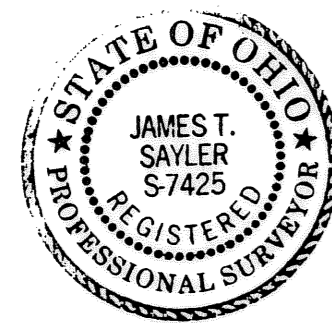


# STONEBRIDGE WEST SUBDIVISION

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 WEST SUBDIVISION" AS SHOWN HEREON AND CONTAINING 10.5184 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" = 60'  
MARCH, 2005



THE HENRY G. REITZ ENGINEERING COMPANY

*J. T. Saylor*  
JAMES T. SAYLER, VICE PRESIDENT  
REGISTERED SURVEYOR NO. 5-7425

WE, THE UNDERSIGNED OWNERS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS STONEBRIDGE WEST SUBDIVISION, A SUBDIVISION OF LOTS 1 TO 17, AND BLOCKS A & B INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS DEERFIELD DRIVE AND LORRETO COURT. 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.

*Shelby E. Witt*  
KJ DERAVON LLC

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.

*Shelby E. Witt*  
KJ DERAVON LLC

*Andrew R. ...* 11-27-06  
CENTURYTEL

*Paul R. ...*  
COLUMBIA GAS OF OHIO

*Nim Danler* 11-2-06  
THE ILLUMINATING COMPANY

*Paul ...*  
ADELPHIA

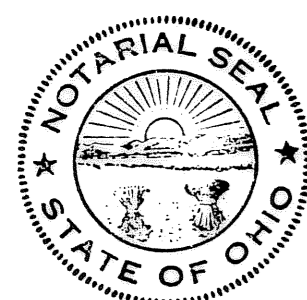
COUNTY OF LORAIN)  
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR KJ DERAVON LLC, 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.

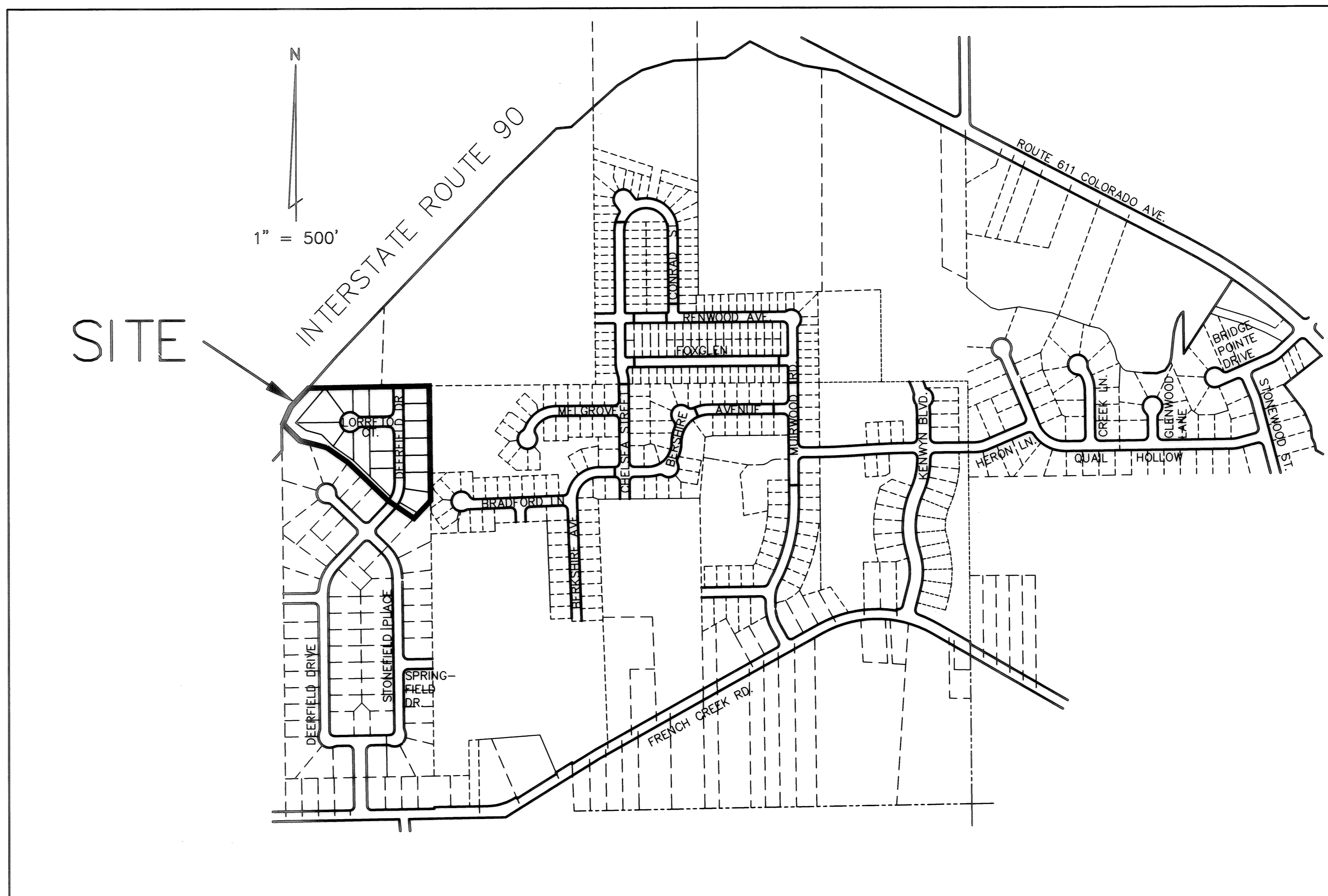
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL  
AT Cleveland, OHIO THIS 28<sup>th</sup> DAY OF November, 2006

*Linda S. Rerko*  
NOTARY PUBLIC

MY COMMISSION EXPIRES February 23, 2007



LINDA S. RERKO, Notary Public  
State of Ohio & Cuyahoga County  
My commission expires Feb. 23, 2007



TRANSFERRED  
IN COMPLIANCE WITH DEC. 818-202  
OHIO REV. CODE  
DEC 05 2005  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

*Fee of  
Lmn*

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 17 DAY OF NOVEMBER, 2006.

*Michael C. Bramhall*  
CITY ENGINEER  
MICHAEL C. BRAMHALL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 17 DAY OF NOVEMBER, 2006.

*Carolyn Witherspoon*  
PLANNING COMMISSION CHAIRPERSON  
CAROLYN WITHERSPOON

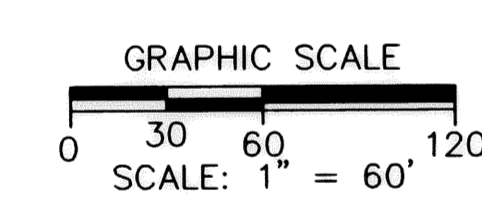
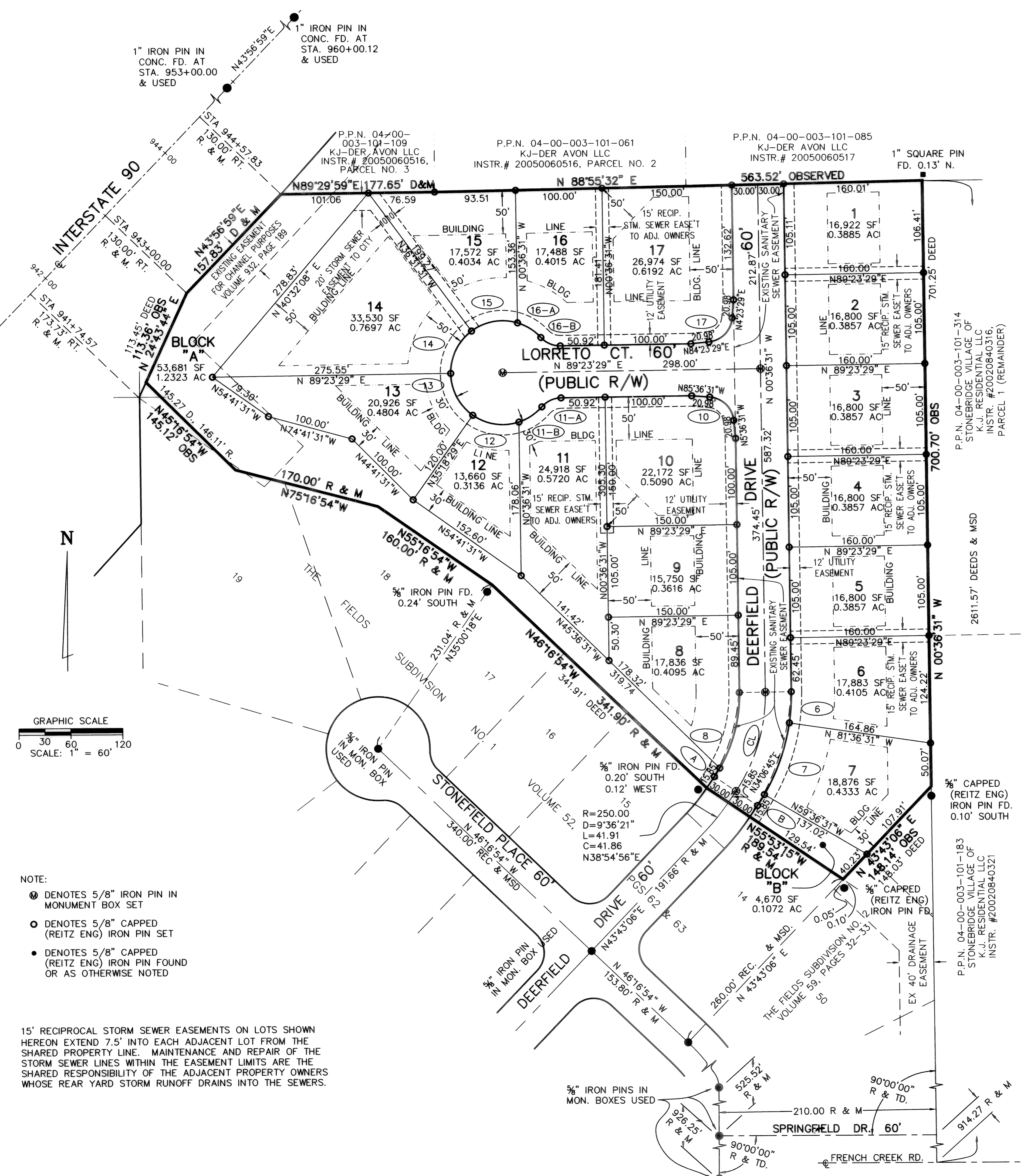
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 17 DAY OF NOVEMBER, 2006. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*Clinton S. Pelfrey*  
COUNCIL PRESIDENT  
CLINTON S. PELFREY

### AREAS IN ACRES

AREA IN 17 LOTS	7.6150
AREA IN BLOCKS	1.3395
AREA IN STREETS	1.5639
TOTAL AREA	10.5184

REVISIONS	4/25/05	REV. PER 4/14/05 LETTER FROM BRAMHALL ENG.	STONEBRIDGE WEST SUBDIVISION PLAT	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 FAX: 251-5149
			1	2



- 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

15' RECIPROCAL STORM SEWER EASEMENTS ON LOTS SHOWN HEREON EXTEND 7.5' INTO EACH ADJACENT LOT FROM THE SHARED PROPERTY LINE. MAINTENANCE AND REPAIR OF THE STORM SEWER LINES WITHIN THE EASEMENT LIMITS ARE THE SHARED RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS WHOSE REAR YARD STORM RUNOFF DRAINS INTO THE SEWERS.

AREAS IN ACRES

AREA IN 17 LOTS	7.6150
AREA IN BLOCKS	1.3395
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CURVE DATA

CL	A	B	6	7	8	10	11-A
R=200.00 D=34'43"16" L=121.20 C=119.35 N16°45'07"E T=62.52	R=170.00 D=3'57"56" L=11.77 C=11.76 N32°07'47"E T=5.89	R=230.00 D=3'43'16" L=14.94 C=14.93 N32°15'07"E T=7.47	R=230.00 D=9'00'00" L=36.13 C=36.09 N03°53'29"E T=18.10	R=230.00 D=22'00'00" L=88.31 C=87.77 N19°23'29"E T=44.71	R=170.00 D=30'45'20" L=91.25 C=90.16 N14°46'09"E T=46.75	R=30.00 D=80'00'00" L=41.89 C=38.57 N45°36'31"W T=25.17	R=30.00 D=48'11'20" L=25.23 C=24.49 N65°17'49"E T=13.42
11-B	12	13	14	15	16-A	16-B	17
R=60.00 D=30'43'50" L=32.18 C=31.80 N56°34'04"E T=16.49	R=60.00 D=53'22'30" L=56.64 C=53.89 N81°22'46"W T=30.16	R=60.00 D=54'05'00" L=56.64 C=54.56 N27°39'01"W T=30.63	R=60.00 D=54'05'00" L=56.64 C=54.56 N26°25'59"E T=30.63	R=60.00 D=53'22'30" L=55.89 C=53.89 N80°09'44"E T=30.16	R=60.00 D=30'43'50" L=32.18 C=31.80 N57°47'06"W T=16.49	R=30.00 D=48'11'23" L=25.23 C=24.49 N66°30'53"W T=13.42	R=30.00 D=80'00'00" L=41.89 C=38.57 N44°23'29"E T=25.17

REVISIONS	4/25/05	REV. PER 4/14/05 LETTER FROM BRAMHALL ENG.	<b>STONEBRIDGE WEST SUBDIVISION PLAT</b>	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 FAX: 251-5149

Tax Map Dept. Copy #06-01049