

# STONEBRIDGE CREEK

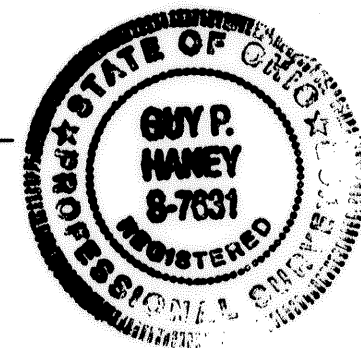
# SUBDIVISION NO. 4

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 3, BEING PART OF A PARCEL OF LAND CONVEYED TO STONEBRIDGE VILLAGE OF K J RESIDENTIAL LLC BY DEED RECORDED IN INSTRUMENT NO. 20020840316 OF LORAIN COUNTY RECORDS.

### SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "STONEBRIDGE CREEK SUBDIVISION NO. 4" AS SHOWN HEREON AND CONTAINING 12.0575 ACRES OF LAND IN 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.

*[Signature]*  
GUY P. HANEY, P.S. NO. S-7631  
OCTOBER 19, 2001  
REVISED: FEBRUARY 15, 2002  
REVISED: SEPTEMBER 4, 2002



### AREAS IN ACRES

AREA IN LOTS	5.1079
AREA IN STREETS	1.8264
AREA IN BLOCKS	5.1232
TOTAL AREA	12.0575

### UTILITY EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURYTEL, AND ADELPHIA COMMUNICATIONS, 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, (10) FEET IN WIDTH ACROSS SUBLOTS NOS. 106 AND 129, 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.

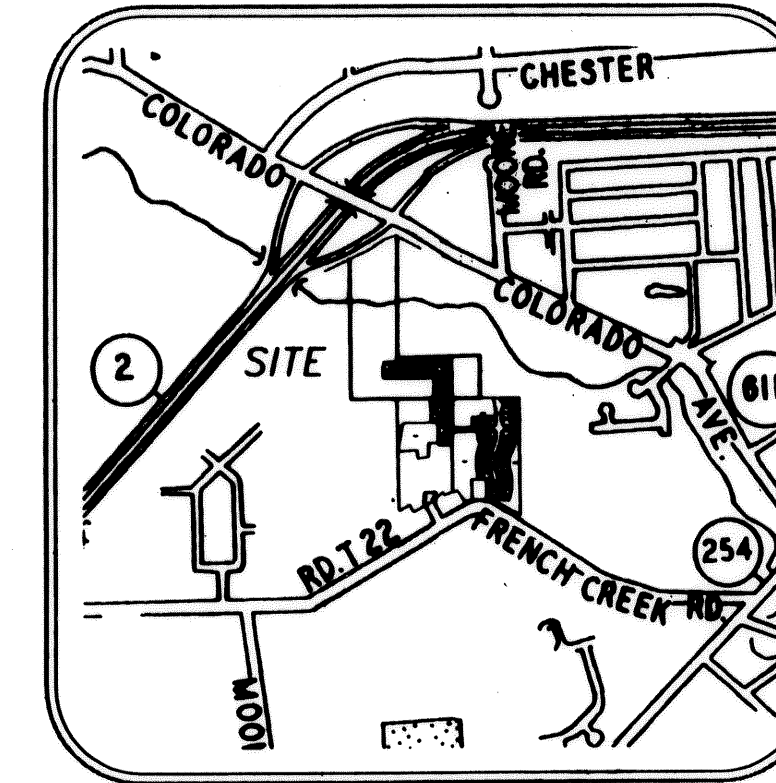
*[Signature]* 11/10/02  
STONEBRIDGE VILLAGE OF  
K J RESIDENTIAL LLC

*[Signature]*  
CENTURYTEL

*[Signature]* 10/17/02  
THE ILLUMINATING COMPANY

*[Signature]*  
ADELPHIA COMMUNICATIONS

*[Signature]* 10/17/02  
COLUMBIA GAS OF OHIO



VICINITY MAP

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 29 DAY OF JANUARY, 2003.

*[Signature]*  
CONSULTING ENGINEER  
MICHAEL BRAMHALL, P.E.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21 DAY OF Jan, 2003.

*[Signature]*  
PLANNING COMMISSION CHAIRPERSON  
JIM PIAZZA

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 23 DAY OF JANUARY, 2003. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*[Signature]*  
PLANNING COUNCIL PRESIDENT

### ACCEPTANCE

WE, THE UNDERSIGNED OWNERS, STONEBRIDGE VILLAGE OF K J RESIDENTIAL LLC, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS STONEBRIDGE CREEK SUBDIVISION NO. 4, A SUBDIVISION OF LOTS 106 THROUGH 143 INCLUSIVE AND BLOCKS "M" AND "N" INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS MUIRWOOD ROAD, RENWOOD AVENUE, FOXGLEN AVENUE AND BRENTWOOD STREET. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. WE GRANT ALL CONSERVATION EASEMENTS SHOWN HEREON TO OHIO STREAM PRESERVATION, INC. 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.

*[Signature]*  
STONEBRIDGE VILLAGE OF K J RESIDENTIAL LLC

COUNTY OF LORAIN Count  
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 VILLAGE OF K J RESIDENTIAL 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 Chester, Ohio THIS 15th DAY OF Jan, 2003.

*[Signature]*  
NOTARY PUBLIC



MY COMMISSION EXPIRES 1/6/06

FEB 06 2003  
RECEIVED FOR RECORD  
at 2:38 clock P.M. in Room 100  
VOL. 72 MARY ANN JAMISON  
PAGE 3 Lorain County Recorder  
19, 11, 12, 14, 12, 15, 16  
By *[Signature]* 1/29/03

General Notes  
NOTE: SEE SHEET 2 OF 3 FOR SETBACK REQUIREMENTS AND OPEN SPACE CONFORMANCE TABULATION.  
NOTE: SEE SHEET 2 OF 3 FOR SYMBOLS LEGEND.  
NOTE: SEE SHEET 2 OF 3 FOR CURVE TABLES.

TRANSFERRED  
IN COMPLIANCE WITH SEC. 310902  
OHIO REV. CODE  
FEB 6 2003  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

4 Misc Revisions 1/03

No.	Revision/Issue	Date
3	MISC REVISIONS	12/02
2	MISC. REVISIONS	02/02
1	LOT NUMBERING	01/02

WELLERT CORPORATION  
ENGINEERS - SURVEYORS  
5136 BEACH ROAD  
MEDINA, OHIO 44256  
(330) 239-2699

Client  
KING JAMES GROUP  
WESTLAKE, OHIO

Project Title  
STONEBRIDGE CREEK SUBDIVISION NO. 4  
PART OF AVON TWP. SECTION NO. 3 LORAIN COUNTY, OHIO

Project Number 011102  
Date NOV. 16, 2001  
Scale 1" = 80' & 40'  
Sheet 1/3



**29.6447 ACRES REMAINING**  
**STONEBRIDGE VILLAGE OF K J RESIDENTIAL .LLC**  
 INST. NO. 20020840316  
 07/05/2002

**BRENTWOOD STREET 60'**

**RENWOOD AVENUE 60'**

**FOXGLEN AVENUE 60'**

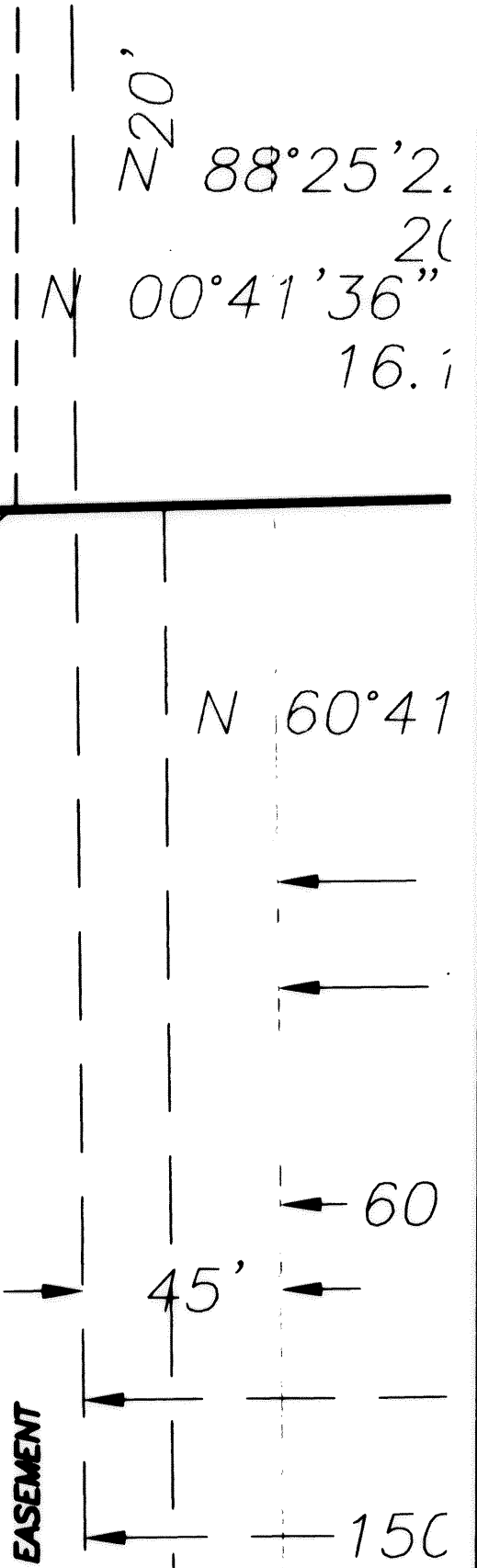
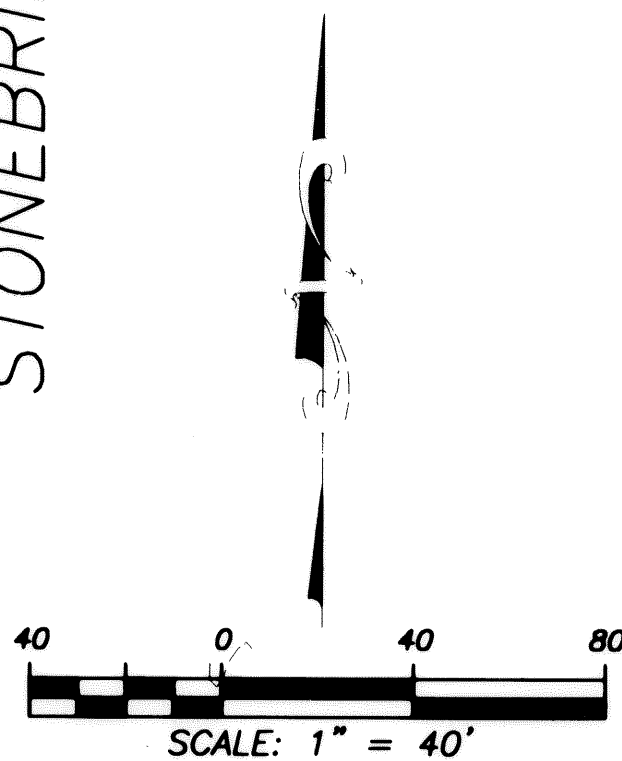
**MUIRWOOD ROAD 60'**

**BERKSHIRE AVENUE 60'**

STONEBRIDGE VILLAGE OF K J RESIDENTIAL LLC  
 INST. NO. 20020840319  
 07/05/2002

STONEBRIDGE CREEK SUBDIVISION NO. 3  
 P.V. PG. L.C.R.R.

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C-1	94.25'	60.00'	84.85'	S 45°22'14" E	00°00'00"	60.00'
C-2	40.84'	60.00'	40.06'	S 19°52'15" E	51°00'00"	21.25'
C-3	53.41'	60.00'	51.66'	S 64°52'15" E	39°00'00"	28.62'
C-4	8.32'	10.00'	8.08'	N 23°27'19" E	42°20'53"	4.42'
C-5	12.78'	60.00'	12.76'	S 41°10'37" W	77°47'29"	6.42'
C-6	52.49'	60.00'	50.83'	S 10°00'38" W	39°52'33"	28.06'
C-7	30.70'	60.00'	30.37'	S 29°42'40" E	60°40'51"	15.70'
C-8	31.29'	60.00'	30.94'	S 59°18'36" E	60°07'17"	16.01'
C-9	52.23'	60.00'	50.60'	N 80°48'42" E	40°07'21"	27.90'
C-10	1.50'	60.00'	1.50'	N 55°09'19" E	88°33'53"	0.75'
C-11	6.14'	10.00'	6.05'	S 72°02'01" W	54°48'30"	3.17'
C-12	15.71'	10.00'	14.14'	N 45°22'14" W	00°00'00"	10.00'
C-13	15.71'	10.00'	14.14'	S 44°37'46" W	00°00'00"	10.00'
C-14	47.12'	30.00'	42.43'	S 45°22'14" E	00°00'00"	30.00'
C-15	15.71'	10.00'	14.14'	S 44°37'46" W	00°00'00"	10.00'
C-16	15.71'	10.00'	14.14'	S 45°22'14" E	00°00'00"	10.00'



General Notes

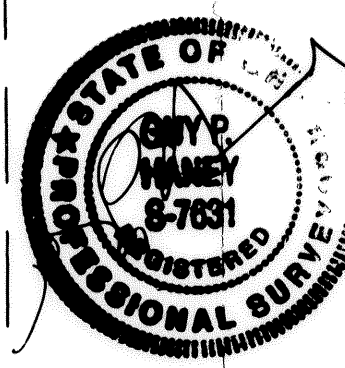
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Project Number	Sheet
011102	3/3
Date	NOV. 16, 2001
Scale	1" = 40'



ORIGINAL

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