

STONEBRIDGE CREEK SUBDIVISION NO. 8

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. 8" AS SHOWN HEREON AND CONTAINING 6.3959 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

J.T.S.

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. 8, A SUBDIVISION OF LOTS 258 TO 288 INCLUSIVE AND BLOCK "X", AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS CHELSEA STREET, RENWOOD AVENUE AND FOXGLEN AVENUE. 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.

Adrian Wallner Elliott
STONEBRIDGE VILLAGE OF K J RESIDENTIAL L.L.C.
By KJ Residential Limited Manager, By Adrian Wallner 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.

Adrian Wallner Elliott
STONEBRIDGE VILLAGE OF K J RESIDENTIAL L.L.C.
By KJ Residential Limited Manager, By Adrian Wallner Elliott
Authorized Signatory

Michael C. Bramhall
CENTURYTEL

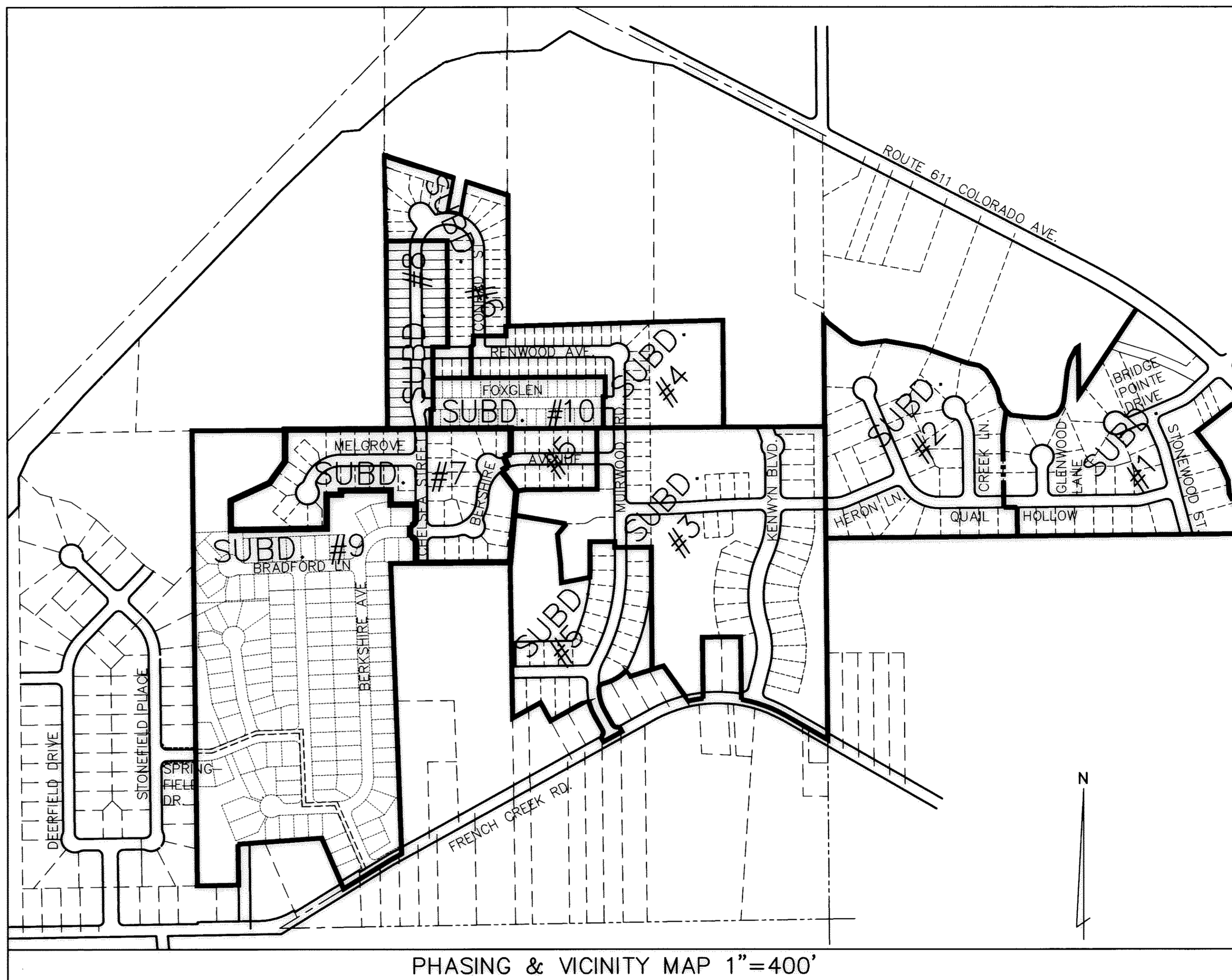
David Suen
COLUMBIA GAS OF OHIO

Michael C. Bramhall
THE ILLUMINATING COMPANY

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: *Adrian Wallner 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 31st DAY OF May, 2005
Elmer R. Young
NOTARY PUBLIC
MY COMMISSION EXPIRES November 2, 2005



APPROVALS

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

Michael C. Bramhall
CITY ENGINEER
MICHAEL C. BRAMHALL

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

Carolyn Witherspoon
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.

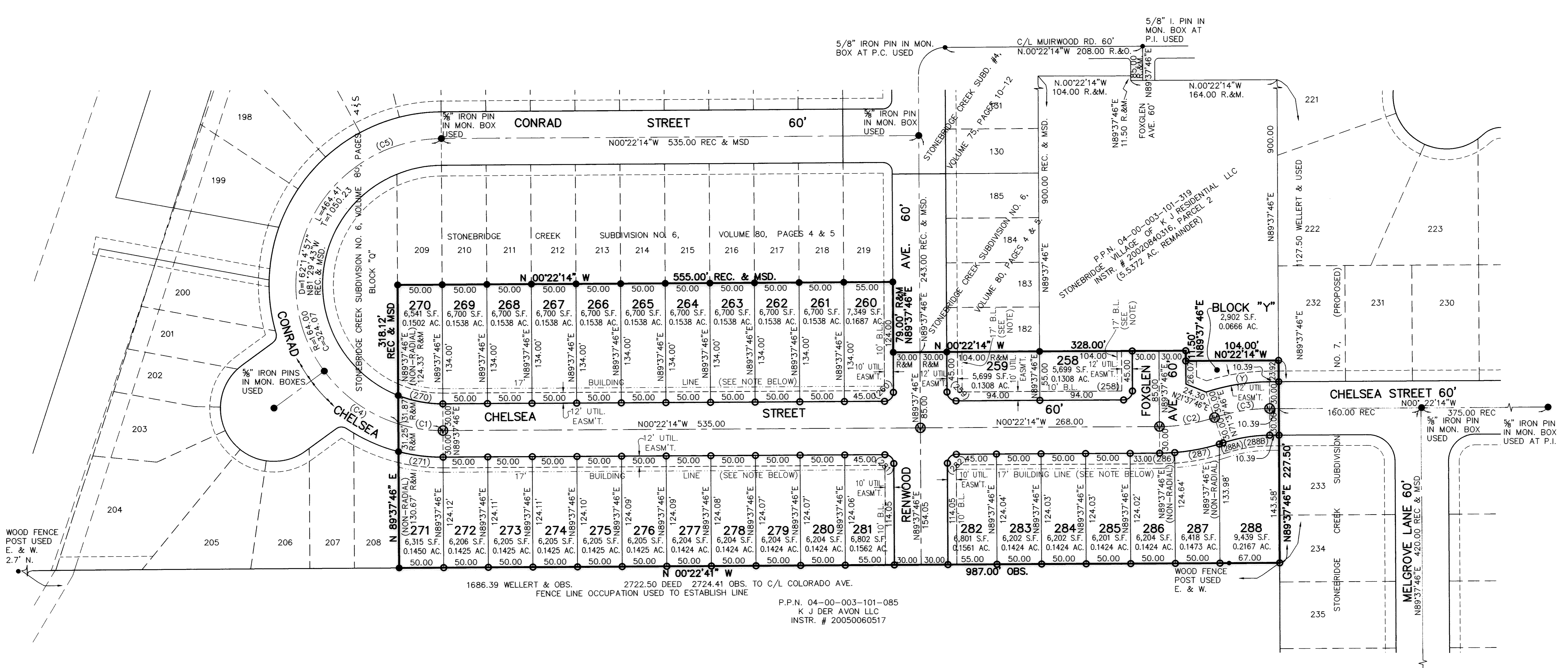
Larry Hoekstra II
COUNCIL PRESIDENT
LARRY HOEKSTRA II

AREAS IN ACRES

AREA IN 31 LOTS	4.6376
AREA IN 1 BLOCK	0.0666
AREA IN STREETS	1.6917
TOTAL AREA	6.3959

TRANSFERRED
JUL 19 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR
Reek Jmn

REVISIONS	12/16/03	REV. PER 12/2 & 12/4 MEMOS & 12/9 MEETING	STONEBRIDGE CREEK SUBD. NO. 8 PLAT	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 FAX: 251-5149
			1	2



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

CURVE DATA

(258) R=10.00 D=90°00'00" L=15.71 C=14.14 N45°22'14"W T=10.00	(259) R=10.00 D=90°00'00" L=15.71 C=14.14 N44°37'46"E T=10.00	(260) R=10.00 D=90°00'00" L=15.71 C=14.14 N45°22'14"W T=10.00	(270) R=134.00 D=21°54'32" L=51.24 C=50.93 N10°35'02"E T=25.94	(271) R=194.00 D=14°56'08" L=50.57 C=50.43 N07°05'50"E T=25.43
(281) R=10.00 D=90°00'00" L=15.71 C=14.14 N44°37'46"E T=10.00	(282) R=10.00 D=90°00'00" L=15.71 C=14.14 N45°22'14"W T=10.00	(286) R=230.00 D=4°14'20" L=17.02 C=17.01 N02°29'24"W T=8.51	(287) R=230.00 D=12°41'50" L=50.97 C=50.87 N10°57'29"W T=25.59	(288A) R=230.00 D=1°03'50" L=4.27 C=4.27 N17°50'19"W T=2.14
(288B) R=170.00 D=18°00'00" L=53.41 C=53.19 N09°22'14"W T=26.93	(C1) R=164.00 D=17°45'03" L=50.81 C=50.61 N08°30'17"E T=25.61	(C2) R=200.00 D=18°00'00" L=62.83 C=62.57 N09°22'14"W T=31.68	(C3) R=200.00 D=18°00'00" L=62.83 C=62.57 N09°22'14"W T=31.68	(C4) R=164.00 D=36°14'57" L=103.76 C=102.04 R. & M. T=53.68
(C5) R=164.00 D=126°00'00" L=360.65 C=292.25 N63°22'14"W T=321.87				

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

- NOTE:**
- DENOTES 5/8" IRON PIN IN MONUMENT BOX SET
 - DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET
 - DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND OR AS OTHERWISE NOTED

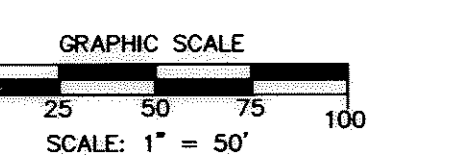
SETBACK REQUIREMENTS

FRONT YARD AT FRONT ENTRY 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.

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AREA IN 1 BLOCK	0.0666
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