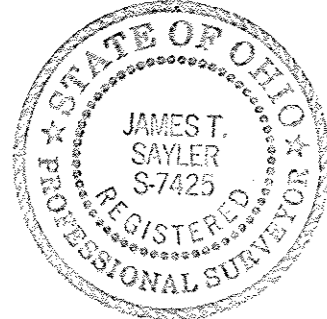


STONEBRIDGE CREEK SUBDIVISION NO. 11

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. 11" AS SHOWN HEREON AND CONTAINING 7.1846 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, 2008



THE HENRY G. REITZ ENGINEERING COMPANY
J.T. Saylor
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. 11, A SUBDIVISION OF LOTS 366 TO 383, AND BLOCKS CC, DD & EE INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS BERKSHIRE AVE. AND DURHAM AVE. 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 LAND HOLDINGS 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 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 LAND HOLDINGS L.L.C.

[Signature]
CENTURYTEL

[Signature]
COLUMBIA GAS OF OHIO

[Signature]
THE ILLUMINATING COMPANY

[Signature]
TIME WARNER CABLE

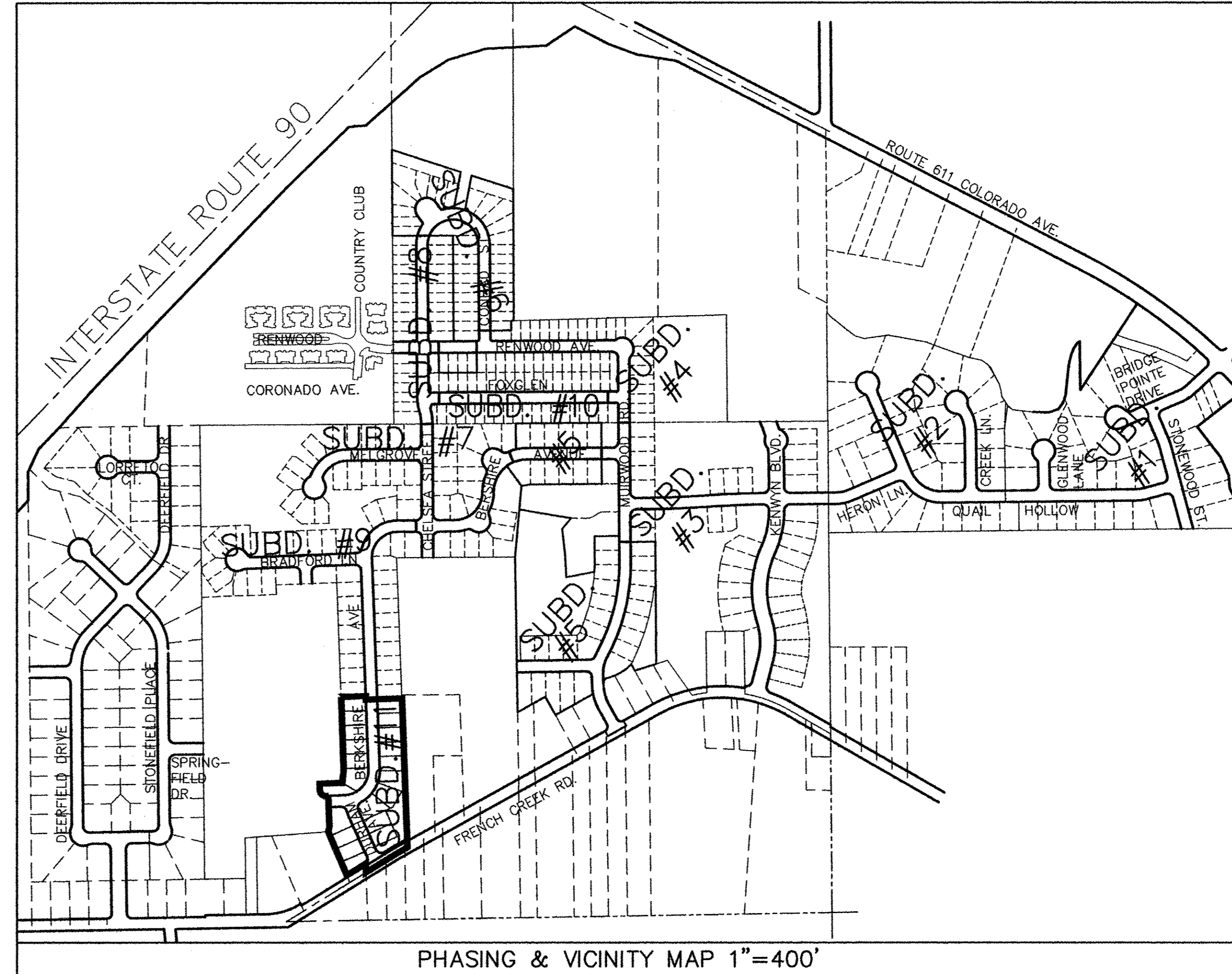
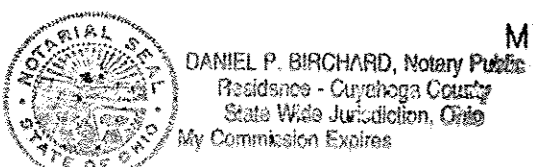
COUNTY OF LORAIN)
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR STONEBRIDGE LAND HOLDINGS L.L.C.
BY: _____ 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 _____ OHIO THIS 3 DAY OF MAY 2012

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-19-2013



PHASING & VICINITY MAP 1"=400'

AREAS IN ACRES	
AREA IN 18 LOTS	4.5914
AREA IN 3 BLOCKS	0.9590
AREA IN NEW R/W	1.4589
AREA IN EX. R/W	0.1753
TOTAL AREA	7.1846

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11 DAY OF MAY, 2012.

[Signature]
CITY ENGINEER
ROBERT J. KNOPF JR.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11 DAY OF MAY, 2012.

[Signature]
PLANNING COMMISSION CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 11 DAY OF MAY, 2012. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

[Signature]
COUNCIL PRESIDENT
DANIEL S. ZEGARAC



Doc ID: 017010140002 Type: OFF
Kind: PLAT
Recorded: 06/28/2012 at 02:04:45 PM
Fee Amt: \$125.00 Page 1 of 2
Lorain County, Ohio
Judith M. Wadlock County Recorder
File # 2012-0418930

CARDINAL HOPE EXAM CO.
708 PARK AVE
ELYRIA, OH 44035
Vol 97
PG 75-76

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 29 2012
[Signature]
MARK R. STEWART
LORAIN COUNTY AUDITOR

REVISIONS	DATE	DESCRIPTION
	11/10/08	REVISED PER AVON CITY COMMENTS
	4/21/11	REVISED SIGNATURE NAMES
	9/16/11	CONSOLIDATED LOTS & RE-NUMBERED ACCORDINGLY

STONEBRIDGE CREEK SUBD. NO. 11 PLAT	1
	2

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

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

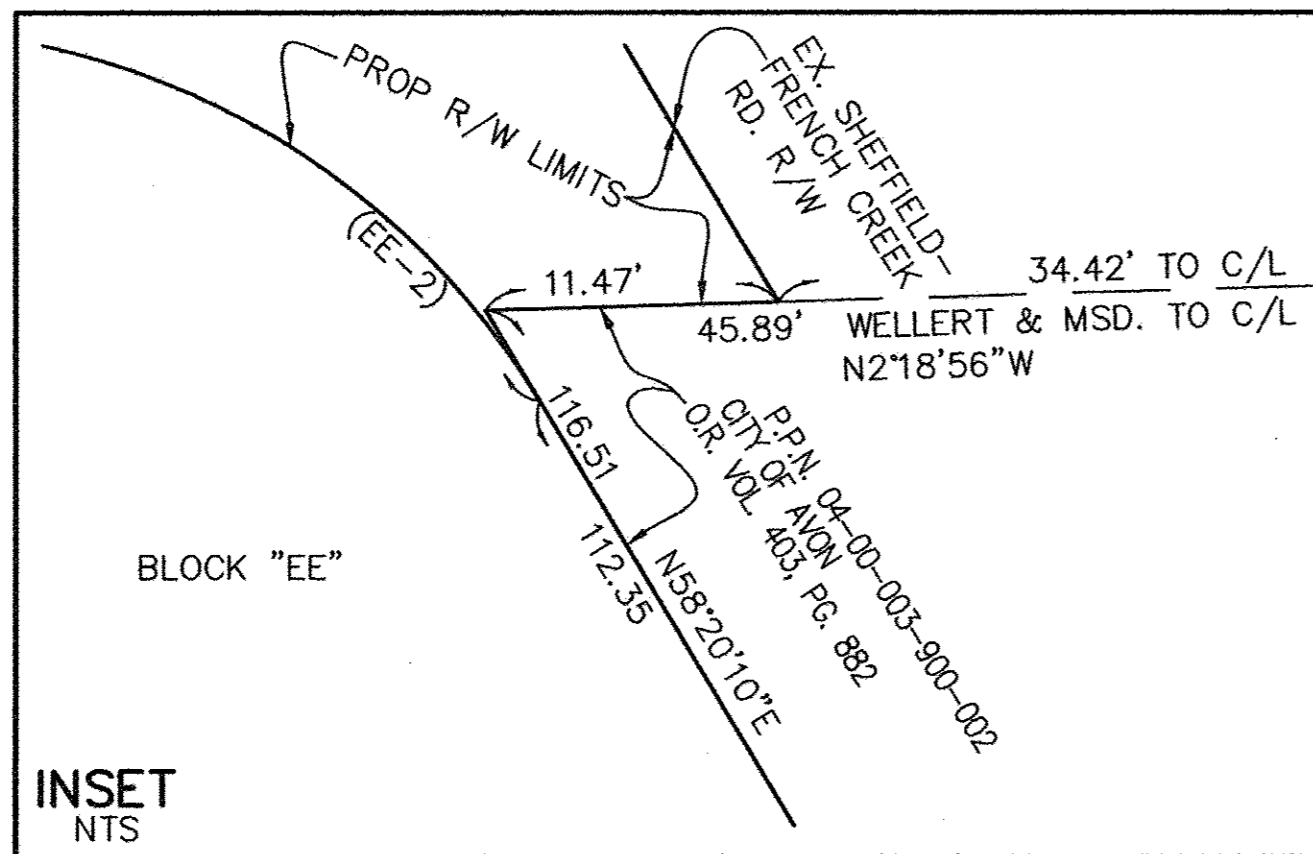
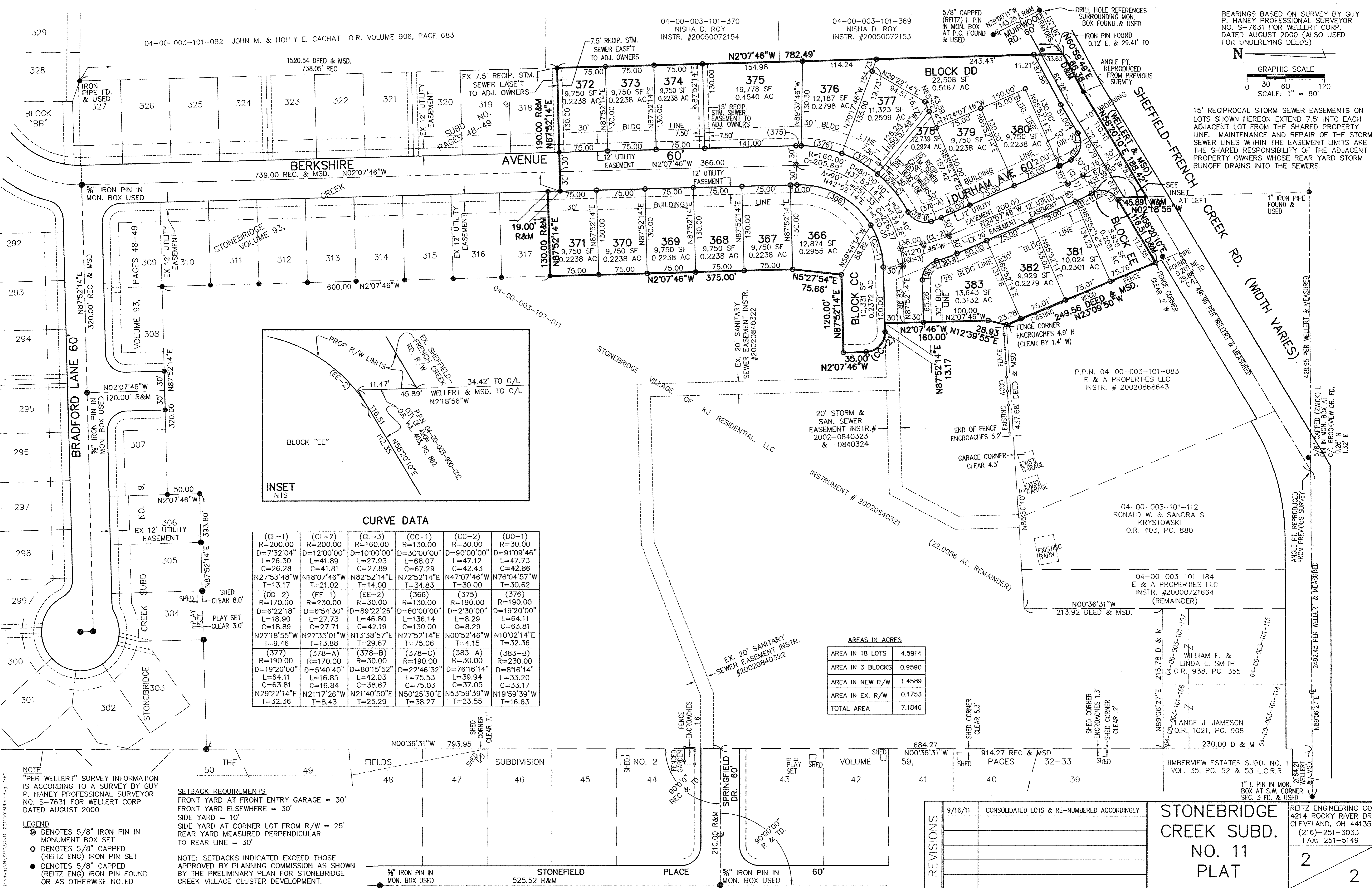
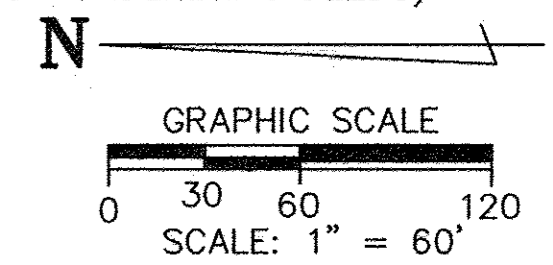
04-00-003-101-370
NISHA D. ROY
INSTR. #20050072154

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

5/8" CAPPED
(REITZ) I. PIN
IN MON. BOX
AT P.C. FOUND
& USED

DRILL HOLE REFERENCES
SURROUNDING MON.
BOX FOUND & USED

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



CURVE DATA

(CL-1) R=200.00 D=7°32'04" L=26.30 C=26.28 N27°53'48"W T=13.17	(CL-2) R=200.00 D=12°00'00" L=41.89 C=41.81 N18°07'46"W T=21.02	(CL-3) R=160.00 D=10°00'00" L=27.93 C=27.89 N82°52'14"E T=14.00	(CC-1) R=130.00 D=30°00'00" L=68.07 C=67.29 N72°52'14"E T=34.83	(CC-2) R=30.00 D=90°00'00" L=47.12 C=42.43 N47°07'46"W T=30.00	(DD-1) R=30.00 D=91°09'46" L=47.73 C=42.86 N76°04'57"W T=30.62
(DD-2) R=170.00 D=6°22'18" L=18.90 C=18.89 N27°18'55"W T=9.46	(EE-1) R=230.00 D=6°54'30" L=27.73 C=27.71 N27°35'01"W T=13.88	(366) R=30.00 D=89°22'26" L=46.80 C=42.19 N13°38'57"E T=29.67	(375) R=130.00 D=60°00'00" L=136.14 C=130.00 N00°52'46"W T=75.06	(376) R=190.00 D=2°30'00" L=8.29 C=8.29 N00°02'14"E T=4.15	(377) R=190.00 D=19°20'00" L=64.11 C=63.81 N29°22'14"E T=32.36
(377-A) R=170.00 D=5°40'40" L=16.85 C=16.84 N21°17'26"W T=8.43	(378-B) R=30.00 D=80°15'52" L=42.03 C=38.67 N21°40'50"E T=25.29	(378-C) R=190.00 D=22°46'32" L=75.53 C=75.03 N50°25'30"E T=38.27	(383-A) R=30.00 D=76°16'14" L=39.94 C=37.05 N53°59'39"W T=23.55	(383-B) R=230.00 D=8°16'14" L=33.20 C=33.17 N19°59'39"W T=16.63	

AREAS IN ACRES

AREA IN 18 LOTS	4.5914
AREA IN 3 BLOCKS	0.9590
AREA IN NEW R/W	1.4589
AREA IN EX. R/W	0.1753
TOTAL AREA	7.1846

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

LEGEND
 ○ 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.

REVISIONS	9/16/11	CONSOLIDATED LOTS & RE-NUMBERED ACCORDINGLY
STONEBRIDGE CREEK SUBD. NO. 11 PLAT		
		REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 FAX: 251-5149
2		2

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