

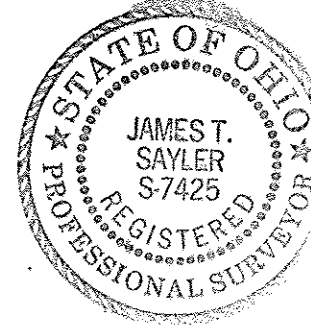
STONEBRIDGE CREEK SUBDIVISION NO. 13

OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 3,
NOW IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "STONEBRIDGE CREEK SUBDIVISION NO. 13" AS SHOWN HEREON AND CONTAINING 7.1489 AC. OF LAND IN ORIGINAL SECTION NO. 3 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 BE CORRECT.

SCALE 1" = 60'
MAY, 2014



THE HENRY G. REITZ ENGINEERING COMPANY
J.T.S. 9-23-2015
JAMES T. SAYLER, VICE PRESIDENT
REGISTERED SURVEYOR NO. S-7425

ACCEPTANCE

WE, THE UNDERSIGNED OWNERS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS STONEBRIDGE CREEK SUBDIVISION NO. 13, A SUBDIVISION OF LOTS 415 TO 434, AND BLOCK FF INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS SPRINGFIELD DR. AND WOODHAWK LANE. WE GRANT ALL EASEMENTS INDICATED AS BEING "TO CITY" FOR DRAINAGE SHOWN HEREON TO PUBLIC USE. REGULAR MAINTENANCE OF THE EASEMENT AREA LANDSCAPE IS THE RESPONSIBILITY OF THE LANDOWNER. THE GRANTEE RESERVES THE RIGHT TO ENTER AND PERFORM ANY NECESSARY LANDSCAPE MAINTENANCE IF THE LANDOWNER FAILS TO DO SO AND CHARGE THE LANDOWNER FOR SAID LANDSCAPE MAINTENANCE. 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.

R. Batt
STONEBRIDGE LAND HOLDINGS L.L.C.
31915 FIELDSTONE CIRCLE, AVON LAKE, OH 44012

12' UTILITY EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURYLINK, 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, (UNLESS NOTED OTHERWISE) 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 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.

R. Batt
STONEBRIDGE LAND HOLDINGS L.L.C.

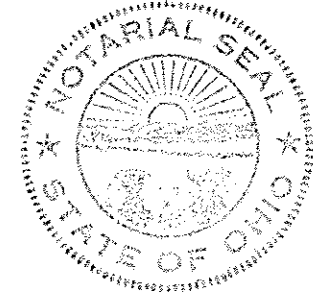
Robert D. Walters
CENTURYLINK
Theodore S. Rader
THE ILLUMINATING COMPANY

Dan Suren
COLUMBIA GAS OF OHIO
Ronald L. Shank
TIME WARNER CABLE

COUNTY OF LORAIN)
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR STONEBRIDGE LAND HOLDINGS L.L.C.
BY: RICHARD E. BATT WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
AT CLEVELAND, OHIO THIS 14th DAY OF SEPTEMBER, 2015.



Linda S. Rerko
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LINDA S. RERKO
NOTARY PUBLIC, STATE OF OHIO
Recorded in Cuyahoga County
My Comm. Expires Jan. 24, 2017

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 27 DAY OF September, 2015.

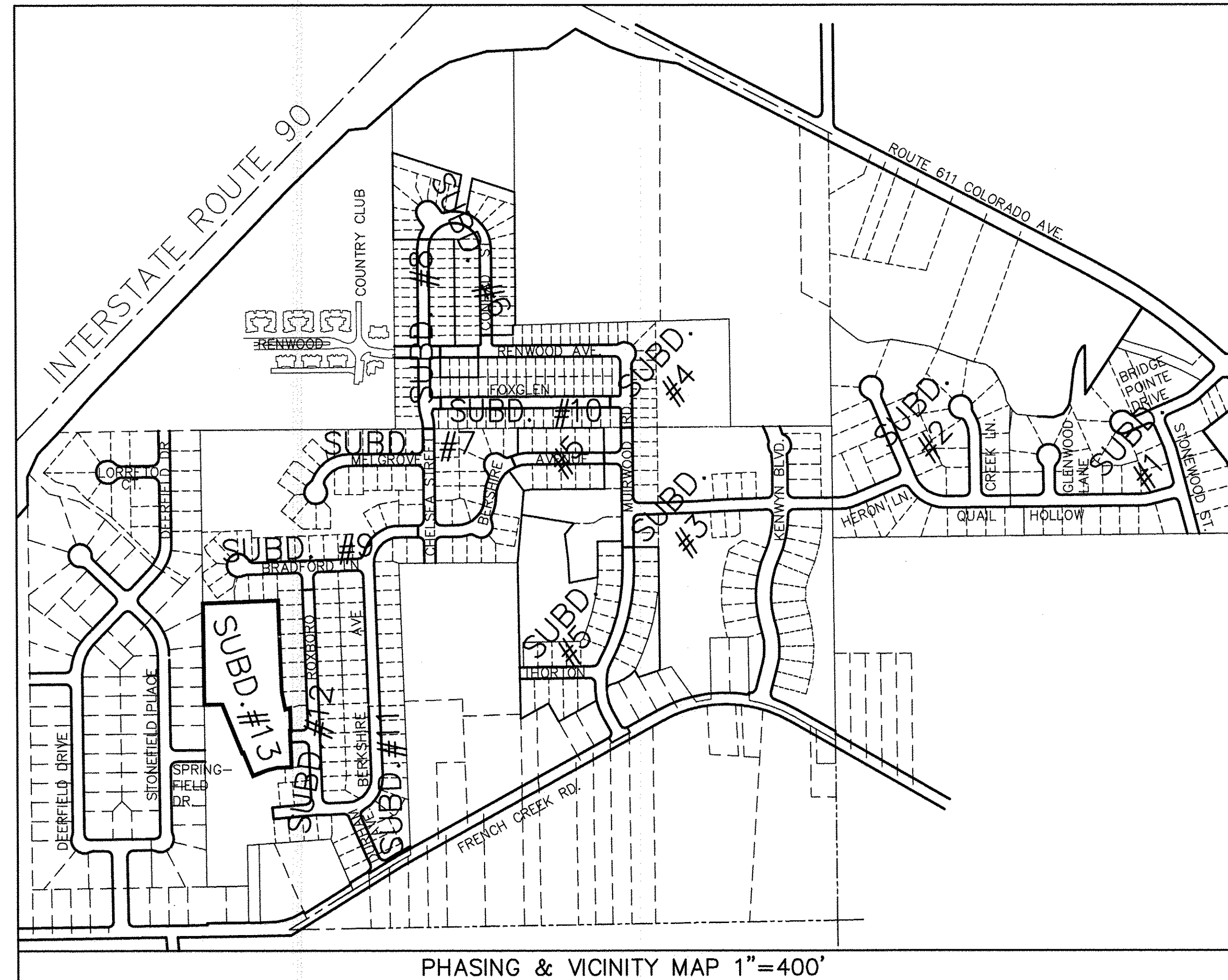
Ryan Cummins
CITY ENGINEER
RYAN CUMMINS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21 DAY OF September, 2015.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 21 DAY OF September, 2015. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Craig Witherspoon
COUNCIL PRESIDENT
CRAIG WITHERSPOON



AREAS IN ACRES	
AREA IN 20 LOTS	5.1178
AREA IN 1 BLOCK	0.7677
AREA IN NEW R/W	1.2634
TOTAL AREA	7.1489



Doc ID: 018992650001 Type: OFF
Kind: PLAT
Recorded: 10/05/2015 at 12:24:23 PM
Fee Amt: \$172.80 Page 1 of 1
Lorain County, Ohio
Judith M. Medlock County Recorder
File # 2015-0561804

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

OCT 05 2015
I. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

CARDINAL HOPE EXAM CO.
36040 CARONIA CIRCLE
AVON, OH 44011

Vol 101
PG-34-35

REVISIONS	DATE	DESCRIPTION
	6/13/2014	REVISED PER 6/6/2014 CITY REVIEW COMMENTS
	8/24/2015	TYPOGRAPHICAL CORRECTIONS

**STONEBRIDGE
CREEK SUBD.
NO. 13
PLAT**

REITZ ENGINEERING CO.
4214 ROCKY RIVER DR.
CLEVELAND, OH 44135
(216)-251-3033
reitz@reitzeng.com

1

2

SETBACK REQUIREMENTS
 FRONT YARD 24' MIN. (OR AS NOTED ON PLANS)
 SIDE YARD = 10'
 SIDE YARD AT CORNER LOT FROM R/W = 24'
 REAR YARD MEASURED PERPENDICULAR TO REAR LINE = 30'

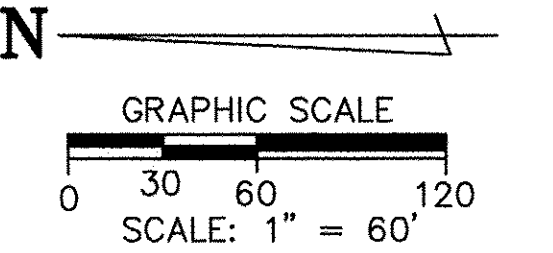
NOTE
 "PER WELLERT" SURVEY INFORMATION IS ACCORDING TO A SURVEY BY GUY P. HANEY PROFESSIONAL SURVEYOR NO. S-7631 FOR WELLERT CORP. DATED AUGUST 2000

LEGEND
 ● DENOTES 5/8" IRON PIN IN MONUMENT BOX SET
 ○ DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET
 ● DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND OR AS OTHERWISE NOTED

CURVE DATA

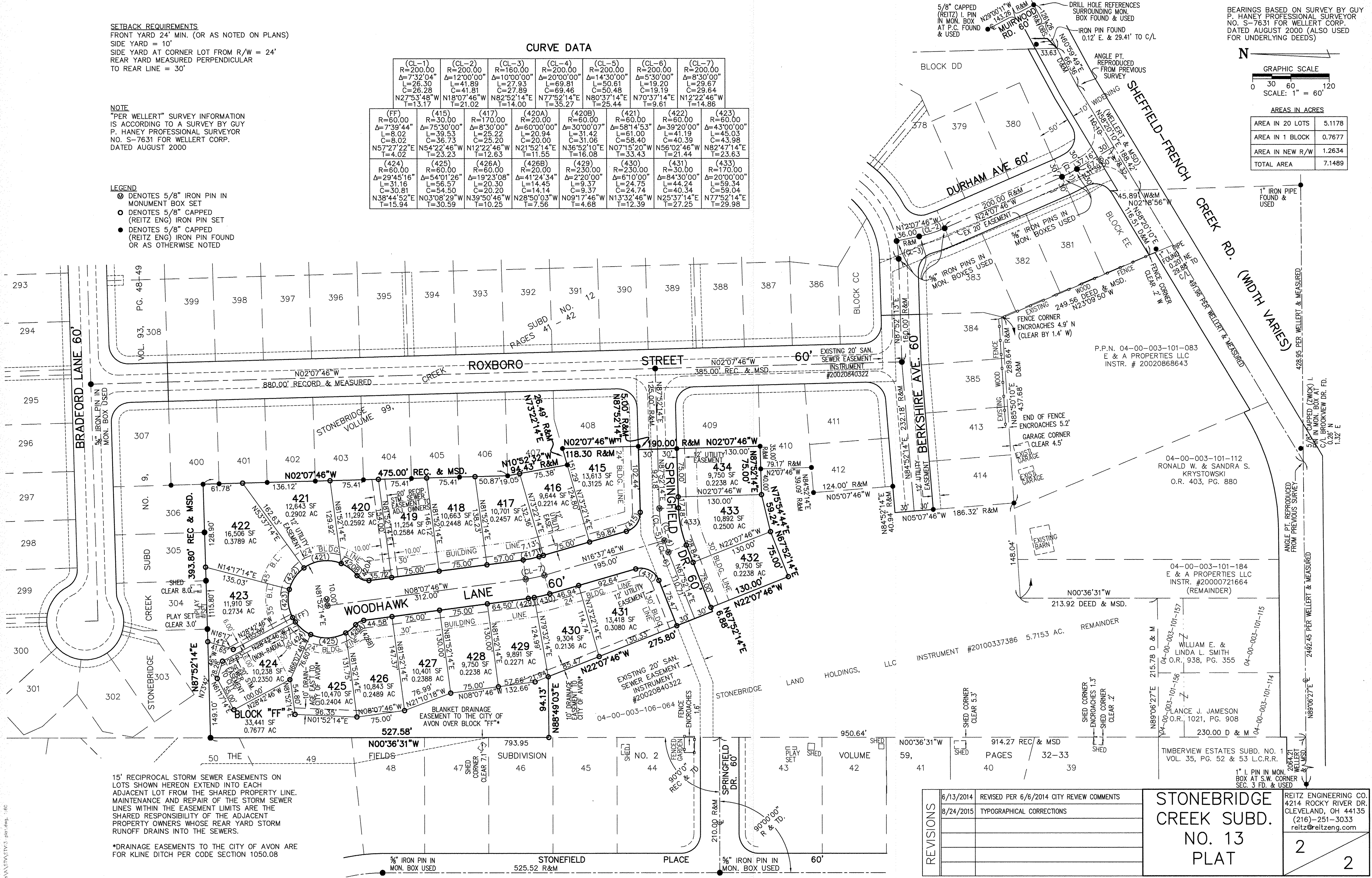
(CL-1)	(CL-2)	(CL-3)	(CL-4)	(CL-5)	(CL-6)	(CL-7)
R=200.00 Δ=7°32'04" L=26.30 C=26.28 N27°53'48"W T=13.17	R=200.00 Δ=12°00'00" L=41.89 C=41.81 N18°07'46"W T=21.02	R=160.00 Δ=10°00'00" L=27.93 C=27.89 N82°52'14"E T=14.00	R=200.00 Δ=20°00'00" L=69.81 C=69.46 N77°52'14"E T=35.27	R=200.00 Δ=14°30'00" L=50.61 C=50.48 N80°37'14"E T=25.44	R=200.00 Δ=5°30'00" L=19.20 C=19.19 N70°37'14"E T=9.61	R=200.00 Δ=8°30'00" L=29.67 C=29.64 N12°22'46"W T=14.86
(FF) R=60.00 Δ=7°39'44" L=8.02 C=8.02 N57°27'22"E T=4.02	(415) R=30.00 Δ=75°30'00" L=39.53 C=36.73 N54°22'46"W T=23.23	(417) R=170.00 Δ=8°30'00" L=25.22 C=25.20 N12°22'46"W T=12.63	(420A) R=20.00 Δ=60°00'00" L=20.94 C=20.00 N21°52'14"E T=11.55	(420B) R=60.00 Δ=30°00'07" L=31.42 C=31.06 N36°52'10"E T=16.08	(421) R=60.00 Δ=58°14'53" L=61.00 C=58.40 N07°15'20"W T=33.43	(422) R=60.00 Δ=39°20'00" L=41.19 C=40.39 N56°02'46"W T=21.44
(424) R=60.00 Δ=29°45'16" L=31.16 C=30.81 N38°44'52"E T=15.94	(425) R=60.00 Δ=54°01'26" L=58.57 C=54.50 N03°08'29"W T=30.59	(426A) R=60.00 Δ=19°23'08" L=20.30 C=20.20 N39°50'46"W T=10.25	(426B) R=20.00 Δ=41°24'34" L=14.45 C=14.14 N28°50'03"W T=7.56	(429) R=230.00 Δ=2°20'00" L=4.37 C=9.37 N09°17'46"W T=4.68	(430) R=230.00 Δ=6°10'00" L=24.75 C=24.74 N13°32'46"W T=12.39	(431) R=30.00 Δ=84°30'00" L=44.24 C=40.34 N25°37'14"E T=27.25
(423) R=60.00 Δ=43°00'00" L=45.03 C=43.98 N82°47'14"E T=23.63	(433) R=170.00 Δ=20°00'00" L=59.34 C=59.04 N77°52'14"E T=29.98	(432) R=60.00 Δ=39°20'00" L=41.19 C=40.39 N56°02'46"W T=21.44	(433) R=170.00 Δ=20°00'00" L=59.34 C=59.04 N77°52'14"E T=29.98	(433) R=170.00 Δ=20°00'00" L=59.34 C=59.04 N77°52'14"E T=29.98	(433) R=170.00 Δ=20°00'00" L=59.34 C=59.04 N77°52'14"E T=29.98	(433) R=170.00 Δ=20°00'00" L=59.34 C=59.04 N77°52'14"E T=29.98

BEARINGS BASED ON SURVEY BY GUY P. HANEY PROFESSIONAL SURVEYOR NO. S-7631 FOR WELLERT CORP. DATED AUGUST 2000 (ALSO USED FOR UNDERLYING DEEDS)



AREAS IN ACRES

AREA IN 20 LOTS	5.1178
AREA IN 1 BLOCK	0.7677
AREA IN NEW R/W	1.2634
TOTAL AREA	7.1489



15' RECIPROCAL STORM SEWER EASEMENTS ON LOTS SHOWN HEREON EXTEND INTO EACH ADJACENT LOT FROM THE SHARED PROPERTY LINE. MAINTENANCE AND REPAIR OF THE STORM SEWER LINES WITHIN THE EASEMENT LIMITS ARE THE SHARED RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS WHOSE REAR YARD STORM RUNOFF DRAINS INTO THE SEWERS.

*DRAINAGE EASEMENTS TO THE CITY OF AVON ARE FOR KLINE DITCH PER CODE SECTION 1050.08

REVISIONS

6/13/2014	REVISED PER 6/6/2014 CITY REVIEW COMMENTS
8/24/2015	TYPOGRAPHICAL CORRECTIONS

STONEBRIDGE CREEK SUBD. NO. 13 PLAT

REITZ ENGINEERING CO.
 4214 ROCKY RIVER DR.
 CLEVELAND, OH 44135
 (216)-251-3033
 reitz@reitzeng.com

2 / 2