

# STONEBRIDGE CREEK SUBDIVISION NO. 5

OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 3,  
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 "STONEBRIDGE CREEK SUBDIVISION NO. 5" AS SHOWN HEREON AND CONTAINING 16.9027 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" = 50'  
FEBRUARY, 2003  
REV: 12/24/03



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

*J.T. Saylor* 2-13-04  
JAMES T. SAYLER, VICE PRESIDENT  
REGISTERED SURVEYOR NO. S-7425

WE, THE UNDERSIGNED OWNERS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS STONEBRIDGE CREEK SUBDIVISION NO. 5, A SUBDIVISION OF LOTS 144 TO 181 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS MUIRWOOD ROAD, THORTON LANE AND BERKSHIRE AVENUE. WE GRANT ALL EASEMENTS INDICATED AS BEING "TO CITY" FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. REGULAR MAINTENANCE OF THE RETENTION BASIN AND OTHER 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.

*Deborah Elliott*  
STONEBRIDGE VILLAGE OF K J RESIDENTIAL L.L.C.

THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURYTEL, 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 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 COMMUNICATIONS 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.

*Deborah Elliott*  
STONEBRIDGE VILLAGE OF K J RESIDENTIAL L.L.C.

*Adam Doli* 2-17-04  
CENTURYTEL

*Jim Demler* 2-17-04  
THE ILLUMINATING COMPANY

*M.E. Jell* 2-13-04  
ADELPHIA

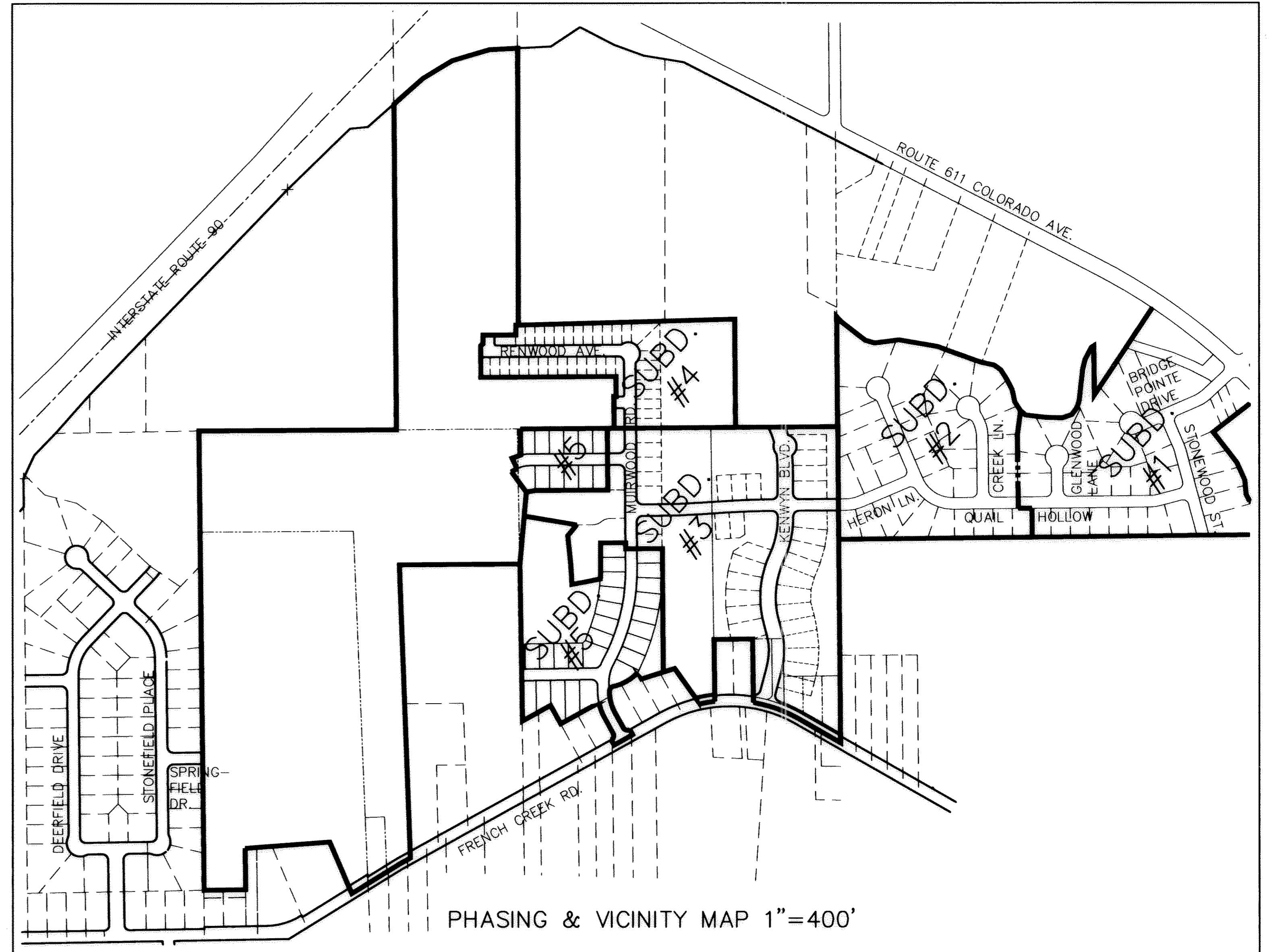
COUNTY OF LORAIN)  
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR STONEBRIDGE VILLAGE OF K J RESIDENTIAL L.L.C.  
BY: *Adrien Walker / Elliott* 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 Avon, OHIO THIS 17th DAY OF February, 2004

*John R. Young*  
NOTARY PUBLIC

MY COMMISSION EXPIRES November 2, 2005



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 24 DAY OF FEBRUARY, 2004

*William R. [Signature]*  
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 23rd DAY OF February, 2004

*Carolyn Strickerson*  
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 23rd DAY OF February, 2004. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*Larry J. Hoekstra II*  
COUNCIL PRESIDENT

TRANSFERRED  
IN COMPLIANCE WITH ORC 319.02  
ORC 319.02  
MAR 19 2004  
7408 JP  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

AREAS IN ACRES	
AREA IN 38 LOTS	9.2700
AREA IN 2 BLOCKS	5.3096
AREA IN THORTON & MUIRWOOD R/W	1.6654
AREA IN BERKSHIRE AVE. R/W	0.6577
TOTAL AREA	16.9027

STONEBRIDGE CREEK  
SUBDIVISION NO. 5  
SHEET 1 OF 2

TAX MAP DEPT. COPY # 02-00666



AREAS IN ACRES

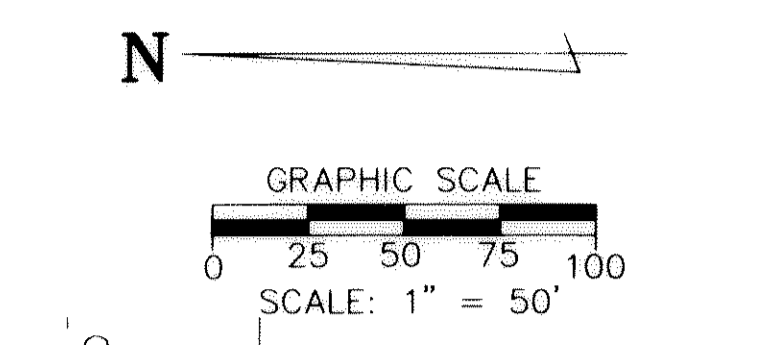
AREA IN 38 LOTS	9.2700
AREA IN 2 BLOCKS	5.3096
AREA IN THORTON & MUIRWOOD R/W	1.6654
AREA IN BERKSHIRE AVE. R/W	0.6577
TOTAL AREA	16.9027

**SETBACK REQUIREMENTS**  
 FRONT YARD AT GARAGE = 30'  
 FRONT YARD ELSEWHERE = 30'  
 SIDE YARD = 10'  
 SIDE YARD AT CORNER LOT FROM R/W = 25'  
 REAR YARD MEASURED PERPENDICULAR TO REAR LINE = 30'

NOTES: SETBACKS AS APPROVED BY PLANNING COMMISSION AS SHOWN BY THE PRELIMINARY PLAN FOR STONEBRIDGE CREEK VILLAGE CLUSTER DEVELOPMENT.

"WELLERT" SURVEY INFORMATION FROM STONEBRIDGE CREEK SUBD. NO. 3, VOLUME 75, PAGE 5 - 9

- ⊙ DENOTES 5/8" IRON PIN IN MONUMENT BOX SET
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET



P.P.N. 04-00-003-101-058  
 STONEBRIDGE VILLAGE OF K J RESIDENTIAL LLC  
 INSTR. # 20020840316, PARCEL #2 (REMAINDER)

P.P.N. 04-00-003-101-026  
 GRACE M. CAFFO  
 INSTR. # 200208446504

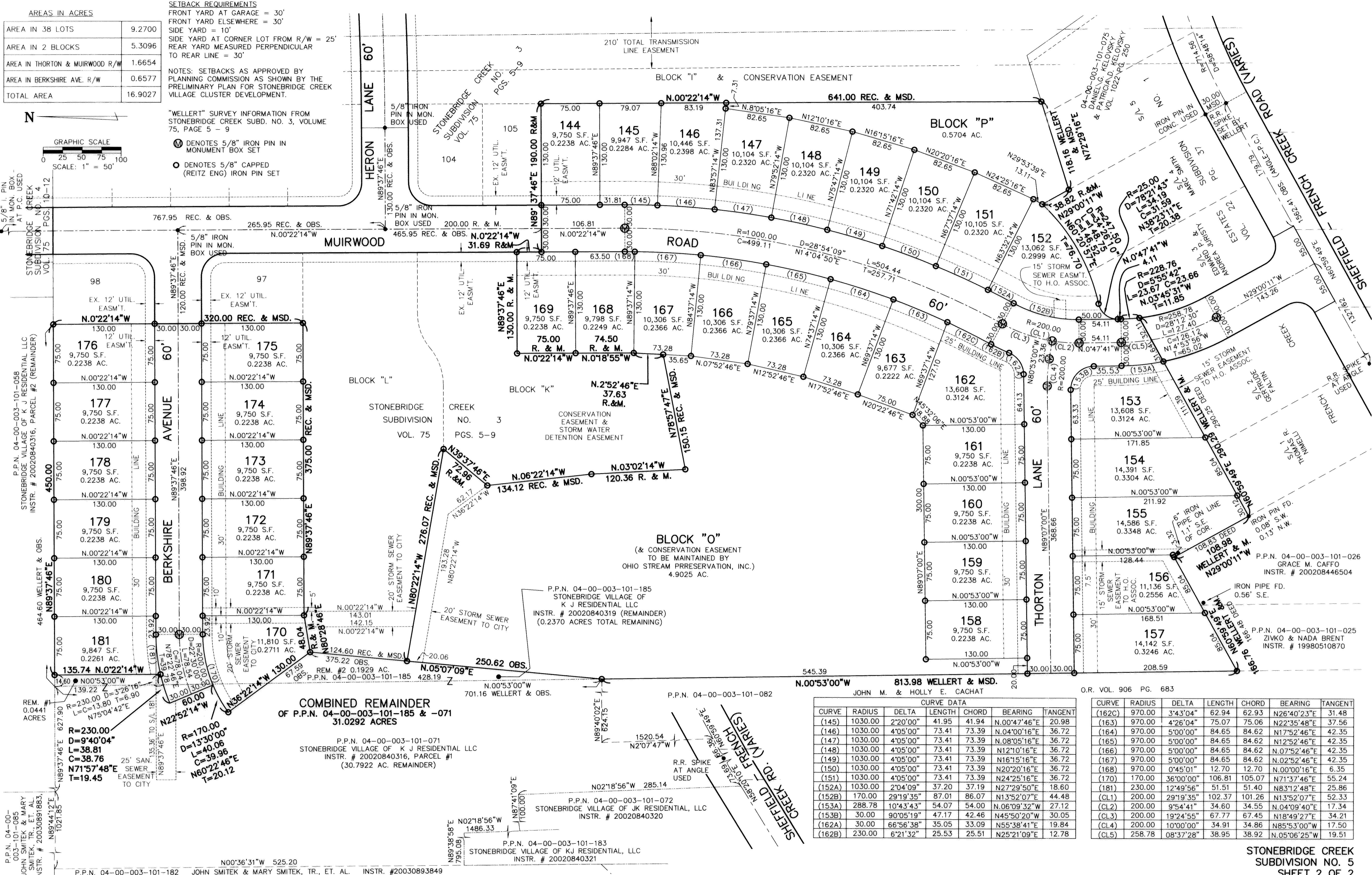
P.P.N. 04-00-003-101-025  
 ZIVKO & NADA BRENT  
 INSTR. # 19980510870

P.P.N. 04-00-003-101-185  
 REM. #2 0.1929 AC.  
 P.P.N. 04-00-003-101-185  
 428.19

P.P.N. 04-00-003-101-072  
 STONEBRIDGE VILLAGE OF JK RESIDENTIAL, LLC  
 INSTR. # 20020840320

P.P.N. 04-00-003-101-183  
 STONEBRIDGE VILLAGE OF KJ RESIDENTIAL, LLC  
 INSTR. # 20020840321

P.P.N. 04-00-003-101-182  
 JOHN SMITEK & MARY SMITEK, TR., ET. AL.  
 INSTR. # 20030893849



CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	TANGENT
(145)	1030.00	2°20'00"	41.95	41.94	N.00°47'46"E	20.98
(146)	1030.00	4°05'00"	73.41	73.39	N.04°00'16"E	36.72
(147)	1030.00	4°05'00"	73.41	73.39	N.08°05'16"E	36.72
(148)	1030.00	4°05'00"	73.41	73.39	N12°10'16"E	36.72
(149)	1030.00	4°05'00"	73.41	73.39	N16°15'16"E	36.72
(150)	1030.00	4°05'00"	73.41	73.39	N20°20'16"E	36.72
(151)	1030.00	4°05'00"	73.41	73.39	N24°25'16"E	36.72
(152A)	1030.00	2°04'09"	37.20	37.19	N27°29'50"E	18.60
(152B)	170.00	29°19'35"	87.01	86.07	N13°52'07"E	44.48
(153A)	288.78	10°43'43"	54.07	54.00	N.06°09'32"W	27.12
(153B)	30.00	90°05'19"	47.17	42.46	N45°50'20"W	30.05
(162A)	30.00	66°56'38"	35.05	33.09	N55°38'41"E	19.84
(162B)	230.00	6°21'32"	25.53	25.51	N25°21'09"E	12.78

O.R. VOL. 906 PG. 683

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	TANGENT
(162C)	970.00	3°43'04"	62.94	62.93	N26°40'23"E	31.48
(163)	970.00	4°26'04"	75.07	75.06	N22°35'48"E	37.56
(164)	970.00	5°00'00"	84.65	84.62	N17°52'46"E	42.35
(165)	970.00	5°00'00"	84.65	84.62	N12°52'46"E	42.35
(166)	970.00	5°00'00"	84.65	84.62	N.07°52'46"E	42.35
(167)	970.00	5°00'00"	84.65	84.62	N.02°52'46"E	42.35
(168)	970.00	0°45'01"	12.70	12.70	N.00°00'16"E	6.35
(170)	170.00	36°00'00"	106.81	105.07	N71°37'46"E	55.24
(181)	230.00	12°49'56"	51.51	51.40	N83°12'48"E	25.86
(CL1)	200.00	29°19'35"	102.37	101.26	N13°52'07"E	52.33
(CL2)	200.00	9°54'41"	34.60	34.55	N.04°09'40"E	17.34
(CL3)	200.00	19°24'55"	67.77	67.45	N18°49'27"E	34.21
(CL4)	200.00	10°00'00"	34.91	34.86	N85°53'00"W	17.50
(CL5)	258.78	08°37'28"	38.95	38.92	N.05°06'25"W	19.51

TAX MAP DEPT. COPY #03-00666