

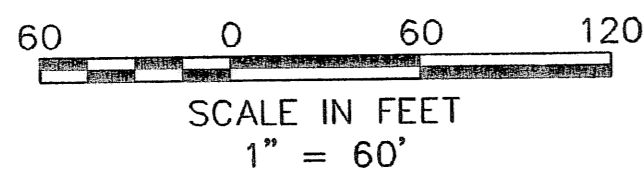
SUBDIVISION PLAT RED TAIL DEVELOPMENT NO. 11

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 25 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO CONTAINING 21.7858 ACRES OF LAND OF WHICH 5.5951 ACRES ARE DEDICATED STREETS, 0.9692 ACRES ARE IN BLOCKS AND 15.2215 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 447 TO 524 INCLUSIVE.

JANUARY 10, 2005

LEGEND

- PROPOSED IRON PIN MONUMENT BOX ASSEMBLY
- ⊗ EXISTING IRON PIN MONUMENT BOX ASSEMBLY
- ⊙ 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND



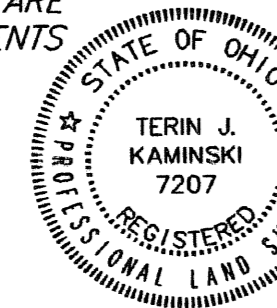
ST. ANNE'S COURT
N82°13'39"E
61.12'

Red Tail Development No. 9
Volume 80, Pages 36 & 37

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.

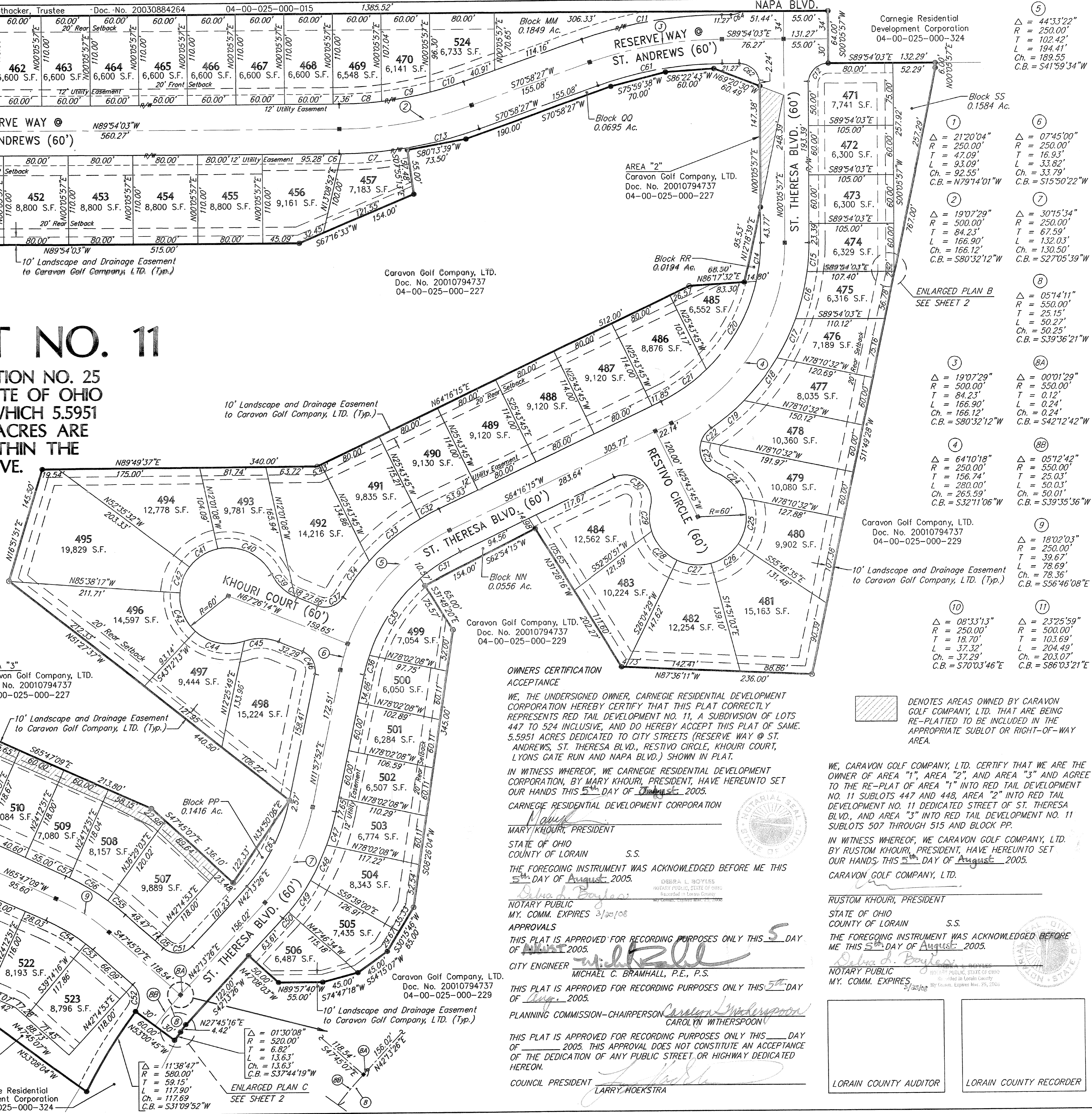
THIS IS TO CERTIFY TO THE OWNERS OF LAND SHOWN HEREON THAT THIS PLAT AND THE SURVEY WERE MADE IN JUNE OF 2005 AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYS SECTION 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN 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, PROFESSIONAL LAND SURVEYOR



Caravon Golf Company, LTD.
Doc. No. 20010794737
04-00-025-000-228

Block OO
0.2374 Ac.
Carnegie Residential Development Corporation
04-00-025-000-324



OWNERS CERTIFICATION ACCEPTANCE

WE, THE UNDERSIGNED OWNER, CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS RED TAIL DEVELOPMENT NO. 11, A SUBDIVISION OF LOTS 447 TO 524 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME. 5.5951 ACRES DEDICATED TO CITY STREETS (RESERVE WAY @ ST. ANDREWS, ST. THERESA BLVD., RESTIVO CIRCLE, KHOURI COURT, LYONS GATE RUN AND NAPA BLVD.) SHOWN IN PLAT.

IN WITNESS WHEREOF, WE CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION, BY MARY KHOURI, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 5th DAY OF August, 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 5th DAY OF August, 2005.

NOTARY PUBLIC
MY COMM. EXPIRES 3/31/08
Debra L. Boyless
DEBRA L. BOYLES
NOTARY PUBLIC, STATE OF OHIO
My Comm. Expires 03/31/08

APPROVALS
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5th DAY OF August, 2005.
Michael C. Bramhall
CITY ENGINEER
MICHAEL C. BRAMHALL, P.E., P.S.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5th DAY OF August, 2005.
Carolyn Witherspoon
PLANNING COMMISSION-CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5th DAY OF August, 2005. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT
Larry Hoekstra
LARRY HOEKSTRA

⊘ DENOTES AREAS OWNED BY CARAVON GOLF COMPANY, LTD. THAT ARE BEING RE-PLATTED TO BE INCLUDED IN THE APPROPRIATE SUBLOT OR RIGHT-OF-WAY AREA.

WE, CARAVON GOLF COMPANY, LTD. CERTIFY THAT WE ARE THE OWNER OF AREA "1", AREA "2", AND AREA "3" AND AGREE TO THE RE-PLAT OF AREA "1" INTO RED TAIL DEVELOPMENT NO. 11 SUBLOTS 447 AND 448, AREA "2" INTO RED TAIL DEVELOPMENT NO. 11 DEDICATED STREET OF ST. THERESA BLVD., AND AREA "3" INTO RED TAIL DEVELOPMENT NO. 11 SUBLOTS 507 THROUGH 515 AND BLOCK PP.

IN WITNESS WHEREOF, WE CARAVON GOLF COMPANY, LTD. BY RUSTOM KHOURI, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 5th DAY OF August, 2005.

CARAVON GOLF COMPANY, LTD.
Rustom Khouri
RUSTOM KHOURI, PRESIDENT

STATE OF OHIO
COUNTY OF LORAIN
S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August, 2005.

NOTARY PUBLIC
MY COMM. EXPIRES 3/31/08
Debra L. Boyless
DEBRA L. BOYLES
NOTARY PUBLIC, STATE OF OHIO
My Comm. Expires 03/31/08

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5th DAY OF August, 2005.

LORAIN COUNTY AUDITOR
LORAIN COUNTY RECORDER

⑤
Δ = 44°33'22"
R = 250.00'
T = 102.42'
L = 194.41'
Ch. = 189.55'
C.B. = 541°59'34"W

⑥
Δ = 07°45'00"
R = 250.00'
T = 16.93'
L = 33.82'
Ch. = 33.79'
C.B. = 515°50'22"W

⑦
Δ = 19°07'29"
R = 500.00'
T = 84.23'
L = 166.90'
Ch. = 166.12'
C.B. = 580°32'12"W

⑧
Δ = 05°14'11"
R = 550.00'
T = 25.15'
L = 50.25'
Ch. = 50.25'
C.B. = 539°36'21"W

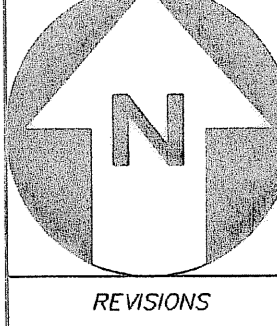
⑧A
Δ = 00°01'29"
R = 550.00'
T = 0.12'
L = 0.24'
Ch. = 0.24'
C.B. = 542°12'42"W

⑧B
Δ = 05°12'42"
R = 25.03'
T = 25.03'
L = 50.03'
Ch. = 50.01'
C.B. = 539°35'36"W

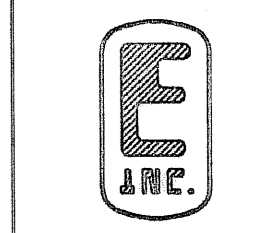
⑨
Δ = 18°02'03"
R = 250.00'
T = 39.67'
L = 78.69'
Ch. = 78.36'
C.B. = 556°46'08"E

⑩
Δ = 08°33'13"
R = 250.00'
T = 18.70'
L = 37.32'
Ch. = 37.29'
C.B. = 570°03'46"E

⑪
Δ = 23°25'59"
R = 500.00'
T = 103.69'
L = 204.49'
Ch. = 203.07'
C.B. = 586°03'21"E



REVISIONS



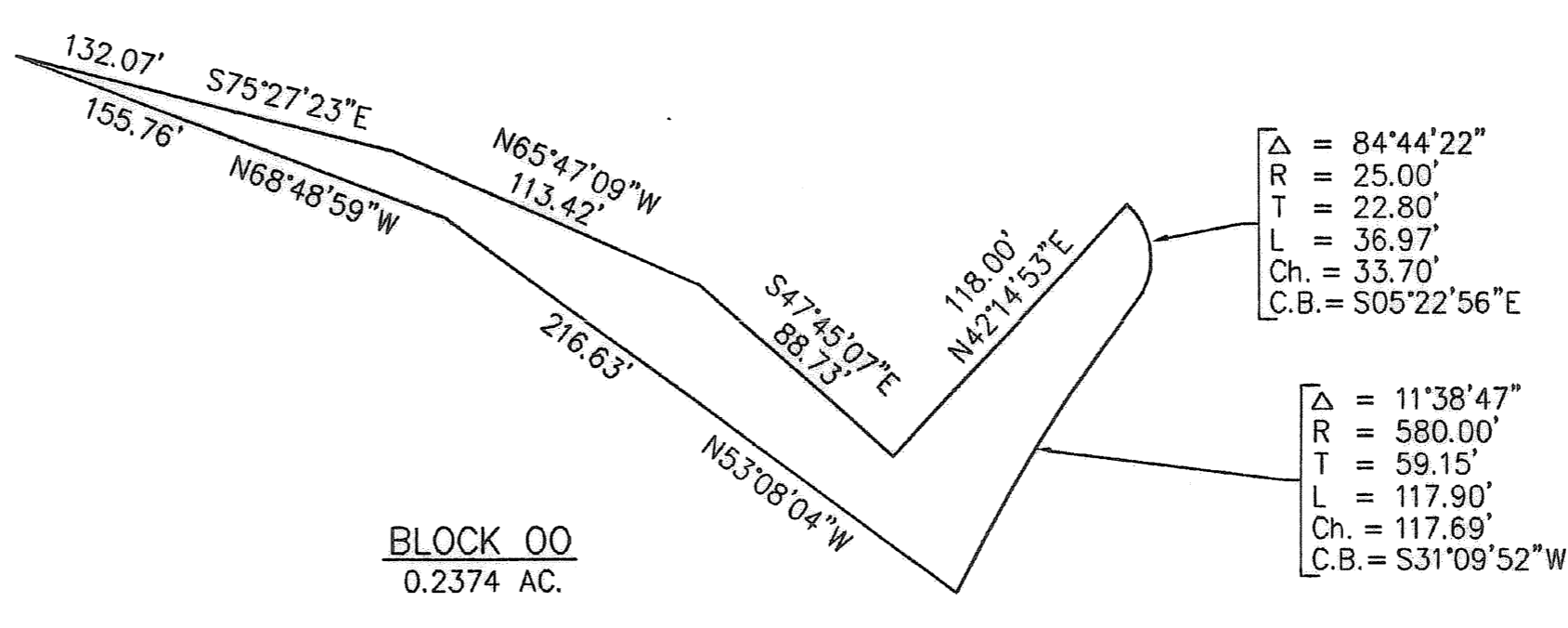
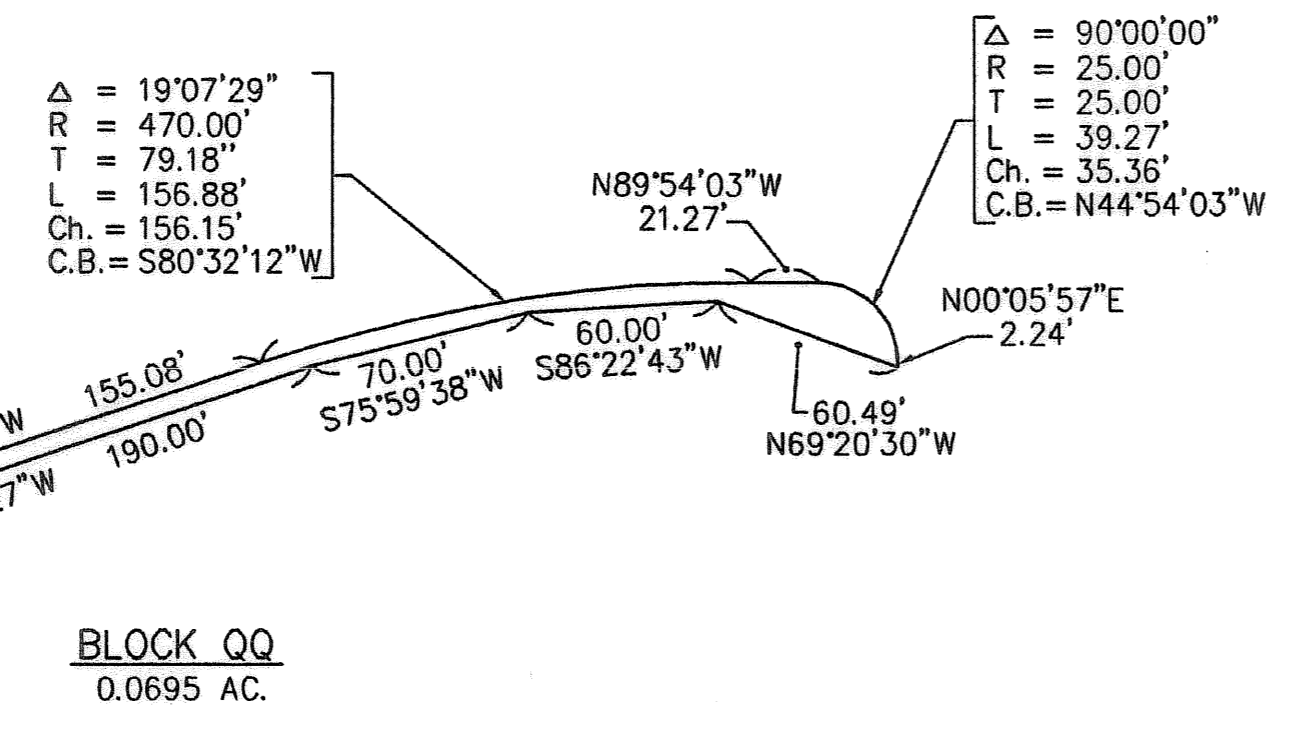
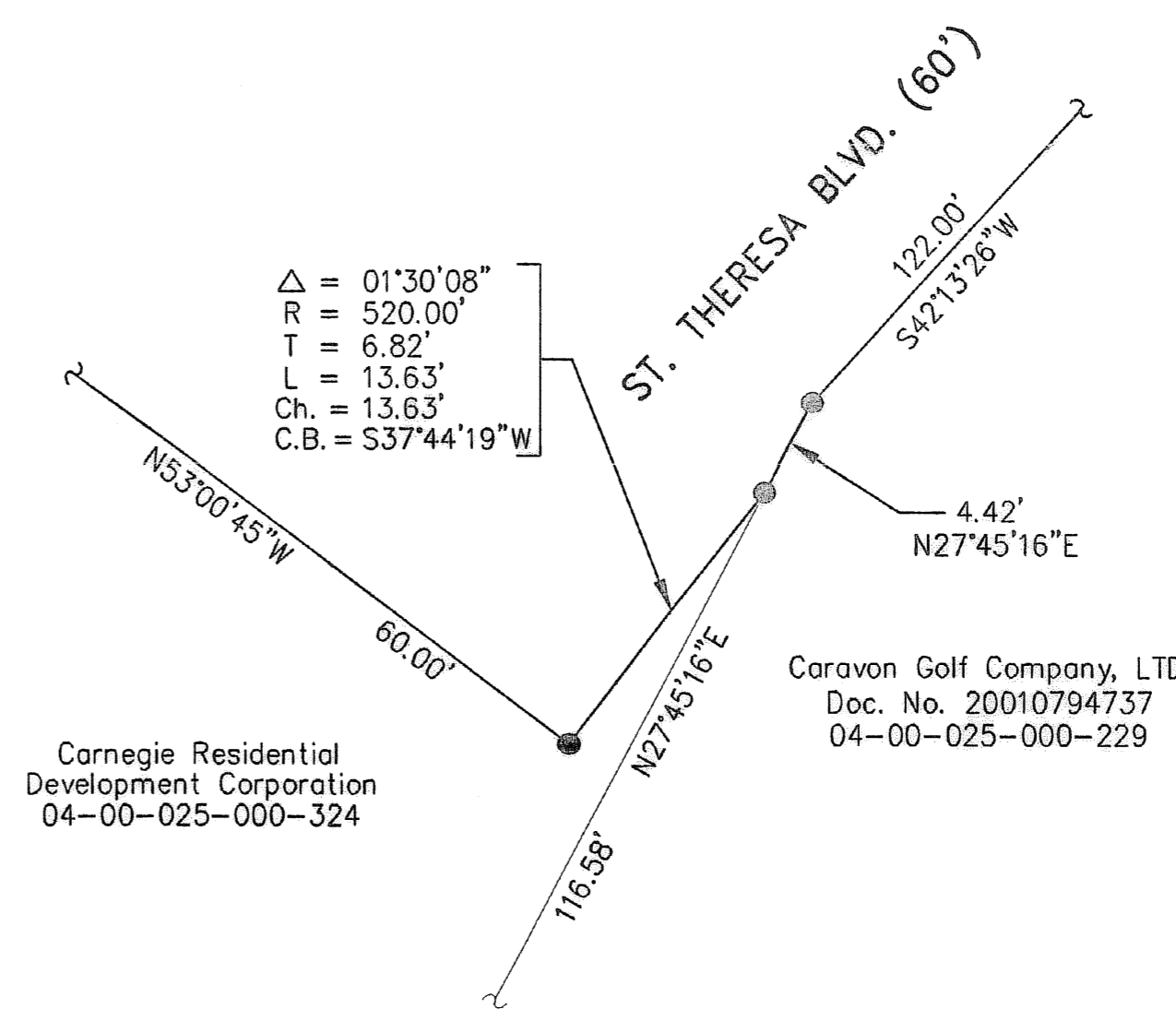
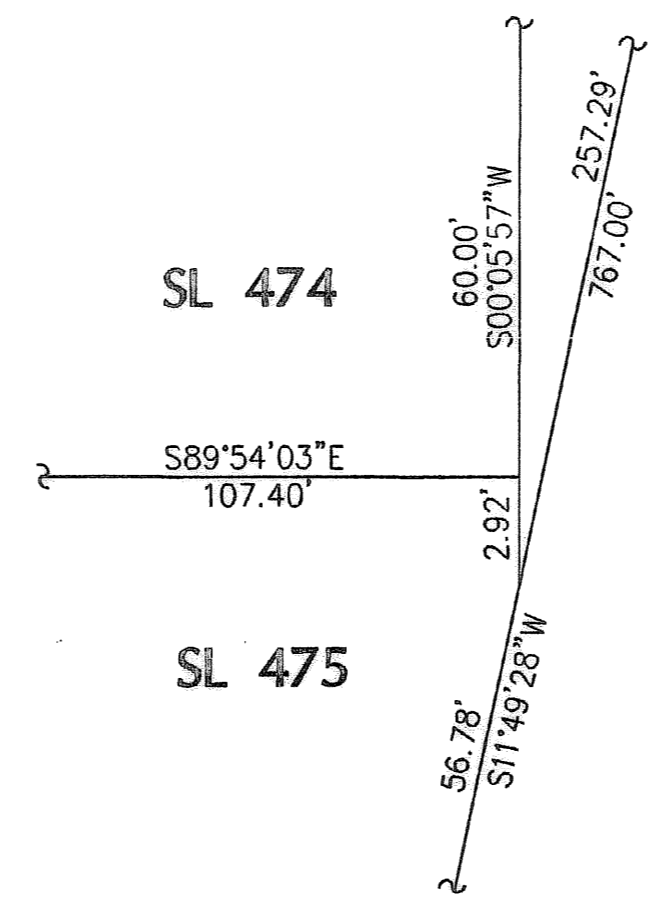
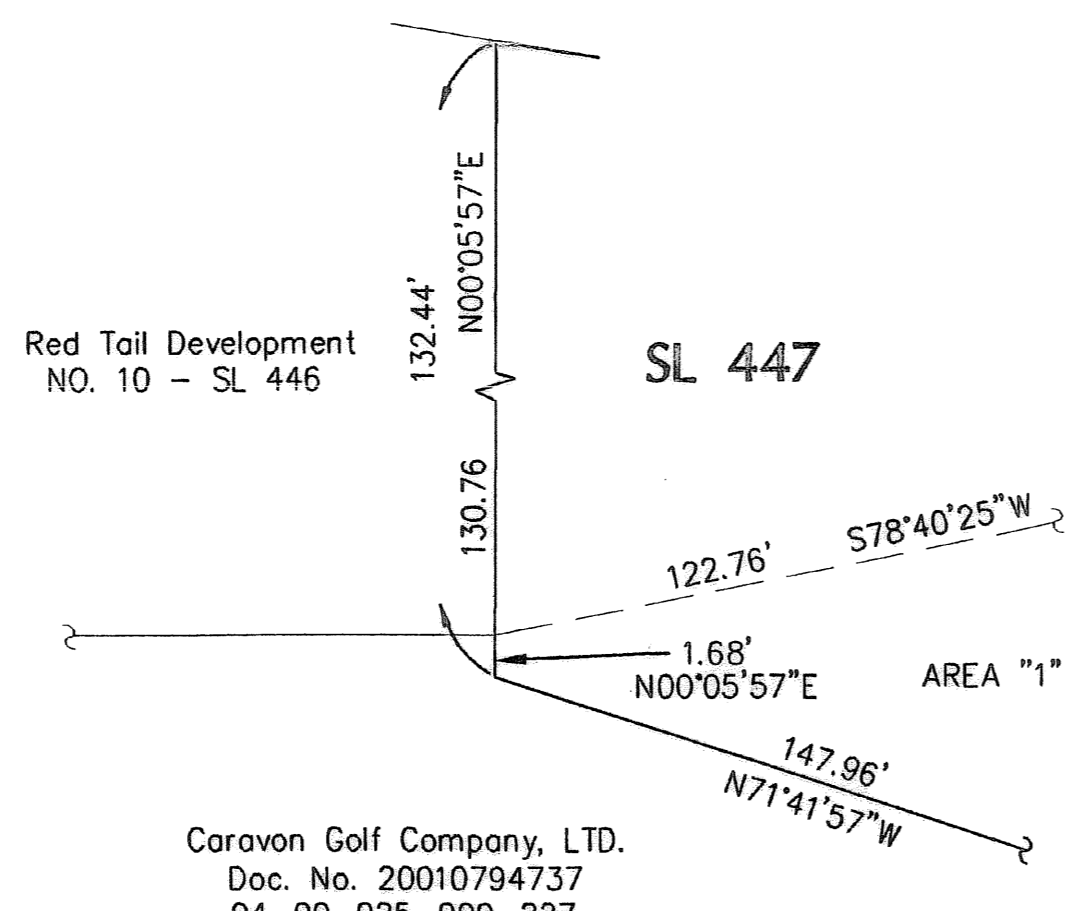
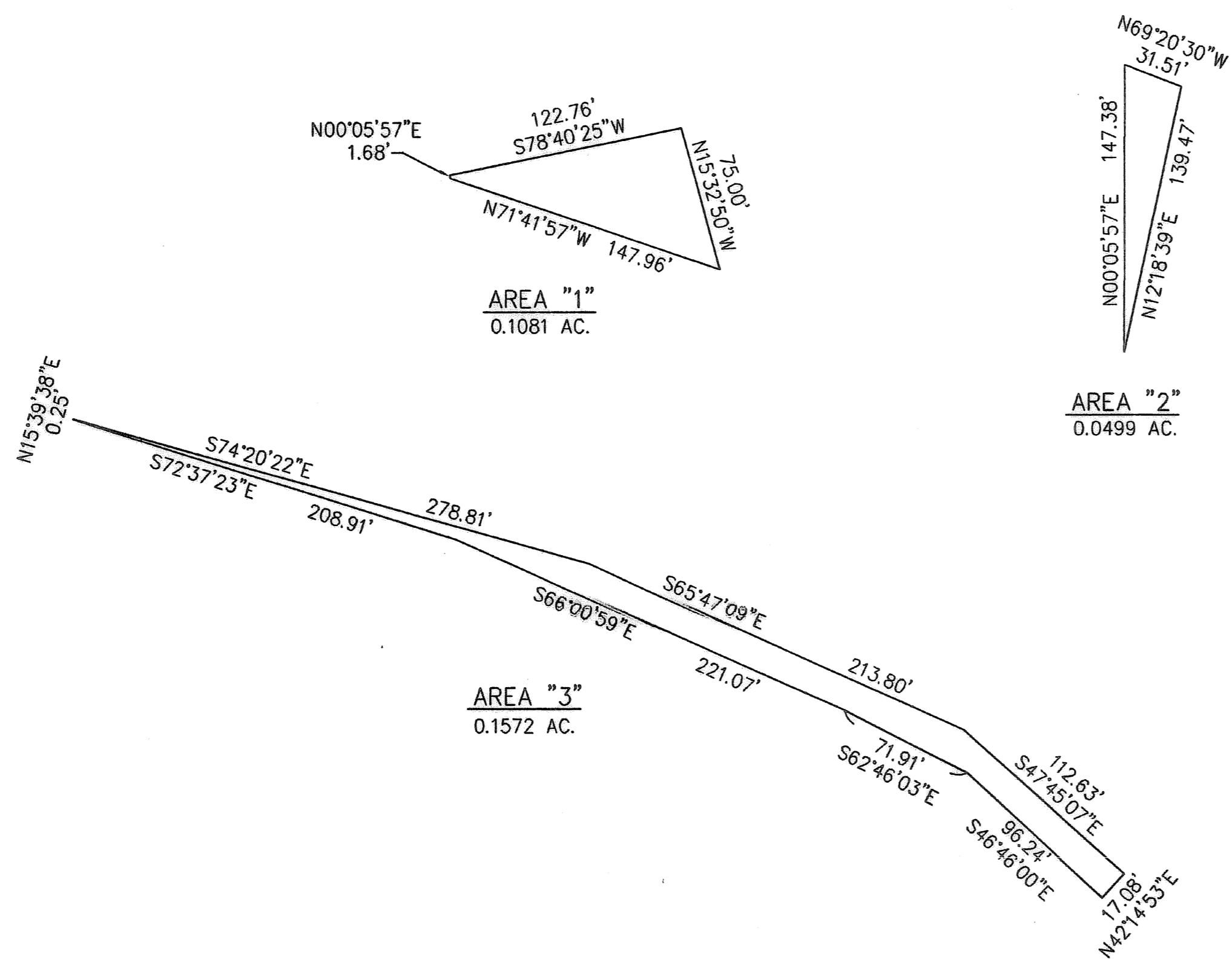
EUTHENICS INC.
CONSULTING ENGINEERS
1035 MOHAWK DR., STONINGVILLE, OHIO 44136
PHONE: (440) 266-1655 - FAX: (440) 266-1544

RED TAIL DEVELOPMENT NO. 11
AVON, OHIO
SUBDIVISION PLAT

HORIZ. SCALE
1" = 60'
VERT. SCALE
--
DESIGNED
VMB
DRAWN
VMB
CHECKED
RAB
DATE
1/10/05
DRAWING NAME
375-11R-PT01R

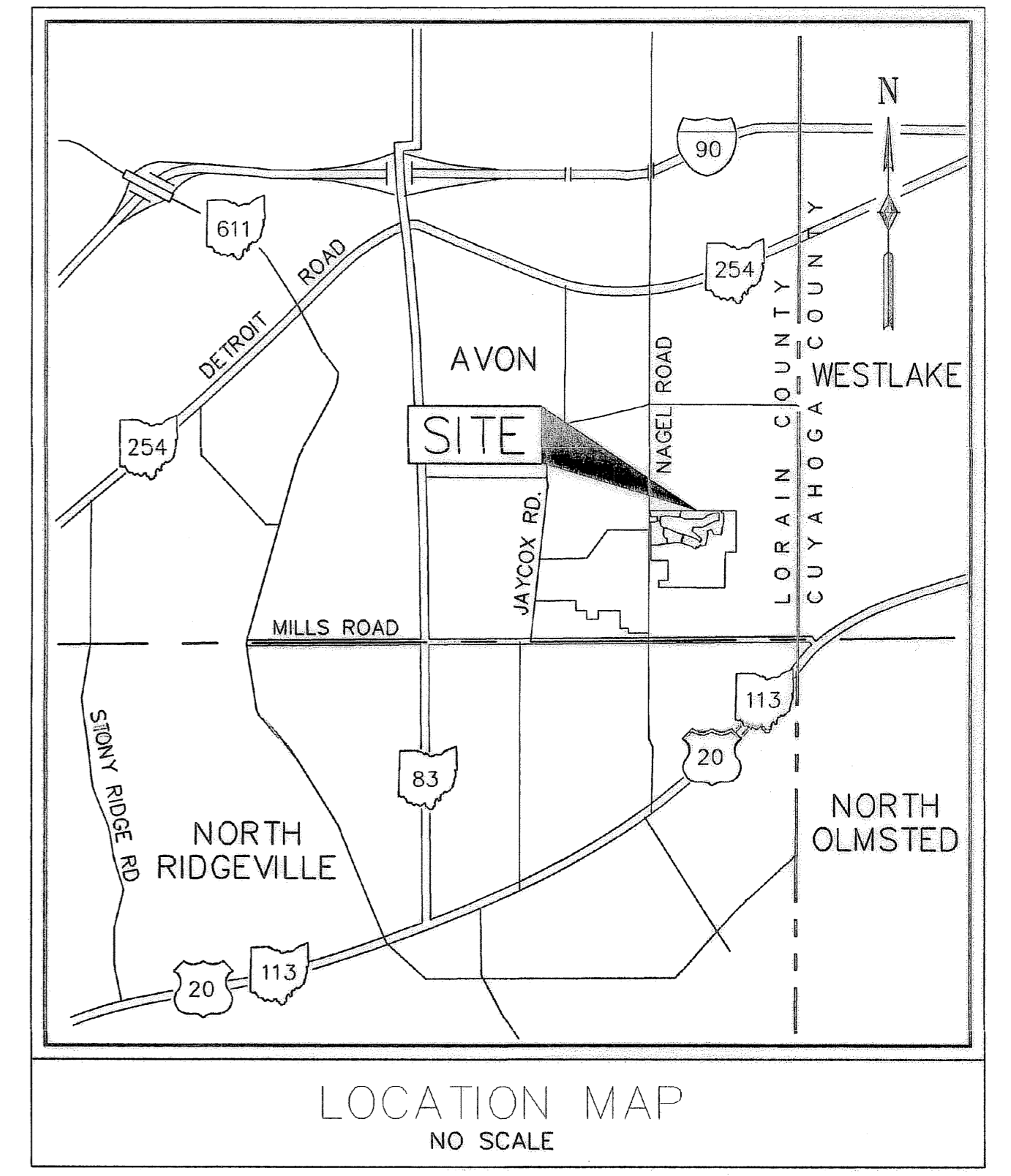
1
3

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	34.46'	220.00'	8°58'30"	17.27'	34.43'	S73°03'14"E
C2	47.46'	220.00'	12°21'34"	23.82'	47.37'	S83°43'16"E
C3	7.33'	280.00'	1°29'59"	3.66'	7.33'	S69°18'59"E
C4	81.92'	280.00'	16°45'45"	41.25'	81.63'	S78°26'51"E
C5	15.01'	280.00'	3°04'20"	7.51'	15.01'	S88°21'54"E
C6	2.30'	530.00'	0°14'56"	1.15'	2.30'	N89°58'29"E
C7	81.79'	530.00'	8°50'30"	40.98'	81.71'	N85°25'45"E
C8	52.75'	470.00'	6°25'51"	26.40'	52.72'	N86°53'01"E
C9	61.00'	470.00'	7°26'09"	30.54'	60.95'	S79°57'02"W
C10	43.13'	470.00'	5°15'30"	21.58'	43.12'	N73°36'12"E
C11	176.91'	530.00'	19°07'29"	89.29'	176.09'	S80°32'12"W
C12	39.27'	25.00'	90°00'00"	25.00'	35.36'	S45°05'57"W
C13	92.82'	530.00'	10°02'03"	46.53'	92.70'	S75°59'29"W
C14	49.02'	220.00'	12°46'01"	24.61'	48.92'	S06°28'57"W
C15	36.71'	280.00'	7°30'46"	18.38'	36.69'	N03°51'20"E
C16	60.35'	280.00'	12°20'56"	30.29'	60.23'	N13°47'11"E
C17	54.42'	280.00'	11°08'06"	27.29'	54.33'	N25°31'41"E
C18	66.99'	280.00'	13°42'27"	33.65'	66.83'	N37°56'58"E
C19	53.41'	280.00'	10°55'46"	26.79'	53.33'	N50°16'04"E
C20	128.09'	220.00'	33°21'30"	65.92'	126.29'	N29°32'43"E
C21	69.29'	220.00'	18°02'47"	34.94'	69.01'	N55°14'51"E
C22	20.55'	32.00'	36°47'49"	10.64'	20.20'	S37°20'02"W
C23	48.35'	32.00'	86°34'45"	30.14'	43.88'	S24°21'15"E
C24	46.57'	60.00'	44°28'19"	24.53'	45.41'	N45°24'28"W
C25	60.10'	60.00'	57°23'44"	32.85'	57.62'	N05°31'33"E
C26	42.86'	60.00'	40°55'32"	22.39'	41.95'	N54°41'11"E
C27	42.86'	60.00'	40°55'32"	22.39'	41.95'	S84°23'17"E
C28	49.00'	60.00'	46°47'26"	25.96'	47.65'	S40°31'49"E
C29	31.93'	60.00'	30°29'16"	16.35'	31.55'	S01°53'27"E
C30	72.09'	32.00'	129°04'56"	67.21'	57.79'	N51°11'17"W
C31	59.75'	220.00'	15°33'43"	30.06'	59.57'	S56°29'24"W
C32	26.11'	280.00'	5°20'34"	13.06'	26.10'	S61°35'58"W
C33	82.68'	280.00'	16°55'06"	41.64'	82.38'	S50°28'08"W
C34	55.82'	280.00'	11°25'20"	28.00'	55.73'	S36°17'55"W
C35	115.89'	220.00'	30°10'55"	59.32'	114.55'	S33°37'05"W
C36	25.20'	220.00'	6°33'45"	12.61'	25.18'	S15°14'45"W
C37	35.77'	25.00'	81°58'31"	21.72'	32.79'	N71°34'30"E
C38	2.94'	60.00'	2°48'16"	1.47'	2.94'	S66°02'06"E
C39	40.43'	60.00'	38°36'18"	21.01'	39.67'	S45°19'49"E
C40	79.58'	60.00'	75°59'28"	46.87'	73.87'	N64°01'24"W
C41	42.49'	60.00'	40°34'23"	22.18'	41.61'	S57°41'40"W
C42	34.61'	60.00'	33°02'45"	17.80'	34.13'	S20°53'06"W
C43	53.57'	60.00'	51°09'31"	28.72'	51.81'	S21°13'02"E
C44	64.98'	60.00'	62°03'02"	36.09'	61.85'	S77°49'18"E
C45	43.36'	60.00'	41°24'35"	22.68'	42.43'	N88°08'32"W
C46	34.65'	25.00'	79°24'07"	20.76'	31.94'	N27°44'11"W
C47	42.51'	280.00'	8°41'59"	21.30'	42.47'	N16°18'52"E
C48	47.33'	280.00'	9°41'09"	23.72'	47.28'	N25°30'25"E
C49	47.33'	280.00'	9°41'09"	23.72'	47.28'	N35°11'34"E
C50	10.69'	280.00'	2°11'17"	5.35'	10.69'	N41°07'48"E
C51	39.28'	25.00'	90°01'27"	25.01'	35.36'	N87°14'10"E
C52	36.97'	25.00'	84°44'22"	22.80'	33.70'	S05°22'56"E
C53	11.56'	220.00'	3°00'37"	5.78'	11.56'	N49°15'25"W
C54	57.69'	220.00'	15°01'26"	29.01'	57.52'	N58°16'26"W
C55	28.17'	280.00'	5°45'51"	14.10'	28.16'	N50°38'02"W
C56	54.96'	280.00'	11°14'45"	27.57'	54.87'	N59°08'20"W
C57	5.00'	280.00'	1°01'26"	2.50'	5.00'	N65°16'26"W
C58	19.42'	280.00'	3°58'22"	9.71'	19.41'	N67°46'20"W
C59	22.39'	280.00'	4°34'50"	11.20'	22.38'	N72°02'57"W
C60	32.84'	220.00'	8°33'13"	16.45'	32.81'	N70°03'46"W
C61	156.88'	470.00'	19°07'29"	79.18'	156.15'	S80°32'12"W
C62	39.27'	25.00'	90°00'00"	25.00'	35.36'	N44°54'03"W
C63	116.19'	220.00'	30°15'34"	59.48'	114.84'	N27°05'39"E
C64	14.34'	25.00'	32°51'36"	7.37'	14.14'	N73°40'09"E



SETBACK TABLE				
LOT	SIDE*	SIDE*	FRONT	BACK
447-455	5'	5'	24'	20'
456	5'	5'	20'	20'
457	5'	5'	20'	15'
458-459	5'	5'	20'	20'
460-469	5'	5'	20'	20'
470	5'	5'	20'	20'
471-472	5'	5'	20'	20'
473-476	5'	5'	20'	20'
477-483	5'	5'	24'	20'
484	5'	20' NW	24'	20'
485	5'	5'	20'	15'
486	5'	5'	20'	20'
487-495	5'	5'	24'	20'
496	5'	5'	20'	15'
497-498	5'	5'	24'	20'
499	5'	5'	20'	15'
500-501	5'	5'	20'	20'
502-505	5'	5'	24'	20'
506	5'	5'	20'	15'
507-523	5'	5'	24'	20'
524	5'	5'	20'	20'

* - LOTS THAT REQUIRE EASEMENTS SHALL HAVE 10' SIDE SETBACKS



LOCATION MAP
NO SCALE

UNDERGROUND EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT TO 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 AND 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.

REVISIONS

NO.	DATE	DESCRIPTION

EUTHENICS, INC.
CONSULTING ENGINEERS
6535 MIDWAY DR., STRONGSVILLE, OHIO 44138
PHONE: (440) 380-1585 • FAX: (440) 260-1944

**RED TAIL DEVELOPMENT
EAST COURSE, PHASE 11
SUBDIVISION PLAT**

HORIZ. SCALE: 1"=60'
VERT. SCALE: --

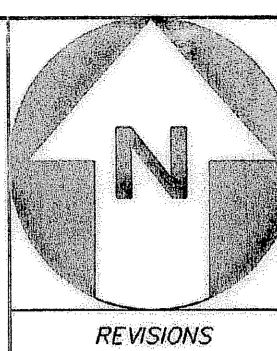
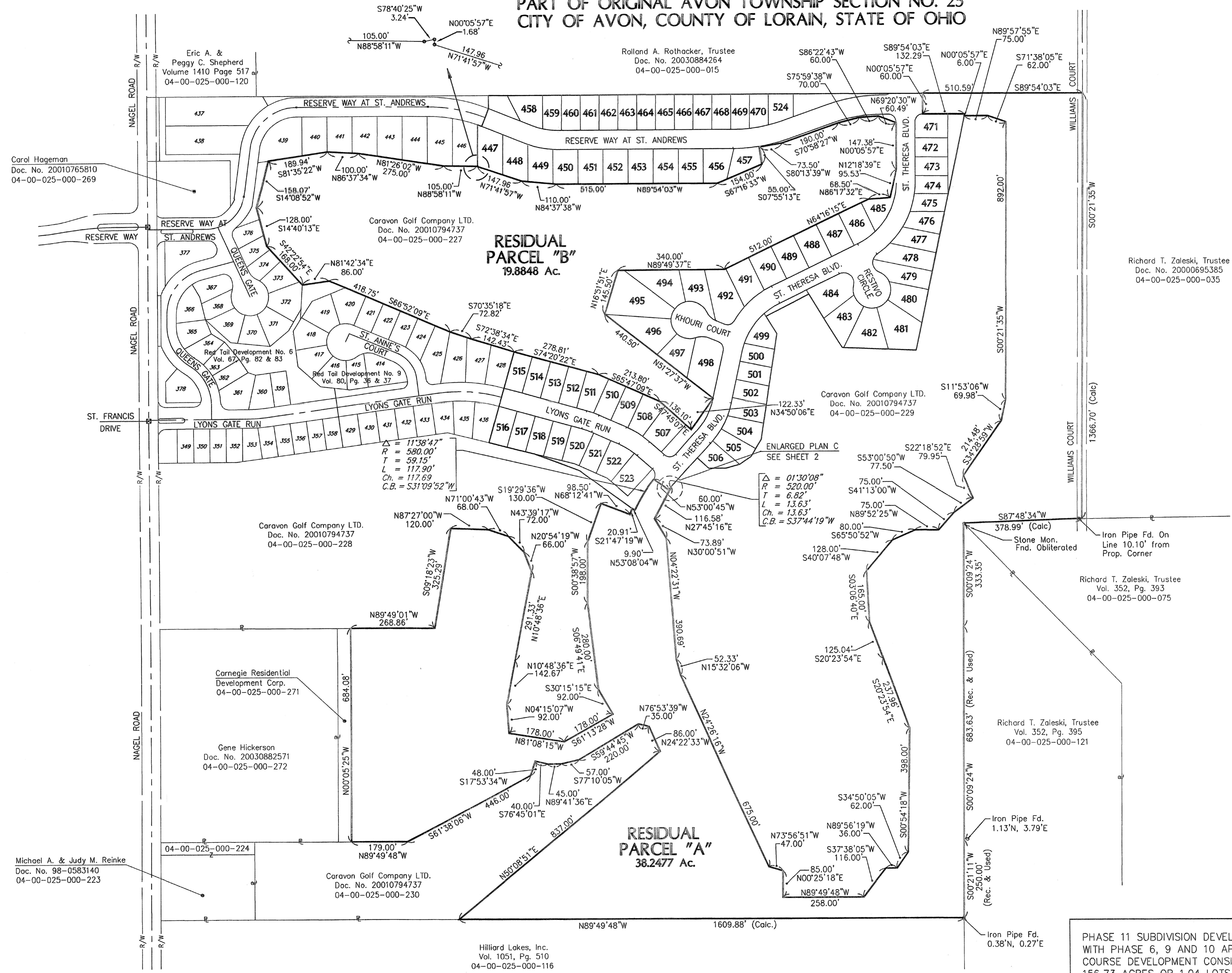
DESIGNED: VMB
DRAWN: VMB, RAB
CHECKED: RAB
DATE: 2/10/05
DRAWING NAME: 375-11R-PT01R

2
3



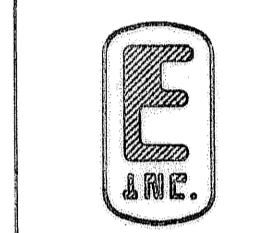
RED TAIL DEVELOPMENT NO. 11

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



REVISIONS

NO.	DATE	DESCRIPTION



EARTHENJES, INC.
CONSULTING ENGINEERS
8235 MIDWAY DR., STROVENSVILLE, OHIO 44136
PHONE: (440) 260-1955 ~ FAX: (440) 260-1544

**RED TAIL DEVELOPMENT
EAST COURSE, PHASE 11
RESIDUAL PARCELS**

HORIZ. SCALE
1" = 150'

VERT. SCALE
1" = 150'

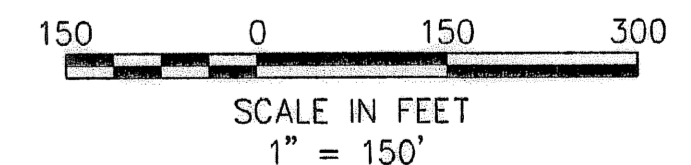
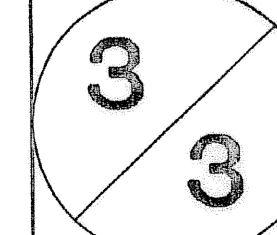
DESIGNED
VMB

DRAWN
VMB RAB

CHECKED
RAB

DATE
1/19/05

DRAWING NAME
375-11R-PT01R



PHASE 11 SUBDIVISION DEVELOPMENT CONSISTS OF 78 LOTS, WITH PHASE 6, 9 AND 10 APPROVED SUBMITTALS THE EAST COURSE DEVELOPMENT CONSISTS OF 163 TOTAL LOTS ON 156.73 ACRES OR 1.04 LOTS PER ACRE.