STONEBRIAR SUBDIVISION

BEING A SUBDIVISION OF A 18.6815 ACRE PARCEL OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 13 & 24 NOW IN THE CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - STATE OF OHIO

ACCEPTANCE AND DEDICATION

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOT NUMBERS 13 AND 24, CONTAINING 18.6815 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO WHITLATCH AND CO. AND DESCRIBED IN DEED RECORDED IN DEED BOOK PAGE DOCUMENT \$ 20020373451

THE UNDERSIGNED WHITLATCH AND CO. HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "STONEBRIAR SUBDIVISION" A SUBDIVISION OF LOTS 1 THROUGH 37, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEROF, THE UNDERSIGNED HAVE HERETO SET THEIR HANDS THIS 30

SURVEYED AND PLATTED BY POLARIS ENGINEERING AND SURVEYING, INC. CIVIL ENGINEERS AND SURVEYORS.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT.

DIMENSIONS ON CURVES ARE ARC MEASUREMENTS.

LAMIN IMPLANT

REGISTERED SURVEYOR NO. 7087

STATE OF OHIO SUMMIT) COUNTY OF LORAIN-)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED WILLIAM C. WHITLATCH, PRESIDENT, WHITLATCH AND CO., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

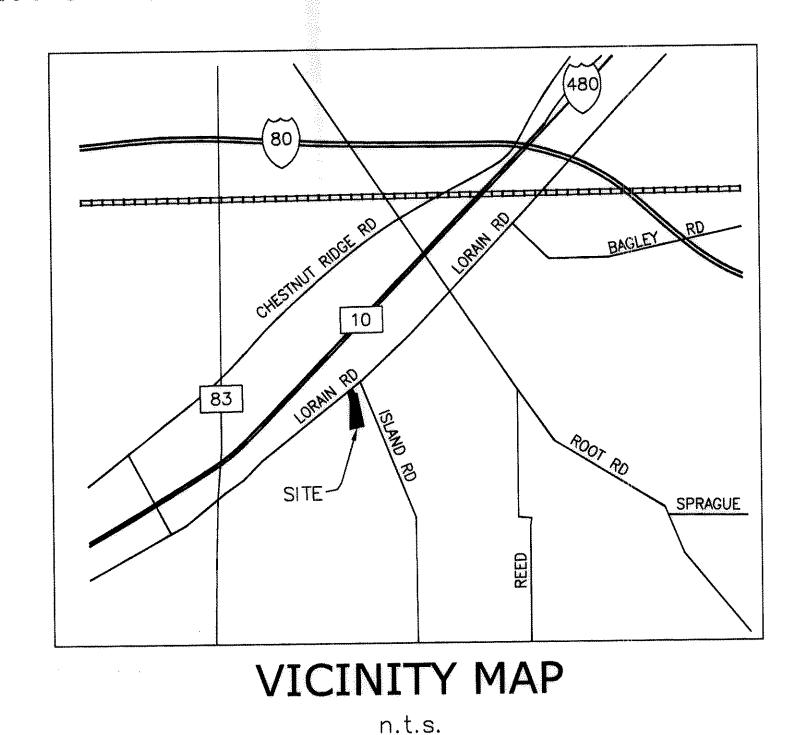
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ______ DAY



AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN STONEBRIAR SUBDIVISION CERTAIN AREAS OF LAND DESIGNATED AS OPEN SPACE "A" & "B" AND BLOCK "A" FOR STORMWATER MANAGEMENT AND LANDSCAPING. SAID OPEN SPACE AND BLOCK AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN STONEBRIAR SUBDIVISION AS MORE FULLY PROVIDED IN THE "STONEBRIAR DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME _____ PAGE _____ OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF NORTH RIDGEVILLE, OHIO EDISON, ALLTEL TELEPHONE COMPANY, COLUMBIA GAS, AND AT&T BROADBAND, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, 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 GRANTEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AND DOES HEREBY GRANT UNTO THE CITY OF NORTH RIDGEVILLE "DRAINAGE EASEMENTS" AND OPEN SPACE AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE AND ROADWAY EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.



MORTGAGE RELEASE

BE IT KNOWN THAT MORTGAGE OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN VOLUME _____, PAGE _____ OF LORAIN COUNTY RECORD OF

LORAIN ROAD 60 FEET IN WIDTH AND STONEBRIAR LANE 60 FEET IN WIDTH AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF WAR WALL HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY COMMISSION THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT WALL OHIO, THIS DAY OF WALL 2004.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

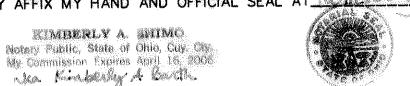
Vice From idan," LINER A. CORNELL STATE OF OHIO)

SUMMIT COUNTY OF LORAIN-) BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED AND THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HER FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY.

No. Kinderly A Booth.

IN TESTIMONY WHEREOF, I HAVE HEREBY AFFIX MY HAND AND OFFICIAL SEAL AT THE TOTAL OF A 2004. TIMENTA MINC

NOTARY PUBLIC



NORTH RIDGEVILLE APPROVALS

WITHIN THE CITY OF NORTH RIDGEVILLE APPROVED THIS 18 th DAY OF AUGUST, 2004

OFFICIAL) CITY PLANNING

APPROVED THIS 197 DAY OF AUGUST, 2004

MAYOR (OR DESIGNATED REPRESENTANTIVE OF COUNCIL

APPROVED THIS _15th DAY OF August, 2004-

APPROVED THIS _____ DAY OF _____, 20____

LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 20___ AT ______M.

RECORDED THIS _____ DAY OF _____, 20___ IN PLAT BOOK _____, PAGE NO. _____

LORAIN COUNTY AUDITOR

UTILITY APPROVALS

OHIO EDISON COMPANY

THIS PLAT IS APPROVED THIS _____ DAY OF _________, 2004.

COLUMBIA GAS

THIS PLAT IS APPROVED THIS 30 DAY OF 1004. PRINT LARGE V V VENEZ SEE AT&T BROADBAND - CONTINUES

SUBDIVISION AREA TABULATION

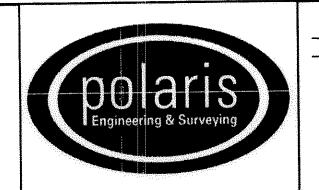
14.3034 ACRES SUBLOT AREA

BLOCK "A" B B'C 1.5599 ACRES 2,9526 ACRES 18,6159 ACRES RIGHT-OF-WAY TOTAL AREA



DATE: May 25, 20	CH'K'D	BY	D.A.TE	
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STONEBRIAR SUBDIVISION CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO



POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com

RECORD PLAT

CONTRACT No.					
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