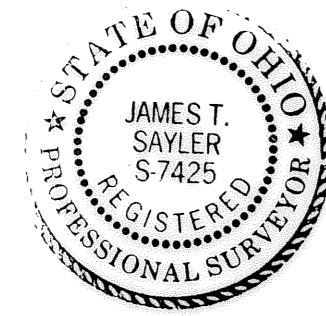


# STONEBRIDGE CREEK SUBDIVISION NO. 9

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. 9" AS SHOWN HEREON AND CONTAINING 19.0694 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'  
JANUARY, 2005



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. 9, A SUBDIVISION OF LOTS 289 TO 329, AND BLOCKS Z, AA & BB INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS BERSHIRE AVE AND BRADFORD LANE. 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.

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.

*[Signature]* 11/27/06  
CENTURYTEL

*[Signature]*  
COLUMBIA GAS OF OHIO

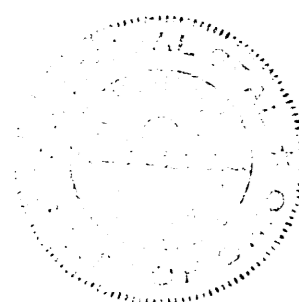
*[Signature]* 11-27-06  
THE ILLUMINATING COMPANY

*[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.

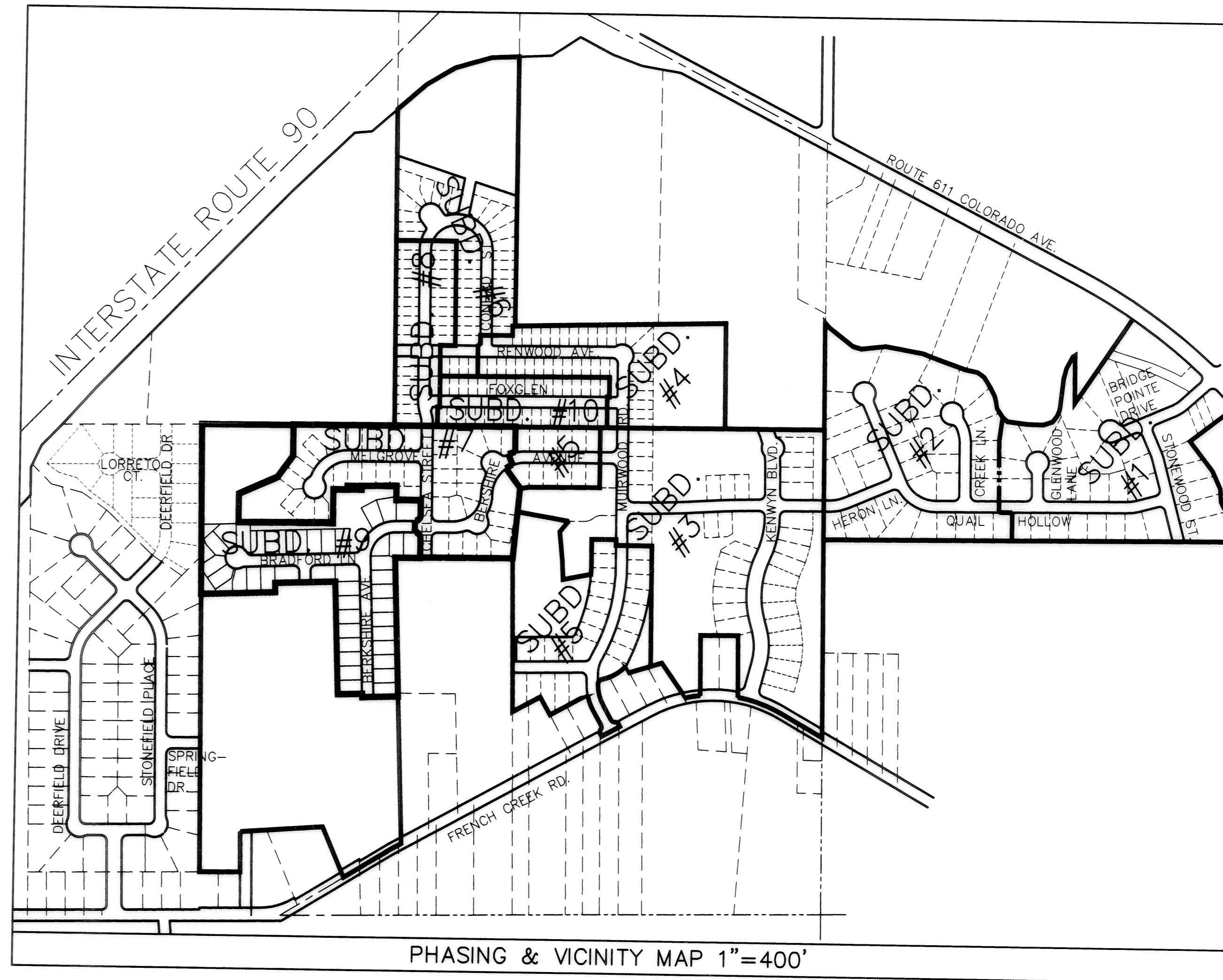
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, OHIO THIS 28<sup>th</sup> DAY OF November, 2006.



*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES February 23, 2007

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



### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 26 DAY OF September, 2007.

*[Signature]*  
CITY ENGINEER, CONSULTING  
MICHAEL C. BRAMHALL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 3rd DAY OF October, 2007.

*[Signature]*  
PLANNING COMMISSION CHAIRPERSON  
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 1st DAY OF October, 2007. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

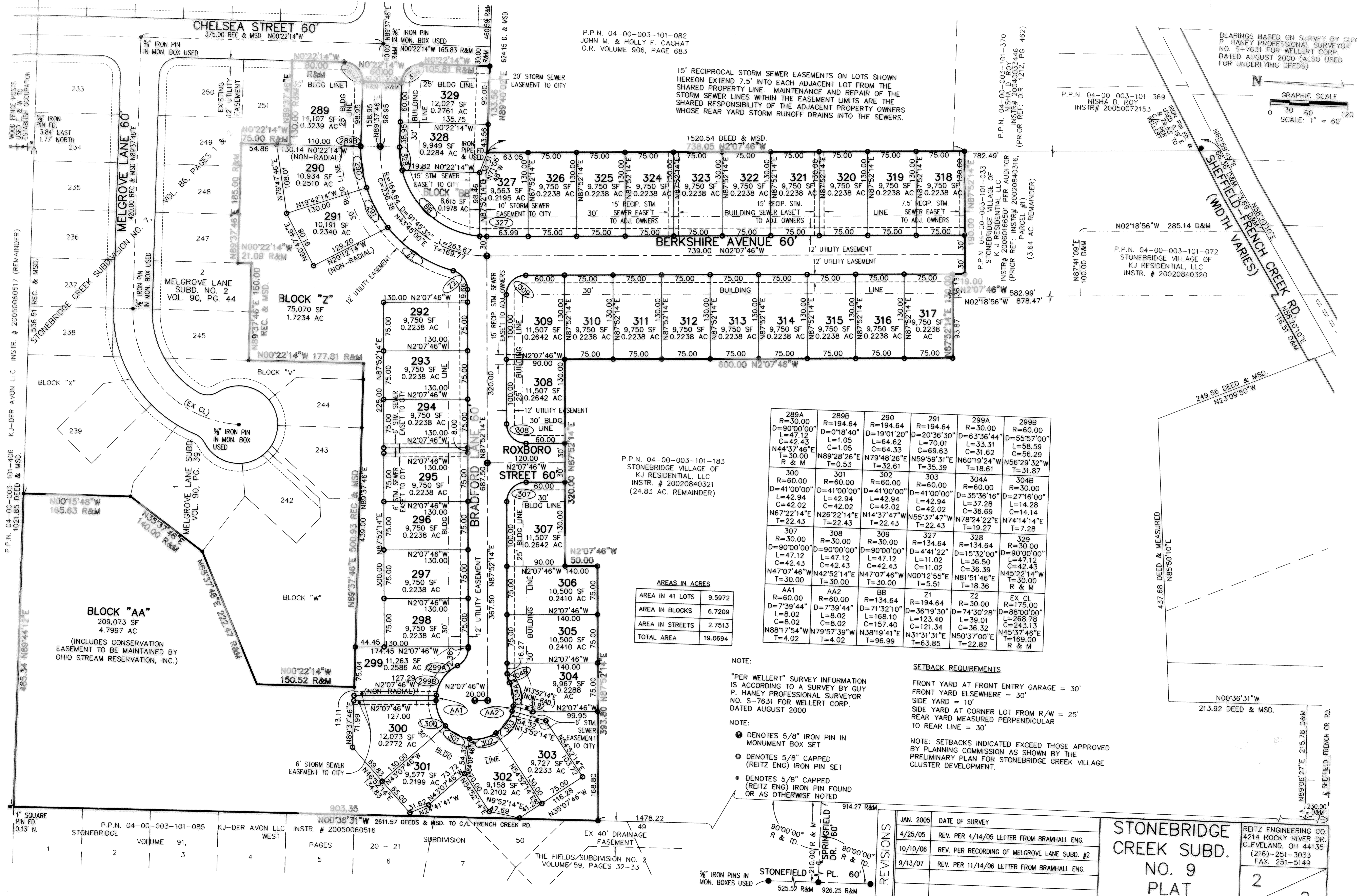
*[Signature]*  
COUNCIL PRESIDENT  
CLINTON S. PELFREY

### AREAS IN ACRES

AREA IN 41 LOTS	9.5972
AREA IN BLOCKS	6.7209
AREA IN STREETS	2.7513
TOTAL AREA	19.0694

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
MAR 07 2008  
*[Signature]*  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

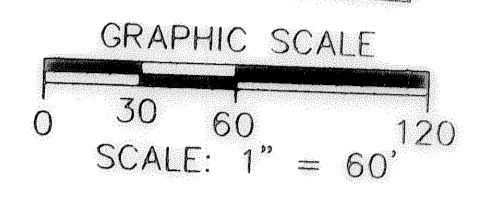
REVISIONS	4/25/05	REV. PER 4/14/05 LETTER FROM BRAMHALL ENG.	STONEBRIDGE CREEK SUBD. NO. 9 PLAT	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 FAX: 251-5149
	10/10/06	REV. PER RECORDING OF MELGROVE LANE SUBD. #2		
			1	2



P.P.N. 04-00-003-101-082  
 JOHN M. & HOLLY E. CACHAT  
 O.R. VOLUME 906, PAGE 683

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.

BEARINGS BASED ON SURVEY BY GUY  
 P. HANEY PROFESSIONAL SURVEYOR  
 NO. S-7631 FOR WELLERT CORP.  
 DATED AUGUST 2000 (ALSO USED  
 FOR UNDERLYING DEEDS)



1520.54 DEED & MSD.  
 738.05 N2°07'46"W

P.P.N. 04-00-003-101-370  
 NISHA D. ROY  
 INSTR.# 20040033446  
 (PRIOR REF. C.R. 1212, P.C. 462)

P.P.N. 04-00-003-101-369  
 NISHA D. ROY  
 INSTR.# 20050072153

P.P.N. 04-00-003-101-072  
 STONEBRIDGE VILLAGE OF  
 KJ RESIDENTIAL, LLC  
 INSTR. # 20020840320

P.P.N. 04-00-003-101-183  
 STONEBRIDGE VILLAGE OF  
 KJ RESIDENTIAL, LLC  
 INSTR. # 20020840321  
 (24.83 AC. REMAINDER)

AREAS IN ACRES

AREA IN 41 LOTS	9.5972
AREA IN BLOCKS	6.7209
AREA IN STREETS	2.7513
TOTAL AREA	19.0694

289A R=30.00 D=90°00'00" L=47.12 C=42.43 N44°37'46"E R & M T=30.00	289B R=194.64 D=0°18'40" L=1.05 C=1.05 N89°28'26"E R & M T=0.53	290 R=194.64 D=19°01'20" L=64.62 C=64.33 N79°48'26"E T=32.61	291 R=194.64 D=20°36'30" L=70.01 C=69.63 N59°59'31"E T=35.39	299A R=30.00 D=63°36'44" L=33.31 C=31.62 N60°19'24"W T=18.61	299B R=60.00 D=55°57'00" L=58.59 C=56.29 N56°29'32"W T=31.87
300 R=60.00 D=41°00'00" L=42.94 C=42.02 N67°22'14"E T=22.43	301 R=60.00 D=41°00'00" L=42.94 C=42.02 N26°22'14"E T=22.43	302 R=60.00 D=41°00'00" L=42.94 C=42.02 N14°37'47"W T=22.43	303 R=60.00 D=41°00'00" L=42.94 C=42.02 N55°37'47"W T=22.43	304A R=60.00 D=35°36'16" L=37.28 C=36.69 N78°24'22"E T=19.27	304B R=30.00 D=27°16'00" L=14.28 C=14.14 N74°14'14"E T=7.28
307 R=30.00 D=90°00'00" L=47.12 C=42.43 N47°07'46"W T=30.00	308 R=30.00 D=90°00'00" L=47.12 C=42.43 N42°52'14"E T=30.00	309 R=30.00 D=90°00'00" L=47.12 C=42.43 N47°07'46"W T=30.00	327 R=134.64 D=4°41'22" L=11.02 C=11.02 N00°21'55"E T=5.51	328 R=134.64 D=15°32'00" L=36.50 C=36.39 N81°51'46"E T=18.36	329 R=30.00 D=90°00'00" L=47.12 C=42.43 N45°22'14"W R & M T=30.00
AA1 R=60.00 D=7°39'44" L=8.02 C=8.02 N88°17'54"W T=4.02	AA2 R=60.00 D=7°39'44" L=8.02 C=8.02 N79°57'39"W T=4.02	Z1 R=134.64 D=71°32'10" L=123.40 C=121.34 N31°31'31"E T=63.85	Z2 R=30.00 D=74°30'28" L=39.01 C=36.32 N50°37'00"E T=22.82	EX CL R=175.00 D=88°00'00" L=268.78 C=243.13 N45°37'46"E R & M T=169.00	

NOTE:

"PER WELLERT" SURVEY INFORMATION IS ACCORDING TO A SURVEY BY GUY P. HANEY PROFESSIONAL SURVEYOR NO. S-7631 FOR WELLERT CORP. DATED AUGUST 2000

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 = 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 INDICATED EXCEED THOSE APPROVED BY PLANNING COMMISSION AS SHOWN BY THE PRELIMINARY PLAN FOR STONEBRIDGE CREEK VILLAGE CLUSTER DEVELOPMENT.

1" SQUARE PIN FD. 0.13" N.	P.P.N. 04-00-003-101-085	KJ-DER AVON LLC WEST	INSTR. # 20050060516	PAGES 20 - 21	SUBDIVISION 50	EX 40' DRAINAGE EASEMENT
1	VOLUME 91,					
2						
3						
4						
5						
6						
7						

REVISIONS	DATE OF SURVEY	DATE OF SURVEY
	JAN. 2005	4/25/05
		10/10/06
		9/13/07

**STONEBRIDGE CREEK SUBD. NO. 9 PLAT**

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

2

Tax Map Dept. Copy #06-01048