

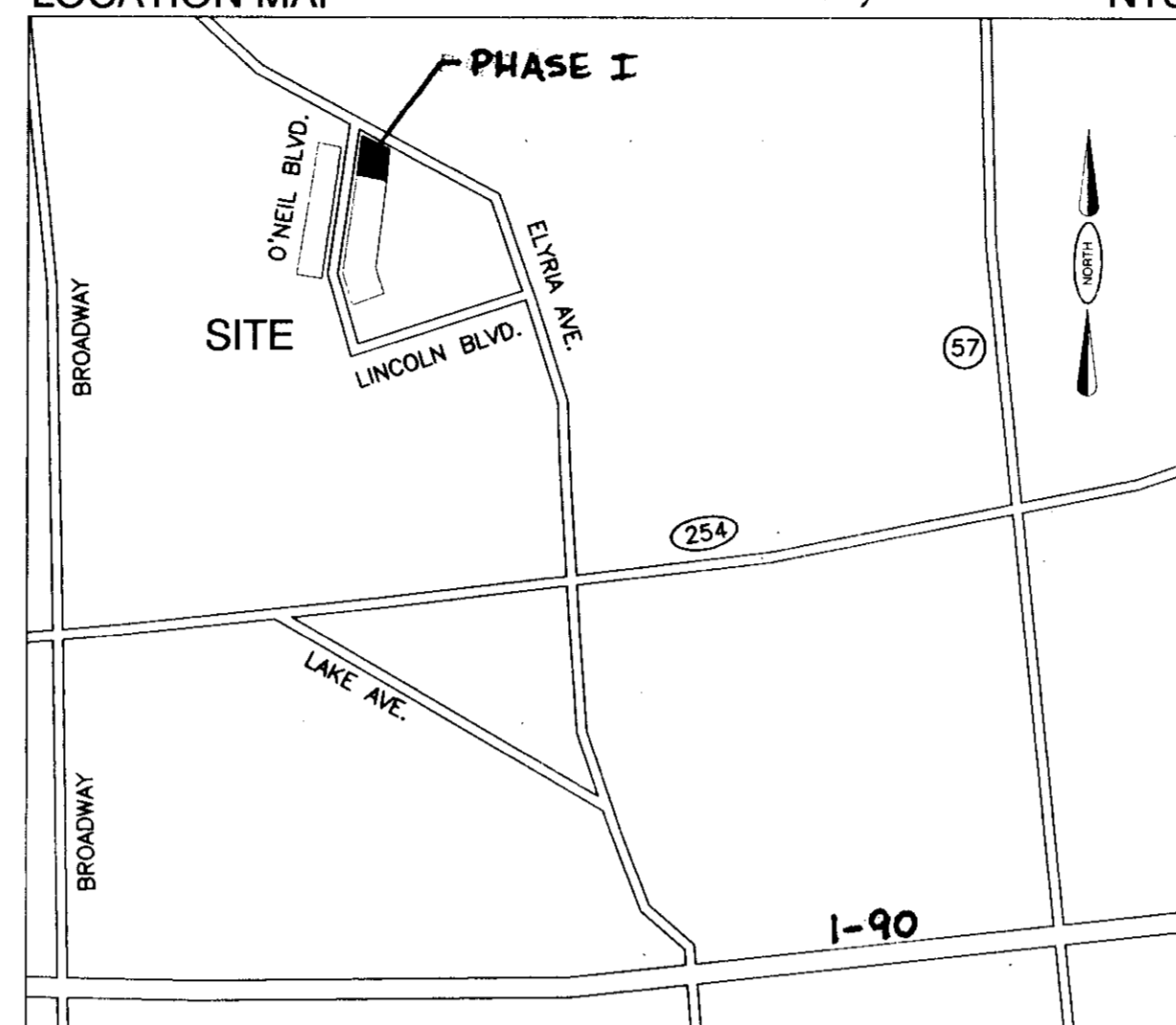
STONEBRIDGE GLEN

CONDOMINIUM PLAT PHASE I

UNDERGROUND UTILITIES

THE UNDERSIGNED, OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEEES), A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, 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 NECESSARY AND 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 OF 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 OWN EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY 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.

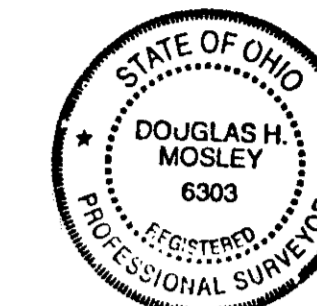
PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 107
SHEFFIELD TOWNSHIP, LORAIN COUNTY, STATE OF OHIO
BEING PART OF S/L 38 & ALL OF S/L'S 32 THRU 37 IN THE
LOCATION MAP ONEIL SUBDIV. P.V. 16, PG. 4 NTS



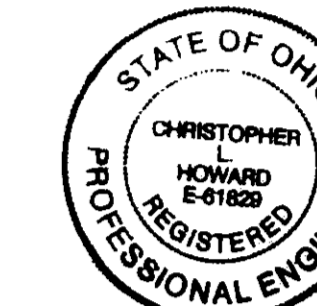
CERTIFICATION

THIS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED AND THAT THERE ARE NO ENCROACHMENTS ON ADJUTING PROPERTIES

Doug Mosley
DOUG MOSELY, P.S.
REGISTERED PROFESSIONAL SURVEYOR NO. 6303
6-22-00 DATE



Christopher L. Howard
CHRISTOPHER L. HOWARD, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 61829
6-22-00 DATE

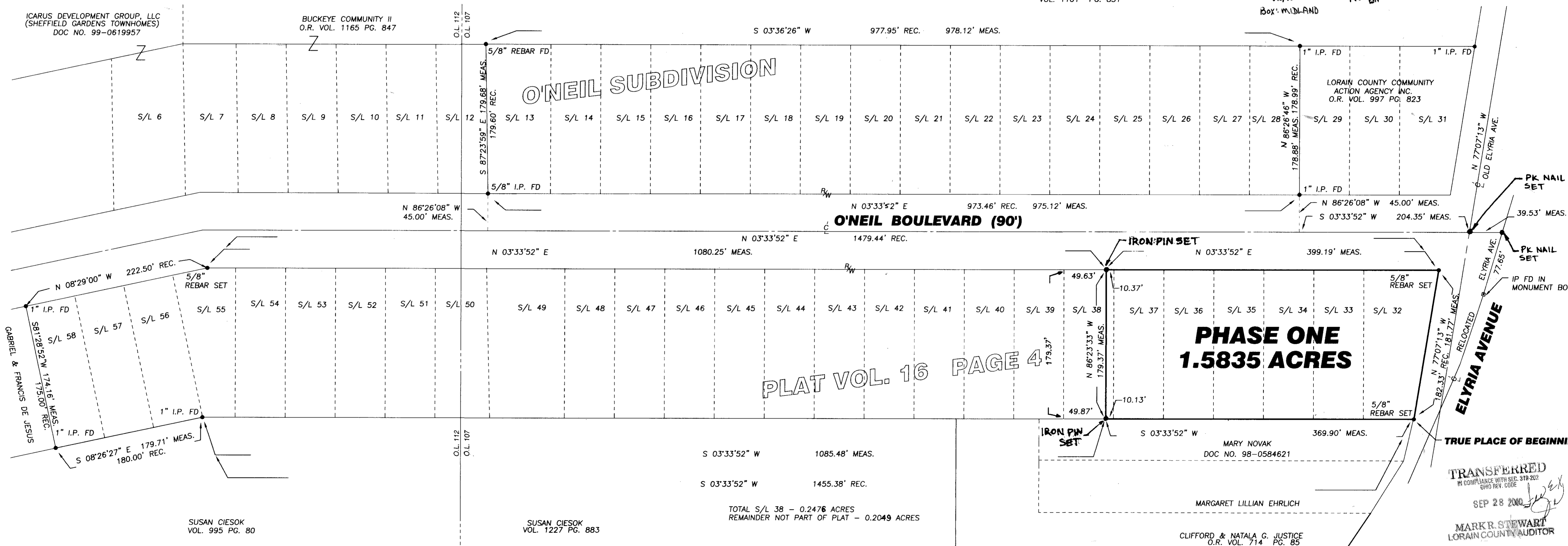


Kevin A. Young Member
OWNER - KEVIN A. YOUNG
STONEBRIDGE GLEN, LLC. 6-30-00 DATE

Ralph G. Nobis III
WITNESS - RALPH G. NOBIS III 6-30-00 DATE

WILLIAM & KATHLEEN URBANIK
VOL. 1101 PG. 831

RECEIVED FOR RECORD
at 12:00 P.M. 10/14/00
VOL. 166 MARY ANN JAMISON
PAGE 372 Lorain County Recorder
71472 inc. 172 BH
Box: MIDLAND



PLAT VOL. 16 PAGE 4

**PHASE ONE
1.5835 ACRES**

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
SEP 28 2000
MARK R. STEWART
LORAIN COUNTY AUDITOR

1995.18 MASTER-2.DWG

5/31/00	ISSUE 1
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STONEBRIDGE GLEN
CONDOMINIUM PLAT
PHASE I
PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 107
SHEFFIELD TOWNSHIP, LORAIN COUNTY, STATE OF OHIO

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET
1 OF
4
JOB NO.
99-518

STONEBRIDGE GLEN

CONDOMINIUM PLAT PHASE I

PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 107
SHEFFIELD TOWNSHIP, LORAIN COUNTY, STATE OF OHIO

LEGAL DESCRIPTION PHASE I

SITUATED IN THE TOWNSHIP OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 107 AND BEING KNOWN AS PART OF SUBLT 38 AND ALL OF SUBLOTS 32 TO 37, IN THE ORIGINAL O'NEIL SUBDIVISION PLAT AS RECORDED IN PLAT VOLUME 16, PAGE 4, LORAIN COUNTY RECORDS. ALSO KNOWN AS PHASE I OF STONEBRIDGE GLEN CONDOMINIUM AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR SET WITH CAP STAMPED "BRAMHALL" AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ELYRIA AVENUE WITH THE EASTERLY LINE OF THE O'NEIL SUBDIVISION AND KNOWN AS THE TRUE PLACE OF BEGINNING;

THENCE SOUTH 03°33'52" WEST ALONG THE EASTERLY LINE OF THE O'NEIL SUBDIVISION A DISTANCE OF 369.90 FEET TO A 5/8 INCH REBAR SET WITH CAP STAMPED "BRAMHALL";

THENCE NORTH 86°23'33" WEST A DISTANCE OF 179.37 FEET TO A 5/8 INCH REBAR SET WITH CAP STAMPED "BRAMHALL";

THENCE NORTH 03°33'52" EAST ALONG THE EAST RIGHT-OF-WAY LINE O'NEIL BOULEVARD (90 FEET WIDE) A DISTANCE OF 399.19 FEET TO 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL" IN THE SOUTHERLY RIGHT-OF-WAY LINE OF ELYRIA AVENUE;

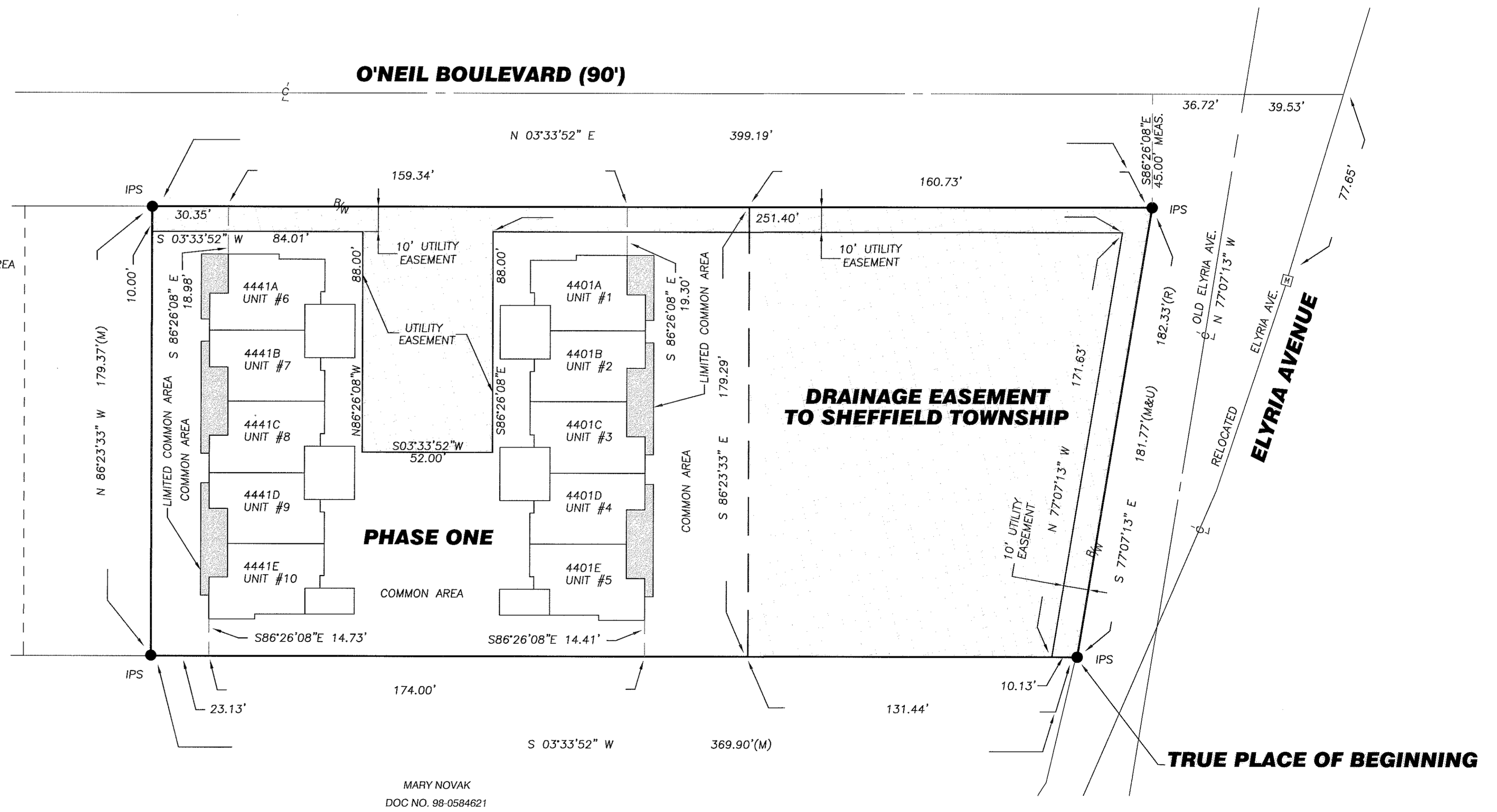
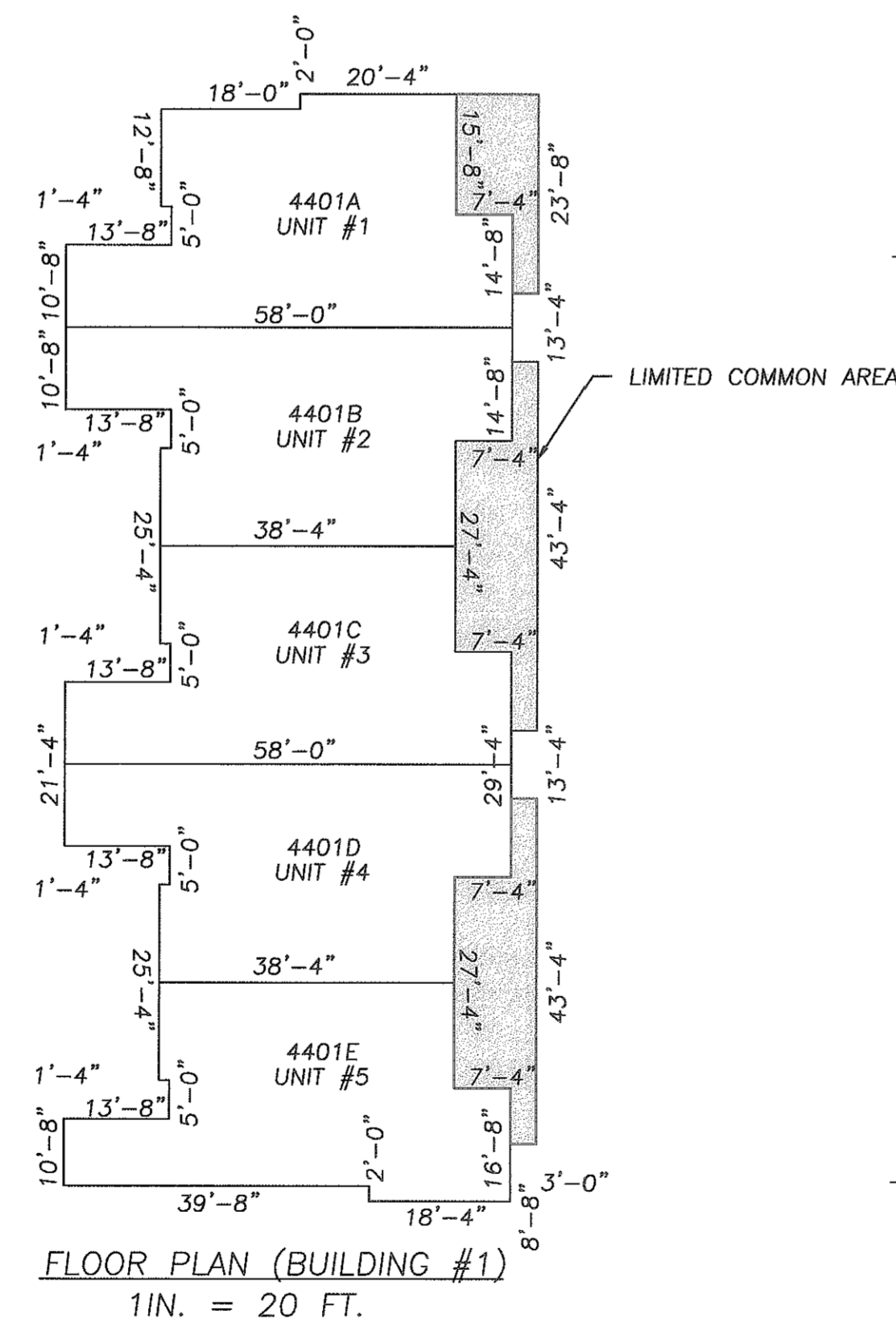
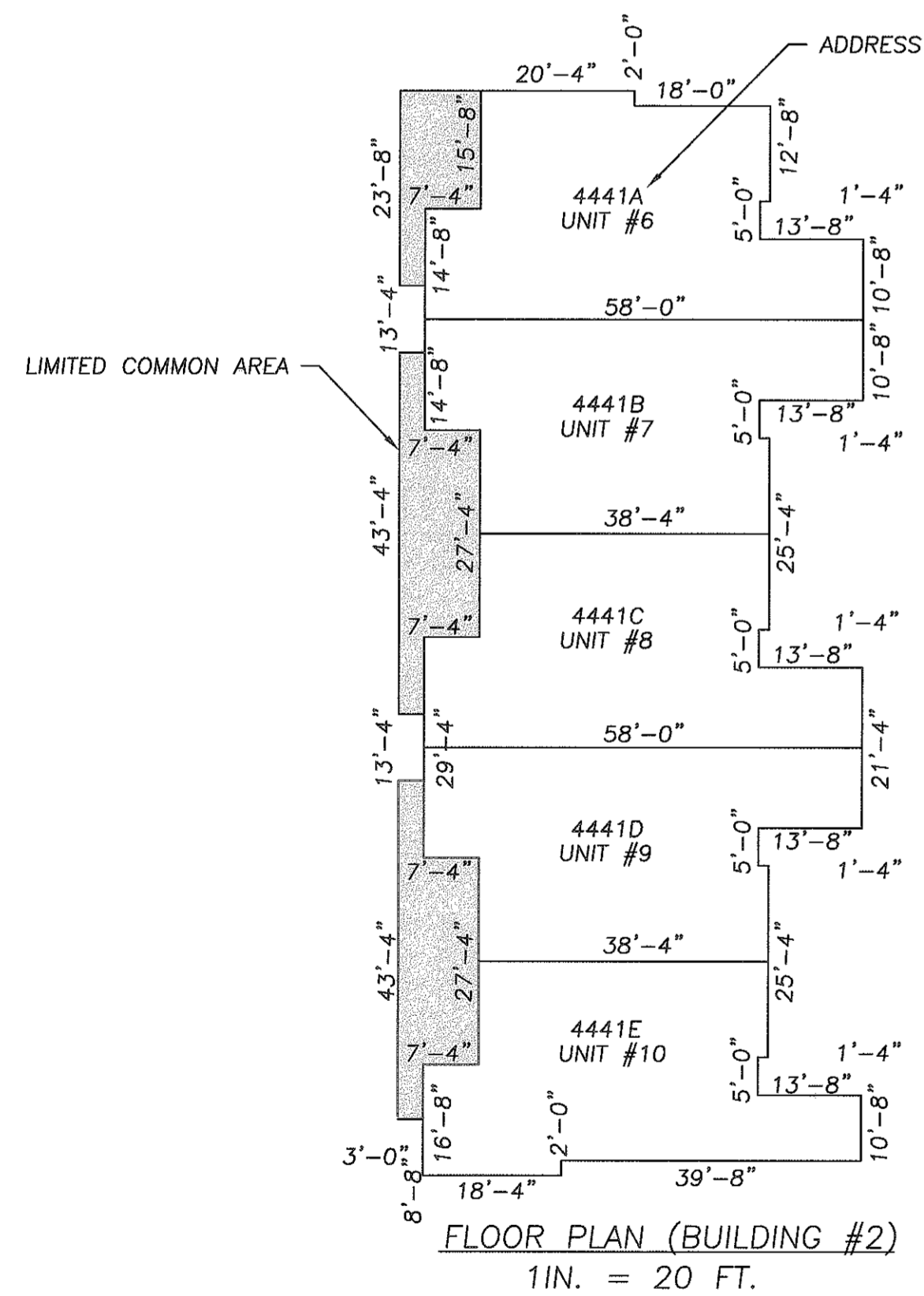
THENCE SOUTH 77°07'13" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF ELYRIA AVENUE A DISTANCE OF 181.77 FEET TO THE TRUE PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 1.5835 ACRES OF LAND AS SURVEYED BY DOUGLAS MOSLEY REGISTERED SURVEYOR NO. 6303 STATE OF OHIO ON BEHALF OF BRAMHALL ENGINEERING AND SURVEYING COMPANY, INC. IN JUNE OF 2000 BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

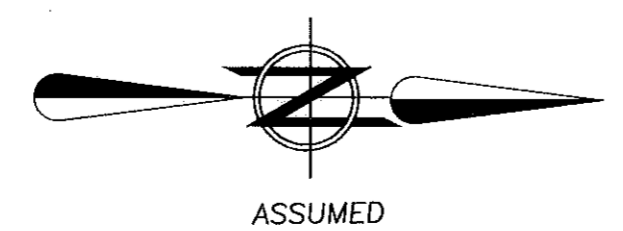
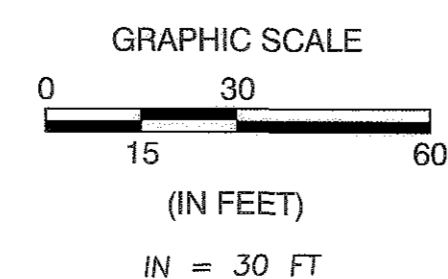
SQUARE FOOTAGE SUMMARY

UNIT #	AREA(S.F.)	% OWNER
1	1149	20.46
2	1108	19.72
3	1108	19.72
4	1108	19.72
5	1145	20.38
6	1149	20.46
7	1108	19.72
8	1108	19.72
9	1108	19.72
10	1145	20.38

● IPS - 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL"



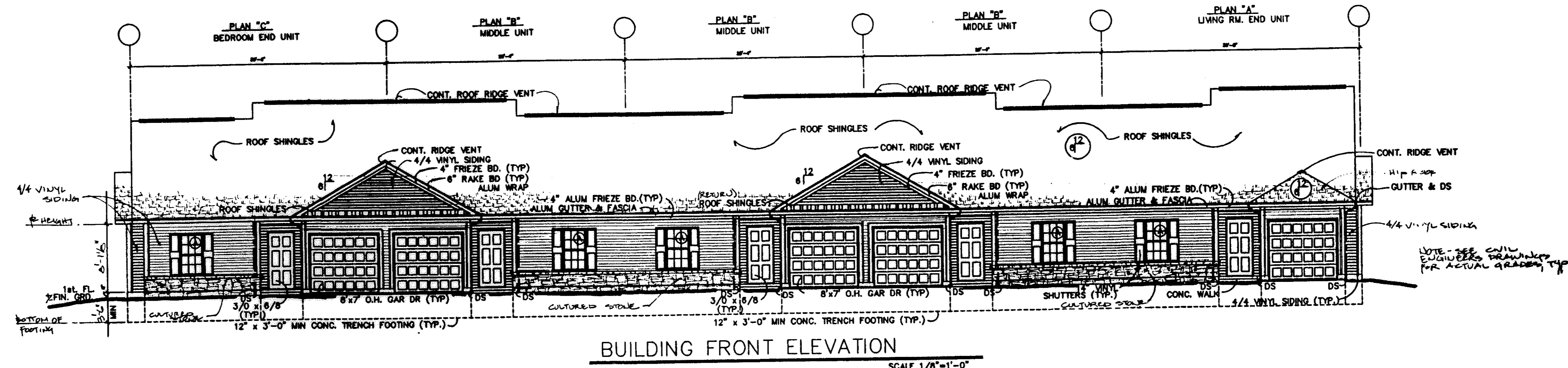
5/31/00	ISSUE 1
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STONEBRIDGE GLEN
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SHEFFIELD TOWNSHIP, LORAIN COUNTY, STATE OF OHIO

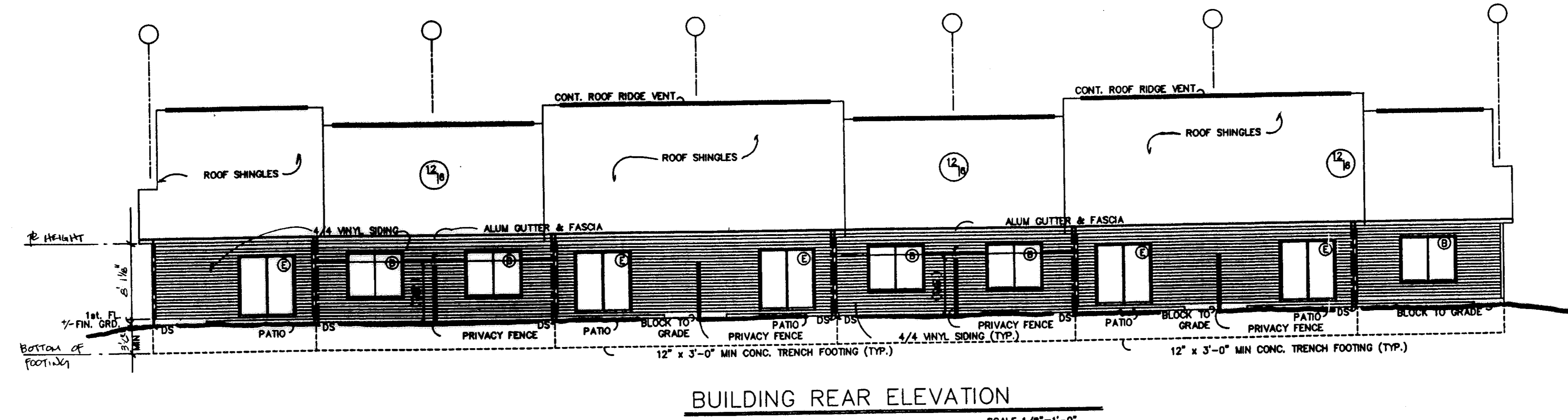
BRAMHALL
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(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 2 OF 4
JOB NO. 99-518



BUILDING FRONT ELEVATION

SCALE 1/8"=1'-0"



BUILDING REAR ELEVATION

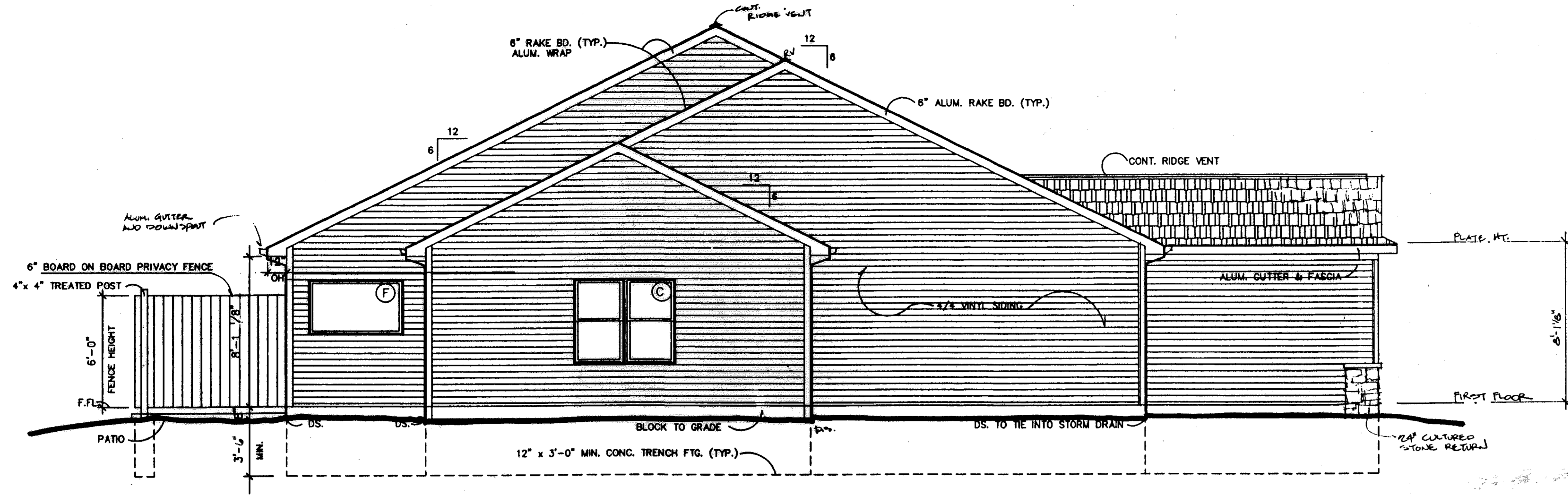
SCALE 1/8"=1'-0"

GRAPHIC SCALE:
1/8 IN. = 1 FT.

RECORD PLAT
ELEVATION VIEWS
STONEBRIDGE GLEN PHASE I
O'NEIL BOULEVARD
SHEFFIELD TOWNSHIP, OHIO

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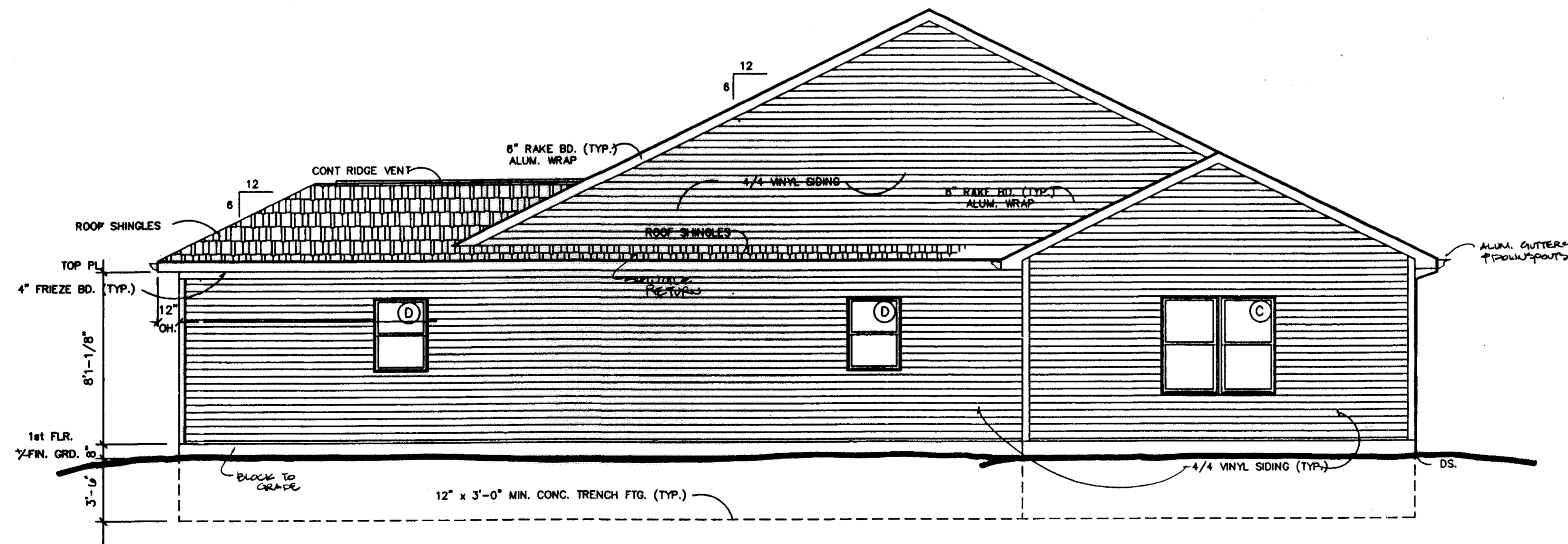
SHEET
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JOB NO.
99-518



SIDE ELEVATION - BEDROOM

SCALE 1/4"=1'-0"

NOTE: SEE CIVIL ENGINEERING DRAWINGS FOR ACTUAL GRADES.



SIDE ELEVATION - LIV. RM.

SCALE 1/4"=1'-0"

GRAPHIC SCALE:
1/4 IN. = 1 FT.

RECORD PLAT
ELEVATION VIEWS
STONEBRIDGE GLEN PHASE I
O'NEIL BOULEVARD
SHEFFIELD TOWNSHIP, OHIO

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SHEET
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