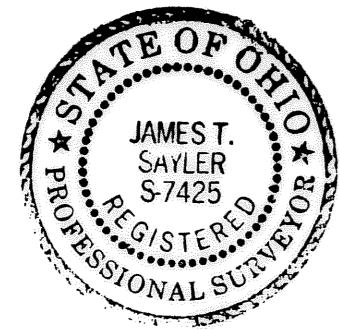


# STONEBRIDGE CREEK SUBDIVISION NO. 10

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. 10" AS SHOWN HEREON AND CONTAINING 5.5213 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]* 4-14-09  
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. 10, A SUBDIVISION OF LOTS 330 TO 365 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS 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.

*[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 TIME WARNER CABLE, 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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 COMMUNICATIONS 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]*  
CENTURYTEL

*[Signature]*  
COLUMBIA GAS OF OHIO

*[Signature]* 3/20/09  
THE ILLUMINATING COMPANY

*[Signature]*  
TIME WARNER CABLE

COUNTY OF LORAIN)  
STATE OF OHIO) SS

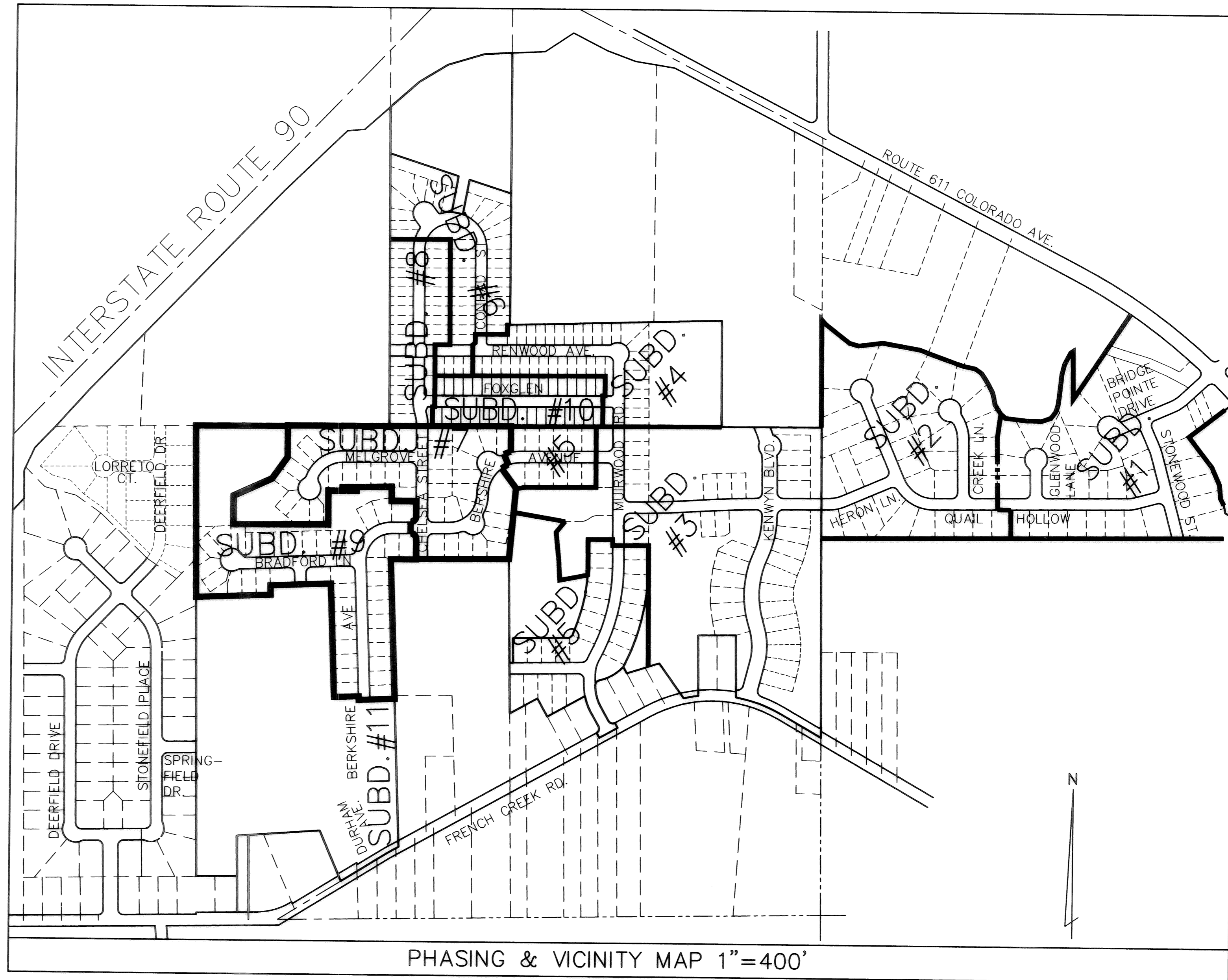
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR STONEBRIDGE VILLAGE OF K J RESIDENTIAL L.L.C.  
BY: *[Signature]* WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL  
AT Avon OHIO THIS 20th DAY OF July, 2009

DAVID KLIMA  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in Lorain County  
My Comm. Exp. 03/27/2013

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF 2009  
AUGUST

*[Signature]*  
CITY ENGINEER  
MICHAEL C. BRAMHALL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19th DAY OF AUGUST, 2009

*[Signature]*  
PLANNING COMMISSION CHAIRPERSON  
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 19th DAY OF AUGUST, 2009. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*[Signature]*  
COUNCIL PRESIDENT  
CRAIG WITHERSPOON

### AREAS IN ACRES

|                 |        |
|-----------------|--------|
| AREA IN 36 LOTS | 4.2975 |
| AREA IN STREETS | 1.2238 |
| TOTAL AREA      | 5.5213 |

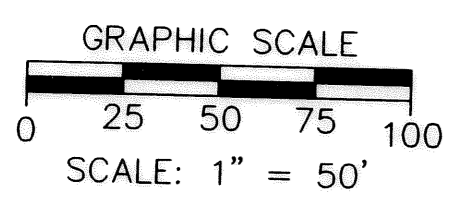
TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE

SEP 03 2009

MARK R. STEWART  
LORAIN COUNTY AUDITOR

*[Handwritten]* Feef 8mm

|           |         |                                               |                                              |                                                                                                         |
|-----------|---------|-----------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------|
| REVISIONS | 4/25/05 | REVISED PER 4/14/05 LETTER FROM BRAMHALL ENG. | STONEBRIDGE<br>CREEK SUBD.<br>NO. 10<br>PLAT | REITZ ENGINEERING CO.<br>4214 ROCKY RIVER DR.<br>CLEVELAND, OH 44135<br>(216)-251-3033<br>FAX: 251-5149 |
|           |         |                                               |                                              |                                                                                                         |
|           |         |                                               | 1                                            | 2                                                                                                       |



NOTE  
 ● DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET  
 ● DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND OR AS OTHERWISE NOTED

NOTE: EASEMENT RIGHTS FOR MAINTENANCE OF REAR YARD DRAINS AND THEIR SEWER OUTLETS TO THE STREET ARE GRANTED BY AMENDMENT TO STONEBRIDGE CREEK SUBDIVISION HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS.

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.

AREAS IN ACRES

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|           |         |                                               |
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|                                                        |                                                                                                         |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
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|                                                        | 2 / 2                                                                                                   |