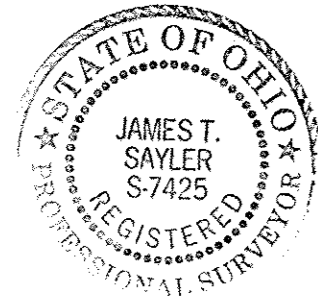


STONEBRIDGE CREEK SUBDIVISION NO. 12

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. 12" AS SHOWN HEREON AND CONTAINING 9.1414 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'
APRIL, 2012



THE HENRY G. REITZ ENGINEERING COMPANY

J.T. Saylor
10-30-13
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. 12, A SUBDIVISION OF LOTS 384 TO 414 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS BERKSHIRE AVE, SPRINGFIELD DR. AND ROXBORO ST. 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, CENTURYLINK, 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] 11/20/13
CENTURYLINK

[Signature] 11/11/13
COLUMBIA GAS OF OHIO

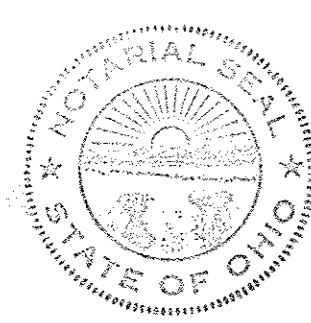
[Signature]
THE ILLUMINATING COMPANY

[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: RICHARD E. BATT, MANAGER WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

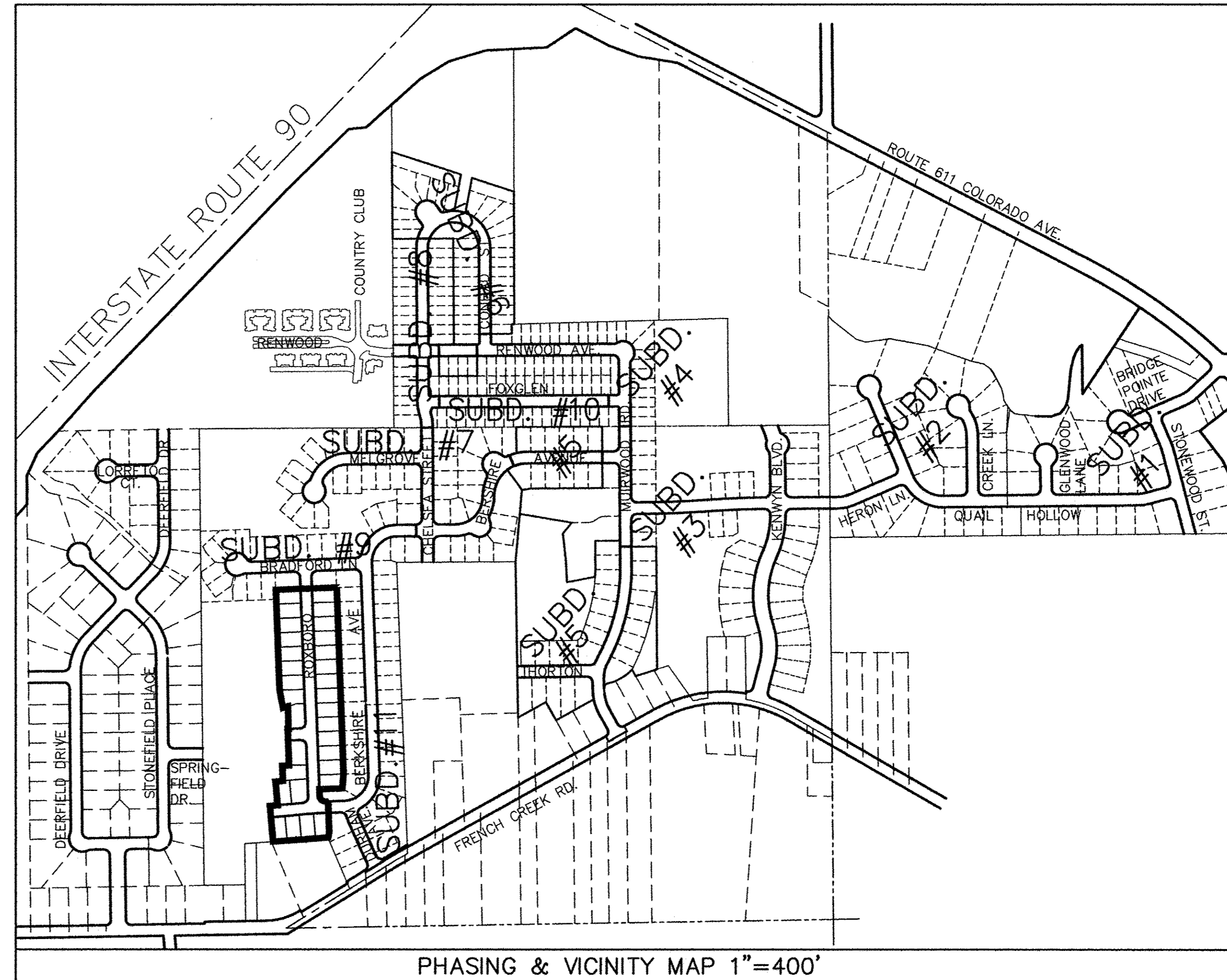
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO THIS 20th DAY OF NOVEMBER, 2013.



MY COMMISSION EXPIRES _____

Linda S. Rerko
NOTARY PUBLIC

LINDA S. RERKO
NOTARY PUBLIC, STATE OF OHIO
Recorded in Cuyahoga County
My Comm. Expires Jan. 24, 2017



PHASING & VICINITY MAP 1"=400'

AREAS IN ACRES	
AREA IN 31 LOTS	7.0364
AREA IN NEW R/W	2.1050
TOTAL AREA	9.1414

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18th DAY OF November, 2013.

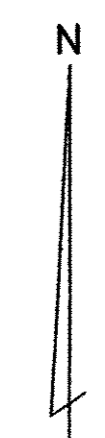
[Signature]
CITY ENGINEER
ROBERT J. KNOPF JR.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18th DAY OF November, 2013.

[Signature]
PLANNING COMMISSION CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 18th DAY OF November, 2013. 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: 017770890001 Type: OFF
Kind: PLAT
Recorded: 12/03/2013 at 01:14:59 PM
File No: 8172.00 Page 1 of 1
Lorain County, Ohio
Judith H. Hedwick County Recorder
File # 2013-0488164

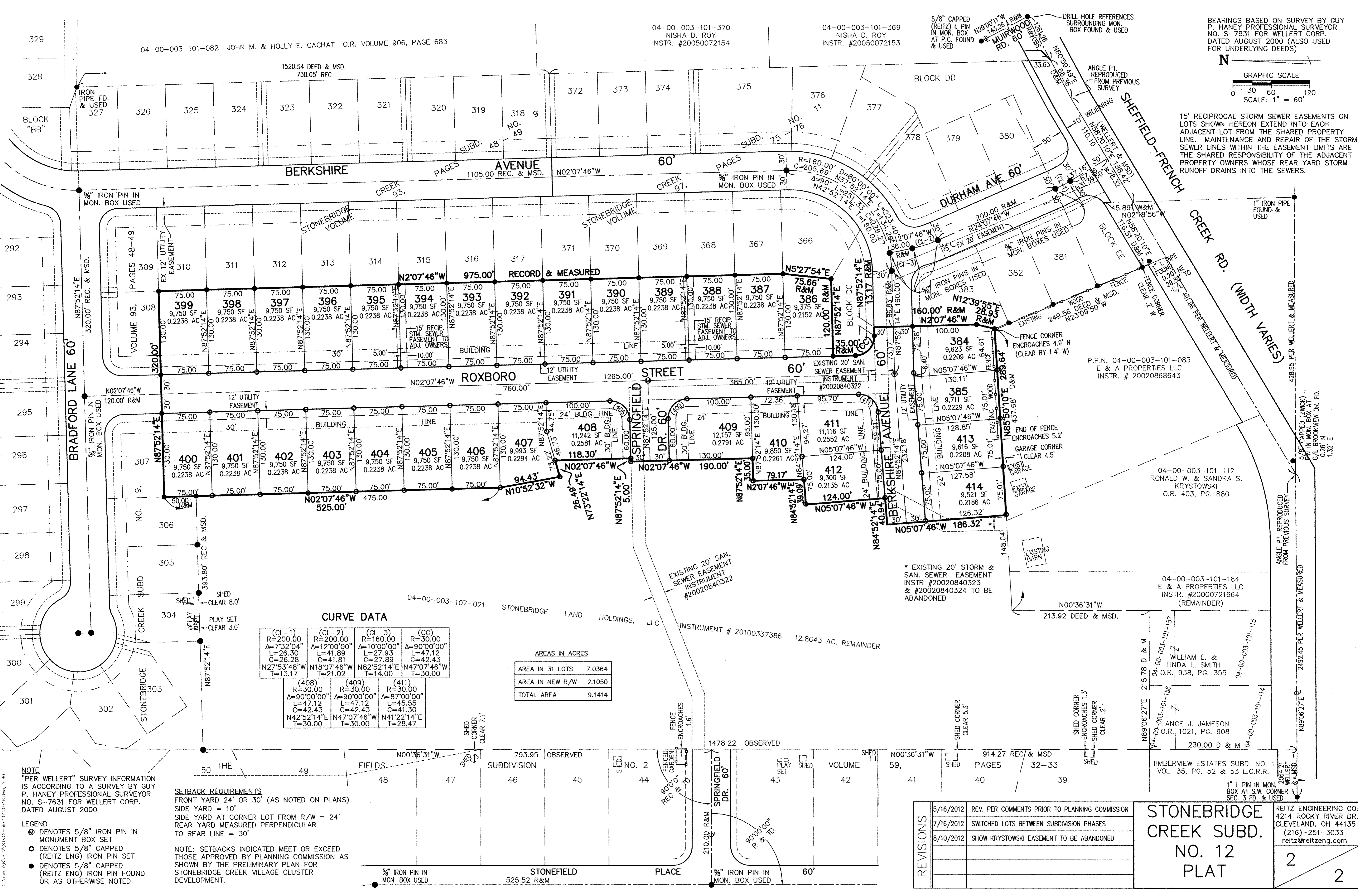
CARDINAL HOPE EXAM CO.
708 PARK AVE
ELYRIA, OH 44035
Plat vol. 99
Pgs. 41, 42

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
DEC 03 2013
[Signature]
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

REVISIONS	DATE	REV. PER COMMENTS PRIOR TO PLANNING COMMISSION
	5/16/2012	REV. PER COMMENTS PRIOR TO PLANNING COMMISSION
	7/16/2012	SWITCHED LOTS BETWEEN SUBDIVISION PHASES

STONEBRIDGE CREEK SUBD. NO. 12 PLAT	1
	2

REITZ ENGINEERING CO.
4214 ROCKY RIVER DR.
CLEVELAND, OH 44135
(216)-251-3033
reitz@reitzeng.com



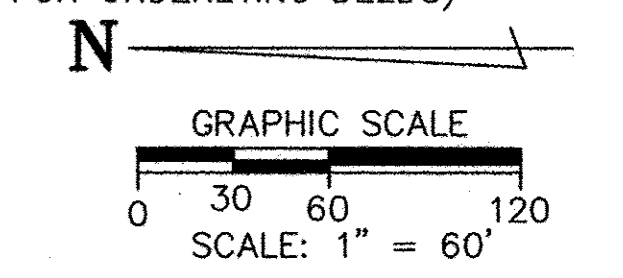
329
328
292
293
294
295
296
297
298
299
300
301

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

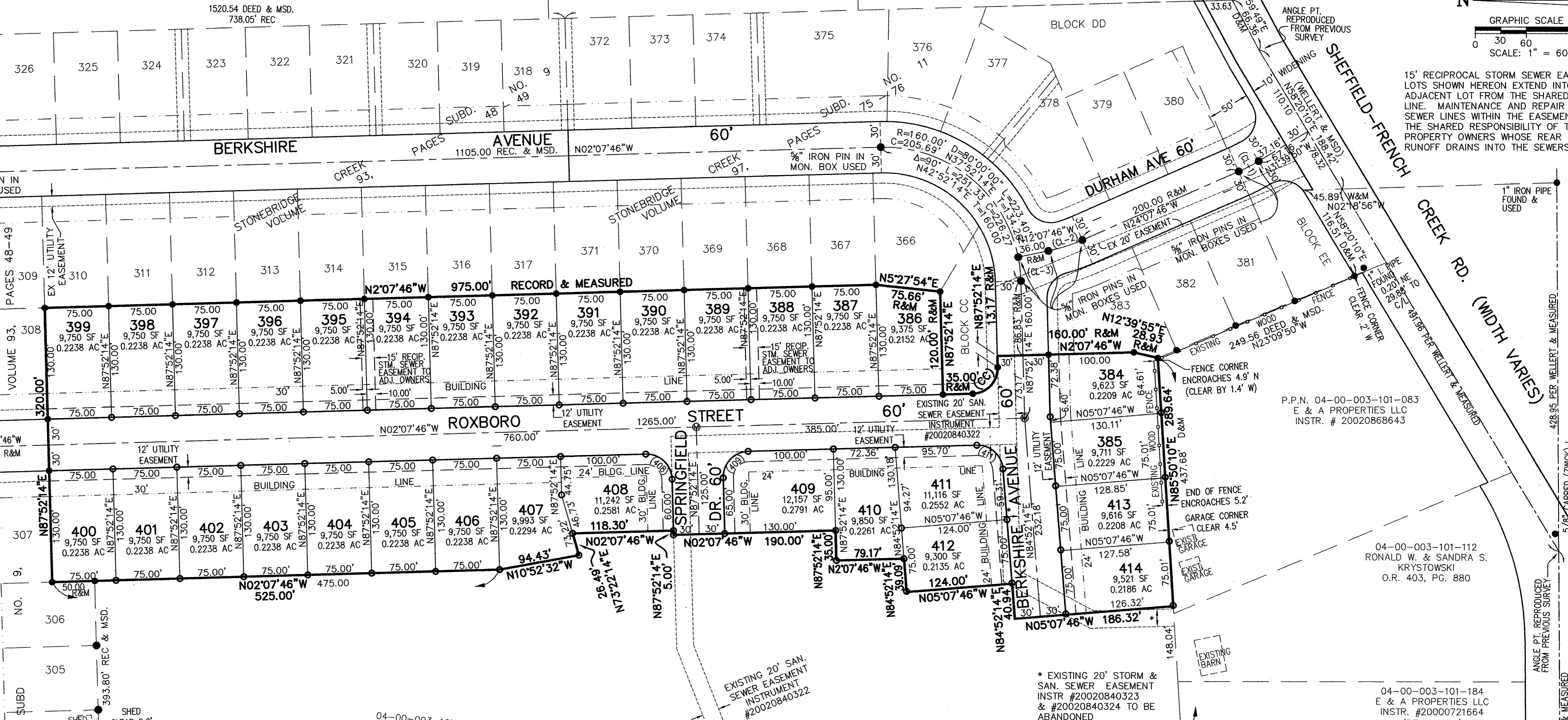
04-00-003-101-370 NISHA D. ROY INSTR. #20050072154
04-00-003-101-369 NISHA D. ROY INSTR. #20050072153

5/8" CAPPED (REITZ) L 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 WELLERT CORP. DATED AUGUST 2000 (ALSO USED FOR UNDERLYING DEEDS)



15' RECIPROCAL STORM SEWER EASEMENTS ON LOTS SHOWN HEREON EXTEND 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.



CURVE DATA

(CL-1)	(CL-2)	(CL-3)	(CC)
R=200.00 Δ=7°32'04" L=26.30 C=26.28 N27°53'48"W T=13.17	R=200.00 Δ=12°00'00" L=41.89 C=41.81 N18°07'46"W T=21.02	R=160.00 Δ=10°00'00" L=27.93 C=27.89 N82°52'14"E T=14.00	R=30.00 Δ=90°00'00" L=47.12 C=42.43 N42°52'14"E T=30.00
(408) R=30.00 Δ=90°00'00" L=47.12 C=42.43 N42°52'14"E T=30.00	(409) R=30.00 Δ=90°00'00" L=47.12 C=42.43 N47°07'46"W T=30.00	(411) R=30.00 Δ=87°00'00" L=45.55 C=41.30 N41°22'14"E T=28.47	

AREAS IN ACRES

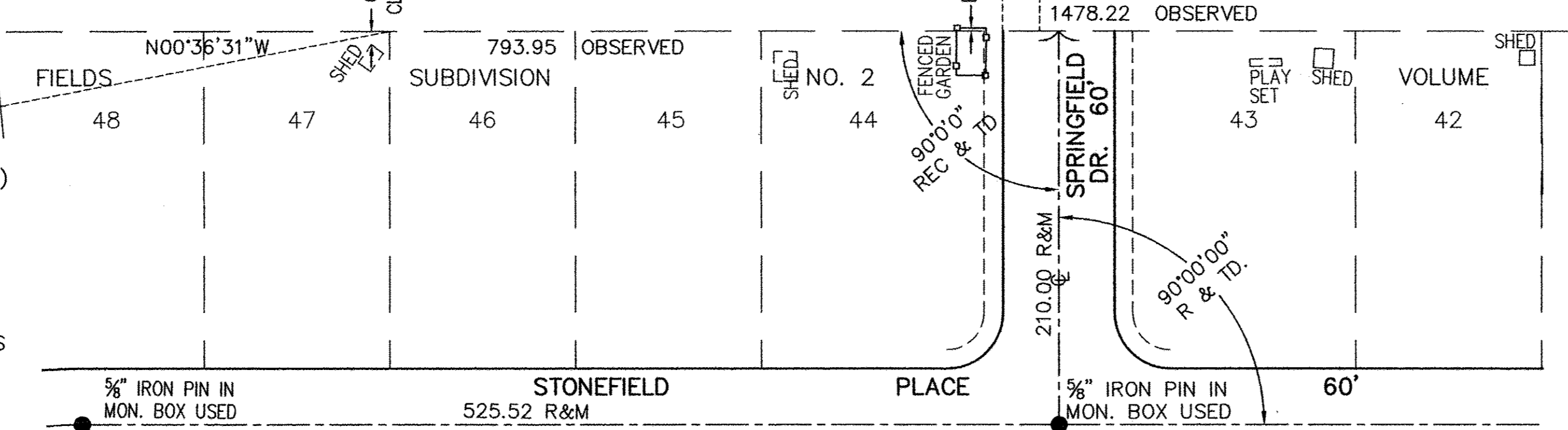
AREA IN 31 LOTS	7.0364
AREA IN NEW R/W	2.1050
TOTAL AREA	9.1414

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

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 24' OR 30' (AS NOTED ON PLANS)
SIDE YARD = 10'
SIDE YARD AT CORNER LOT FROM R/W = 24'
REAR YARD MEASURED PERPENDICULAR TO REAR LINE = 30'

NOTE: SETBACKS INDICATED MEET OR EXCEED THOSE APPROVED BY PLANNING COMMISSION AS SHOWN BY THE PRELIMINARY PLAN FOR STONEBRIDGE CREEK VILLAGE CLUSTER DEVELOPMENT.



REVISIONS

5/16/2012	REV. PER COMMENTS PRIOR TO PLANNING COMMISSION
7/16/2012	SWITCHED LOTS BETWEEN SUBDIVISION PHASES
8/10/2012	SHOW KRYSZOWSKI EASEMENT TO BE ABANDONED

STONEBRIDGE CREEK SUBD. NO. 12 PLAT

REITZ ENGINEERING CO.
4214 ROCKY RIVER DR.
CLEVELAND, OH 44135
(216)-251-3033
reitz@reitzeng.com

2

L:\dave\STVA\STV12-08020120716.dwg, 1:60