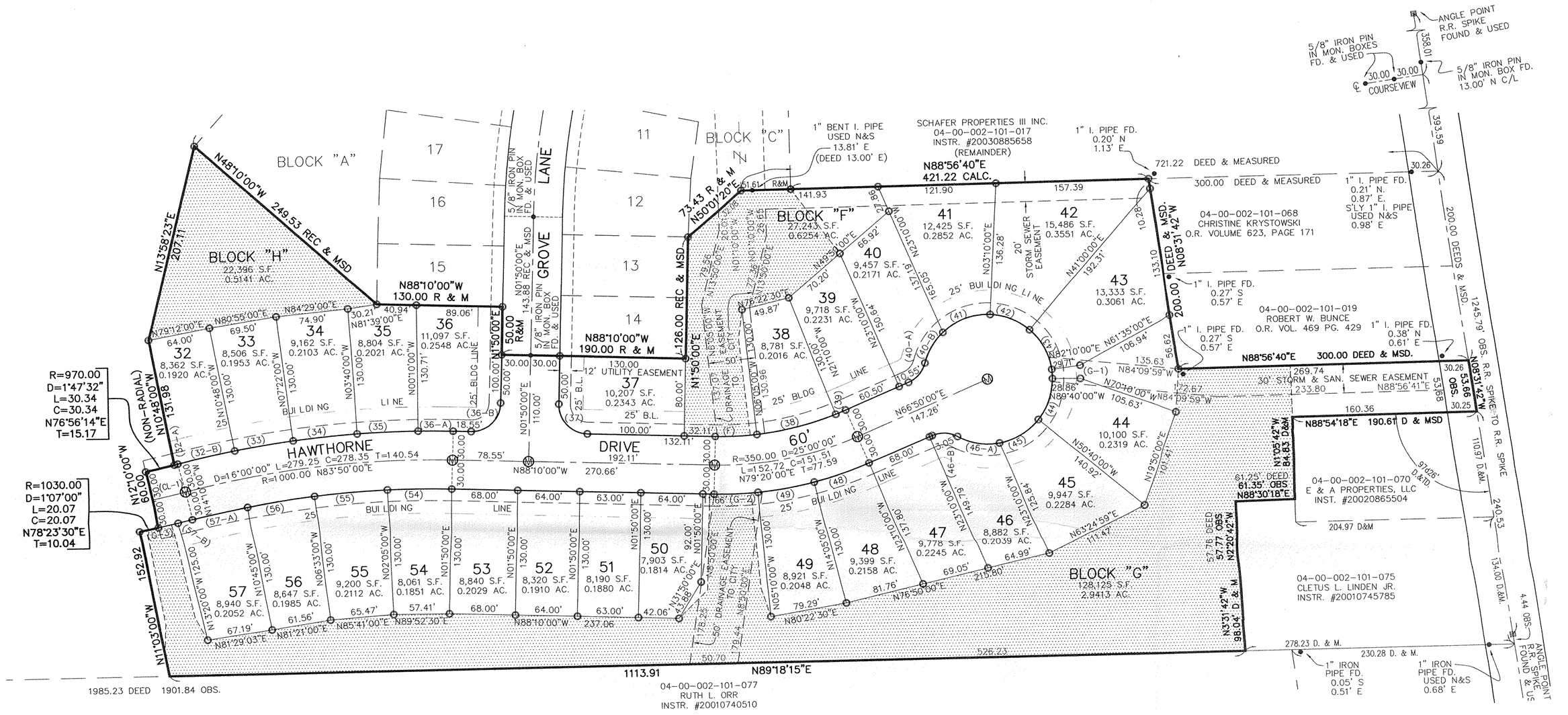


(32-A)	(32-B)	(33)	(34)	(35)	(36-A)	(36-B)	(37)
R=970.00	R=1030.00	R=1030.00	R=1030.00	R=1030.00	R=1030.00	R=30.00	R=30.00
D=0°12'28"	D=3°22'00"	D=3°26'00"	D=3°42'00"	D=3°30'00"	D=2°00'00"	D=90°00'00"	D=90°00'00"
L=3.52	L=60.52	L=61.72	L=66.51	L=62.92	L=35.95	L=47.12	L=47.12
C=3.52	C=60.51	C=61.71	C=66.50	C=62.91	C=35.95	C=42.43	C=42.43
N75°56'14"E	N77°31'00"E	N80°55'00"E	N84°29'00"E	N88°05'00"E	N89°10'00"W	N46°50'00"E	N43°10'00"W
T=1.76	T=30.27	T=30.87	T=33.27	T=31.47	T=17.98	T=30.00	T=30.00

(38)	(39)	(40-A)	(40-B)	(41)	(42)	(43)	(44)
R=320.00	R=320.00	R=30.00	R=67.00	R=67.00	R=67.00	R=67.00	R=67.00
D=15°05'00"	D=2°00'00"	D=51°47'20"	D=31°55'30"	D=46°11'50"	D=37°50'00"	D=41°10'00"	D=39°00'00"
L=84.24	L=11.17	L=27.12	L=37.33	L=54.02	L=44.24	L=48.14	L=45.61
C=84.00	C=11.17	C=26.20	C=36.85	C=52.57	C=43.44	C=47.11	C=44.73
N76°22'30"E	N67°50'00"E	N40°56'20"E	N31°00'25"E	N70°04'05"E	N67°55'00"W	N28°25'00"W	N19°50'00"E
T=42.37	T=5.59	T=14.56	T=19.17	T=28.58	T=22.96	T=25.16	T=23.73

(45)	(46-A)	(46-B)	(48)	(49)	(54)	(55)	(56)
R=67.00	R=67.00	R=30.00	R=380.00	R=380.00	R=970.00	R=970.00	R=970.00
D=40°40'10"	D=38°37'10"	D=51°47'20"	D=9°05'00"	D=8°55'00"	D=3°55'00"	D=4°28'00"	D=4°12'00"
L=47.56	L=45.16	L=27.12	L=60.24	L=59.14	L=66.31	L=75.62	L=71.10
C=46.56	C=44.31	C=26.20	C=60.18	C=59.08	C=66.30	C=75.60	C=71.09
N59°40'08"E	N80°41'08"W	N87°16'13"W	N71°22'30"E	N80°22'30"E	N89°52'30"E	N85°41'00"E	N81°21'00"E
T=24.83	T=23.48	T=14.56	T=30.18	T=29.63	T=33.17	T=37.83	T=35.57

(57-A)	(57-B)	(F)	(G-1)	(G-2)	(G-3)	(CL-1)
R=970.00	R=1030.00	R=320.00	R=67.00	R=380.00	R=1030.00	R=1000.00
D=3°25'00"	D=0°50'00"	D=7°55'00"	D=8°10'00"	D=7°00'00"	D=2°17'00"	D=2°00'00"
L=57.84	L=14.98	L=44.22	L=9.55	L=46.43	L=41.05	L=34.91
C=57.83	C=14.98	C=44.18	C=9.54	C=46.40	C=41.04	C=34.90
N77°32'30"E	N76°15'00"E	N87°52'30"E	N03°45'00"W	N88°20'00"E	N77°48'30"E	N76°50'00"E
T=28.93	T=7.49	T=22.14	T=4.78	T=23.24	T=20.53	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

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

NOTE:

Ⓜ DENOTES 5/8" IRON PIN IN MONUMENT BOX SET

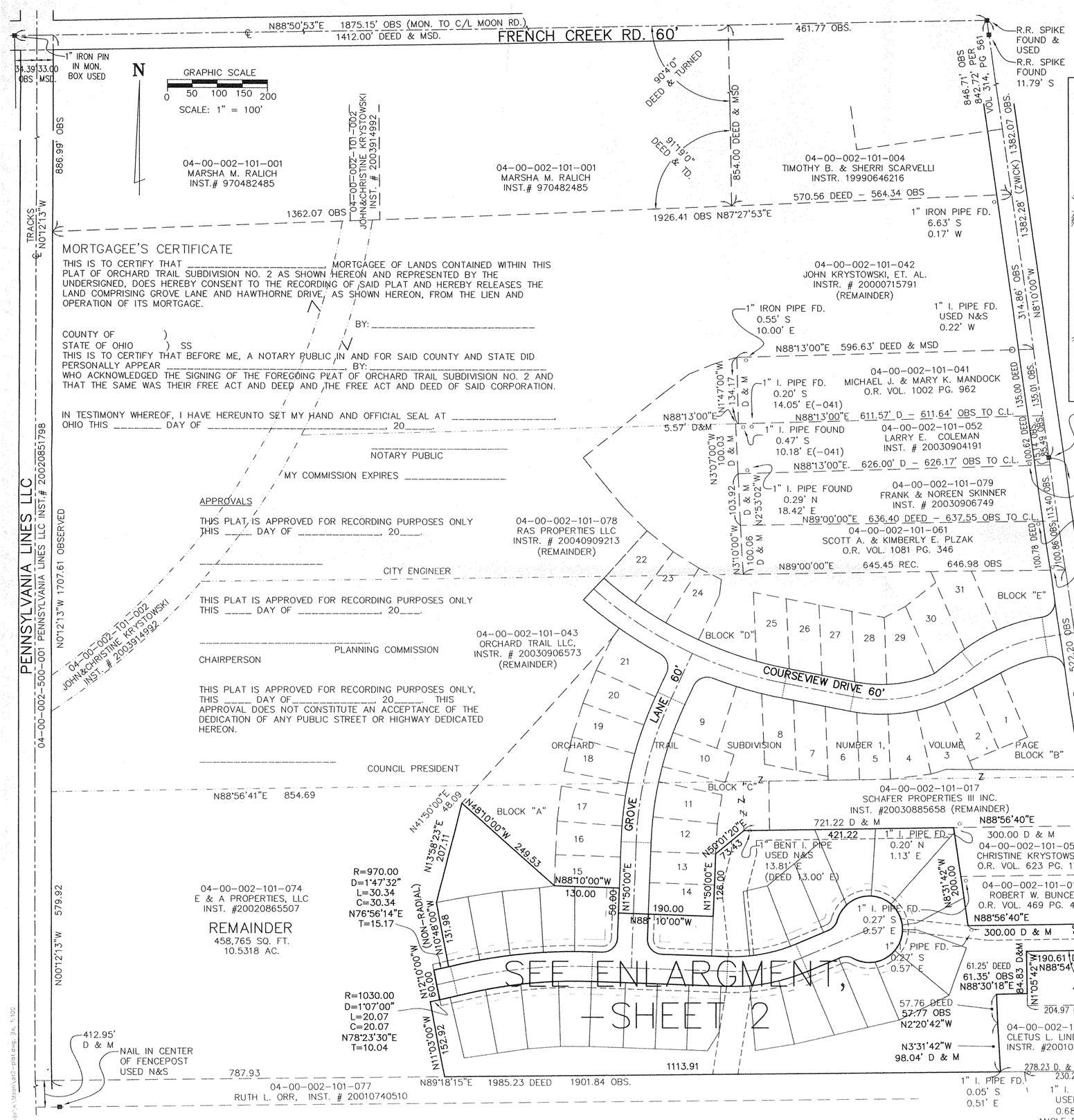
○ DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET

DENOTES AREA WITHIN COMMON BLOCKS QUALIFYING AS OPEN SPACE PER CODE SECTION 1226.06

N

GRAPHIC SCALE
0 25 50 75 100
SCALE: 1" = 50'

REVISIONS		ORCHARD TRAIL SUBDIVISION NO. 2 PLAT	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 FAX: 251-5149	2 / 2



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.

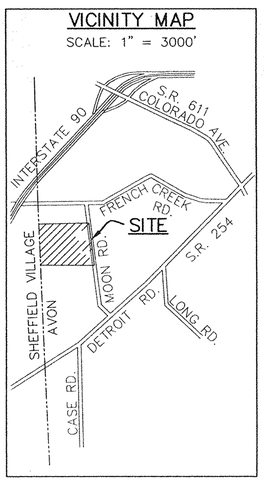
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "ORCHARD TRAIL SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 11.4420 ACRES OF LAND IN ORIGINAL SECTION NO. 2 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED •, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED O, 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 BE CORRECT.

SCALE AS NOTED
JULY, 2004

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

JAMES T. SAYLER, VICE PRESIDENT
REGISTERED SURVEYOR NO. S-7425

VICINITY MAP
SCALE: 1" = 3000'



WE, THE UNDERSIGNED OWNERS, , HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS ORCHARD TRAIL SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 32 TO 57 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS GROVE LANE AND EAST-WEST STREET. 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. 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 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 CO. BY REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: _____
JOHN E. BUCKEY, PRESIDENT/OHIO DIVISION

_____ COLUMBIA GAS OF OHIO

_____ CENTURYTEL

_____ THE ILLUMINATING COMPANY

_____ ADELPHIA

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 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 MAY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT _____, 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: _____

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 _____, BY: _____ WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF ORCHARD TRAIL SUBDIVISION NO. 2 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 _____, OHIO THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 20____.

_____
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 20____.

_____
CHAIRPERSON PLANNING COMMISSION

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS _____ DAY OF_____, 20_____. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

_____
COUNCIL PRESIDENT

REVISIONS		ORCHARD TRAIL SUBDIVISION NO. 2 PLAT	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 FAX: 251-5149	1 / 2