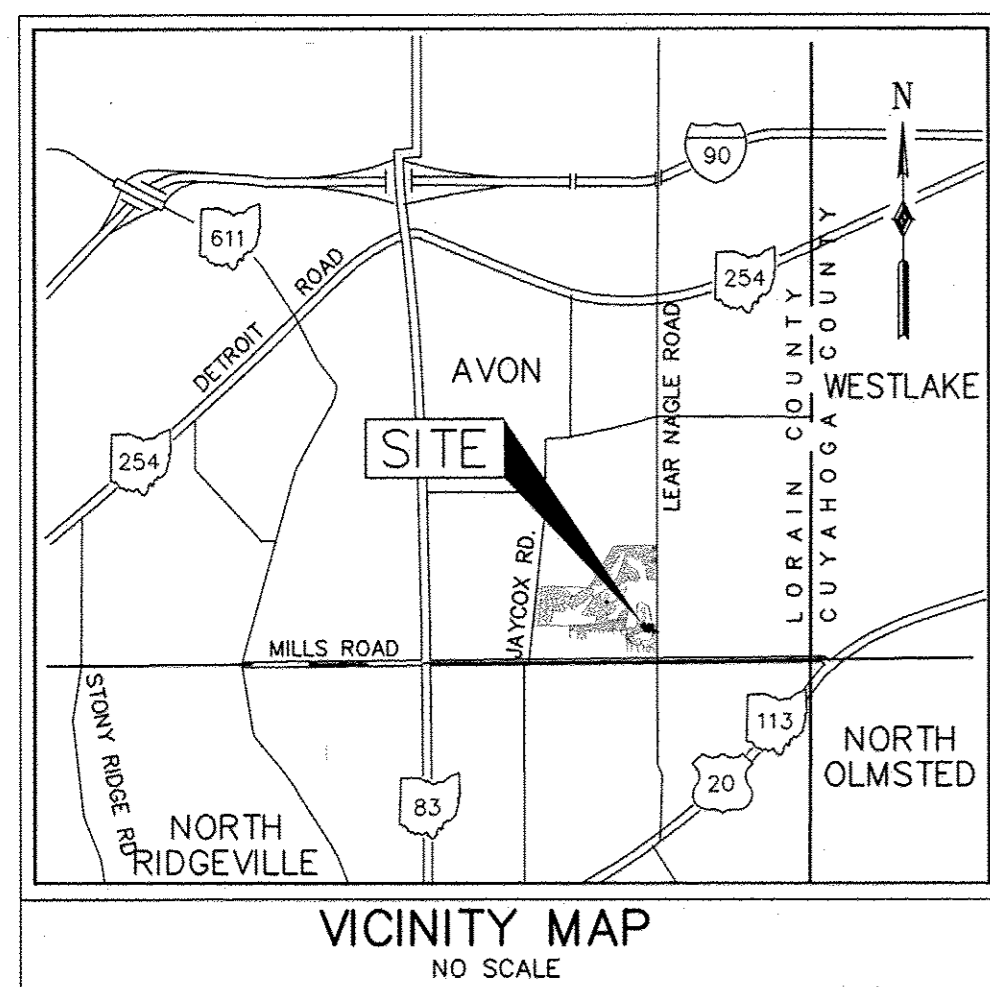


SUBDIVISION PLAT RED TAIL DEVELOPMENT NO. 12

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 25
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO
CONTAINING 3.5117 ACRES OF LAND OF WHICH 0.9874
ACRES ARE DEDICATED STREETS, 0.6833 ARE IN BLOCKS
AND 1.8410 ACRES ARE WITHIN THE SUBDIVISION OF
LOTS 533 TO 540 INCLUSIVE.

JANUARY 23, 2013



UNDERGROUND EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON COMPANY, CENTURY TELEPHONE COMPANY, AND CABLEVISION, 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 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. 12, A SUBDIVISION OF LOTS 533 TO 540 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF 0.9874 ACRES DEDICATED TO CITY STREETS (VIA SAN ANGELO, ST. CHRISTOPHER CIRCLE AND ST. JOSEPH WAY) SHOWN IN PLAT.

IN WITNESS WHEREOF, WE CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION, BY MARY KHOURI, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 6th DAY OF May 2013.

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 6th DAY OF May 2013.

NOTARY PUBLIC
MY COMM. EXPIRES

APPROVALS
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1st DAY OF May 2013.

CITY ENGINEER ROBERT J. KNOPF, JR., P.E.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____ 2013.

PLANNING COMMISSION-CHAIRPERSON Carolyn Witherspoon
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____ 2013. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT Daniel Zegarac
DANIEL ZEGARAC

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

WE, CARAVON GOLF COMPANY, LTD. CERTIFY THAT WE ARE THE OWNER OF AREA "1", AREA "2", AREA "3" AND AREA "4" AND AGREE TO THE RE-PLAT OF AREA "1" INTO RED TAIL DEVELOPMENT NO. 12 SUBLOTS 533 AND 534, AREA "2" INTO RED TAIL DEVELOPMENT NO. 12 DEDICATED STREET OF ST. CHRISTOPHER CIRCLE, AREA "3" INTO RED TAIL DEVELOPMENT NO. 12 BLOCK "A" AND AREA "4" INTO RED TAIL DEVELOPMENT NO. 12 SUBLOTS 537, 538 AND BLOCK "A".

IN WITNESS WHEREOF, WE CARAVON GOLF COMPANY, LTD. BY RUSTOM KHOURI, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 6th DAY OF May 2013.

CARAVON GOLF COMPANY, LTD.

RUSTOM KHOURI, PRESIDENT
STATE OF OHIO
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF May 2013.

Valerie J. Tolbert
VALERIE J. TOLBERT, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Under Section 147.08 R.C.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
JUN 06 2013

FILE # 2013-0464452

LORAIN COUNTY RECORDER

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.

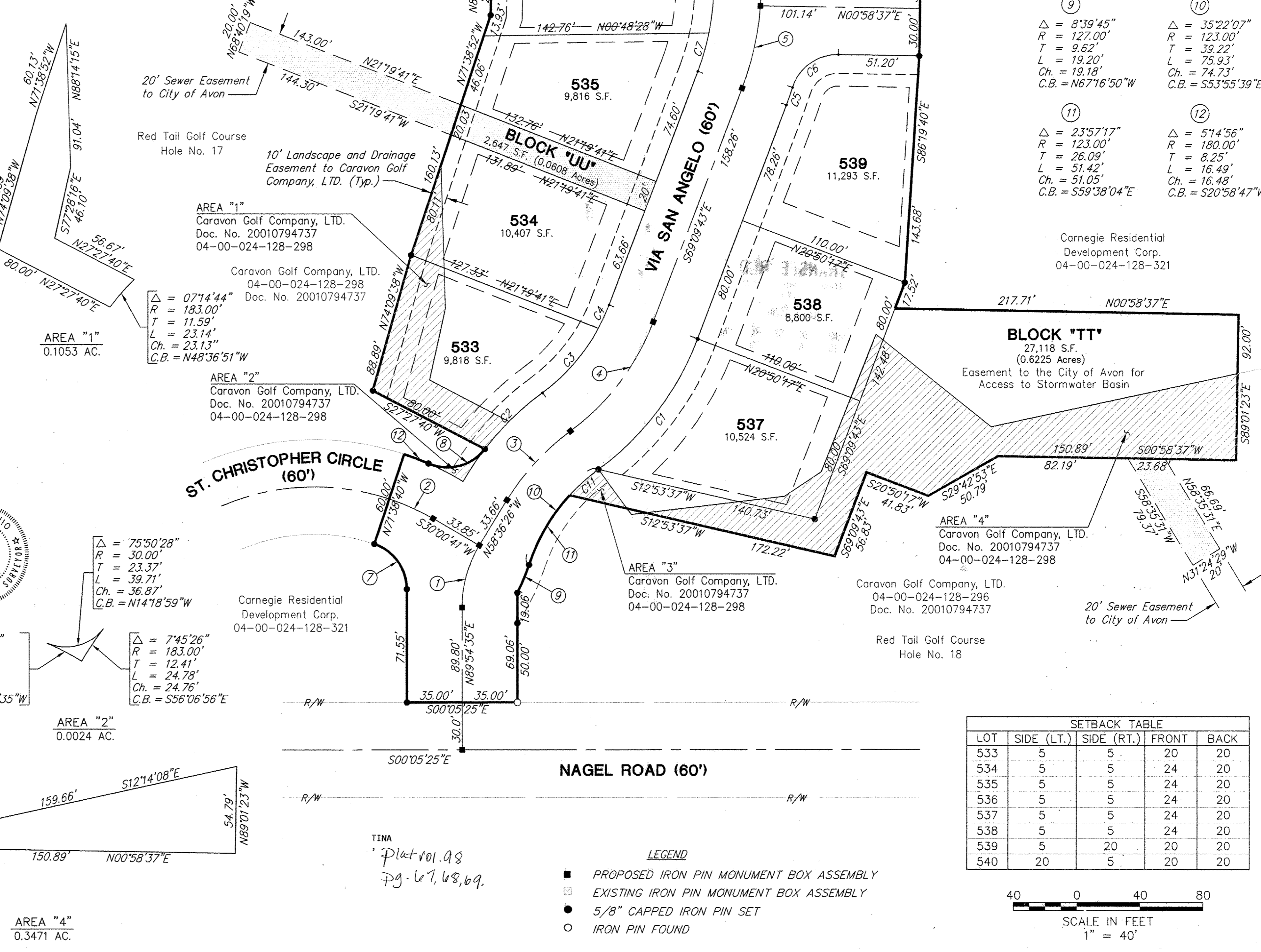
THIS IS TO CERTIFY TO THE OWNERS OF LAND SHOWN HEREON THAT THIS PLAT AND THE SURVEY WERE MADE IN JUNE OF 2005 AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYS SECTION 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE TO AN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

STATE OF OHIO
REGISTERED PROFESSIONAL LAND SURVEYOR
TERIN J. KAMINSKI
7207

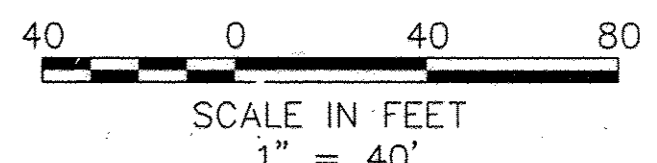
AREA "1" 0.1053 AC.
AREA "2" 0.0024 AC.
AREA "3" 0.0088 AC.
AREA "4" 0.3471 AC.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	105.14'	183.00'	32°55'08"	54.07'	103.70'	N52°42'09"W
C2	51.08'	183.00'	15°59'37"	25.71'	50.92'	S44°14'24"E
C3	54.29'	123.00'	25°17'20"	27.59'	53.85'	N48°53'16"W
C4	16.38'	123.00'	7°37'47"	8.20'	16.37'	N65°20'49"W
C5	11.77'	215.00'	3°08'14"	5.89'	11.77'	N70°43'50"W
C6	38.37'	30.00'	73°16'34"	22.31'	35.81'	S35°39'40"E
C7	25.33'	155.00'	9°21'47"	12.69'	25.30'	N73°50'37"W
C8	97.40'	155.00'	36°00'18"	50.37'	95.81'	S83°28'21"W
C9	51.97'	215.00'	13°51'03"	26.11'	51.85'	S72°23'44"W
C10	41.02'	30.00'	78°20'38"	24.44'	37.90'	N40°08'56"E
C11	24.50'	123.00'	11°24'50"	12.29'	24.46'	S41°57'01"E



- ①
Δ = 31°28'59"
R = 75.00'
T = 21.14'
L = 41.21'
Ch. = 40.69'
C.B. = S74°20'56"E
- ②
Δ = 11°39'21"
R = 150.00'
T = 15.31'
L = 30.52'
Ch. = 30.48'
C.B. = S24°11'00"W
- ③
Δ = 22°21'50"
R = 153.00'
T = 30.24'
L = 59.72'
Ch. = 59.34'
C.B. = S47°25'31"E
- ④
Δ = 32°55'08"
R = 153.00'
T = 45.20'
L = 87.90'
Ch. = 86.70'
C.B. = N52°42'09"W
- ⑤
Δ = 16°36'26"
R = 185.00'
T = 27.00'
L = 53.62'
Ch. = 53.43'
C.B. = N77°27'56"W
- ⑥
Δ = 28°45'39"
R = 185.00'
T = 47.43'
L = 92.86'
Ch. = 91.89'
C.B. = S79°51'02"W
- ⑦
Δ = 71°33'15"
R = 30.00'
T = 21.62'
L = 37.47'
Ch. = 35.08'
C.B. = S54°07'57"W
- ⑧
Δ = 75°50'28"
R = 30.00'
T = 23.37'
L = 39.71'
Ch. = 36.87'
C.B. = N14°18'59"W
- ⑨
Δ = 83°9'45"
R = 127.00'
T = 9.62'
L = 19.20'
Ch. = 19.18'
C.B. = N67°16'50"W
- ⑩
Δ = 35°22'07"
R = 123.00'
T = 39.22'
L = 75.93'
Ch. = 74.73'
C.B. = S53°55'39"E
- ⑪
Δ = 23°57'17"
R = 123.00'
T = 26.09'
L = 51.42'
Ch. = 51.05'
C.B. = S59°38'04"E
- ⑫
Δ = 5°14'56"
R = 180.00'
T = 8.25'
L = 16.49'
Ch. = 16.48'
C.B. = S20°58'47"W

LOT	SETBACK TABLE			
	SIDE (LT.)	SIDE (RT.)	FRONT	BACK
533	5	5	20	20
534	5	5	24	20
535	5	5	24	20
536	5	5	24	20
537	5	5	24	20
538	5	5	24	20
539	5	20	20	20
540	20	5	20	20



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

RED TAIL DEVELOPMENT NO. 12
WEST COURSE, AVON OHIO
SUBDIVISION PLAT

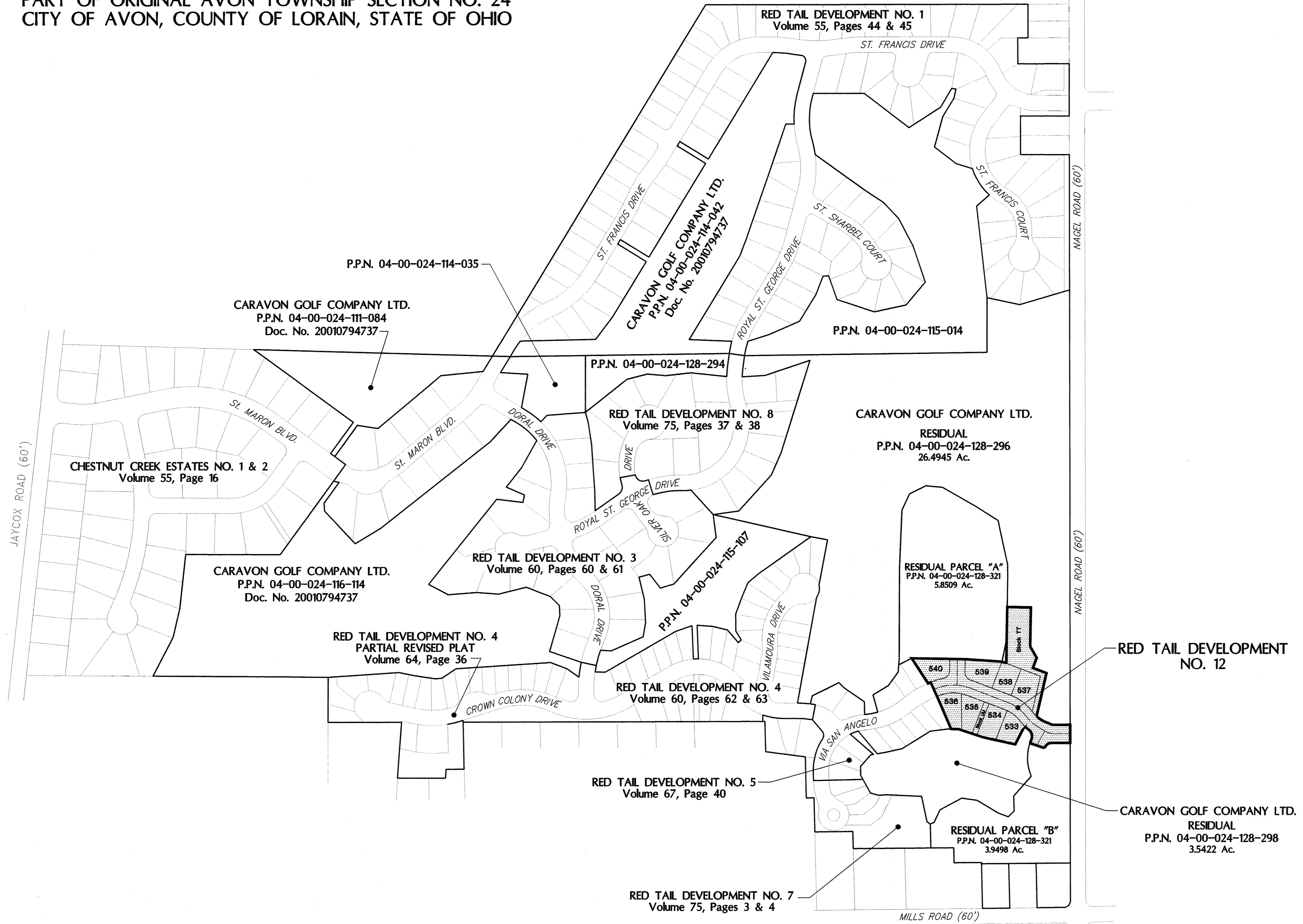
EUTHELIUS INC.
CONSULTING ENGINEERS
975 NEWPORT CIRCLE, CLEVELAND, OHIO 44131
PHONE: (216) 749-1555 - FAX: (216) 749-1755

DESIGNED: VMB
DRAWN: VMB
DATE: 04-30-13
DRAWING NAME: 375-2012-P71

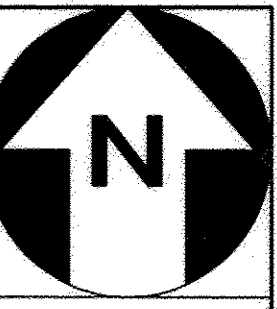
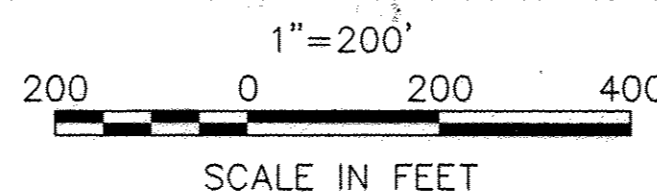
LOCATION PLAN

RED TAIL DEVELOPMENT NO. 12

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 24
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO



LOCATION MAP



REVISIONS



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

RED TAIL DEVELOPMENT NO. 12
WEST COURSE, AVON, OHIO
LOCATION PLAN

HORIZ. SCALE	AS SHOWN
VERT. SCALE	N/A
DESIGNED	VMB
DRAWN	VMB
CHECKED	
DATE	04-30-13
DRAWING NAME	375-2012-PT2

