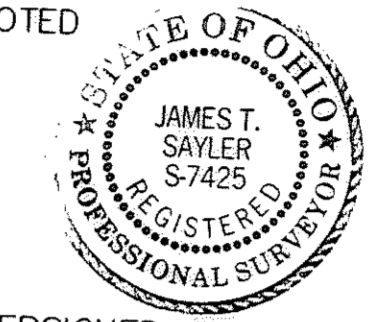


ORCHARD TRAIL SUBDIVISION NO. 2

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. 2" AS SHOWN HEREON AND CONTAINING 11.4420 ACRES OF LAND IN ORIGINAL SECTION NO. 2 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED 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
JULY, 2004



THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OHIO 44135
J. Saylor
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 #2, A SUBDIVISION OF LOTS 32 TO 57 AND BLOCKS "F" TO "H" INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DRAINAGE SHOWN HEREON TO PUBLIC USE. WE GRANT ALL EASEMENTS FOR SEWERS AND 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. Bucky*
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 AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREOF, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR 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 COMPANY
BY REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, MANAGING MEMBER

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

Nina Decker 6/12/06
THE ILLUMINATING COMPANY

Don Snow 6/20/06
COLUMBIA GAS OF OHIO

Paul Shively June 20 2006
CENTURYTEL

Gary Naumann 6-16-06
ADELPHI

COUNTY OF Lucas)
STATE OF OHIO) SS

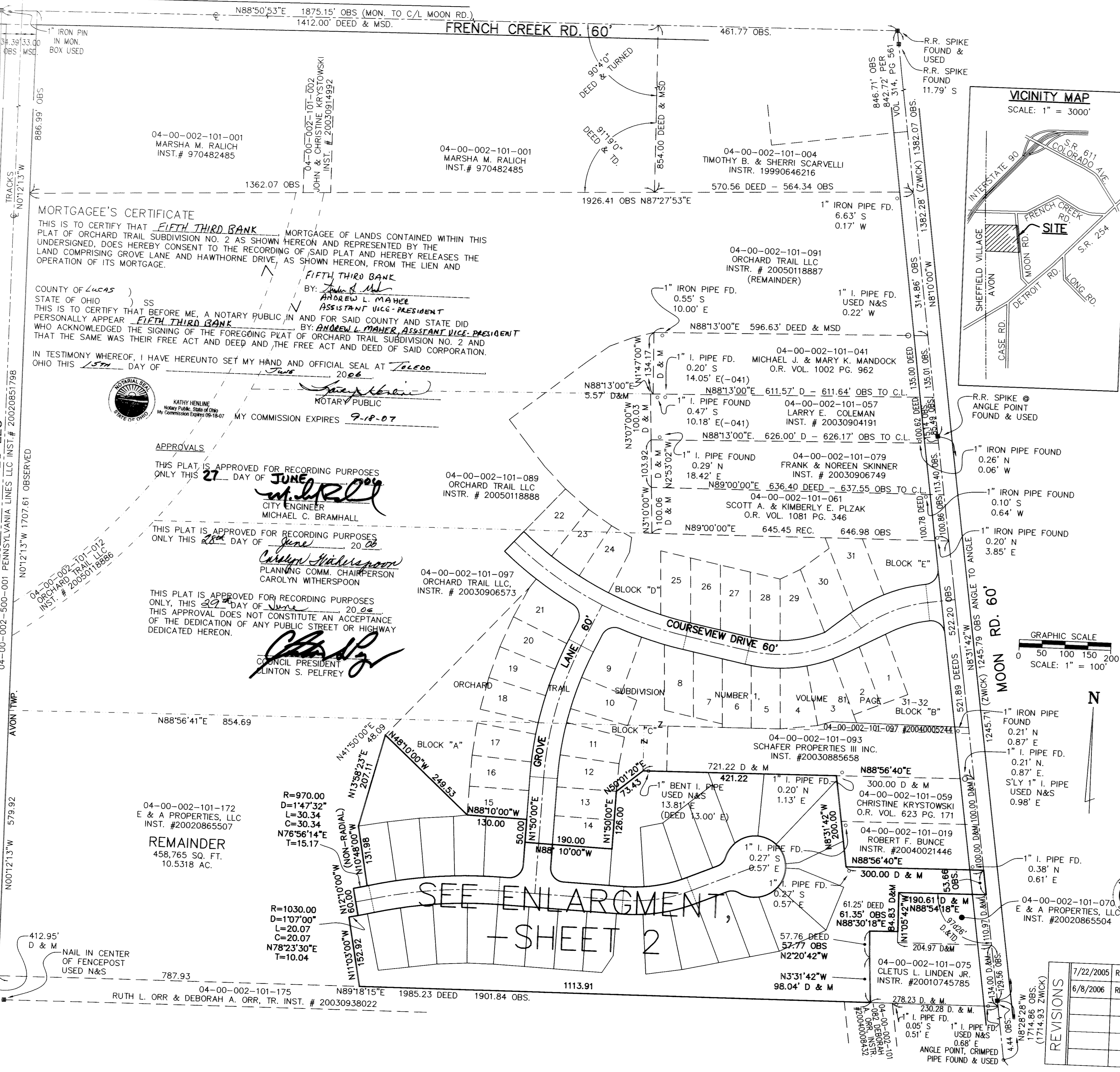
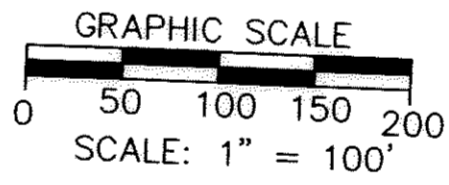
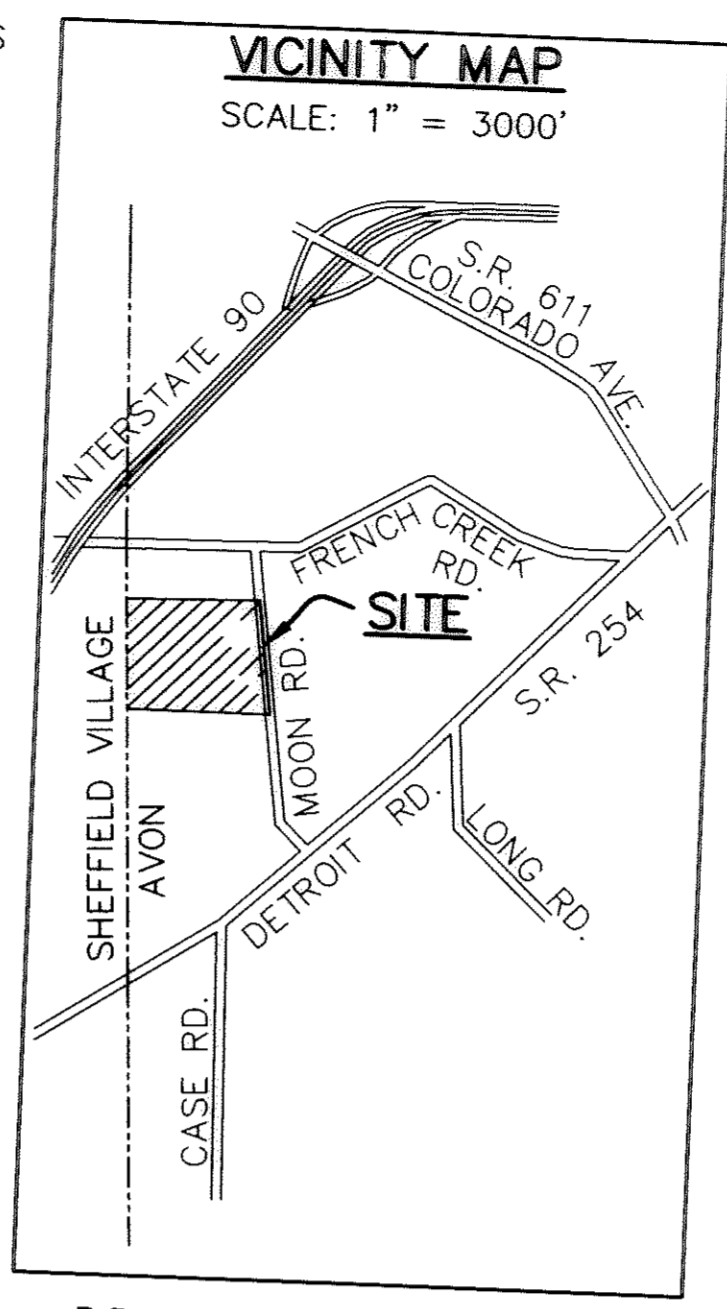
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY BY JOHN E. BUCKEY, PRESIDENT/OHIO DIVISION WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT TOLEDO OHIO THIS 15th DAY OF JUNE 2006



KATHY HENLINE
Notary Public, State of Ohio
My Commission Expires 09-18-07
MY COMMISSION EXPIRES 9-18-07

TRANSPERRED
JUL 10 2006
MARK R. STEWART
LORAIN COUNTY AUDITOR



MORTGAGEE'S CERTIFICATE
THIS IS TO CERTIFY THAT FIFTH THIRD BANK MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF ORCHARD TRAIL SUBDIVISION NO. 2 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING GROVE LANE AND HAWTHORNE DRIVE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *John A. Maher*
FIFTH THIRD BANK
ANDREW L. MAHER
ASSISTANT VICE-PRESIDENT

BY: *Andrew L. Maher*
ANDREW L. MAHER, ASSISTANT VICE-PRESIDENT

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT TOLEDO OHIO THIS 15th DAY OF JUNE 2006



KATHY HENLINE
Notary Public, State of Ohio
My Commission Expires 09-18-07
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-18-07

APPROVALS
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 27th DAY OF JUNE 2006
Michael C. Bramhall
CITY ENGINEER
MICHAEL C. BRAMHALL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 28th DAY OF JUNE 2006
Carolyn Witherspoon
PLANNING COMM. CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 29th DAY OF JUNE 2006
THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.
Clinton S. Pelfrey
COUNCIL PRESIDENT
CLINTON S. PELFREY

PENNSYLVANIA LINES LLC
04-00-002-500-001 PENNSYLVANIA LINES LLC INST. # 20020851798
NO12'13"W 1707.61 OBSERVED

AVON TWP.
04-00-002-101-012 ORCHARD TRAIL LLC INST. # 20050118886
NO012'13"W 579.92

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

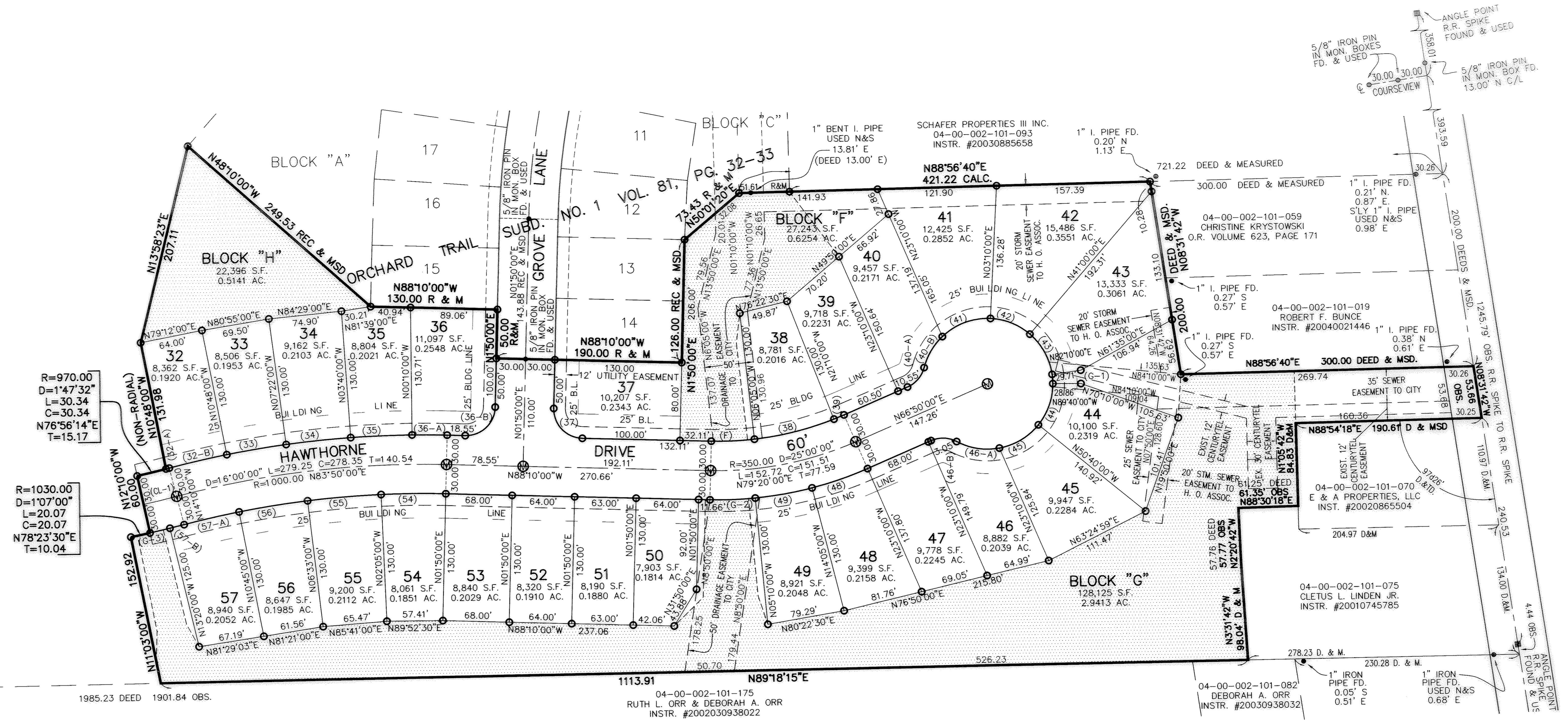
04-00-002-101-175 RUTH L. ORR & DEBORAH A. ORR, TR. INST. # 20030938022
N89°18'15"E 1985.23 DEED 1901.84 OBS.
1113.91

REVISIONS	DATE	DESCRIPTION
	7/22/2005	REVISED EASEMENTS PER PRE-CONSTRUCTION CONFERENCE
	6/8/2006	REV. PER REVIEW BY BRAMHALL & COUNTY TAX MAP DEPT.

ORCHARD TRAIL SUBDIVISION NO. 2 PLAT

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

1 2



R=970.00
D=1'47'32"
L=30.34
C=30.34
N76°56'14"E
T=15.17

R=1030.00
D=1'07'00"
L=20.07
C=20.07
N78°23'30"E
T=10.04

1985.23 DEED 1901.84 OBS.

04-00-002-101-175
RUTH L. ORR & DEBORAH A. ORR
INSTR. #2002030938022

04-00-002-101-082
DEBORAH A. ORR
INSTR. #20030938032

(32-A) R=970.00 D=0'12'28" L=3.52 C=3.52 N75°56'14"E T=1.76	(32-B) R=1030.00 D=3'22'00" L=60.52 C=60.51 N77°31'00"E T=30.27	(33) R=1030.00 D=3'26'00" L=61.72 C=61.71 N80°55'00"E T=30.87	(34) R=1030.00 D=3'42'00" L=66.51 C=66.50 N84°29'00"E T=33.27	(35) R=1030.00 D=3'30'00" L=62.92 C=62.91 N88°05'00"E T=31.47	(36-A) R=1030.00 D=2'00'00" L=35.95 C=35.95 N89°10'00"E T=17.98	(36-B) R=30.00 D=90°00'00" L=47.12 C=42.43 N46°50'00"E T=30.00	(37) R=30.00 D=90°00'00" L=47.12 C=42.43 N43°10'00"W T=30.00
(38) R=320.00 D=15°05'00" L=84.24 C=84.00 N76°22'30"E T=42.37	(39) R=320.00 D=2'00'00" L=11.17 C=11.17 N67°50'00"E T=5.59	(40-A) R=30.00 D=51'47'20" L=27.12 C=26.20 N40°56'20"E T=14.56	(40-B) R=67.00 D=31°55'30" L=37.33 C=36.85 N31°00'25"E T=19.17	(41) R=67.00 D=46°11'50" L=54.02 C=52.57 N70°04'05"E T=28.58	(42) R=67.00 D=37°50'00" L=44.24 C=43.44 N67°55'00"W T=22.96	(43) R=67.00 D=90°00'00" L=48.14 C=47.11 N28°25'00"W T=25.16	(44) R=67.00 D=39°00'00" L=45.61 C=44.73 N19°50'00"E T=23.73
(45) R=67.00 D=40°40'10" L=47.56 C=46.56 N59°40'08"E T=24.83	(46-A) R=67.00 D=38°37'10" L=45.16 C=44.31 N80°41'08"W T=23.48	(46-B) R=30.00 D=51'47'20" L=27.12 C=26.20 N87°16'13"W T=14.56	(48) R=380.00 D=9°05'00" L=60.24 C=60.18 N71°22'30"E T=30.18	(49) R=380.00 D=8°55'00" L=59.14 C=59.08 N80°22'30"E T=29.63	(54) R=970.00 D=3'55'00" L=66.31 C=66.30 N89°52'30"E T=33.17	(55) R=970.00 D=4'28'00" L=75.62 C=75.60 N85°41'00"E T=37.83	(56) R=970.00 D=4'12'00" L=71.10 C=71.09 N81°21'00"E T=35.57
(57-A) R=970.00 D=3'25'00" L=57.84 C=57.83 N77°32'30"E T=28.93	(57-B) R=1030.00 D=0'50'00" L=14.98 C=14.98 N76°15'00"E T=7.49	(F) R=320.00 D=7°55'00" L=44.22 C=44.18 N87°52'30"E T=22.14	(G-1) R=67.00 D=8'10'00" L=9.55 C=9.54 N03°45'00"W T=4.78	(G-2) R=380.00 D=7'00'00" L=46.43 C=46.40 N88°20'00"E T=23.24	(G-3) R=1030.00 D=2'17'00" L=41.05 C=41.04 N77°48'30"E T=20.53	(CL-1) R=1000.00 D=2'00'00" L=34.91 C=34.90 N76°50'00"E T=17.46	

AREAS IN ACRES

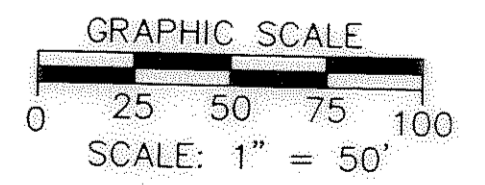
AREA IN 26 LOTS	5.7500
AREA IN 3 BLOCKS	4.0808
AREA IN STREETS	1.6112
TOTAL AREA	11.4420

OPEN SPACE ACREAGES

BLOCK	OPEN SPACE WITHIN BLOCK PER 1226.06
F	0.516
G	2.533
H	0.514
TOTAL = 3.563	

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

PERCENTAGE OF QUALIFYING OPEN SPACE PROVIDED WITHIN THIS SUBDIVISION PHASE = (3.563 AC.)/(11.442 AC.) = 31.1%



REVISIONS	7/22/2005	REVISED EASEMENTS PER PRE-CONSTRUCTION CONFERENCE	ORCHARD TRAIL SUBDIVISION NO. 2 PLAT	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 FAX: 251-5149
	6/8/2006	REV. PER REVIEW BY BRAMHALL & COUNTY TAX MAP DEPT.		
			2	2