

STONEBRIDGE CREEK SUBDIVISION NO. 7

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. 7" AS SHOWN HEREON AND CONTAINING 15.8062 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'
OCTOBER, 2003



THE HENRY G. REITZ ENGINEERING COMPANY

[Signature]

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. 7, A SUBDIVISION OF LOTS 220 TO 257 AND BLOCKS "T" TO "X" INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS CHELSEA STREET, BERKSHIRE AVENUE, AND MELGROVE LANE. 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.

[Signature]

STONEBRIDGE VILLAGE OF K J RESIDENTIAL L.L.C.
by KJ Residential Limited, Manager, by Adrian Wallace Elliott
authorized signatory

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, (UNLESS NOTED OTHERWISE) 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 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]

STONEBRIDGE VILLAGE OF K J RESIDENTIAL L.L.C.
by KJ Residential Limited, Manager, by Adrian Wallace Elliott
authorized signatory

[Signature]
CENTURYTEL

[Signature]
COLUMBIA GAS OF OHIO

[Signature]
THE ILLUMINATING COMPANY

[Signature]
ADELPHIA

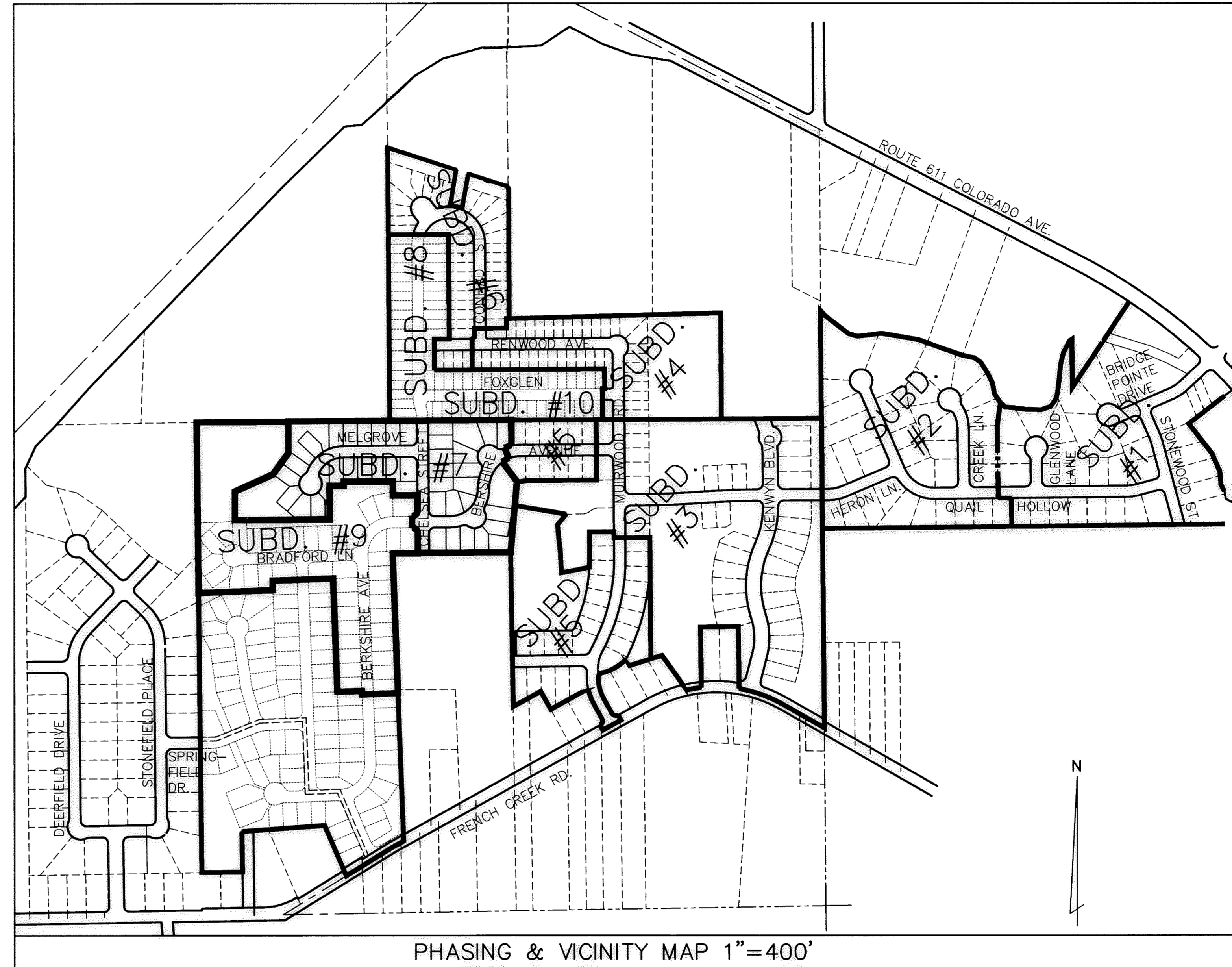
COUNTY OF LORAIN)
STATE OF OHIO) SS

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: *[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 Avon, OHIO THIS 31st DAY OF May, 2005.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES November 2, 2005



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 6th DAY OF July, 2005.

[Signature]
CITY ENGINEER
MICHAEL C. BRAMHALL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11th DAY OF July, 2005.

[Signature]
PLANNING COMMISSION CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS _____ DAY OF _____, 20____. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

[Signature]
COUNCIL PRESIDENT
LARRY HOEKSTRA II

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-220
OHIO REVENUE CODE

JUL 19 2005

MARK R. STEWART
LORAIN COUNTY AUDITOR

AREAS IN ACRES

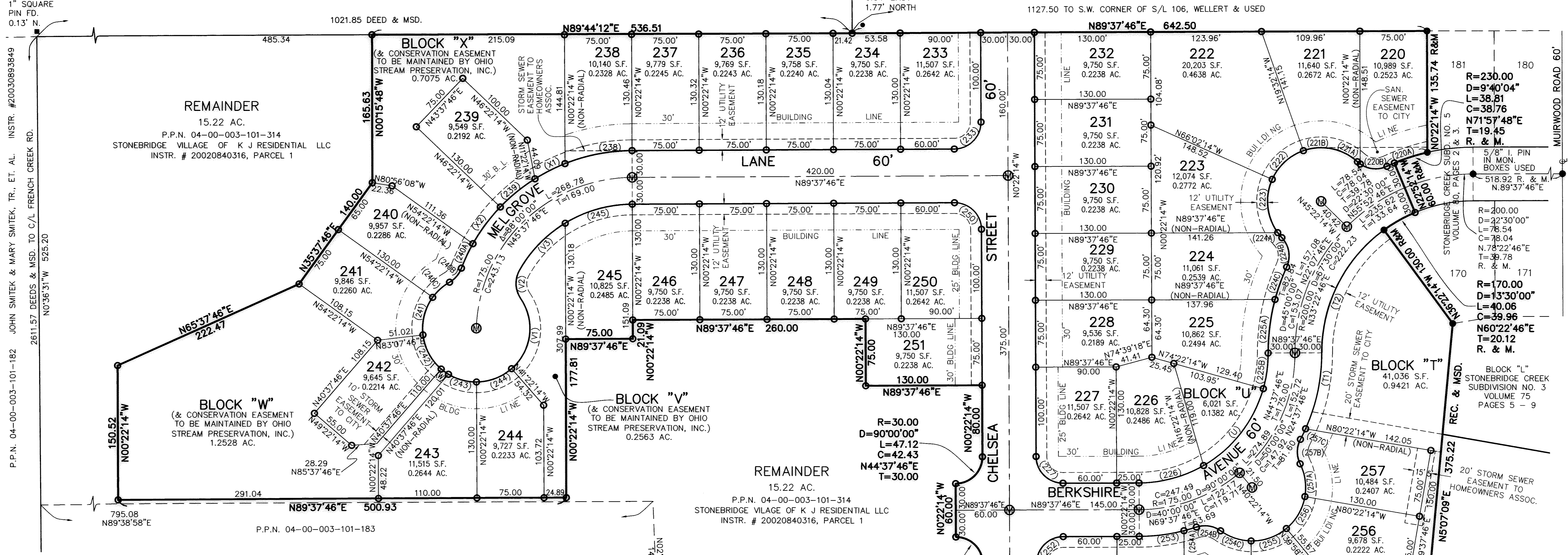
AREA IN 38 LOTS	9.2385
AREA IN 5 BLOCKS	3.2969
AREA IN STREETS	3.2708
TOTAL AREA	15.8062

REVISIONS	12/16/03	REV. PER 12/2 & 12/4 MEMOS & 12/9 MEETING	STONEBRIDGE CREEK SUBD. NO. 7 PLAT	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 FAX: 251-5149
	5/4/05	REV. PER REVIEW BY COUNTY TAX MAP DEPT.		
			1	2

1" SQUARE PIN FD. 0.13' N.
 INSTR. #20030893849
 JOHN SMITEK & MARY SMITEK, TR., ET. AL.
 P.P.N. 04-00-003-101-182
 2611.57 DEEDS & MSD. TO C/L FRENCH CREEK RD.
 N0°36'31"W 525.20

P.P.N. 04-00-003-101-085
 K J DER AVON LLC
 INSTR. # 20050060517

P.P.N. 04-00-003-101-319
 STONEBRIDGE VILLAGE OF K J RESIDENTIAL, LLC
 INSTR. # 20020840316, PARCEL 2, REMAINDER



CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	TANGENT
220A	230.00	11°55'54"	47.90	47.81	N70°49'53"E	24.04
220B	30.00	59°40'58"	31.25	29.86	N85°17'35"W	17.21
221A	30.00	7°49'48"	4.10	4.10	N51°32'12"W	2.05
221B	60.00	61°54'56"	64.84	61.73	N78°34'46"E	35.99
222	60.00	46°30'00"	48.69	47.37	N47°12'46"E	25.78
223	60.00	60°01'08"	62.85	60.02	N6°02'48"W	34.65
224A	60.00	7°03'48"	7.40	7.39	N39°35'16"W	3.70
224B	30.00	67°30'46"	35.35	33.34	N9°21'47"W	20.05
224C	230.00	9°38'32"	38.71	38.66	N19°34'20"E	19.40
225A	230.00	15°07'18"	60.70	60.53	N7°11'25"E	30.53
225B	145.00	16°00'00"	40.49	40.36	N7°37'46"E	20.38
226	145.00	29°53'36"	75.65	74.80	N74°40'58"E	38.71
227	30.00	90°00'00"	47.12	42.43	N45°22'14"W	30.00
233	30.00	90°00'00"	47.12	42.43	N44°37'46"E	30.00
238	205.00	21°27'38"	76.78	76.34	N78°53'57"E	38.85
239	205.00	14°02'00"	50.21	50.08	N50°38'46"E	25.23
240A	205.00	8°33'26"	30.62	30.59	N24°56'55"E	15.34
240B	30.00	39°22'16"	20.61	20.21	N40°21'20"E	10.73
240C	60.00	24°24'42"	25.56	25.37	N47°50'07"E	12.98

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	TANGENT
241	60.00	42°30'00"	44.51	43.49	N14°22'46"E	23.33
242	60.00	42°30'00"	44.51	43.49	N28°07'14"W	23.33
243	60.00	31°24'22"	32.89	32.48	N74°40'03"W	16.87
244	60.00	41°00'00"	42.94	42.02	N69°07'46"E	22.43
245	145.00	31°08'50"	78.83	77.86	N74°03'21"E	40.41
250	30.00	90°00'00"	47.12	42.43	N45°22'14"W	30.00
252	30.00	90°00'00"	47.12	42.43	N44°37'46"E	30.00
253	205.00	14°07'01"	50.51	50.38	N82°34'16"E	25.38
254A	205.00	4°03'40"	14.53	14.53	N73°28'56"E	7.27
254B	30.00	54°15'06"	28.41	27.36	N81°25'21"W	15.37
254C	60.00	34°49'30"	36.47	35.91	N71°42'33"W	18.82
255	60.00	40°49'34"	42.75	41.85	N70°27'55"E	22.33
256	60.00	40°25'22"	42.33	41.46	N29°50'27"E	22.09
257A	60.00	36°04'24"	37.78	37.16	N8°24'26"W	19.54
257B	30.00	54°15'06"	28.41	27.36	N0°40'55"E	15.37
257C	205.00	3°41'02"	13.18	13.18	N25°57'57"E	6.59
T1	205.00	24°29'40"	87.64	86.97	N11°52'36"E	44.50
T2	170.00	54°00'00"	160.22	154.36	N26°37'46"E	86.62
U	145.00	44°06'24"	111.62	108.89	N37°40'58"E	58.74
V1	60.00	82°57'02"	86.87	79.48	N7°09'15"E	53.04
V2	30.00	63°18'10"	33.15	31.48	N2°40'11"W	18.49
V3	145.00	29°30'02"	74.66	73.84	N43°43'55"E	38.18
W	60.00	9°35'38"	10.05	10.04	N54°10'03"W	5.04
X1	205.00	10°30'22"	37.59	37.54	N62°54'57"W	18.85
X2	205.00	14°24'08"	51.53	51.39	N36°25'42"E	25.90

NOTES:
 (M) DENOTES 5/8" IRON PIN IN MONUMENT BOX SET
 (O) DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET
 (●) DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND OR AS OTHERWISE NOTED

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

GRAPHIC SCALE
 SCALE: 1" = 50'

AREAS IN ACRES	
AREA IN 38 LOTS	9.2385
AREA IN 5 BLOCKS	3.2969
AREA IN STREETS	3.2708
TOTAL AREA	15.8062

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'

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

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