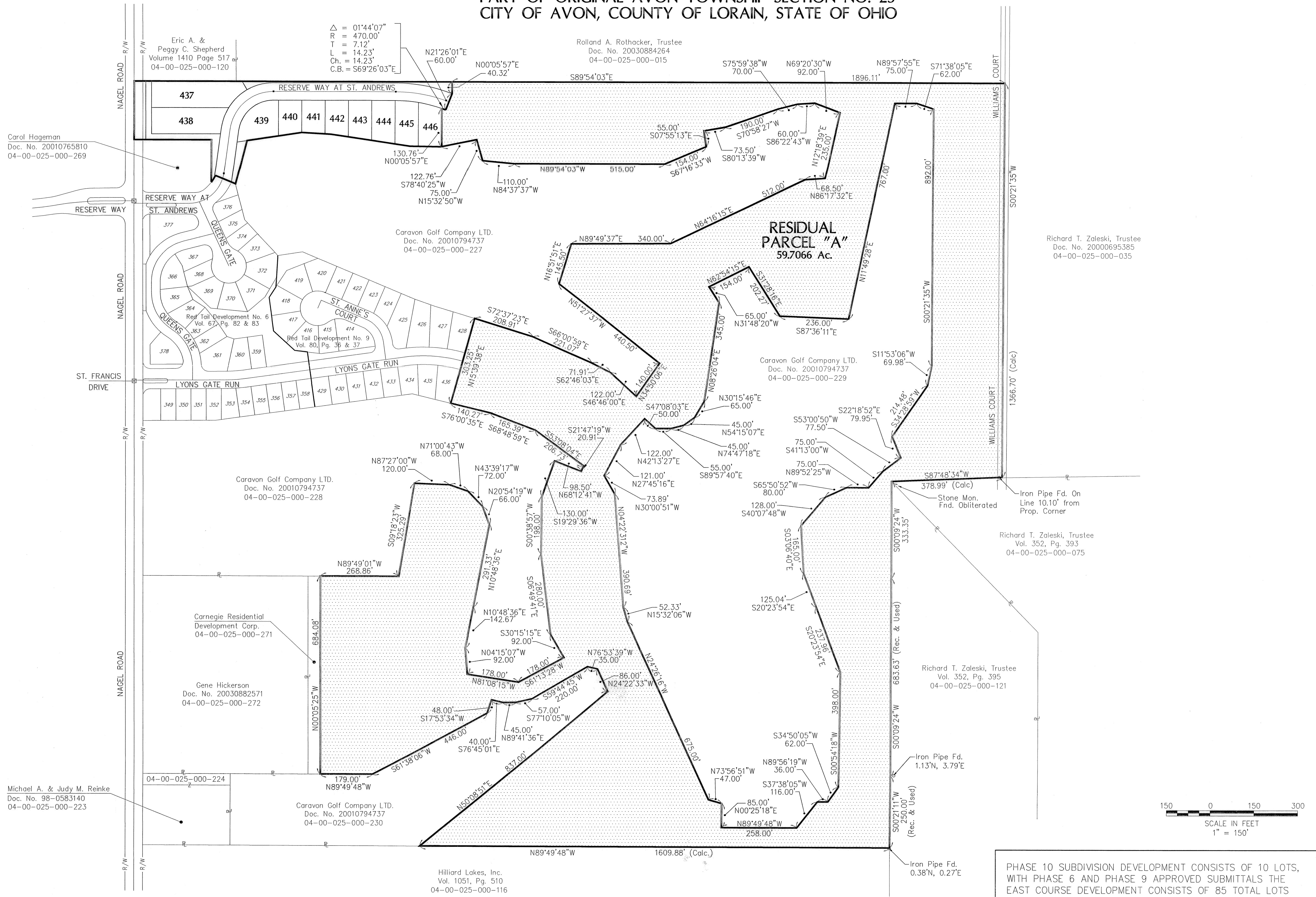


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RED TAIL DEVELOPMENT EAST COURSE, PHASE 10 DEVELOPMENT LOCATION PLAN

HORIZ. SCALE
1" = 150'
VERT. SCALE
1" = 150'
DESIGNED
VMB
DRAWN
VMB
DATE
1/19/04
DRAWING NAME
375-10-PT2

2
2



PHASE 10 SUBDIVISION DEVELOPMENT CONSISTS OF 10 LOTS, WITH PHASE 6 AND PHASE 9 APPROVED SUBMITTALS THE EAST COURSE DEVELOPMENT CONSISTS OF 85 TOTAL LOTS ON 156.73 ACRES OR 0.54 LOTS PER ACRE.