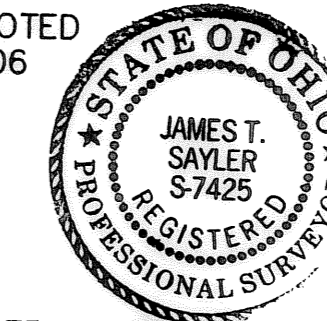


ORCHARD TRAIL SUBDIVISION NO. 4

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. 4" AS SHOWN HEREON AND CONTAINING 3.5314 ACRES 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

SCALE AS NOTED
AUGUST, 2006



THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OHIO 44135
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 #4, A SUBDIVISION OF LOTS 97 TO 109 AND BLOCK "O" INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS 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: Lawrence M. Moon
LAWRENCE M. MOON, EXECUTIVE VICE PRESIDENT

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 TIME WARNER CABLE, 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 GRANTEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES 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 COMPANY
BY REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: Lawrence M. Moon
LAWRENCE M. MOON, EXECUTIVE V. PRES.

Davidson
COLUMBIA GAS OF OHIO

Centurytel
CENTURYTEL

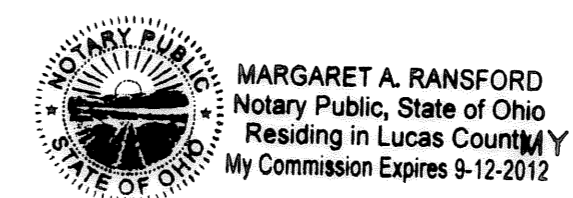
Nimrod Denler
THE ILLUMINATING COMPANY

Time Warner Cable
TIME WARNER CABLE

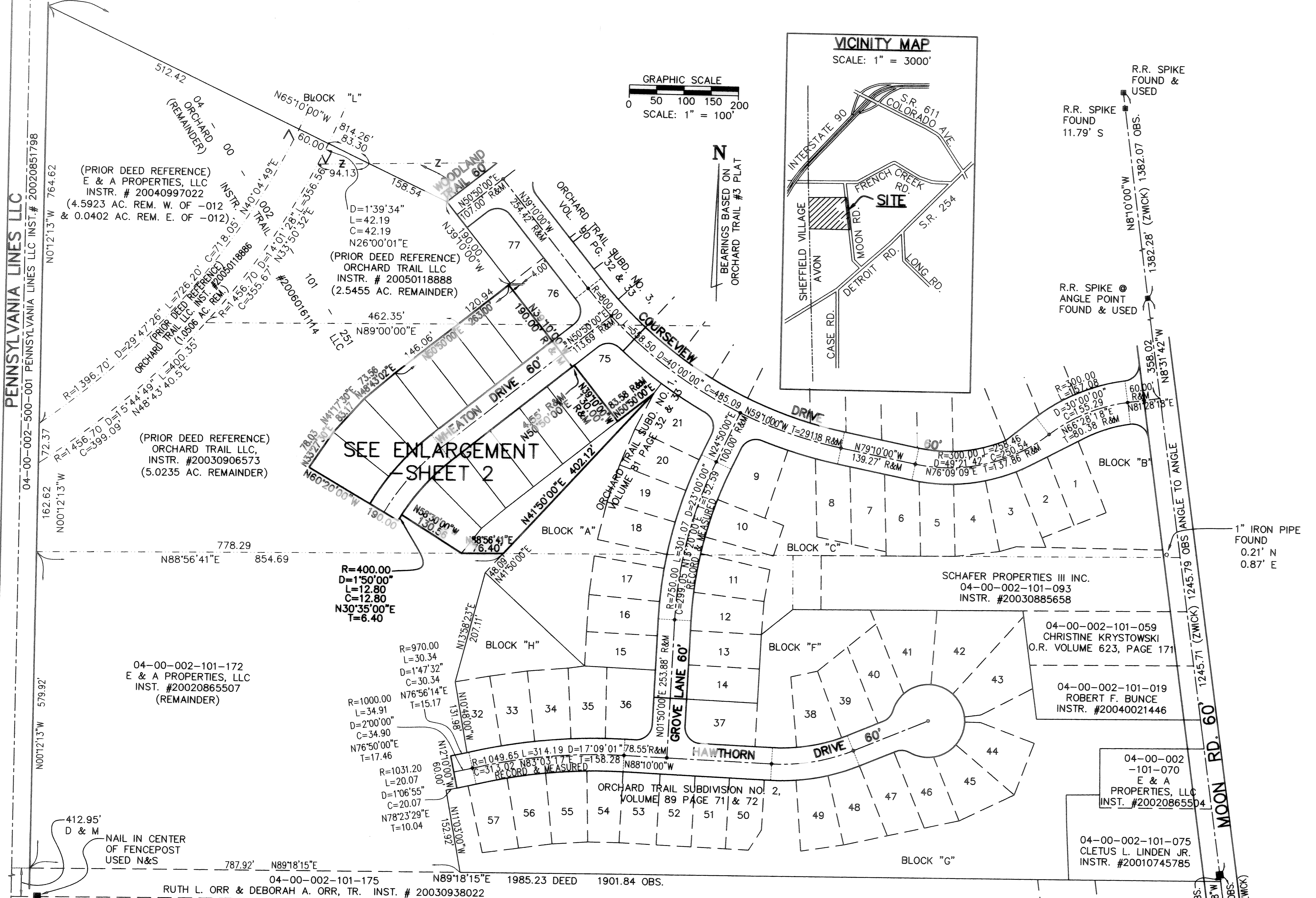
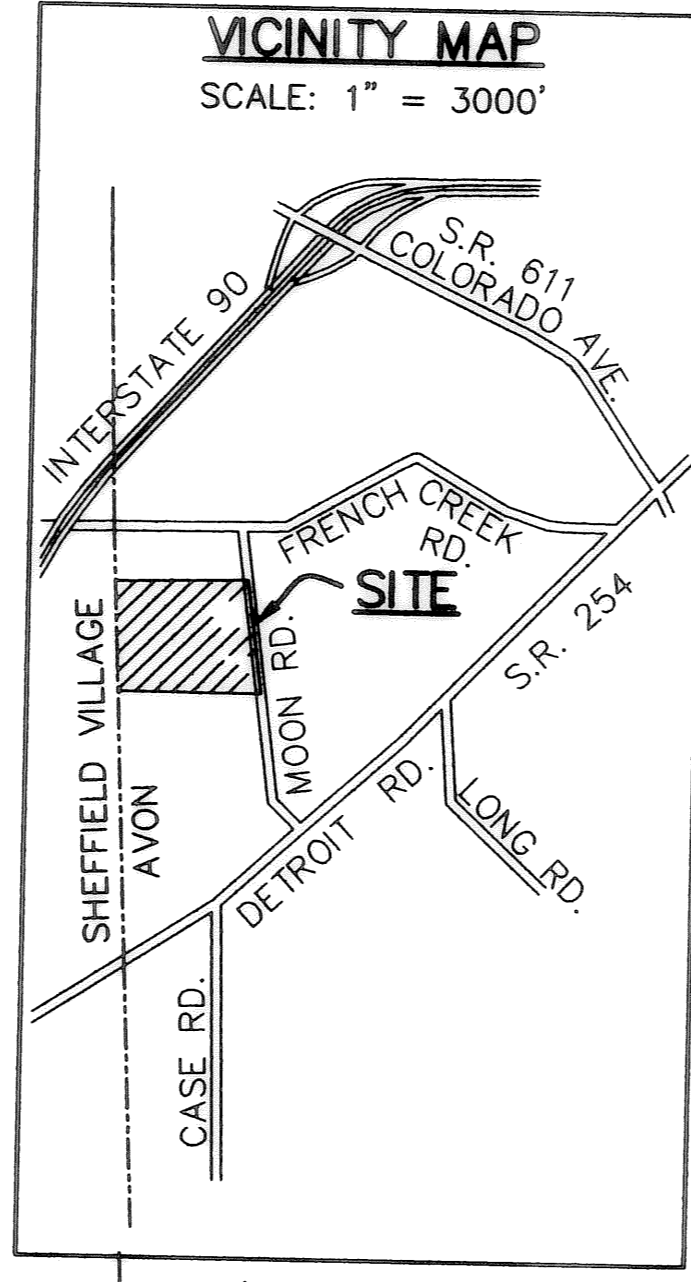
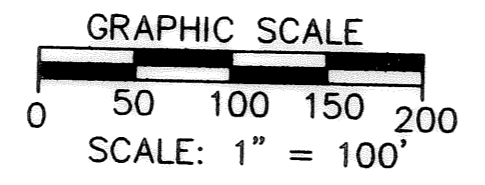
COUNTY OF)
STATE OF OHIO) SS

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 LAWRENCE M. MOON, EXECUTIVE VICE PRESIDENT, 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 29th DAY OF September, 2008.



Margaret A. Ransford
NOTARY PUBLIC



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 4 DAY OF September, 2008
Michael C. Bramhall
CITY ENGINEER
MICHAEL C. BRAMHALL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 6 DAY OF October, 2008
Carolyn Witherspoon
PLANNING COMM. CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 6 DAY OF October, 2008
THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.
Craig Witherspoon
COUNCIL PRESIDENT
CRAIG WITHERSPOON

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Fifth Third Bank MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF ORCHARD TRAIL SUBDIVISION NO. 4 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING WHEATON DRIVE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.
BY: Kerigan Quicker

COUNTY OF)
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: Kerigan Quicker WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF ORCHARD TRAIL SUBDIVISION NO. 4 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 29th DAY OF September, 2008.
Margaret A. Ransford
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-12-2012

ANGLE POINT, CRIMPED PIPE FOUND & USED

OCT 2 1 2008
MARK R. STEWART
LORAIN COUNTY AUDITOR

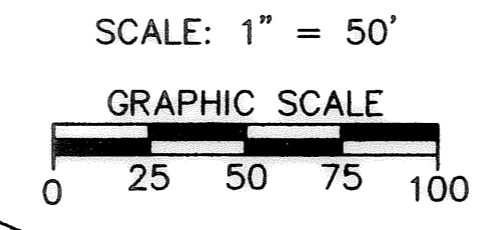
REVISIONS	DATE	REV. PER DIR. COMMENTS & 9/17/07 BRAMHALL LETTER
	9/28/2007	REV. PER DIR. COMMENTS & 9/17/07 BRAMHALL LETTER
	3/18/2008	REDUCED SIZE OF SUBDIVISION & RENUMBERED LOTS
	8/25/2008	REVISED PER 8/12/08 BRAMHALL LETTER

ORCHARD TRAIL SUBDIVISION NO. 4 PLAT

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

1 / 2

BEARINGS BASED ON
ORCHARD TRAIL #3 PLAT



(101) R=400.00 D=6°50'00" L=47.71 C=47.68 N47°25'00"E T=23.88	(102) R=400.00 D=12°30'00" L=87.27 C=87.09 N37°45'00"E T=43.81	(103) R=460.00 D=7°35'00" L=60.88 C=60.84 N33°27'30"E T=30.49	(104) R=460.00 D=8°05'00" L=64.90 C=64.84 N41°17'30"E T=32.50	(105) R=460.00 D=5°30'00" L=44.16 C=44.14 N48°05'00"E T=22.10
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AREAS IN ACRES

AREA IN 13 LOTS	2.5988
AREA IN 1 BLOCK	0.3282
AREA IN STREETS	0.6044
TOTAL AREA	3.5314

OPEN SPACE ACREAGES

BLOCK	OPEN SPACE WITHIN BLOCK PER 1266.06
0	0.252

OPEN SPACE PERCENTAGE DEDICATED

SUBD. #	OPEN SPACE PER 1266.06 WITHIN SUBD.	TOTAL SUBDIVISION ACREAGE
1	4.489 AC.	14.607 AC.
2	3.563 AC.	11.442 AC.
3	6.353 AC.	18.022 AC.
4	0.252 AC.	3.531 AC.

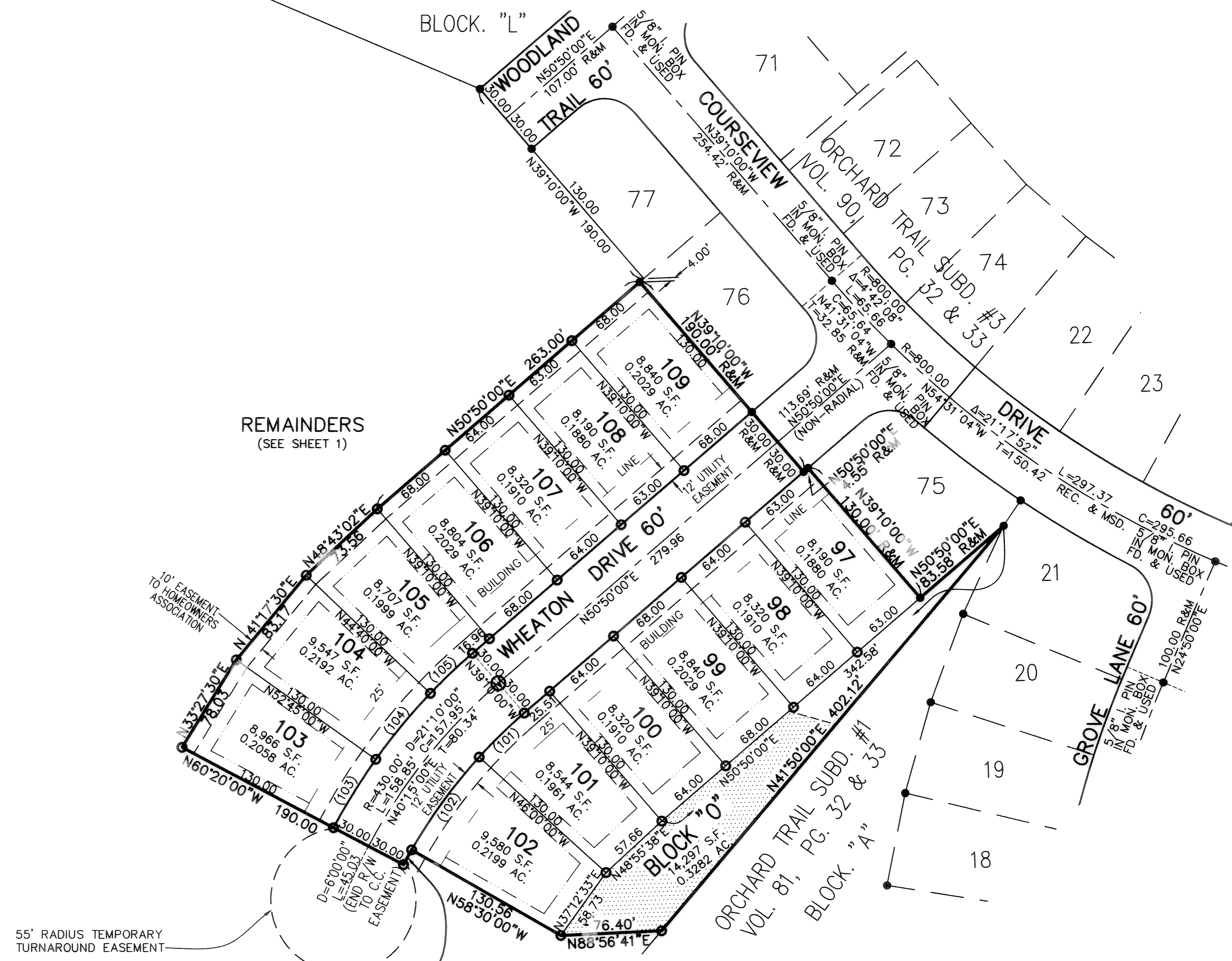
TOTALS: 14.657 AC. 47.602 AC.
% DEDICATED TO DATE = 30.8 %

- LEGEND**
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND & USED 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 1266.06

SETBACK REQUIREMENTS
FRONT YARD = 25'
SIDE YARD = 8'
REAR YARD MEASURED PERPENDICULAR TO REAR LINE = 20'

NOTE: SETBACKS INDICATED PER ORCHARD TRAIL CLUSTER SUBDIVISION PRELIMINARY PLAT APPROVED BY PLANNING COMMISSION.

PENNSYLVANIA LINES LLC



REMAINDERS (SEE SHEET 1)
R=400.00
D=1°50'00"
L=12.80
C=12.80
N30°35'00"E
T=6.40

REVISIONS

9/28/2007	REV. PER DIR. COMMENTS & 9/17/07 BRAMHALL LETTER
3/18/2008	REDUCED SIZE OF SUBDIVISION & RENUMBERED LOTS
8/25/2008	REVISED PER 8/12/08 BRAMHALL LETTER

ORCHARD TRAIL SUBDIVISION NO. 4 PLAT	2
	2

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