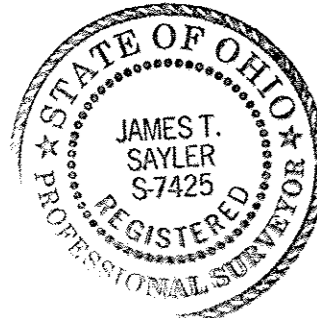


STONEBRIDGE ESTATES SUBDIVISION

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 ESTATES SUBDIVISION" AS SHOWN HEREON AND CONTAINING 10.6549 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 BASED ON THE STONEBRIDGE CREEK SUBDIVISION PLATS 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, 2012



THE HENRY G. REITZ ENGINEERING COMPANY

[Signature]
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 ESTATES SUBDIVISION, A SUBDIVISION OF LOTS 1 TO 20 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 THORNTON LANE AND CHELSEA STREET. 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]
T.G.G. LAND, LLC

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 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 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]
T.G.G. LAND, LLC

[Signature] 11/20/13
CENTURYLINK

[Signature] 11/1/13
COLUMBIA GAS OF OHIO

[Signature]
THE ILLUMINATING COMPANY

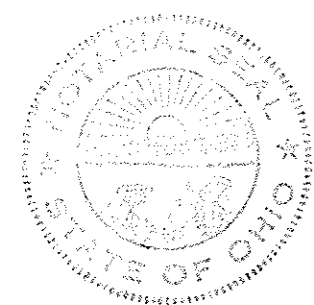
[Signature]
TIME WARNER CABLE

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 T.G.G. LAND, LLC

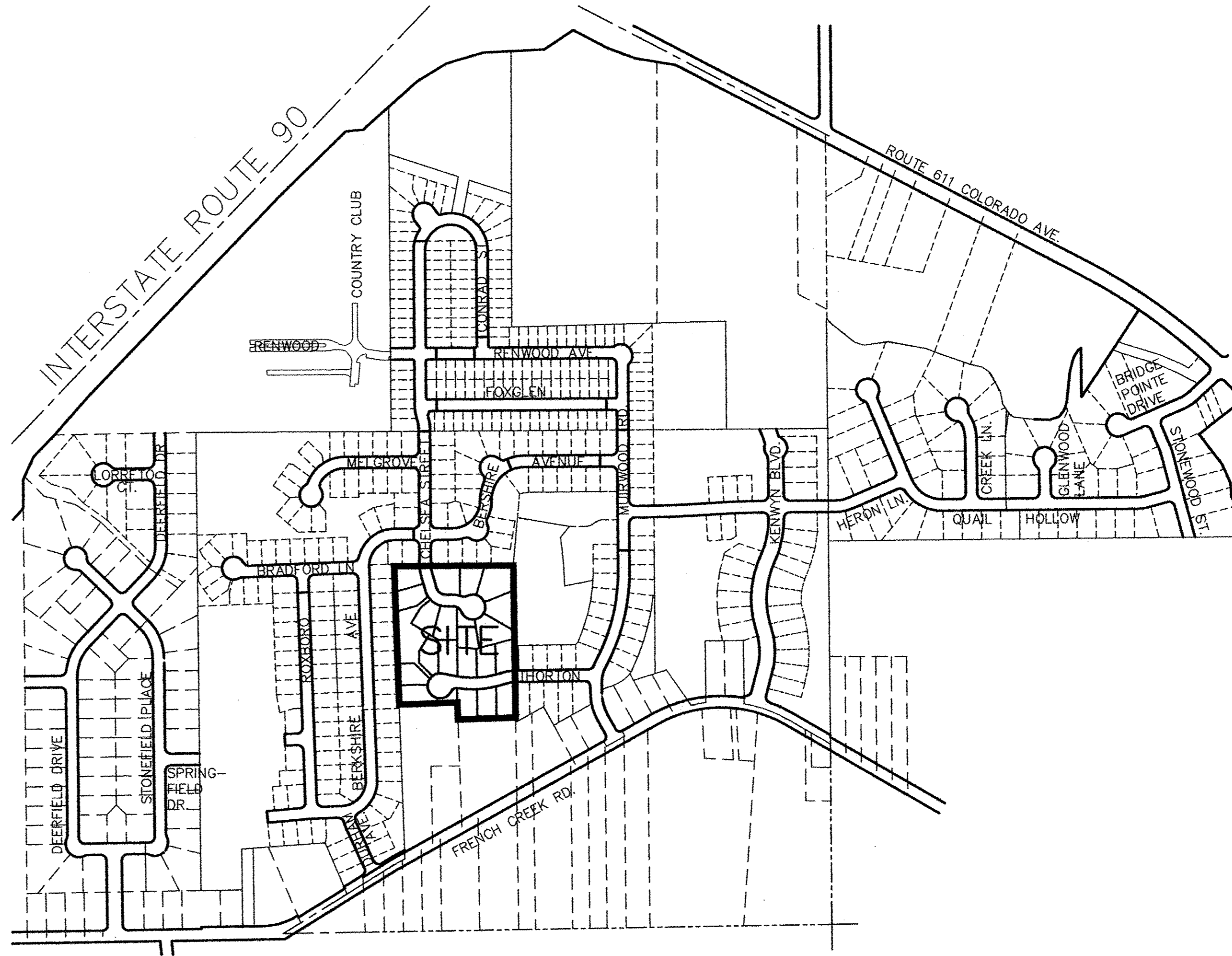
BY: RICHARD E. BATT, MANAGER WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

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, STATE OF OHIO
Recorded in Cuyahoga County
My Comm. Expires Jan. 24, 2017



AREAS IN ACRES

AREA IN 20 LOTS	8.1471
AREA IN 2 BLOCKS	0.9871
AREA IN NEW R/W	1.5207
TOTAL AREA	10.6549

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 17 DAY OF March, 2014.

[Signature]
CITY ENGINEER
ROBERT J. KNOPE JR.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19 DAY OF March, 2014.

[Signature]
PLANNING COMMISSION CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 17 DAY OF March, 2014. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

[Signature]
COUNCIL PRESIDENT, CRAIG L. WITHERSPOON
DANIEL S. ZEGARAC

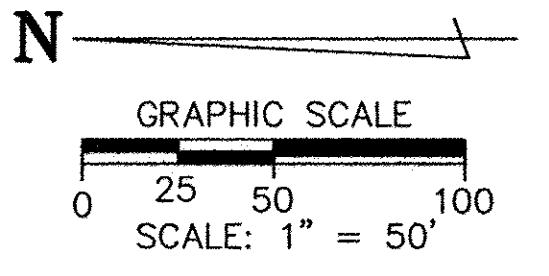
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Kind: PLAT
Recorded: 03/24/2014 at 12:30:55 PM
Fee Amt: \$172.00 Page 1 of 1
Lorain County, Ohio
Judith H. Hedrick County Recorder
File: 2014-0498992
PV-99 pgs 76-77
CARDINAL HOPE EXAM CO.
708 PARK AVE
ELYRIA, OH 44035

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
MAR 24 2014
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

REVISIONS		STONEBRIDGE ESTATES SUBDIVISION PLAT	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 reitz@reitzeng.com
	1	2	

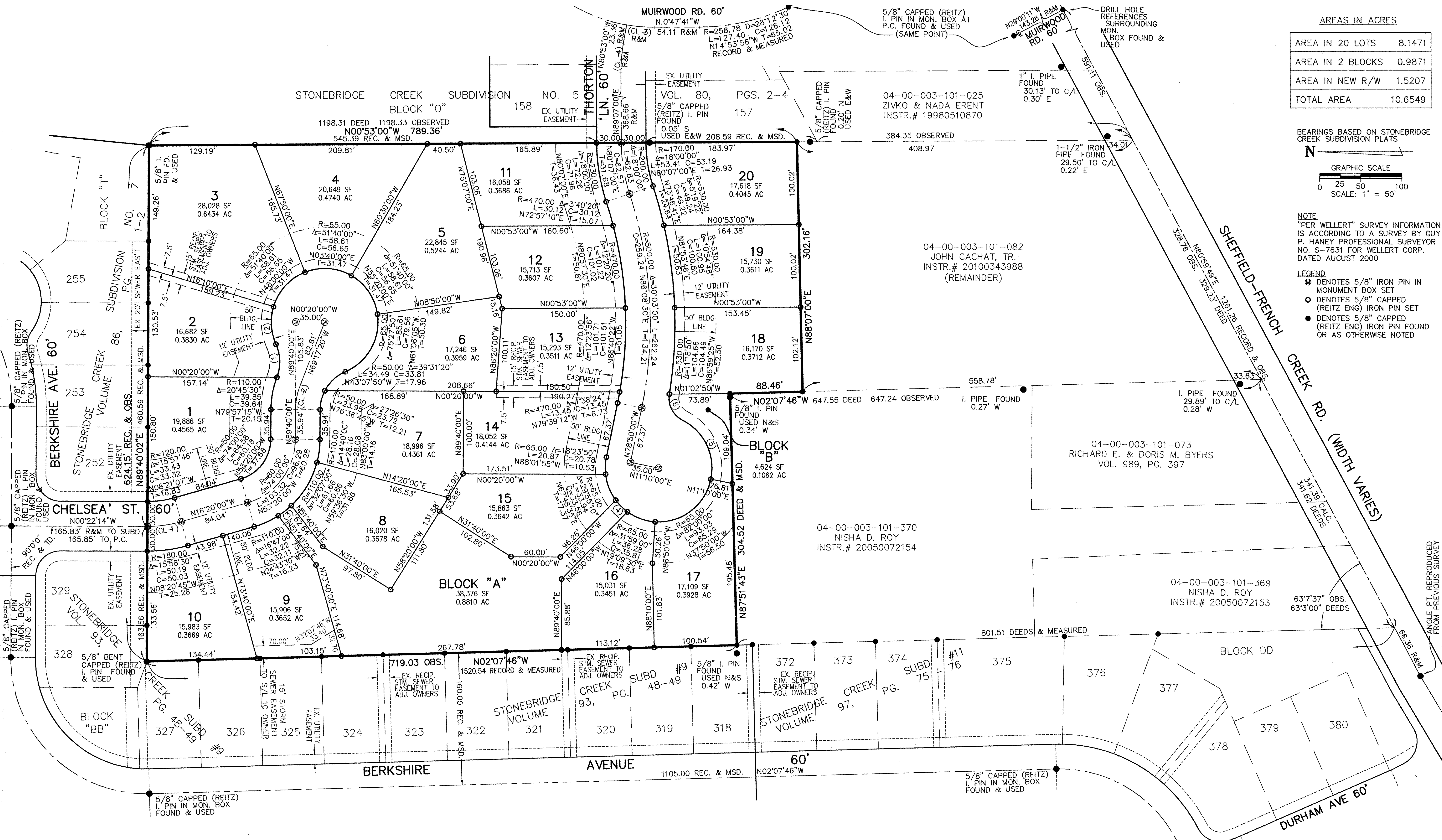
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BEARINGS BASED ON STONEBRIDGE CREEK SUBDIVISION PLATS



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



CL-1	CL-2	CL-3	CL-4	(1)	(2)	(3)	(4)	(5)	(6)
R=150.00 Δ=15°57'46" L=41.79 C=41.66 N08°21'07"W T=21.03	R=80.00 Δ=21°02'40" L=29.38 C=29.22 N79°48'40"W T=14.86	R=200.00 Δ=9°54'41" L=20.03 C=34.55 N04°09'40"E T=17.34	R=200.00 Δ=10°00'00" L=34.91 C=34.86 N85°53'00"W T=17.50	R=51.90 Δ=45°14'30" L=40.98 C=39.92 N87°48'15"E T=21.18	R=65.00 Δ=40°59'00" L=46.49 C=45.51 N85°40'30"E T=24.29	R=110.00 Δ=10°26'00" L=20.08 C=20.00 N38°20'00"W T=10.04	R=65.00 Δ=17°42'00" L=20.08 C=20.00 N44°00'00"E T=10.12	R=65.00 Δ=75°04'30" L=85.17 C=79.21 N63°37'45"E T=49.94	R=30.00 Δ=72°34'30" L=38.00 C=35.51 N62°22'45"E T=22.03

REVISIONS	1/14/13	REVISED EASEMENT ON S/L 9 & TYPOS	STONEBRIDGE ESTATES SUBDIVISION PLAT 2	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 reitz@reitzeng.com