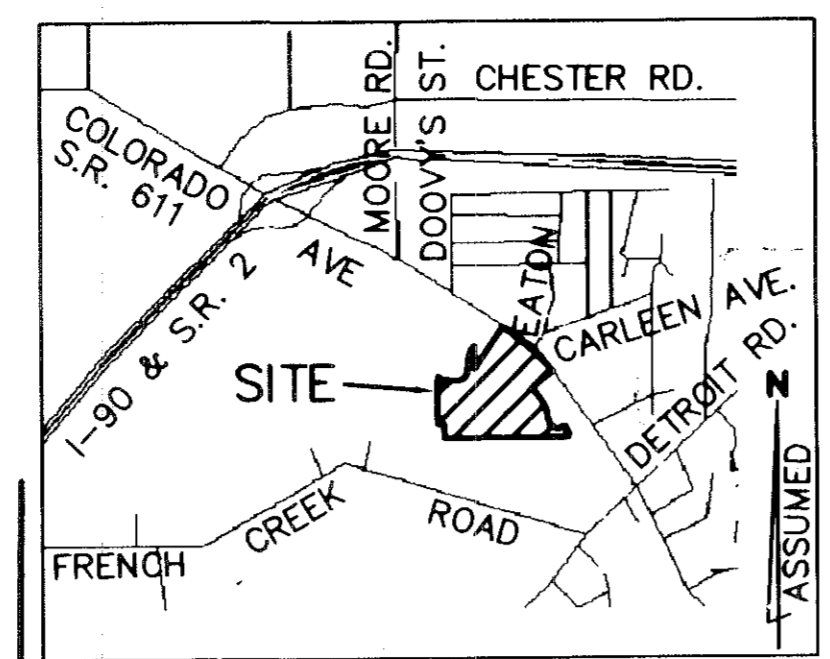


GRAPHIC SCALE
0 50 100 200
SCALE: 1" = 100'

AREAS IN ACRES

AREA IN LOTS	17.4169
AREA IN BLOCKS	23.8053
AREA IN STREETS	4.2636
TOTAL AREA	45.4858



STONEBRIDGE CREEK SUBDIVISION

BEING PART OF AVON TOWNSHIP, ORIGINAL LOT 10, NOW IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "STONEBRIDGE CREEK SUBDIVISION" AS SHOWN HEREON AND CONTAINING 45.4858 ACRES OF LAND IN ORIGINAL LOT 10 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED

● IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED THEREOF. ● 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.

FEBRUARY, 1998
SCALE 1" = 100'
REV. 6/1/98
REV. 8/17/98
REV. 10/1/98

THE HENRY G. REITZ ENGINEERING COMPANY
Donald E. Woike
DONALD E. WOIKE, PRESIDENT
REGISTERED SURVEYOR NO. 5547
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135

WE, THE UNDERSIGNED OWNERS, CREEK BEND PROPERTIES, LLC, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS STONEBRIDGE CREEK SUBDIVISION, A SUBDIVISION OF LOTS 1 TO 33 INCLUSIVE, AND BLOCKS "A", "B", "C", "D", "E" AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS BRIDGE POINTE TRAIL, GLENWOOD LANE, QUAIL HOLLOW AND STONEWOOD 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.

UTILITY EASEMENT

WE, THE UNDERSIGNED, CREEK BEND PROPERTIES, LLC, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, THE CENTURY TELEPHONE COMPANY AND CABLEVISION, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES), A PERMANENT EASEMENT TEN (10) FEET IN WIDTH OVER, UNDER AND THRU ALL SUBLOTS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, & ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND/OR TELEPHONE FACILITIES, AND WITH 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.

CENTERLINE CURVE DATA

① R=2864.79 Δ=02°09'57" L=108.29 C=108.28 N61°21'05"W	④ R=2864.79 Δ=04°00'00" L=200.00 C=199.96 N43°32'03"W	⑦ R=2864.79 Δ=02°00'00" L=100.00 C=99.99 N36°32'03"W
② R=2864.79 Δ=01°58'23" L=98.65 C=98.65 N59°16'55"W	⑤ R=2864.79 Δ=02°00'00" L=100.00 C=99.99 N40°32'03"W	⑧ R=2864.79 Δ=02°00'00" L=100.00 C=99.99 N34°32'03"W
③ R=2864.79 Δ=02°01'16" L=101.06 C=101.05 N57°17'05"W	⑥ R=2864.79 Δ=02°00'00" L=100.00 C=99.99 N38°32'03"W	

TRANSFERRED
OCT 21 1998
MARK R. STEWART
LORAIN COUNTY AUDITOR

CREEK BEND PROPERTIES, LLC.
THE ILLUMINATING CO. BY: *[Signature]* 8/19/98
CENTURY TELEPHONE CO. BY: *[Signature]*
CABLEVISION BY: *[Signature]*

OCT 21 1998
RECEIVED FOR RECORD
at 11:05
A.M. in PLAT RECORD
VOL. 6 L MARY ANN JAMISON
PAGE 68, 69 Lorain County Recorder

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 CREEK BEND PROPERTIES, LLC. BY *[Signature]* 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 *[Signature]* OHIO THIS *19th* DAY OF *August*, 19*98*

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES *4-25-2001*

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS *19* DAY OF *August* 19*98*

[Signature]
CITY ENGINEER

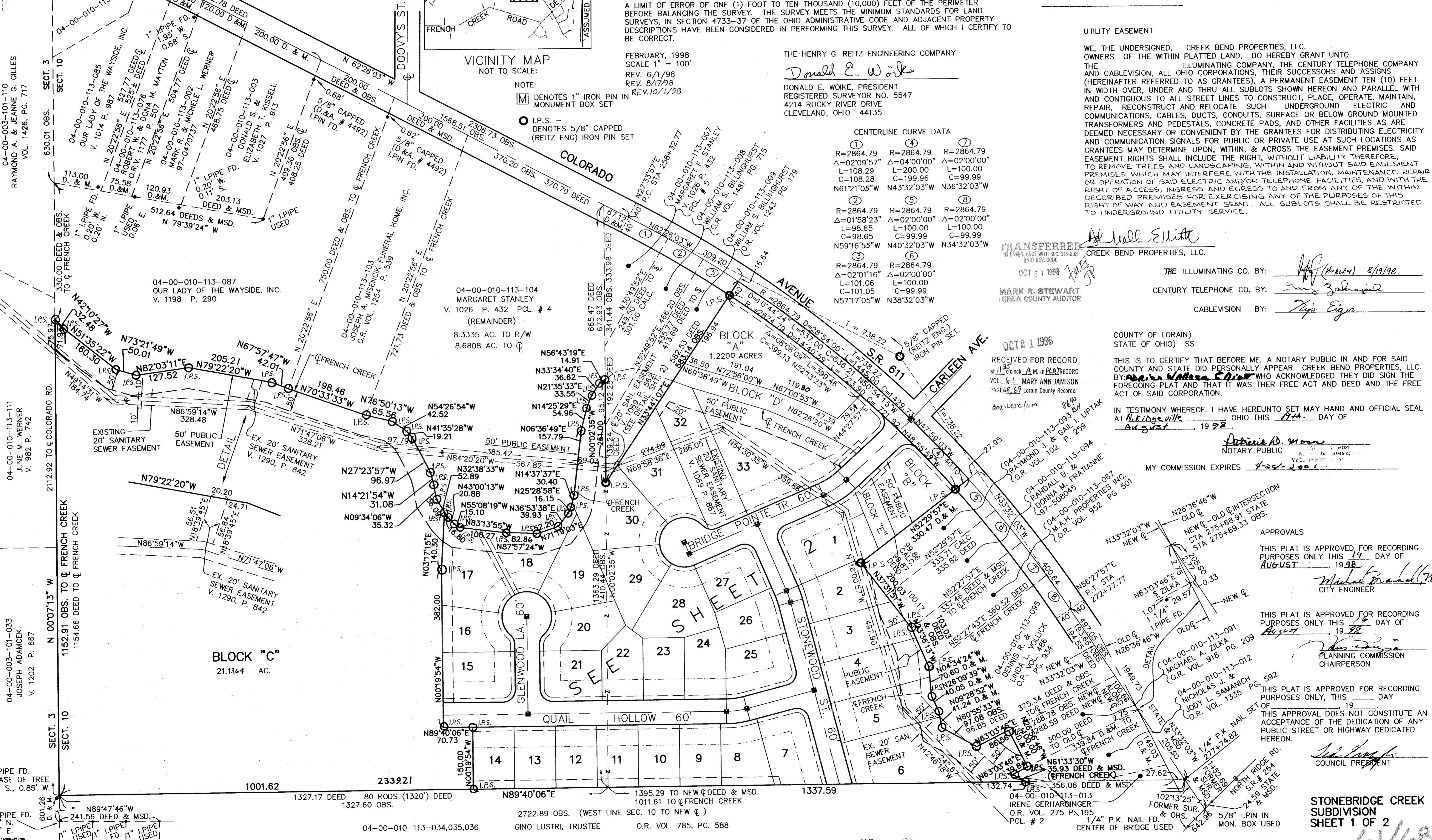
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS *19* DAY OF *August* 19*98*

[Signature]
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS *19* DAY OF *August* 19*98*

THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

[Signature]
COUNCIL PRESIDENT

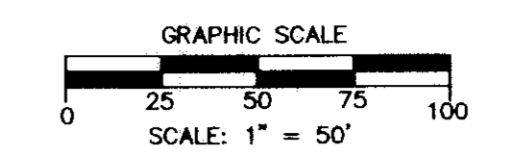


04-00-010-113-104
 MARGARET STANLEY
 V. 1026 P. 432 PCL. # 4
 (REMAINDER)
 8.3335 AC. TO R/W
 8.6808 AC. TO C

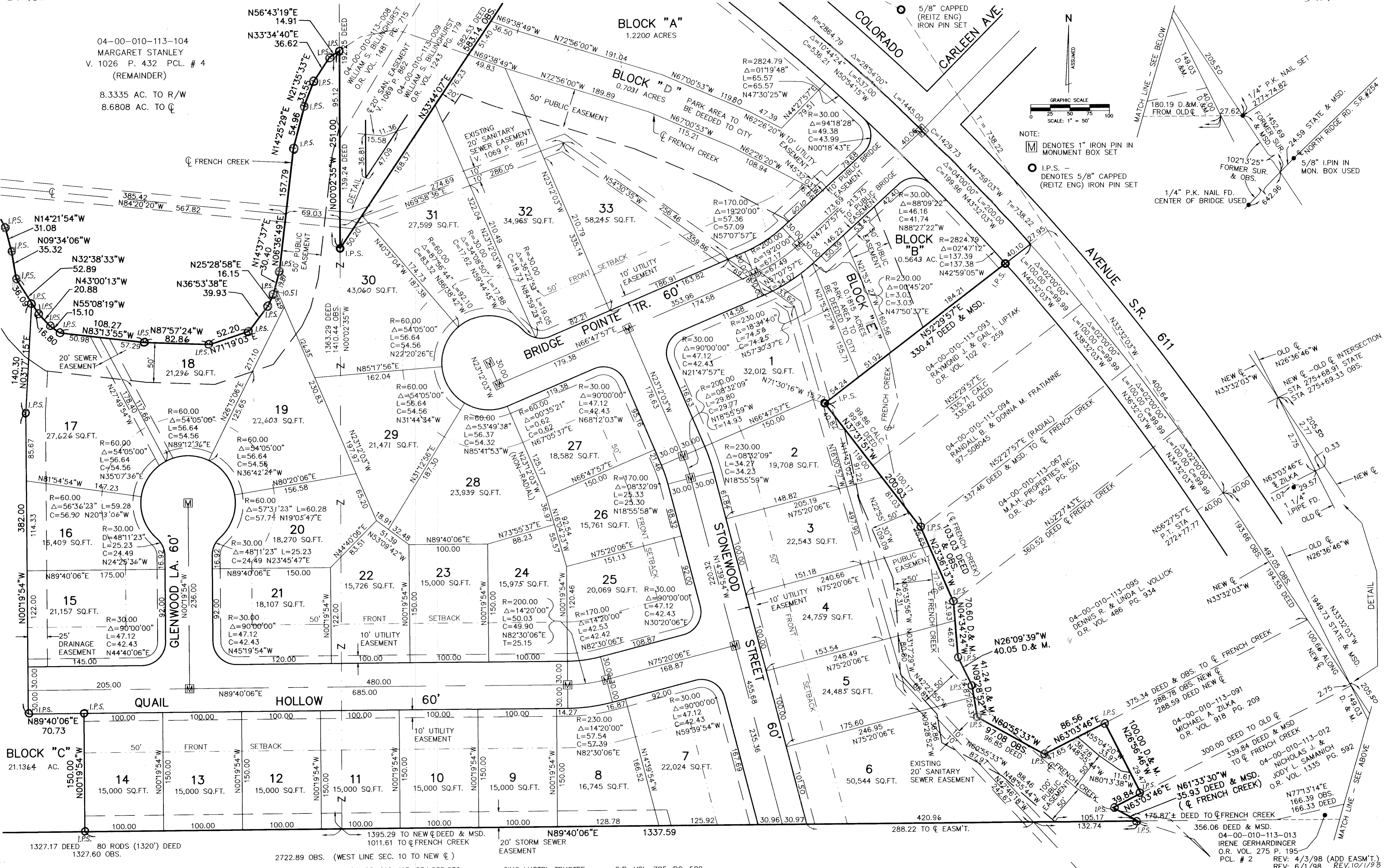
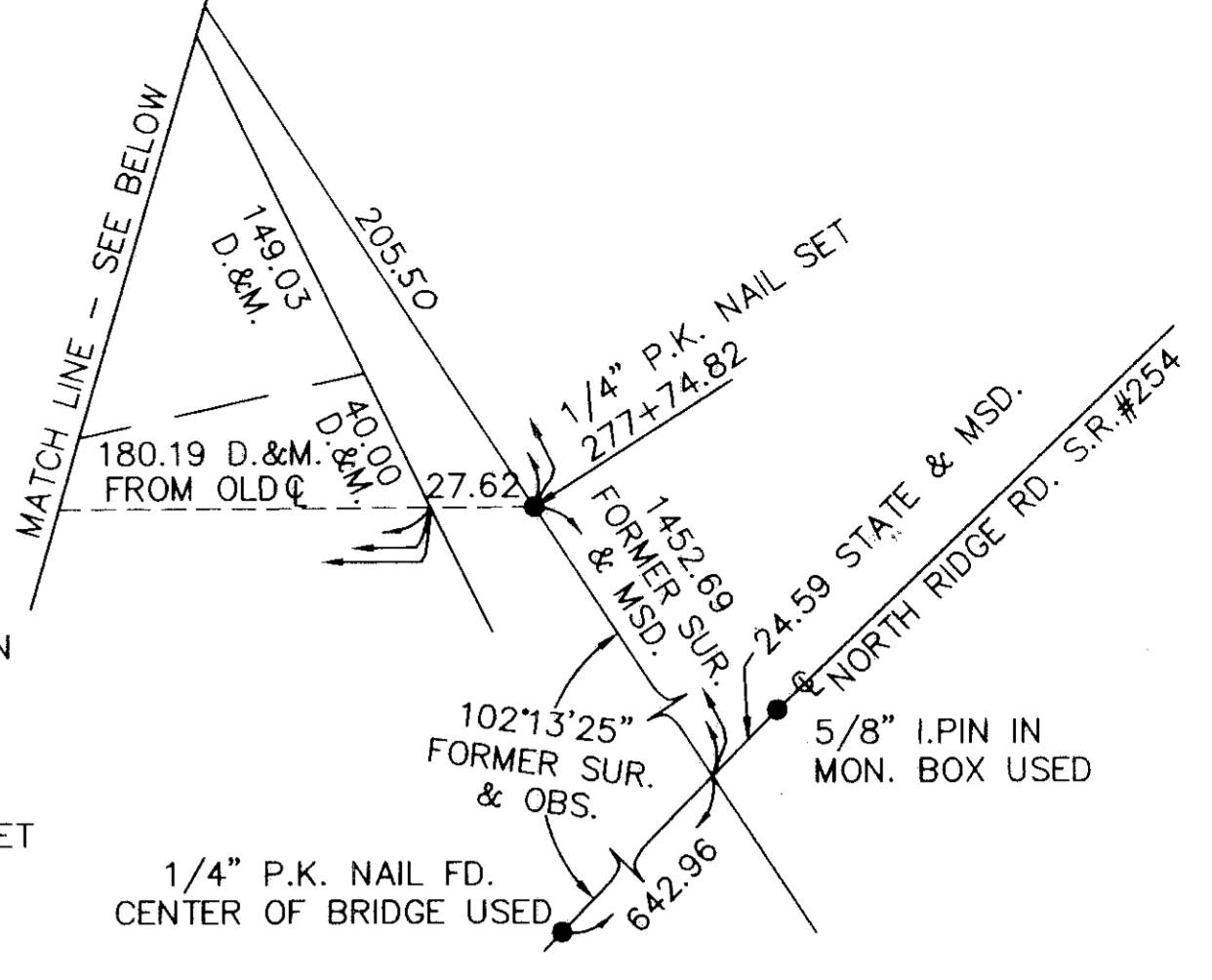
BLOCK "A"
 1.2200 ACRES

BLOCK "D"
 0.7031 ACRES

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



NOTE:
 [M] DENOTES 1" IRON PIN IN MONUMENT BOX SET
 [O] I.P.S. - DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET



1327.17 DEED 80 RODS (1320') DEED
 1327.60 OBS.

2722.89 OBS. (WEST LINE SEC. 10 TO NEW C)

GINO LUSTRI, TRUSTEE O.R. VOL. 785, PG. 588

04-00-010-113-034,035,036

STONEBRIDGE CREEK SUBDIVISION
 SHEET 2 OF 2

TAX MAP DEPT. COPY # 9800096

61/69