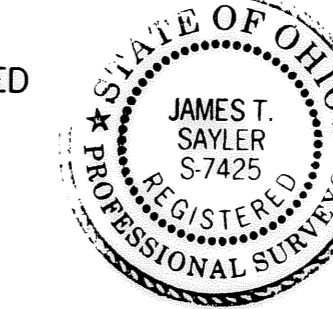


ORCHARD TRAIL SUBDIVISION NO. 3

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. 3" AS SHOWN HEREON AND CONTAINING 18.0220 ACRES OF LAND IN ORIGINAL SECTION NO. 2 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUS INDICATED • IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUS 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

SCALE AS NOTED
JUNE, 2005



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

James T. Sayler
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 #3, A SUBDIVISION OF LOTS 58 TO 96 AND BLOCKS "I" TO "N" INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS COURSEVIEW DRIVE, WOODLAND TRAIL, FIELDSTONE TRAIL AND WHEATON DRIVE. 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. Buckley*
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 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. Buckley*
JOHN E. BUCKEY, PRESIDENT/OHIO DIVISION

Nim Demler 7-12-06
THE ILLUMINATING COMPANY

Juditha Dean 7-12-06
COLUMBIA GAS OF OHIO

Shawn Dehn
CENTURYTEL

Gary Nauman 7-11-06
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 17th DAY OF July, 2006

Cheryl L. Goodall
CHERYL L. GOODALL
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-25-09

TRANSFERRED
TO GENERAL PURPOSE SEC. 319-202
(OHIO REEL CODE)

AUG 2 2006

MARK R. STEWART
LORAIN COUNTY AUDITOR

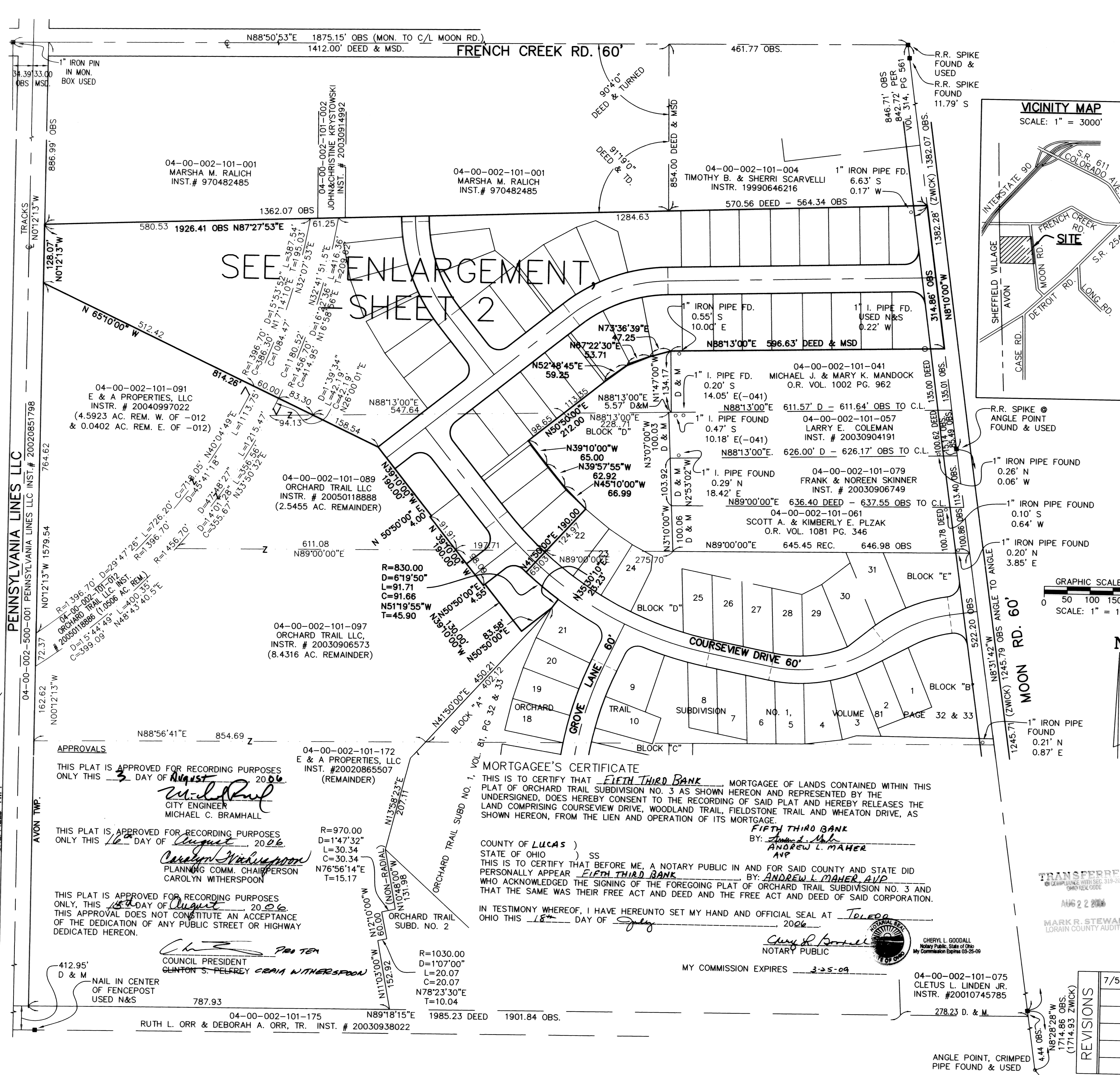


CHERYL L. GOODALL
Notary Public, State of Ohio
My Commission Expires 03-25-09

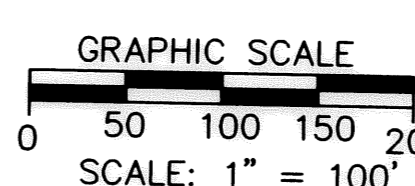
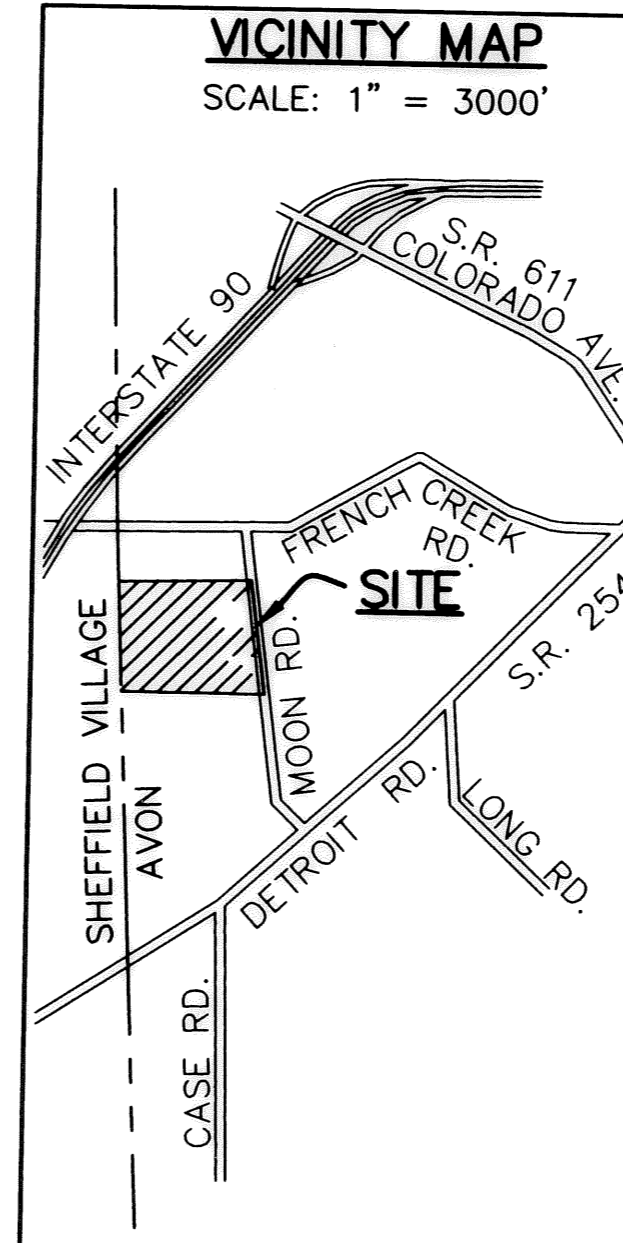
REVISIONS	DATE	DESCRIPTION
	7/5/06	REVISED PER 6/5/06 BRAMHALL LETTER & COUNTY TAX MAP DEPT. RED-MARKED COPY

ORCHARD TRAIL
SUBDIVISION
NO. 3
PLAT

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



SEE ENLARGEMENT SHEET 2



MORTGAGEE'S CERTIFICATE
THIS IS TO CERTIFY THAT FIFTH THIRD BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF ORCHARD TRAIL SUBDIVISION NO. 3 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING COURSEVIEW DRIVE, WOODLAND TRAIL, FIELDSTONE TRAIL AND WHEATON DRIVE, 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 BY: ANDREW L. MAHER AVP WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF ORCHARD TRAIL SUBDIVISION NO. 3 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Toledo, OHIO THIS 18th DAY OF July, 2006

Cheryl L. Goodall
CHERYL L. GOODALL
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-25-09

04-00-002-101-075
CLETUS L. LINDEN JR.
INSTR. #20010745785

APPROVALS
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 3 DAY OF August, 2006
Michael C. Bramhall
CITY ENGINEER
MICHAEL C. BRAMHALL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF August, 2006
Carolyn Witherspoon
PLANNING COMM. CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 16 DAY OF August, 2006. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Clint S. Pelfrey
COUNCIL PRESIDENT
CLINTON S. PELFREY
CRAIG WITHERSPOON

04-00-002-101-175
RUTH L. ORR & DEBORAH A. ORR, TR. INST. # 20030938022

PENNSYLVANIA LINES LLC

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

04-00-002-101-002
JOHN & CHRISTINE KRYSZTOWSKI
INST. # 20030914992

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

04-00-002-101-004
TIMOTHY B. & SHERRI SCARVELLI
INSTR. 19990646216

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

C/L FRENCH CREEK RD.

R.R. SPIKE FOUND & USED
R.R. SPIKE FOUND & USED
11.79' S

AREAS IN ACRES

AREA IN 39 LOTS	7.9166
AREA IN 6 BLOCKS	6.9734
AREA IN STREETS	3.1320
TOTAL AREA	18.0220

OPEN SPACE PERCENTAGE DEDICATED

BLOCK	OPEN SPACE WITHIN BLOCK PER 1226.06	OPEN SPACE PER 1226.06 WITHIN SUBD.	TOTAL SUBDIVISION ACREAGE
K	0.8064	4.489 AC.	14.607 AC.
L	5.3642	3.563 AC.	11.442 AC.
M	0.1824	6.353 AC.	18.022 AC.
TOTAL	6.3530	14.405 AC.	44.071 AC.

TOTALS: 14.405 AC. 44.071 AC.
% DEDICATED TO DATE = 32.7 %

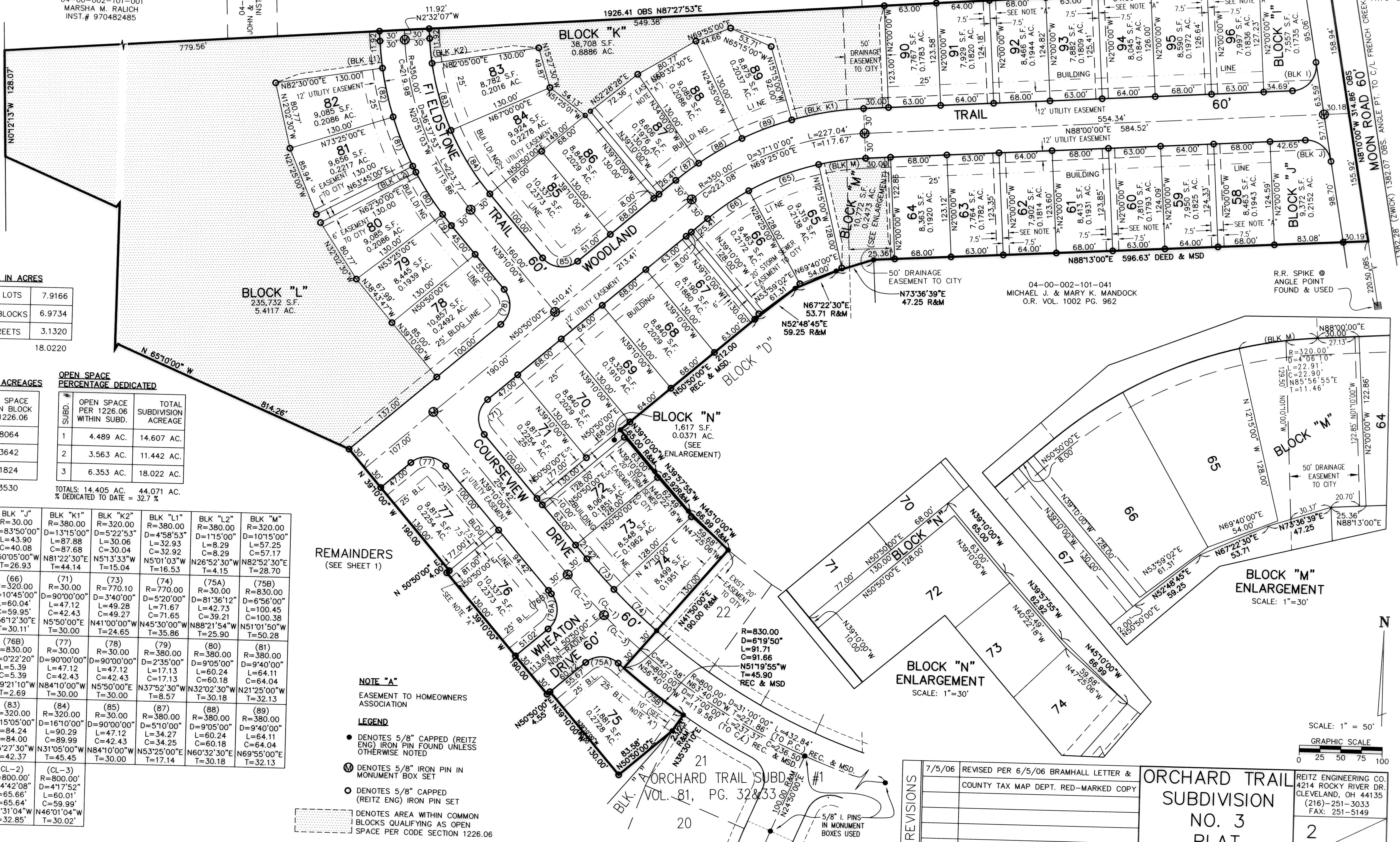
BLK "I"	BLK "J"	BLK "K1"	BLK "K2"	BLK "L1"	BLK "L2"	BLK "M"
R=30.00 D=96°10'00" L=50.35 C=44.65 N39°55'00"E T=33.42	R=30.00 D=83°50'00" L=43.90 C=40.08 N50°05'00"W T=26.93	R=380.00 D=13°15'00" L=87.88 C=87.68 N81°22'30"E T=44.14	R=320.00 D=5°22'53" L=30.06 C=30.04 N5°13'33"W T=15.04	R=380.00 D=4°58'53" L=32.93 C=32.92 N5°01'03"W T=16.53	R=380.00 D=1°15'00" L=8.29 C=8.29 N26°52'30"E T=4.15	R=320.00 D=10°15'00" L=57.25 C=57.17 N82°52'30"E T=28.70
(65) R=320.00 D=16°10'00" L=90.29 C=89.99 N69°40'00"E T=45.45	(66) R=320.00 D=10°45'00" L=60.04 C=59.95 N56°12'30"E T=30.11	(73) R=30.00 D=90°00'00" L=47.12 C=42.43 N5°50'00"E T=30.00	(74) R=770.10 D=3°40'00" L=49.28 C=49.27 N41°00'00"W T=24.65	(74) R=770.00 D=5°20'00" L=71.67 C=71.65 N45°30'00"W T=35.86	(75A) R=30.00 D=81°36'12" L=42.73 C=39.21 N88°21'54"W T=25.90	(75B) R=830.00 D=6°56'00" L=100.45 C=100.38 N51°01'50"W T=50.28
(76A) R=30.00 D=90°22'20" L=47.32 C=42.56 N5°38'50"E T=30.20	(76B) R=830.00 D=0°22'20" L=5.39 C=5.39 N39°21'10"W T=2.69	(77) R=30.00 D=90°00'00" L=47.12 C=42.43 N5°50'00"E T=30.00	(78) R=30.00 D=90°00'00" L=47.12 C=42.43 N5°50'00"E T=30.00	(79) R=380.00 D=2°35'00" L=17.13 C=17.13 N37°52'30"W T=8.57	(80) R=380.00 D=9°05'00" L=60.24 C=60.18 N32°02'30"E T=30.18	(81) R=380.00 D=9°40'00" L=64.11 C=64.04 N21°25'00"E T=32.13
(82) R=380.00 D=9°05'00" L=60.24 C=60.18 N12°02'30"W T=30.18	(83) R=320.00 D=15°05'00" L=84.24 C=84.00 N12°02'30"W T=42.37	(84) R=320.00 D=16°10'00" L=84.24 C=89.99 N31°05'00"W T=45.45	(85) R=30.00 D=90°00'00" L=47.12 C=42.43 N5°50'00"E T=30.00	(87) R=380.00 D=5°10'00" L=34.27 C=34.25 N53°25'00"E T=17.14	(88) R=380.00 D=9°05'00" L=60.24 C=60.18 N60°32'30"E T=30.18	(89) R=380.00 D=9°40'00" L=64.11 C=64.04 N69°55'00"E T=32.13
(CL-1) R=800.00' D=9°00'00" L=125.66' C=125.53' N43°40'00"W T=62.96'	(CL-2) R=800.00' D=4°42'08" L=65.66' C=65.64' N41°31'04"W T=32.85'	(CL-3) R=800.00' D=4°17'52" L=60.01' C=59.99' N46°01'04"W T=30.02'				

REMAINDERS
(SEE SHEET 1)

NOTE "A"
EASEMENT TO HOMEOWNERS ASSOCIATION

LEGEND

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND UNLESS OTHERWISE NOTED
- ⊙ 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



REVISIONS

7/5/06	REVISED PER 6/5/06 BRAMHALL LETTER & COUNTY TAX MAP DEPT. RED-MARKED COPY

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