

STONEBRIDGE CREEK SUBDIVISION NO. 6

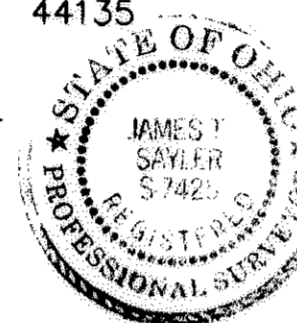
OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 3,
NOW IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO.

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "STONEBRIDGE CREEK SUBDIVISION NO. 6" AS SHOWN HEREON AND CONTAINING 9.4032 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
REVISED SETBACKS 3/12/03
REVISED EASEMENTS 12/24/03

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

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. 6, A SUBDIVISION OF LOTS 182 TO 219 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS RENWOOD AVENUE, CONRAD STREET AND CHELSEA STREET. WE GRANT ALL EASEMENTS INDICATED AS BEING "TO CITY" FOR SEWERS 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.

Arion Wallace/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.

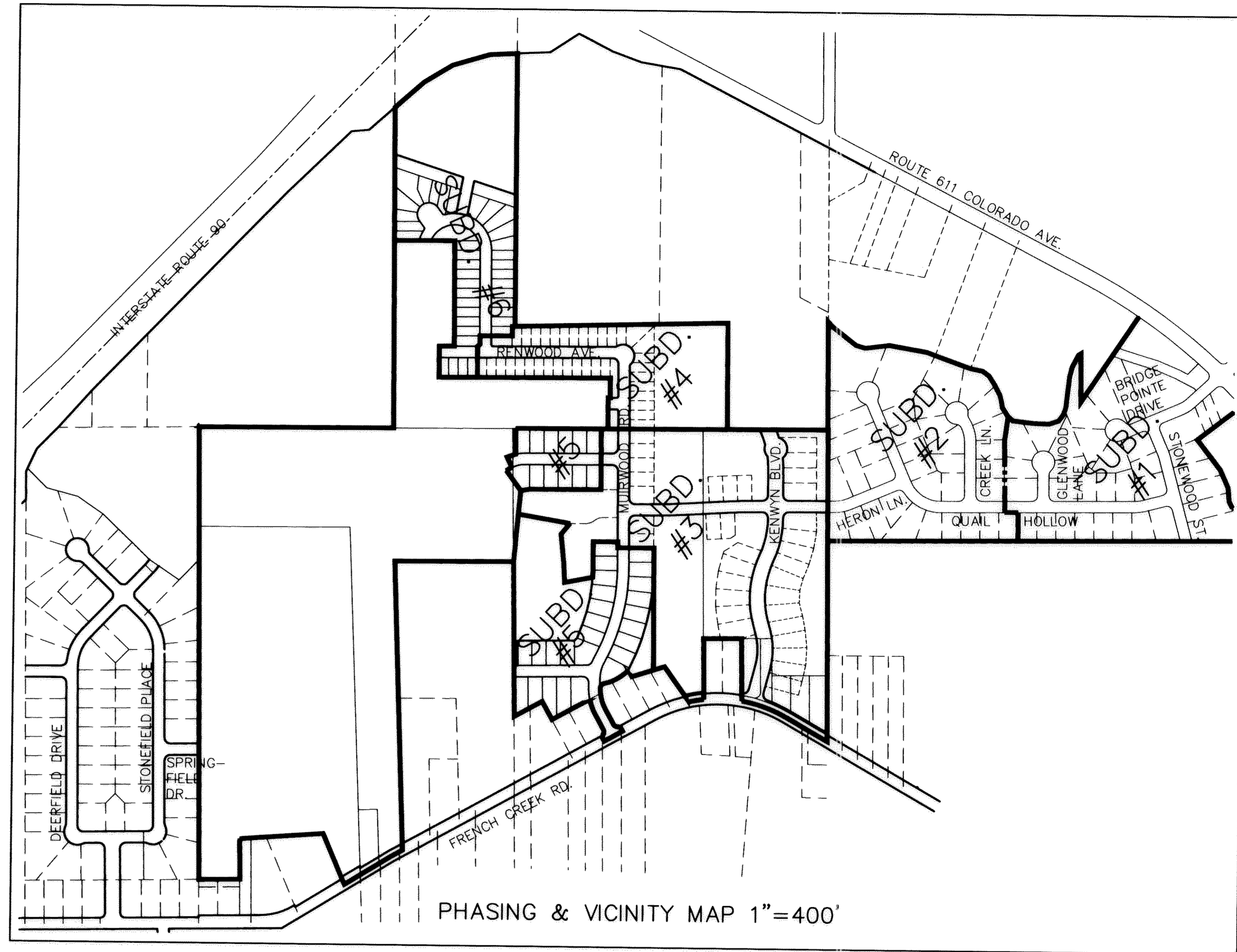
Arion Wallace/Elliott

STONEBRIDGE VILLAGE OF K J RESIDENTIAL L.L.C.

Robert J. Calkins 2-17-04
CENTURYTEL

Jim Demple 2-17-04
THE ILLUMINATING COMPANY

Robert J. Calkins 2-18-04
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: *Arion Wallace/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

Shea 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.

Michael P. ...
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 29th DAY OF February, 2004.

Carey ...
PLANNING COMMISSION
CHAIRPERSON

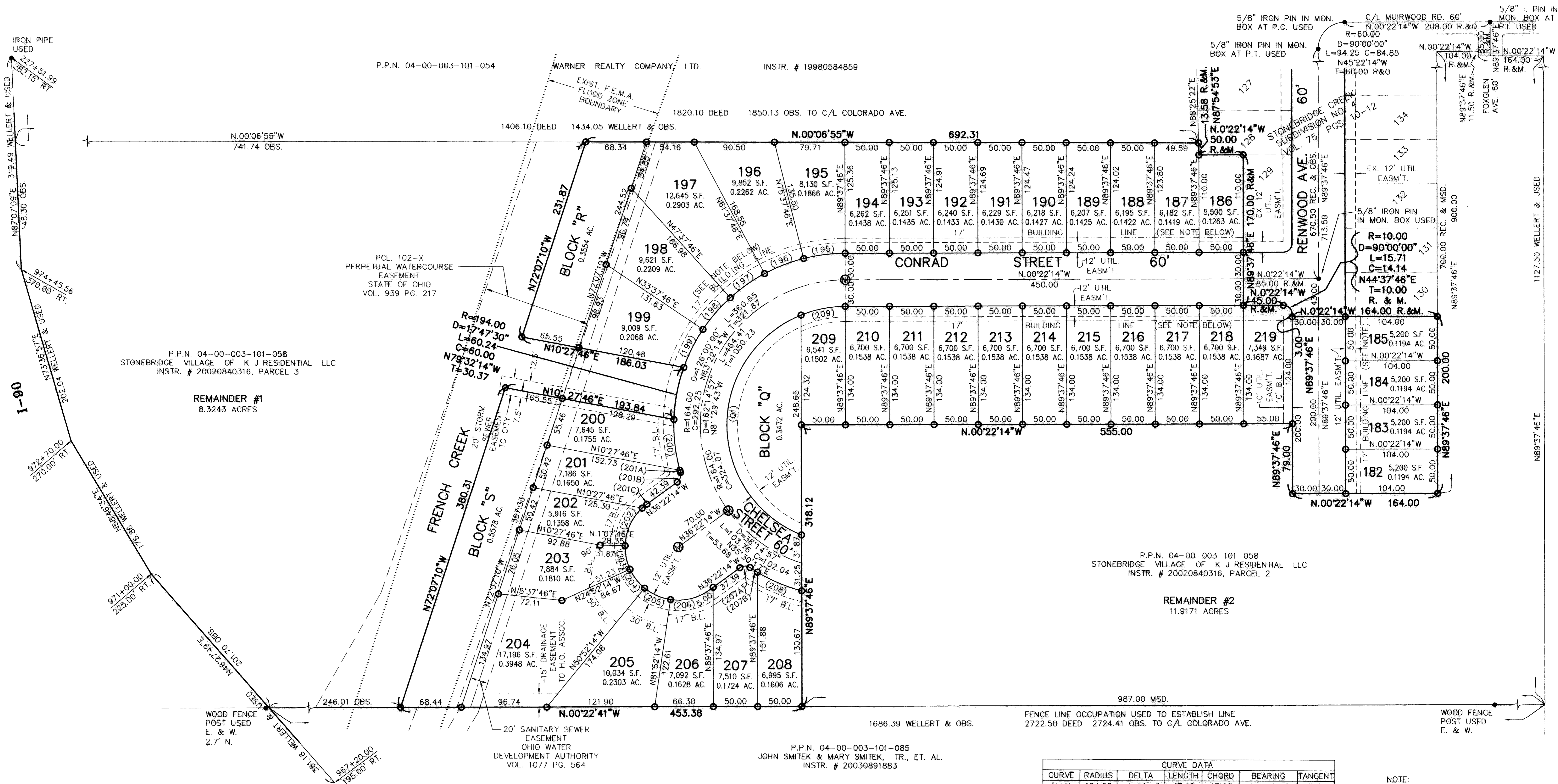
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 29th DAY OF February, 2004. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Larry J. Hookstra II
COUNCIL PRESIDENT

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
MAR 19 2004
70187 JP

AREAS IN ACRES	
AREA IN 38 LOTS	6.3589
AREA IN 3 BLOCKS	1.2604
AREA IN STREETS	1.7839
TOTAL AREA	9.4032

STONEBRIDGE CREEK
SUBDIVISION NO. 6
SHEET 1 OF 2



P.P.N. 04-00-003-101-054 WARNER REALTY COMPANY, LTD. INSTR. # 19980584859

P.P.N. 04-00-003-101-058
STONEBRIDGE VILLAGE OF K J RESIDENTIAL LLC
INSTR. # 20020840316, PARCEL 3

REMAINDER #1
8.3243 ACRES

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

REMAINDER #2
11.9171 ACRES

P.P.N. 04-00-003-101-085
JOHN SMITEK & MARY SMITEK, TR., ET. AL.
INSTR. # 20030891883

SETBACK REQUIREMENTS

FRONT YARD AT GARAGE = 20'
FRONT YARD ELSEWHERE = 17'
SIDE YARD = 5'
SIDE YARD AT CORNER LOT FROM R/W = 10'
REAR YARD MEASURED PERPENDICULAR TO REAR LINE = 20'

NOTE: SETBACKS INDICATED EXCEED THOSE APPROVED BY PLANNING COMMISSION AS SHOWN BY THE PRELIMINARY PLAN FOR STONEBRIDGE CREEK VILLAGE CLUSTER DEVELOPMENT.

CURVE DATA						
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	TANGENT
(195)	194.00	14°00'00"	47.40	47.29	N.07°22'14"W	23.82
(196)	194.00	14°00'00"	47.40	47.29	N21°22'14"W	23.82
(197)	194.00	14°00'00"	47.40	47.29	N35°22'14"W	23.82
(198)	194.00	14°00'00"	47.40	47.29	N49°22'14"W	23.82
(199)	194.00	14°16'15"	48.32	48.19	N63°30'22"W	24.29
(200)	194.00	17°05'23"	57.86	57.65	N83°01'19"E	29.15
(201A)	194.00	0°46'47"	2.64	2.64	N74°05'15"E	1.32
(201B)	10.00	69°55'55"	12.21	11.46	N71°20'12"W	6.99
(201C)	60.00	6°41'14"	7.00	7.00	N39°42'51"W	3.51
(202)	60.00	45°48'46"	47.98	46.71	N65°57'51"W	25.35
(203)	60.00	26°00'00"	27.23	26.99	N78°07'46"E	13.85
(204)	60.00	26°00'00"	27.23	26.99	N52°07'46"E	13.85
(205)	60.00	31°00'00"	32.46	32.07	N23°37'46"E	16.64
(206)	60.00	44°30'00"	46.60	45.44	N14°07'14"W	24.55
(207A)	10.00	69°55'55"	12.21	11.46	N.01°24'17"W	6.99
(207B)	194.00	2°54'12"	9.83	9.83	N32°06'34"E	4.92
(208)	194.00	16°05'35"	54.49	54.31	N22°36'41"E	27.43
(209)	134.00	21°54'33"	51.24	50.93	N11°19'31"W	25.94
(Q1)	134.00	136°10'55"	318.49	248.64	N89°37'46"E	333.18

NOTE:

"WELLERT" SURVEY INFORMATION FROM STONEBRIDGE CREEK SUBD. NO. 4, VOLUME 75, PAGE 10-12

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STONEBRIDGE CREEK SUBDIVISION NO. 6
SHEET 2 OF 2

NOTE:

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

