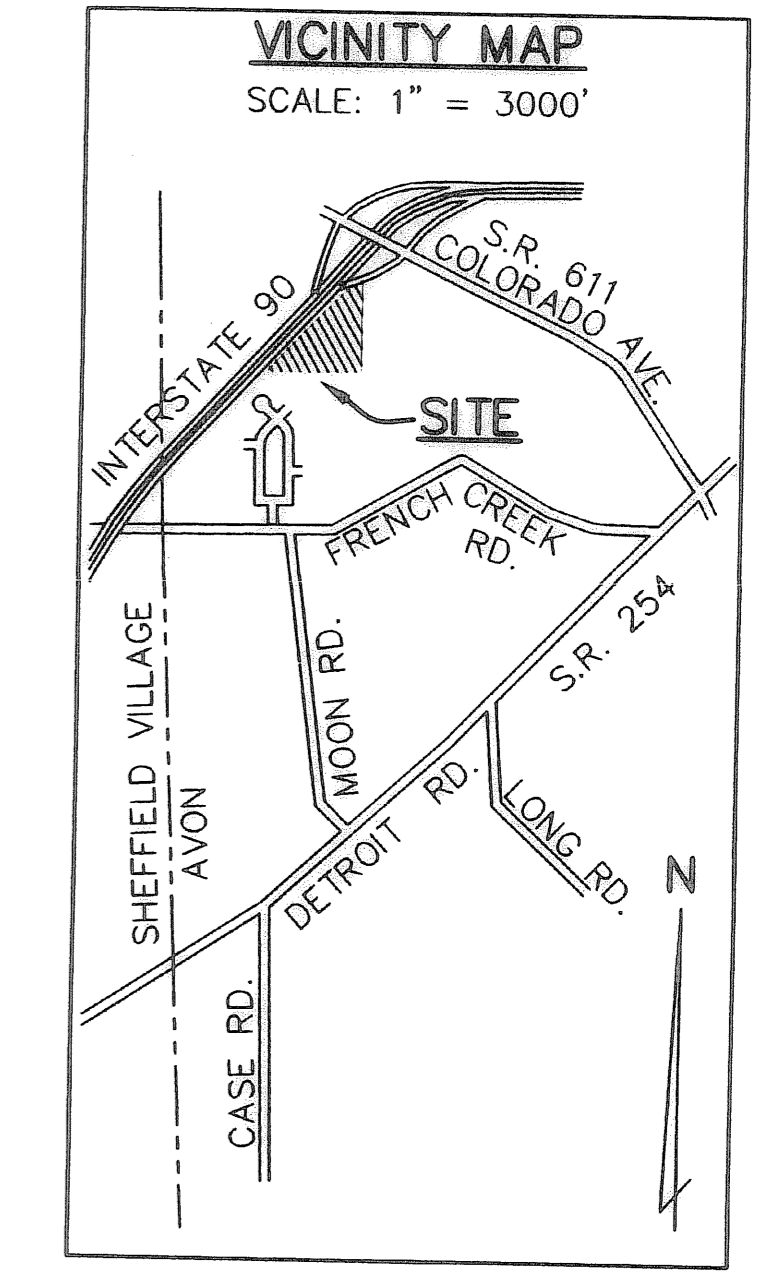
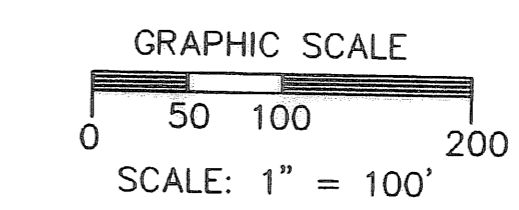


CURVE DATA

| | | | |
|---|--|--|---|
| (A) R=22.00' D=95°00'00" A=36.48' C=32.44' N42°52'14"W T=24.01' | (B) R=120.00' D=10°00'00" A=20.94' C=20.92' N85°22'14"W T=10.50' | (C) R=180.00' D=10°00'00" A=31.42' C=31.38' N85°22'14"W T=15.75' | (D) R=12.00' D=95°00'00" A=19.90' C=17.69' N52°07'46"E T=13.10' |
| (C1) R=150.00' D=10°00'00" A=26.18' C=26.15' N85°22'14"W T=13.12' | | | |

N
BEARINGS BASED ON
STONEBRIDGE CREEK
SUBDIVISION PLATS



ACREAGE BREAKDOWN

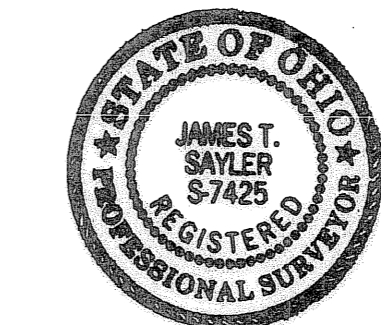
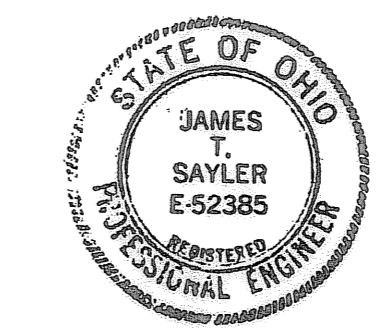
| | | |
|------------|-------------------|---------------|
| PARCEL "A" | 115,496 SQ. FT. | 2.6514 ACRES |
| REMAINDER | 1,465,548 SQ. FT. | 33.6444 ACRES |
| TOTAL SITE | 1,581,044 SQ. FT. | 36.2958 ACRES |

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED AND THAT THERE ARE NO ENCROACHMENTS ON ADJUTING PROPERTIES.

J.T.S.
JAMES T. SAYLER, P.E.
PROFESSIONAL ENGINEER NO. E-52385

J.T.S.
JAMES T. SAYLER
PROFESSIONAL SURVEYOR NO. S-7425



TRANSFERRED
IN COMPLIANCE WITH PUBLIC
OHIO REV. CODE
APR 14 2006
du of me
MARK R. STEWART
GRAIN COUNTY AUDITOR

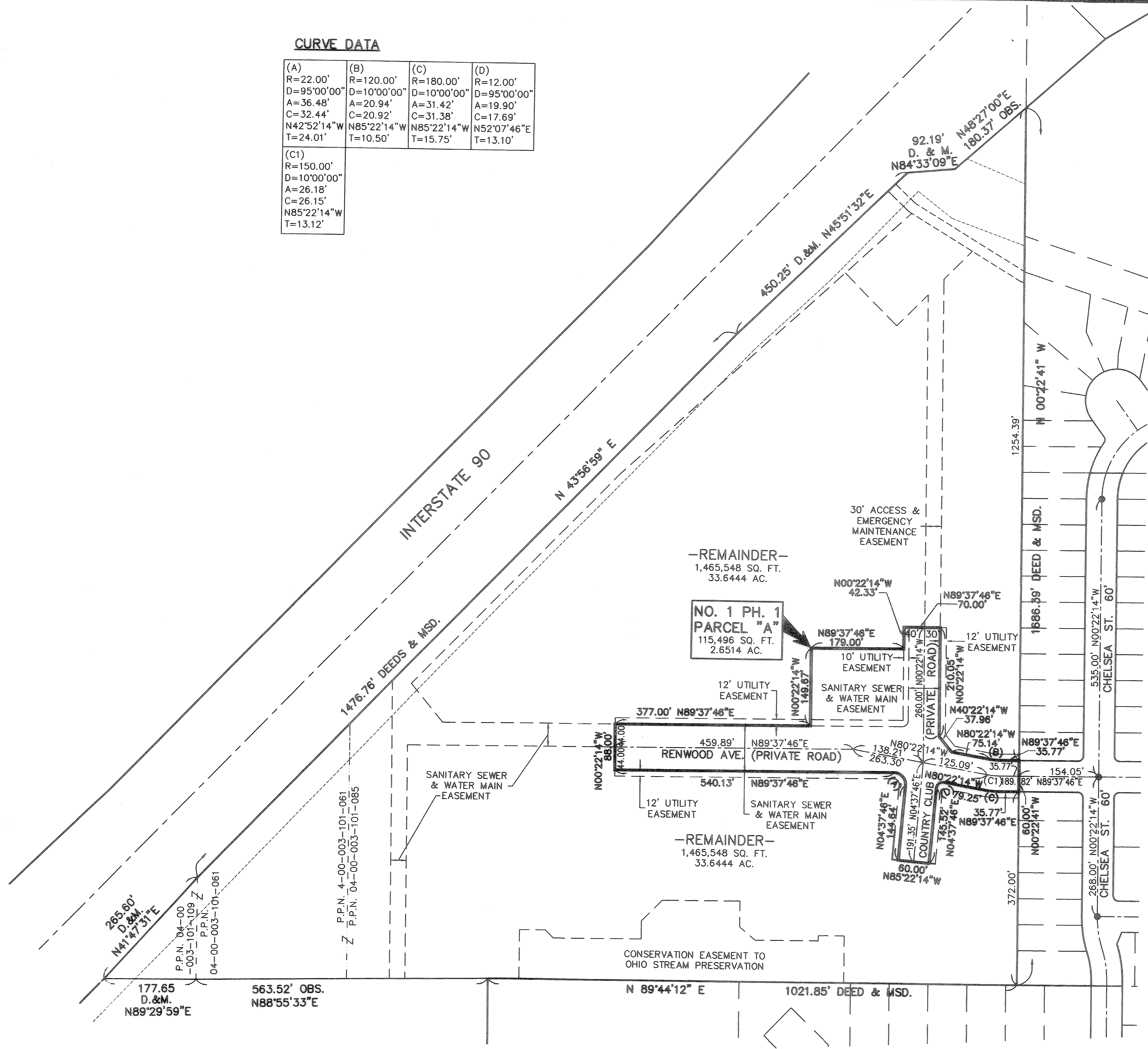
| | |
|--|-------|
| SHEET INDEX | SHEET |
| CONDO PHASE & REMAINDER | 1 |
| BUILDING LOCATIONS & BUILDING PICTURES | 2 |
| SURVEY & EASEMENT PLAT | 3 |

| | |
|-----------|--|
| 3/10/2006 | REVISED PER TAX MAP ROOM RED MARKED PLAN |
| | |
| | |
| | |
| | |

**CARMEL AT STONEBRIDGE
CONDOMINIUM NO. 1 PH. 1**
OF PART OF ORIGINAL AVON TOWNSHIP SECTION #3
CITY OF AVON, COUNTY OF LORAIN, OHIO

**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

1
3
DECEMBER
2005



137208

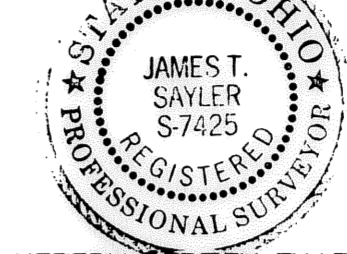
137208 # 2320

CARMEL AT STONEBRIDGE PHASE 1 SURVEY & EASEMENT PLAT

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 "CARMEL AT STONEBRIDGE PHASE 1" AS SHOWN HEREON AND CONTAINING 36.2843 AC. (6.8673 AC. IN PHASE 1) OF LAND IN ORIGINAL SECTION NO. 3 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED IRON PIN MONUMENTS WERE FOUND OR 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, OF WHICH I CERTIFY TO BE CORRECT.

SCALE 1" = 100'
SEPTEMBER, 2004



THE HENRY G. REITZ ENGINEERING COMPANY
BY *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 CARMEL AT STONEBRIDGE PHASE 1 EASEMENTS, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE THE EASEMENTS SHOWN HEREON. WE GRANT ALL EASEMENTS FOR SEWERS SHOWN HEREON TO PUBLIC USE. 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.

BY KJ-DERAVON LLC,

Arrien Wallner Elliott
Arrien 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, COLUMBIA GAS OF OHIO AND ADELPHIA, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT-OF-WAY IN WIDTH AS SHOWN HEREON UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE EASEMENT 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 LAWN 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 BUILDING UNITS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

KJ-DERAVON LLC,

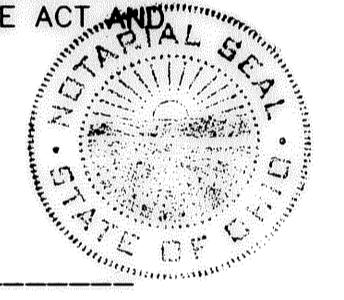
Arrien Wallner Elliott
Arrien Wallner Elliott, Authorized Signatory

COUNTY OF)
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR KJ-DERAVON LLC, BY Arrien Wallner Elliott, WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Rocky River, OHIO THIS 21st DAY OF September, 2005

Kelly G. Smolik
NOTARY PUBLIC
MY COMMISSION EXPIRES July 28, 2008



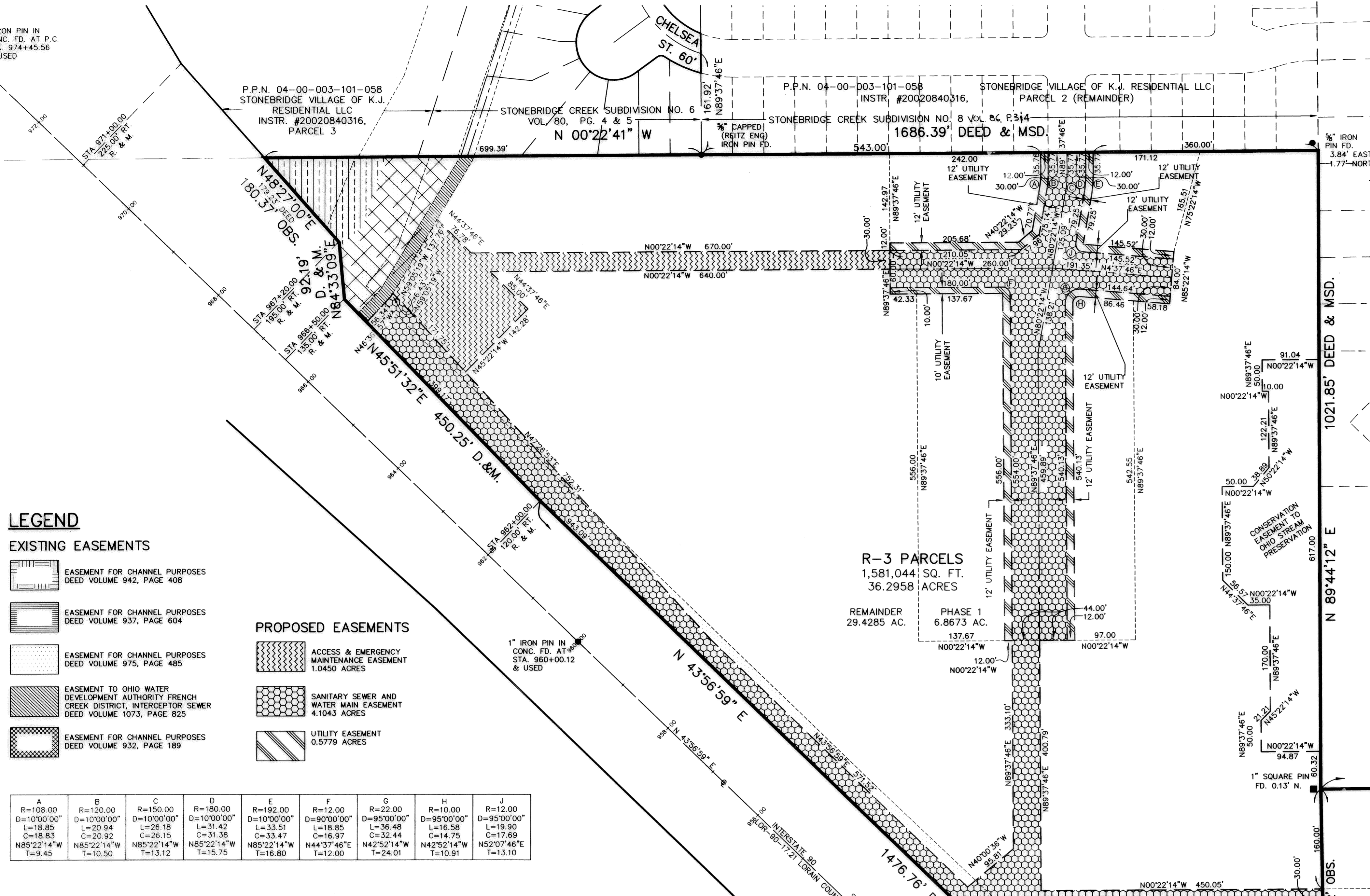
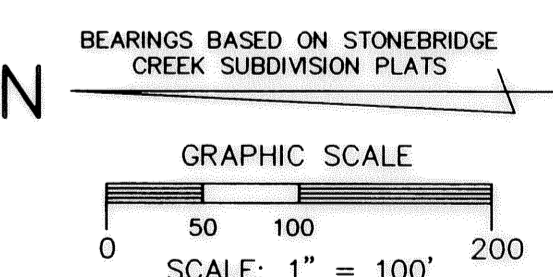
P.P.N. 04-00-003-101-071
STONEBRIDGE VILLAGE OF K.J. RESIDENTIAL LLC
INSTR. #20020840316, PARCEL 1 (REMAINDER)

P.P.N. 04-00-003-101-183
STONEBRIDGE VILLAGE OF K.J. RESIDENTIAL LLC
% CAPPED (REITZ ENG) INSTR. #20020840321
IRON PIN FD. 0.10' SOUTH

N00°36'31"W 701.25' DEED 700.70' OBS.

P.P.N. 04-00-003-101-182
JOHN & MARIAN R. SMITEK, CO-TR.
INSTR. #20030893849

R-1 PARCEL
458,182 SQ. FT.
10.5184 ACRES

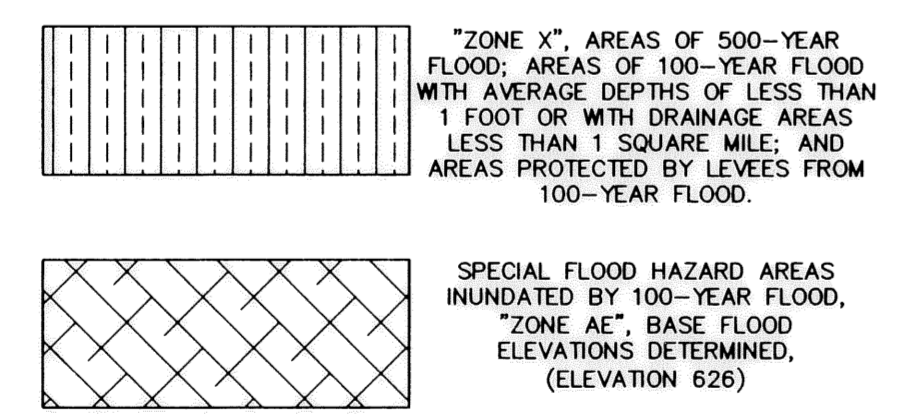
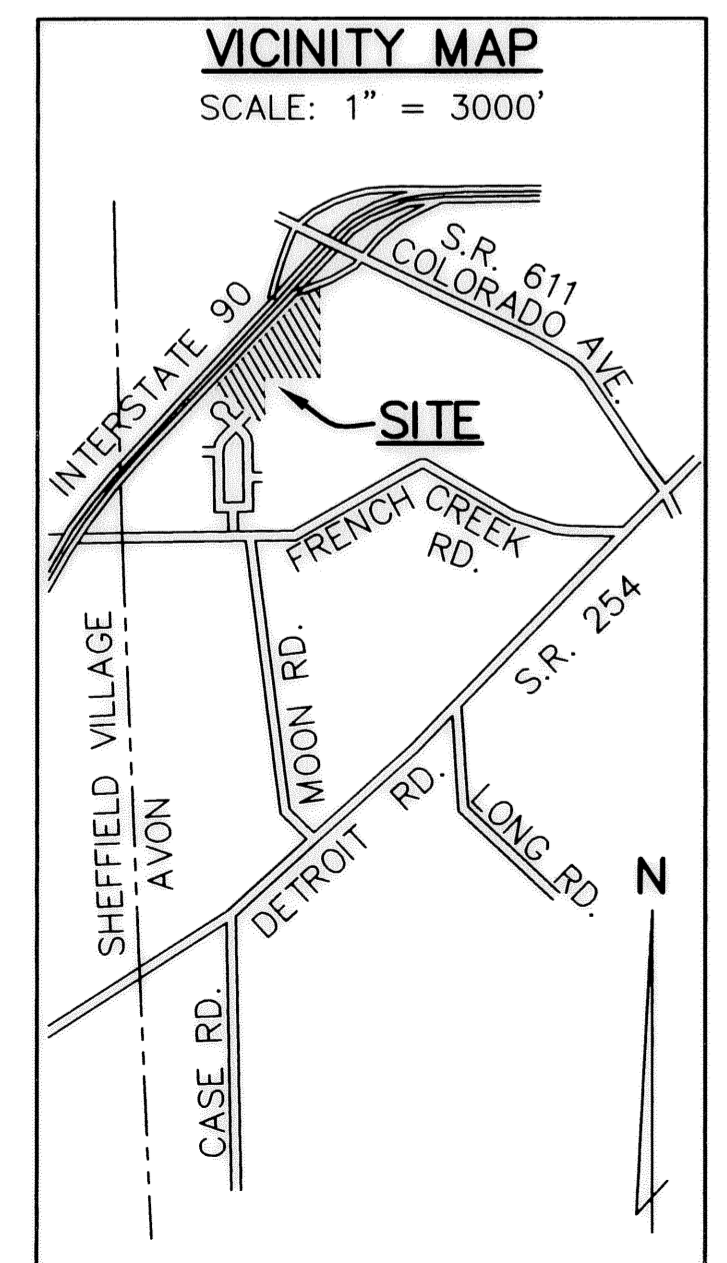


LEGEND

- EXISTING EASEMENTS**
- EASEMENT FOR CHANNEL PURPOSES DEED VOLUME 942, PAGE 408
 - EASEMENT FOR CHANNEL PURPOSES DEED VOLUME 937, PAGE 604
 - EASEMENT FOR CHANNEL PURPOSES DEED VOLUME 975, PAGE 485
 - EASEMENT TO OHIO WATER DEVELOPMENT AUTHORITY FRENCH CREEK DISTRICT, INTERCEPTOR SEWER DEED VOLUME 1073, PAGE 825
 - EASEMENT FOR CHANNEL PURPOSES DEED VOLUME 932, PAGE 189

- PROPOSED EASEMENTS**
- ACCESS & EMERGENCY MAINTENANCE EASEMENT 1.0450 ACRES
 - SANITARY SEWER AND WATER MAIN EASEMENT 4.1043 ACRES
 - UTILITY EASEMENT 0.5779 ACRES

| | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| A | B | C | D | E | F | G | H | J |
| R=108.00 | R=120.00 | R=150.00 | R=180.00 | R=192.00 | R=12.00 | R=22.00 | R=10.00 | R=12.00 |
| D=10'00'00" | D=10'00'00" | D=10'00'00" | D=10'00'00" | D=10'00'00" | D=90'00'00" | D=95'00'00" | D=95'00'00" | D=95'00'00" |
| L=18.85 | L=20.94 | L=26.18 | L=31.42 | L=33.51 | L=18.85 | L=36.48 | L=16.58 | L=19.90 |
| C=18.83 | C=20.92 | C=26.15 | C=31.38 | C=33.47 | C=16.97 | C=32.44 | C=14.75 | C=17.69 |
| N85°22'14"W | N85°22'14"W | N85°22'14"W | N85°22'14"W | N85°22'14"W | N44°37'46"E | N42°52'14"W | N42°52'14"W | N52°07'46"E |
| T=9.45 | T=10.50 | T=13.12 | T=15.75 | T=16.80 | T=12.00 | T=24.01 | T=10.91 | T=13.10 |



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 23 DAY OF SEPTEMBER 2005
Michael C. Bramhall
CITY ENGINEER
MICHAEL C. BRAMHALL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 27th DAY OF September 2005
Carolyn Witherspoon
PLANNING COMM. CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 26th DAY OF September 2005
Larry Hoekstra II
COUNCIL PRESIDENT
LARRY HOEKSTRA II

| REVISIONS | DATE | DESCRIPTION |
|-----------|------------|--|
| | 11/5/2004 | ADDED SURVEYOR CERTIFICATE AND REVISED STORM OUTLET EASEMENT |
| | 3/10/2005 | CORRECTED BEARING OF LINE BETWEEN R-1 & R-3 |
| | 5/13/2005 | ADDED FLOOD ZONE HATCH LEGEND |
| | 12/13/2005 | MADE INTO SHEET 3 OF CONDO #1 PLAT |
| | 3/15/2006 | REVISED PER TAX MAP ROOM'S RED MARKED PLAN |

CARMEL AT STONEBRIDGE PHASE 1 SURVEY & EASEMENT PLAT

REITZ ENGINEERING CO.
4214 ROCKY RIVER DR.
CLEVELAND, OH 44135
(216) 251-3033
FAX: 251-5149

3 3

TAX MAP DEPT. COPY #06-00958

87/3