

891909 #1928

GRANT OF CONSERVATION EASEMENT

This Grant of Conservation Easement ("Conservation Easement") is made ^{AS OF} this 18th day of DECEMBER, 2002 by and between Stonebridge Creek Subdivision Homeowners' Association an Ohio not-for-profit corporation, its successors and assigns (the "Grantor"), having an address at 24650 Center Ridge Road, Westlake, Ohio 44145 and Ohio Stream Preservation, Inc. an Ohio not-for-profit corporation, its successors and assigns (the "Grantee"), having an address at P.O. Box 23835 Chagrin Falls, Ohio 44023-0835.

WHEREAS, Stonebridge Creek Village of "KJ" Residential, LLC, ("Developer") an Ohio limited liability company, is developing certain real property situated in Avon Lake, Ohio, County of Lorain, Ohio, consisting of approximately 150 acres and depicted on the Overall Development Plan ("Exhibit A"), attached hereto and made a part hereof which real property is commonly known as Stonebridge Creek Village (the "Project"); and .

WHEREAS, the Developer has proposed to construct a certain project on the real property depicted on Exhibit A, which project may have environmental impacts to certain surface water bodies located on the real property and will require the Grantor to obtain a 401 Water Quality Certification from the Ohio Environmental Protection Agency ("OEPA") and a 404 Individual Permit from the Army Corps of Engineers ("ACOE"); and

WHEREAS, in order to protect the quality of the surface waters located on the real property, the OEPA and ACOE have required, as a condition of being issued a 401 Water Quality Certification and a 404 Individual Permit, a Conservation Easement be granted on sixteen (16) Conservation Easement Areas, ("Easement Areas") as shown on Exhibit A, in phases as the Project is expanded; and

WHEREAS, the Developer has created the Grantor, which has adopted for the Association its Declaration of Covenants and Restrictions ("Declaration"); and

WHEREAS, as phases in the Project are recorded on subdivision plats ("Plats"), this Conservation Easement shall automatically be modified to include the Easement Areas shown on the Plats that are recorded from time to time pursuant to Exhibit A; and

WHEREAS, Grantor is granting to Grantee this Conservation Easement over the Easement Areas shown on the initial Plat ("Exhibit B"); and

WHEREAS, Section 5301.69 of the Ohio Revised Code authorizes Grantee to acquire and hold conservation easements for the purposes set forth herein; and

WHEREAS, the Grantee agrees by accepting this grant to honor the intentions of Grantor stated herein and to preserve and protect the conservation values of the Easement Areas in perpetuity for the benefit of this generation and generations to come and to prevent or remedy subsequent activities or uses that are inconsistent with the terms of the Conservation Easement.

NOW THEREFORE, in consideration of the foregoing premises and the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. Grant of Easement: Grantor hereby grants and conveys to Grantee, its successors and assigns an estate, interest, easement and servitude in and to the Easement Areas of the

LandAmerica Title Insurance Corporation
1300 East 9th Street, Suite 1201
Cleveland, OH 44114
Attn: Liz Coldren
File No. 117351

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FEB 3 2003

EXHIBIT 3 219103

Mark R. Stone, Jr. Auditor

nature and character and to the extent hereinafter expressed, to be and to constitute a servitude upon the Easement Areas, which estate, interest, easement and servitude will result from the covenants and restrictions set forth herein and hereby imposed upon the use of the Easement Areas by Grantor, and, to that end and for the purpose of accomplishing the intent of the parties hereto, the Grantor covenants on behalf of itself, its heirs, successors and assigns with the Grantee, its successors and assigns, to do and refrain from doing, severally and collectively, upon the Easement Areas, the various acts hereinafter described, it being hereby agreed and expressed that the doing and the refraining from such acts, and each thereof, is and will be for the benefit of Grantee.

2. **Term of Easement:** The easement granted hereunder shall be perpetual and shall have no expiration date. Article 10 describes the process for termination of said easement.
3. **Conservation Values:** The Easement Areas possess substantial value in conserving and protecting the physical, biological and chemical integrity of the unnamed tributaries to and of French Creek, in the Black River watershed, and is important in the protection of the existing or designated use of the waters of the state pursuant to §303 of the Clean Water Act, 33 U. S. C. §1313 and §6111.041 of the Ohio Water Pollution Control Act. The specific conservation values of the Easement Areas have been documented in the application for Grant of Section 401 Certification (B) 98-502-0011(4) (Ohio EPA), dated April 22, 2002, as submitted as a Minimal Degradation Alternative, and in the Ohio Isolated Wetland Permit, SWIMS #010565.

A "Baseline Documentation Report", identified as Exhibit C and incorporated by reference herein, may consist of any and all maps, reports, photographs, descriptions of prominent vegetation, land use history and distinct natural features characterizing the Easement Areas at the time of the grant and is intended to serve as an objective information baseline for monitoring compliance with the terms of this grant. The parties acknowledge that the Baseline Documentation Report is an accurate representation of the Easement Areas at the time of this grant.

4. **Prohibited Actions:** Any activity on or use of the Easement Areas inconsistent with the purposes of this Conservation Easement or detrimental to the conservation values expressed herein is expressly prohibited. By way of example, and not of limitation, the following activities and uses are explicitly prohibited:
 - a. **Division:** Any division or subdivision of the Easement Areas beyond that shown on Exhibit A;
 - b. **Commercial Activities:** Commercial development, commercial recreational use, or industrial activity;
 - c. **Construction:** The placement or construction of any man-made modifications including but not limited to buildings, structures, fences, mobile homes, advertising, billboards, camping accommodations, roads and parking lots except the installation, maintenance, repair and replacement of utilities necessary for buildings and appurtenances to be located within the property described on Exhibit B, and limited to storm sewers and stormwater detention/retention basins ("Utility Work") within the designated utility easements as shown on Exhibit B. Where areas of the

Easement Areas are affected by the Utility Work as provided in this section, Grantor shall restore all such affected Easement Areas to their condition immediately prior to any Utility Work.

- d. **Destruction or Introduction of Vegetation and Animals:** The removal or destruction of native growth in the Easement Areas, including without limitation the use of fertilizers, the spraying of herbicides, pesticides or biocides, the introduction of nonnative wild animals and vegetation, grazing of domestic animals, or disturbance or change in the natural habitat (except in the enhancement of wildlife habitats) and the cutting of trees, ground cover or vegetation, except as approved in writing by the Grantee, which approval will not be unreasonably withheld or delayed, and limited to the following purposes:
- (1) The control or prevention of imminent hazard, disease, or fire, and for the purpose of restoring natural habitat areas to promote native vegetation; and,
 - (2) The removal of those portions of dead, diseased, damaged, destroyed, or fallen trees, shrubs, or other vegetation that physically block streams, Utility Work, or pedestrian and bicycle trails; and,
 - (3) The elimination and removal of grapevines, poison ivy, and other toxic and undesirable growth which can be cut and left laying;
 - (4) Hunting or trapping as necessary to keep the animal population within numbers consistent with the ecological balance of the area; and,
 - (5) Utility Work as shown on Exhibit B.
- e. **Land Surface Alterations:** The removal, filling, or excavation, of soil, sand, gravel, rock minerals or other materials from the Easement Areas, or doing any act that would alter the topography of the Easement Areas, except for the activities outlined in Article 4(c), and that caused by the forces of nature;
- f. **Dumping:** The dumping or accumulation of any substance of any kind, nature, and description including but not limited to grass clippings or other yard debris, soil, trash, ashes, garbage, waste, or other unsightly or offensive material or any placement of underground storage tanks, on or in the Easement Areas (see Article 5(e)(8));
- g. **Water Courses:** Alteration of the natural water courses, streams, wetlands, marshes, or other water bodies, and their adjacent riparian buffer areas, and any use or activity detrimental to water purity on the Easement Areas, except for those activities listed in Article 4c;
- h. **Motorized Vehicles:** The operation of automobiles, trucks, snowmobiles, dune buggies, motorcycles, all-terrain vehicles, or any other motorized vehicle on the Easement Areas, except as necessary to fulfill the obligations outlined in Article 4(c);
- i. **Signage:** Advertising of any kind or nature to be located on or in the Easement Areas except for signs marking the boundaries as part of the Easement Areas in favor

of the Grantee, and except as necessary to fulfill the obligations herewith and with the prior written permission of the Grantee which approval will not be unreasonably withheld or delayed;

- j. **Other Activities:** Each and every other activity or construction project which might endanger the natural, scenic, biological, or ecological integrity of the Easement Areas.

- 5. **Grantor's Rights and Responsibilities:** Grantor reserves to itself, and its successors and assigns, all rights accruing from its ownership of the Easement Areas, including the right to engage in or permit or invite others to engage in all uses of the Easement Areas that are not expressly prohibited herein and are not inconsistent with the purposes of this Conservation Easement. Without limiting the generality of the foregoing, the following rights are expressly reserved:

- a. **Right to Convey:** The Grantor retains the right to sell, mortgage, bequeath, donate, or otherwise convey the Easement Areas. Any conveyance shall remain subject to the terms and conditions of this Conservation Easement and the subsequent interest holder shall be bound by the terms and conditions hereof;
- b. **Right to Access:** Subject to the terms of this Conservation Easement with respect to prohibited uses and permitted uses, the Grantor shall retain the right of unimpeded access to the Easement Areas. Nothing contained in this Conservation Easement shall give or grant to the public a right to enter upon the Easement Areas or any portion thereof where no such right existed to the public immediately prior to the execution of this Conservation Easement.
- c. **Actions Against Grantee:** In the event of a breach of this Conservation Easement, the Grantor may bring action against the Grantee for failing to fulfil its obligations as contained herein. Prior to an action being brought, the Grantor shall provide written notice, as set forth herein to the Grantee, advising of the breach of duty and demanding that Grantee abide by the provisions of this Conservation Easement;
- d. **Requirement of Notice:** If, after a twenty-eight (28) day period following the date of written notice as provided above ("Notice Period"), the Grantee continues in its breach of duties or if the Grantee does not take substantial corrective measures within the Notice period, or if Grantee should fail to continue diligently to provide said duties, the Grantor may bring an action in law or in equity to enforce the terms of the Conservation Easement and recover any damages for the loss of the conservation values protected hereunder, including without limitation, attorney fees. The remedies available to Grantor include, without limitation, enjoining the violation through injunctive relief, seeking specific performance, and obtaining declaratory relief, restitution, reimbursement of expense including without limitation the expense of restoration of the Easement Areas, and/or an order compelling restoration of the Easement Areas;
- e. **Requirements for the Easement Areas:** The following minimum conditions shall apply to the Easement Areas:

- (1) The Grantor shall be responsible for ensuring that contractors and/or workers involved activities listed in Article 4(c) have knowledge of the terms and conditions of these restrictions and that a copy of these restrictions is at the project site throughout the period the work is underway; and
- (2) The Grantor shall be responsible for clearly marking and identifying the Easement Areas boundaries prior to the first annual monitoring visit, which shall be no later than one (1) calendar year from the date of issuance of the 401 Water Quality Certification and a 404 Individual Permit; and
- (3) Construction debris shall be prevented from entering the waterway, stream or buffer area, and shall be removed immediately should any such debris be present in said areas; and,
- (4) That the mechanical equipment used to execute any and all work be operated in such a way as to minimize turbidity (i.e., stirring up sediment into the water) that could degrade water quality and adversely affect aquatic plant and animal life; and,
- (5) Best Management Practices (BMP's) including silt controls be installed downstream from all construction areas adjacent to or abutting the Easement Areas and shall remain in place during all excavation and restoration operations including landscaping. Said controls shall not be removed until stabilization of the project site is satisfactorily complete; and,
- (6) That all installed landscaping along the edge of the stormwater retention basin and maintenance of said landscaping, including mowing and fertilization, be no closer to the waterway or stream than the designated buffer adjacent to said waterway or stream, or as approved in writing by the Grantee, which approval will not be unreasonably withheld or delayed; and,
- (7) Until the dedication and acceptance of the utilities by government authorities, or utility companies having jurisdiction, the Grantor shall be responsible for the liability and maintenance of all Utility Work; and,
- (8) All trash or nonconforming material that is dumped or placed on the Easement Areas shall be removed or cause to be removed by the Grantor immediately. In the event that the nonconforming material is placed by an adjacent landowner or party unknown to the Grantor, the Grantee and Grantor shall work collectively to locate and notify the offender and cause the material to be removed immediately by the offender. If the offender is not identified or is uncooperative, the Grantor shall be responsible for removal of the nonconforming material.

6. **Rights of Grantee:** The Grantor confers the following rights upon the Grantee to perpetually maintain the conservation values of the Easement Areas:

- a. **Right to Enter:** The Grantee has the right to enter the Easement Areas at reasonable times to monitor or to enforce compliance with this Conservation Easement; provided that such entry shall be upon prior written reasonable notice to the Grantor. The

Grantor may use the Easement Areas without interference provided that the Grantor restricts his/her use to those permitted under this Conservation Easement. The Grantee has no right to permit others to enter the Easement Areas. The general public is not granted access to the Easement Areas under this Conservation Easement;

- b. **Right to Preserve:** The Grantee has the right to prevent any activity on or use of the Easement Areas that is inconsistent with the terms or purposes of this Conservation Easement;
 - c. **Right to Require Restoration:** The Grantee shall have the right to require the restoration of the areas or features of the Easement Areas which are damaged by any action prohibited by this Conservation Easement;
7. **Grantee's Remedies:** In the event of a breach of this Conservation Easement, the Grantee shall have the following remedies and shall be subject to the following limitations:
- a. **Actions Against Grantor:** In the event of a breach of this Conservation Easement], the Grantee may bring action against the Grantor for failing to fulfil its obligations as contained herein. Prior to an action being brought, the Grantee shall provide written notice, as set forth herein to the Grantor, advising of the breach of duty and demanding that Grantor abide by the provisions of this Conservation Easement;
 - b. **Requirement of Notice:** If, after a twenty-eight (28) day period following the date of written notice as provided above ("Notice Period"), the Grantor continues in its breach of duties or if the Grantor does not take substantial corrective measures within the Notice period, or if Grantor should fail to continue diligently provide said duties, the Grantee may bring an action in law or in equity to enforce the terms of the Conservation Easement and recover any damages for the loss of the conservation values protected hereunder, including without limitation, attorney fees. The remedies available to Grantee include, without limitation, enjoining the violation through injunctive relief, seeking specific performance, and obtaining declaratory relief, restitution, reimbursement of expense including without limitation the expense of restoration of the Easement Areas, and/or an order compelling restoration of the Easement Areas;
 - c. **Emergency Action:** If the Grantee determines that the use permitted by this Conservation Easement is, or is expected to be violated so to cause significant or irreparable damage to the physical, biological and/or chemical integrity of the water course, the Grantee will provide written notice to the Grantor. If, through reasonable efforts, the Grantor cannot be notified, or if the Grantee determines, in its sole discretion, that the circumstances justify prompt action to mitigate or prevent injury to the Easement Areas, then the Grantee may pursue its lawful remedies without awaiting the Grantor's opportunity to cure. Grantor shall not be liable for any costs arising from Grantee's failure to provide advance notice as set forth in Section 7 (b) above;

- c. **Injunctive Relief for Actual or Threatened Non-Compliance:** Grantor acknowledges that actual or threatened events of non-compliance under this Conservation Easement constitute immediate and irreparable harm. The Grantor acknowledges that Grantee's remedies at law for any violation of the terms hereof are inadequate and Grantee is entitled to injunctive relief, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Conservation Easement, without the necessity of proving either actual damages or inadequacy of otherwise available legal remedies;
 - d. **Cumulative Remedies:** The preceding remedies of the Grantee are cumulative. Any or all of the remedies may be invoked by the Grantee if there is an actual or threatened violation of this Conservation Easement. Grantee may not, however, receive more than one remedy (including without limitation, damages and injunctive relief) for the same injury or violation;
 - e. **Delay in Enforcement:** Notwithstanding the foregoing, any delay in enforcement shall not (by itself) be construed as a waiver of the Grantee's rights to enforce the terms of this Conservation Easement.
8. **Ownership Costs and Liabilities:** In accepting this Conservation Easement, the Grantee shall have no liability or other obligation for costs, liabilities, taxes or property insurance of any kind related to ownership of the Easement Areas. The Grantee and its trustees, officers, employees, agents and members have no liability arising from injury or death to any person or from physical damage to any other property located on the Easement Areas or otherwise. The Grantor agrees to defend the Grantee against such claims and to indemnify the Grantee against all costs and liabilities relating to such claims. Notwithstanding the foregoing, Article 8 does not apply to losses caused by the negligence, actions or inaction of employees, agents and invitees of Grantee.
9. **Cessation of Existence:** If the Grantee shall cease to be authorized to acquire and hold conservation easements, then this Conservation Easement shall become vested in another qualified entity that is eligible to acquire and hold a conservation easement under Ohio law, upon the mutual consent of Grantor and Ohio EPA.
10. **Termination:** This Conservation Easement may be extinguished only by an unexpected change in condition, which causes it to be impossible to fulfill the Conservation Easement's purposes, or by exercise of eminent domain:
- a. **Unexpected Change in Conditions:** If subsequent circumstances render the purposes of this Conservation Easement impossible to fulfill, then this Conservation Easement may be partially or entirely terminated only by judicial proceedings. The amount of the compensation to which the Grantee shall be entitled from any sale, exchange, or involuntary conversion of all or any portion of the Easement Areas, pursuant to such proceedings, subsequent to such termination or extinguishment, shall be established, unless otherwise provided by Ohio law at the time, as provided in (b) below with respect to the division of condemnation proceeds. The Grantee shall use any such proceeds in a manner consistent with the purposes of this Conservation Easement;

- b. **Eminent Domain:** If the Easement Areas is taken, in whole or in part, by power of eminent domain, then the Grantee will be entitled to compensation in accordance with applicable laws and in proportion to the Grantee's interest in the Easement Areas at the effective date of this Conservation Easement.
11. **Recordation:** The Grantor or its successors and assigns shall record this and future instruments in a timely fashion in the official record of Lorain County, Ohio and at Grantees request shall re-record it at any time as may be necessary to preserve the Grantee's rights in this Conservation Easement. A copy of every recorded document pertaining to this Conservation Easement shall be provided to Grantee.
12. **Expansion of this Conservation Easement:** Grantor agrees to include the Easement Areas shown on Exhibit A but not included on Exhibit B on future Plats for future phases of the Project. This Conservation Easement shall be automatically expanded to include those Easement Areas shown on future Plats without the necessity of filing additional Grants of Conservation Easements or any other documentation. Without limiting the generality of the foregoing, it shall be deemed that Exhibit B of this Conservation Easement be modified to include Easement Areas shown on the Plats at the time of recordation.
13. **Assignment:** This Conservation Easement is transferable, but Grantee may assign its rights and obligations hereunder only to an organization or entity that is qualified to hold conservation easements under Ohio law, and any applicable federal tax law, at the time of transfer, provided that such transfer is approved by Grantor which approval will not be unreasonably withheld or delayed. As a condition of such transfer, the Grantee and Grantor shall require that the conservation purposes that this grant is intended to advance, continue to be carried out.
14. **Liberal Construction and Section Headings:** This Conservation Easement shall be liberally construed in favor of maintaining the conservation values of the Easement Areas. The section headings and subheadings identified herein are for reference purposes only and shall not be used to interpret the meaning of any provision hereof.
15. **Notices:** For purposes of this Conservation Easement, notices may be provided to either party, by personal delivery or by mailing a written notice to that party by first class mail, postage prepaid. Delivery will be complete upon depositing the properly addressed notice with the U. S. Postal Service.

The notice shall be served to the Grantor at:

Stonebridge Creek Subdivision Homeowners' Association
c/o The King James Group
24650 Center Ridge Road
Westlake, Ohio 44145

The notice shall be served to the Grantee at:
Ohio Stream Preservation, Inc.
Attn. Executive Director
P.O. Box 23835
Chagrin Falls, Ohio 44023

with a copy to its attorney at:
Reddy, Grau and Meek
Attn. Mr. David Meek
5306 Transportation Blvd.
Garfield Heights, Ohio 44125

16. **Severability**: If any portion of this Conservation Easement is determined to be invalid or unenforceable, the remaining provisions of this agreement will remain in full force and effect.
17. **Subsequent Transfers**: This Conservation Easement shall be a covenant running with the land and shall constitute a burden on the Easement Areas and shall run to the benefit of the parties hereto and their successors in interest. All subsequent owners of the Easement Areas shall be bound to all provisions of this Conservation Easement to the same extent as the current parties. Grantor shall incorporate the terms of this Conservation Easement, by reference, in any deed or other legal instrument by which they divest themselves of any interest in all or a portion of the Easement Areas, including, without limitation, a leasehold interest. Grantor further agrees to provide written notice to the Grantee of the transfer of any interest at least thirty (30) days prior to the effective date of such transfer.
18. **Termination of Rights and Obligations**: A party's future rights and obligations under this Conservation Easement shall terminate upon transfer of that party's interest in the Easement Areas. Liability for acts or omissions occurring prior to transfer shall survive any such transfer.
19. **Applicable Law**: This agreement shall be governed by, and construed in accordance with the substantive law of the State of Ohio, irrespective of its conflicts of laws rules.
20. **Entire Agreement**: This Conservation Easement sets forth the entire agreement of the parties and supersedes all prior discussions and understandings.

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IN WITNESS WHEREOF, the Grantor and Grantee have set their hands on the day and year as written.

GRANTOR

STONEBRIDGE CREEK SUBDIVISION HOMEOWNERS' ASSOCIATION

By: Adrien Wallner Elliot
Adrien Wallner Elliot, Designate Signatory

Date: 12/17/02

STATE OF OHIO)
) ss.
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public, in and for said County, personally appeared Adrien Wallner Elliot officer of Stonebridge Creek Subdivision Homeowners' Association, who said she is duly authorized in these presents, and that she acknowledges her signature to be her free act and deed, individually, and as such officer, and the free act and deed of said partnership and corporation.

IN TESTIMONY WHEREOF, I have set my hand and official seal at Wicklake, Ohio, this 17th day of December, 2002.

Dawn C. Kastelic
Notary Public

DAWN C. KASTELIC
NOTARY PUBLIC - STATE OF OHIO
Recorded in Portage County
My Comm. Expires Jan. 21, 2005

1-21-05

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GRANTEE

OHIO STREAM PRESERVATION, INC.

By: 
Jeffrey S. Markley, Executive Director

Date: 1/7/03

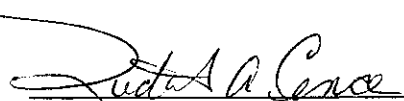
By: 
Jeffrey J. Filarski, Secretary

Date: Jan. 9, 2003

STATE OF OHIO)
) ss.
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public, in and for said County, personally appeared **JEFFREY S. MARKLEY**, Executive Director, Ohio Stream Preservation, Inc., and **JEFFREY J. FILARSKI**, Secretary, Ohio Stream Preservation, Inc. who said they are duly authorized in these presents, and that they acknowledge their signatures to be his free act and deed, individually, and as such Executive Director and Secretary, and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have set my hand and official seal at Oakwood, Ohio, this 9th
day of JANUARY, 2003.


Notary Public

Judith A. Cence
My Commission Expires August '04

This instrument prepared by: Jeff Markley

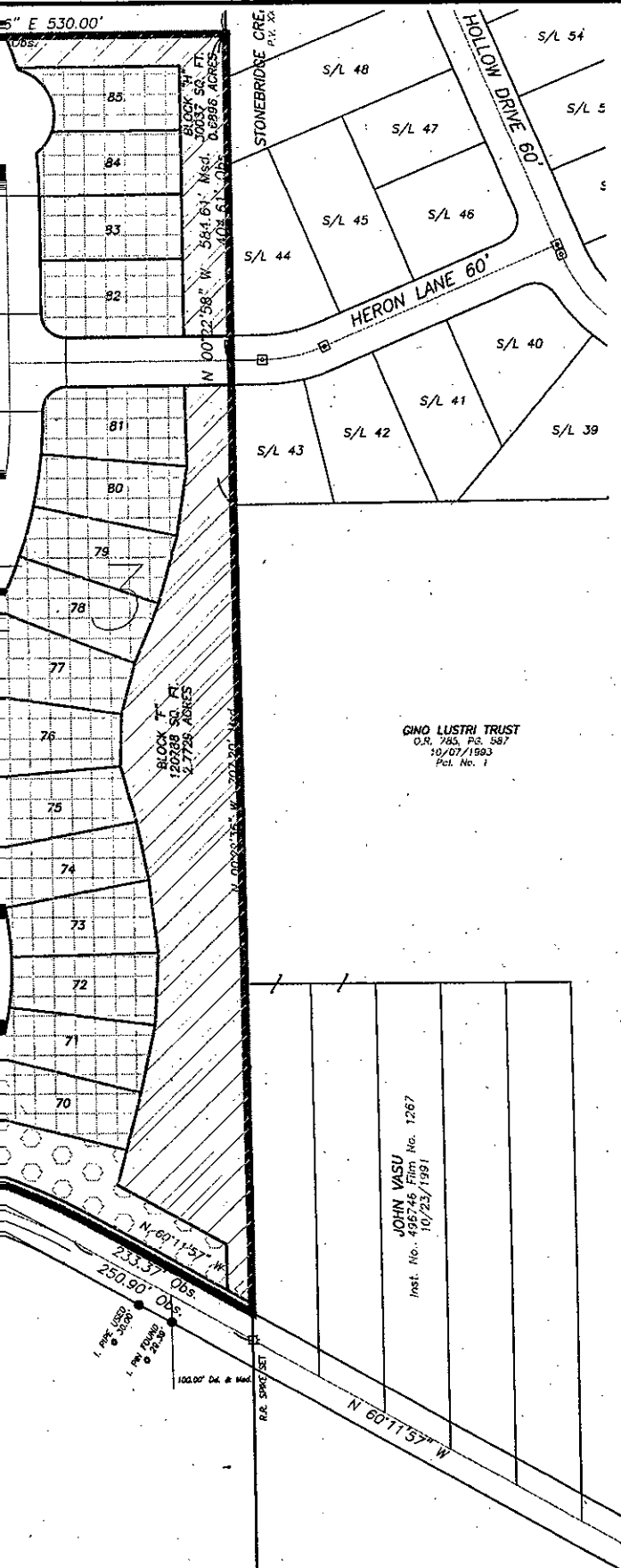
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1945

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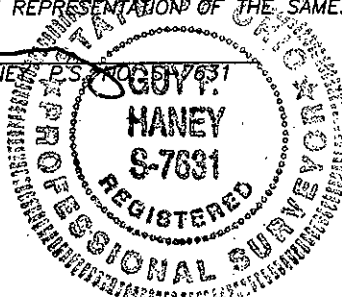
1947

1948



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN HEREON, THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME.

~~GUY P. HANEY, P.S. NO. 54763~~



GINO LUSTRI TRUST
O.R. 785, PG. 587
10/07/1993
Pct. No. 1

JOHN VASU
Inst. No.. 496745 Film No. 1267
10/23/1991

CONSERVATION EASEMENT AREAS

SUBD. BLK	AREA	PHASE
PART "F"	2.7729	3
NONE "G"	0.0000	3
ALL "H"	0.6896	3
ALL "I"	7.0808	3
ALL "J"	4.5085	3
ALL "K"	1.4316	3
NONE "L"	0.0000	3
ALL "M"	4.9204	4
NONE "N"	0.0000	4
ALL "O"	4.7391	5
ALL "P"	0.5773	5
NONE "Q"	0.0000	6
ALL "R"	0.3554	6
ALL "S"	0.5578	6
PART "T"	0.3775	5
NONE "U"	0.0000	5
PART "V"	6.9999	9
NONE "W"	0.0000	8
PART "X"	0.1432	7
NONE "Y"	0.0000	9
ALL "Z"	0.6126	12
NONE "AA"	0.0000	11
NONE "BB"	0.0000	11
NONE "CC"	0.0000	11
NONE "DD"	0.0000	11
ALL "EE"	2.8157	11
ALL "FF"	1.0238	12

TOTAL=39.6006 ACRES

PLATTED

NOT PLATTED
(SUBJECT TO CHANGE)

CONSTANT



Engineers • Planners • Surveyors
Wallert Corporation
5136 Beach Road • Medina, Ohio 44256
t. 330.239.2899 • f. 330.239.0272

CLIENT:

KING JAMES
GROUP

24650 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

[illegible]

PREPARED UNDER THE DIRECT
SUPERVISION OF:

PROJECT DUE

STONEBRIDGE
CREEK VILLAGE

SITE ADDRESS

SHEFFIELD-FRENCH
CREEK ROAD

AVON, OHIO

SCALE 1"=200'

DATE: 11/02

DESIGNED BY: GPH

DRUM BY: SMW

CHECKED BY: GPH

FILE NAME: CONS_ESMT.DWG

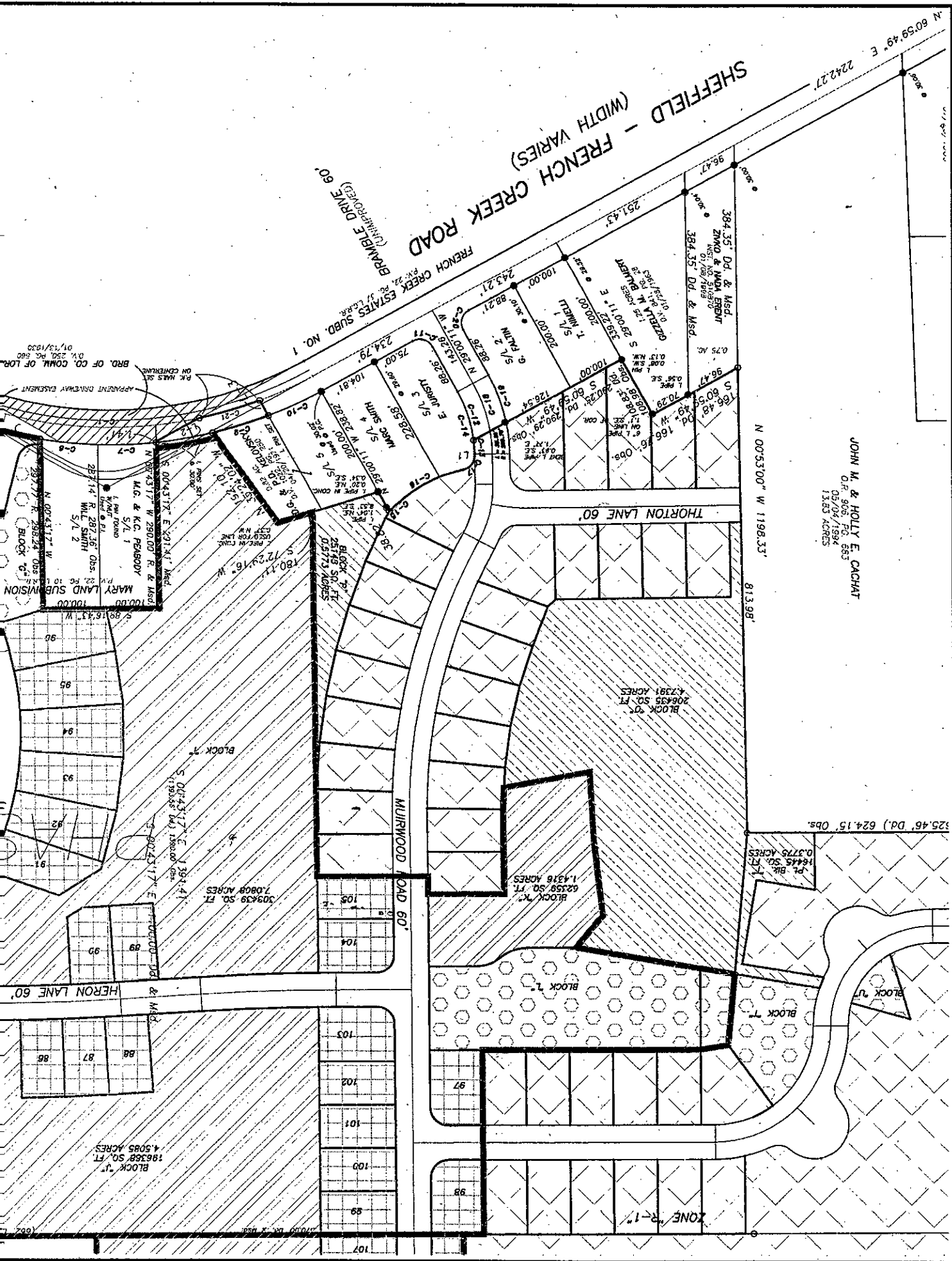
JOB NUMBER 000211

DRAWING TYPE

STONEBRIDGE
CREEK VILLAGE
CONSERVATION
EASEMENT AREAS

SWIFT MVA

EXHIBIT A
1/4



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26.716 ACRES
ARNER REALTY COMPANY LTD.
 Inst. No. 584860 Film No. 1412
 12/23/1996

N 00°26'09" W 961.09' Msd.

N 00°22'58" W 568.30' Msd.

CREEK SUBDMISION PHASE NO. 2

CREEK SUBDIVISION
P.V. XX, PG. 14 & XX L.C.R.R.

~~STONEBRIDGE~~

N 89°37'46" E 530.00'

BLOCK "J"
6358 SQ. FT.
5085 ACRES

CONSERVATION EASEMENT
UNDER PRESENT PHASING



CONSERVATION EASEMENT UNDER FUTURE PHASING

FUTURE HOMESITES

HOMESITES IN PRESENT PHASING

OPEN SPACE BLOCKS NOT AFFECTED
BY CONSERVATION EASEMENTS



CLINT

KING JAMES
GROUP

24650 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

[illegible]

PREPARED UNDER THE DIRECT
SUPERVISION OF:

PROJECT TITLE

STONEBRIDGE
CREEK VILLAGE

SITE ADDRESS

SHEFFIELD-FRENCH
CREEK ROAD

AVON, OHIO

SOLE	1 ^{re} =200
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DATE: 11/02

DESIGNED BY: GPH

DRAWN BY: SMW

CHECKED BY: GPH

FILE NAME: CONS_ESMT.DWG

JOB NUMBER: 000211

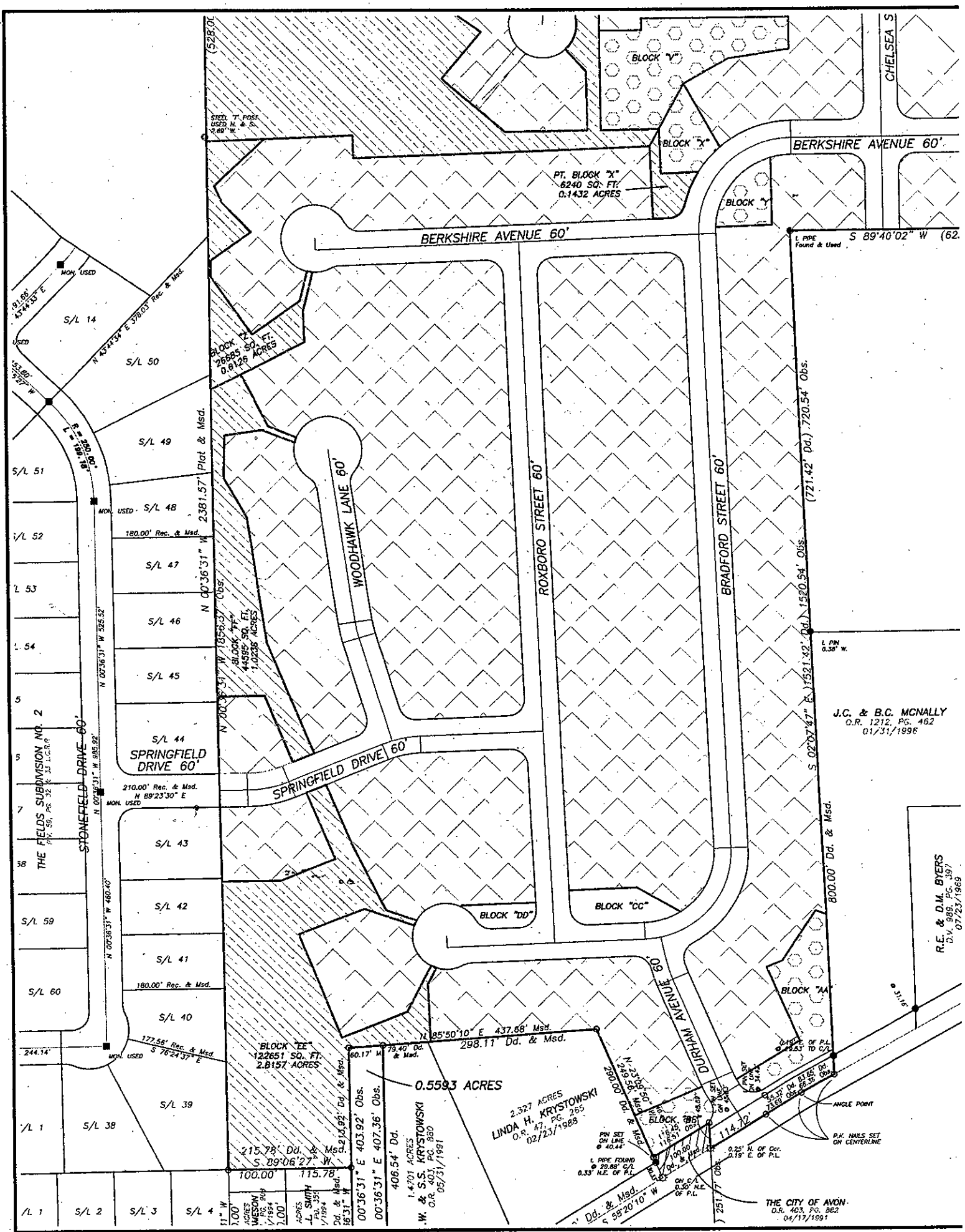
DRIVING TIPS:

STONEBRIDGE
CREEK VILLAGE
CONSERVATION
EASEMENT AREAS

SHEET NO.

EXHIBIT A
3/4

K:\PROJECTS\SURVEYS\KJ_AVON\Conservation Easement(11x11).dwg, 01/20/2003 01:50:49 PM, ((WELLEN12300(KJ)000 043 F3

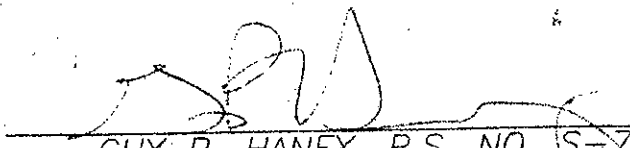


STONEBRIDGE CR

SITUATED IN THE CITY
AND KNOWN AS BEING
BEING ALL LAND CONVE
LLC BY DEED RECO
20020847054 OF LORAIN
CONVEYED TO STONEB
RECORDED ON JULY 5,
COUNTY RECORDS AND
OF AMBROSE DRIVE OF
RECORDED IN PLAT VO

SUP

THIS IS TO CERTIFY THAT AT THE REQUEST OF
"STONEBRIDGE CREEK" SUBDIVISION
LAND IN SECTION NO. 3 OF AVON TOWNSHIP
INDICATED •, IRON PIN MONUMENTS
•, IRON PIN MONUMENTS WERE
THEREOF. BEARINGS SHOWN ARE ASSUMED
REPRESENTS A SURVEY IN WHICH THE
OF EACH BLOCK WHEN COMPUTED FROM
LIMIT OF ERROR OF ONE (1) FOOT TO
BALANCING THE SURVEY. THE SURVEY
SECTION 4733-37 OF THE OHIO ADMINISTRATION
BEEN CONSIDERED IN PERFORMING THIS


GUY P. HANEY, P.S., NO. S-7631

OCTOBER 19, 2001

REVISED: FEBRUARY 15, 2002

REVISED: SEPTEMBER 4, 2002

AREA

AREA IN L

AREA IN L

AK

SUBDIVISION NO

AVON, COUNTY OF LORAIN AND STATE OF OHIO
OF ORIGINAL AVON TOWNSHIP SECTION NO. 3,
TO STONEBRIDGE VILLAGE OF K J RESIDENTIAL
ON AUGUST 7, 2002 IN INSTRUMENT NO:
COUNTY RECORDS AND PART OF A PARCEL OF LAND
E VILLAGE OF K J RESIDENTIAL LLC BY DEED
2 IN INSTRUMENT NO. 20020840319 OF LORAIN
ATTING SUBLOTS NOS. 3, 4, 5 AND 6 AND ALL
RY LAND SUBDIVISION AS SHOWN BY THE PLAT
E 22, PAGE 10 OF LORAIN COUNTY RECORDS.

CERTIFICATION

THE OWNERS I HAVE SURVEYED AND PLATTED
3" AS SHOWN HEREON AND CONTAINING 35.3033 ACRES
LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY
WERE FOUND AND AT ALL POINTS THUSLY INDICATED
DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS
D USED TO DESCRIBE ANGLES ONLY. THE PLAN
E OF THE EXTERIOR BOUNDARIES OF THE TRACT AND
MEASUREMENTS OF THE GROUND CLOSED WITHIN A
HUNDRED (10,000) FEET OF THE PERIMETER BEFORE
THE MINIMUM STANDARDS FOR LAND SURVEYS, IN
THE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE
Y. ALL OF WHICH I CERTIFY TO BE CORRECT.



ACRES

10.6630

10.6630

AREA IN STREET
AREA IN BLOCKS
TOTAL AREA

UTILITY EAS

THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFT
 HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CEN
 OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS
 "GRANTEES"), A PERMANENT RIGHT-OF-WAY AND EASEM
 OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWI
 PARALLEL WITH AND CONTIGUOUS TO THE STREET LINES
 REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROU
 CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SU
 TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND
 OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING,
 GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND F
 GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS
 RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY T
 LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT
 INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPA
 COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, RE
 CABLES, GAS PIPE LINES, AND PIPES OUTSIDE THE ABO
 RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FRO
 FOR EXERCISING ANY OF THE PURPOSES OF THIS RIG
 SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UT

Michael Elcist 11/17/02
 STONEBRIDGE VILLAGE OF
 K J. RESIDENTIAL LLC

J. Danyla 10/17/02
 THE ILLUMINATING COMPANY

De S 10/17/02
 COLUMBIA GAS OF OHIO

Robert
 CENTURY

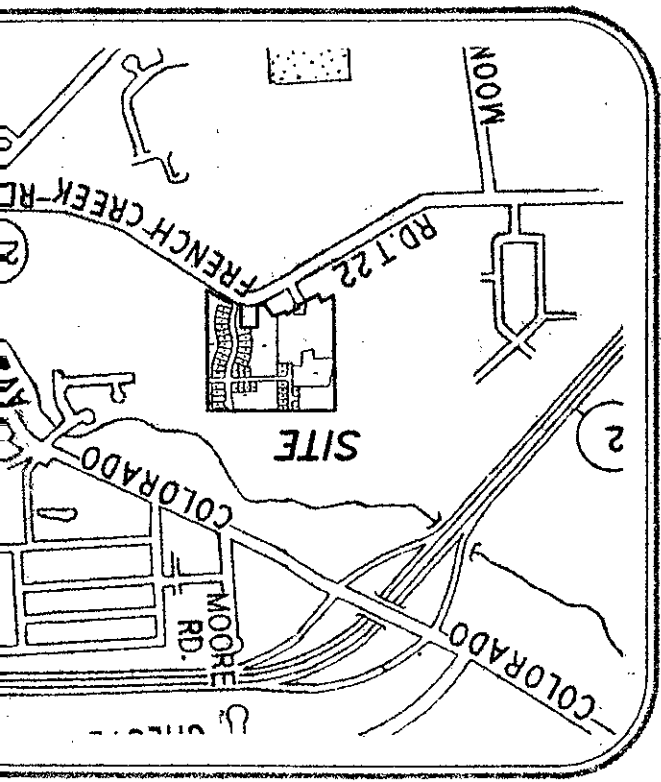
JM
 ADELPHIA

446

2033

REFERRED TO AS THE "GRANTOR"), DO
AND ADELPHIA COMMUNICATIONS, ALL
AFTER REFERRED TO AS THE
VE (12) FEET IN WIDTH UNDER,
THE GRANTOR SHOWN HEREON AND
NSTRUCT, PLACE, OPERATE, MAINTAIN,
TRIC, GAS AND COMMUNICATIONS
R BELOW GROUND MOUNTED
ACILITIES AS ARE DEEMED NECESSARY
RTING AND TRANSMITTING ELECTRICITY,
SE AT SUCH LOCATIONS AS THE
EMENT PREMISES. SAID EASEMENT
TO REMOVE TREES AND
EMENT PREMISES WHICH MAY
PERATION OF SAID ELECTRIC, GAS AND
MENT AND MAINTAIN SERVICE
RIBED EASEMENT PREMISES, OR THE
THE WITHIN DESCRIBED PREMISES
WAY AND EASEMENT GRANT. ALL
VICE.

ICATIONS



VICINITY MAP

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PER DAY OF 2

CONSULTING ENGINEER
MICHAEL BRAMHALL, P.E.

THIS PLAT IS APPROVED FOR RECORDING PER DAY OF 2

PLANNING COMMISSION CHAIRPERSON
JIM PIAZZA

THIS PLAT IS APPROVED FOR RECORDING PER DAY OF 2

S ONLY

S ONLY

S ONLY

MARK R. STEWART
LORAIN COUNTY AUDITOR

FEB 6 2003

[Handwritten signature]

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

2003 FEB -6 P 12:44

RECEIVED FOR RECORD

MARY ANN JAMISON
LORAIN COUNTY
RECORDER

2003 FEB -6 P 12:38

RECEIVED FOR RECORD

NOTE: SEE SHEET 4 OF 5 FOR
SETBACK REQUIREMENTS AND
OPEN SPACE CONFORMANCE
TABULATION.
NOTE: SEE SHEET 3 OF 5 FOR
SYMBOLS LEGEND.
NOTE: SEE SHEET 5 OF 5 FOR
CURVE TABLES.

General Notes

STONEBRIDGE VILLAGE OF K J RESIDENTIAL LLC

INST. NO. 20020840319

07/05/2002

17.0913 ACRES REMAINDER

N 00°22'14" W 641.00'

SHEET

SHEET

N 29°00'62" E 120.35' Msd.
V.E. 118.16'
S.E. 180.11'

PE IN CONC.
N.E.
S.E.

FRENCH CREEK

61.95'

D.G. 0.82 AC
P.D. 103.01
PG. 197.41
250

KELONSKI

I. PIPE IN CONC.
USED FOR LINE
0.37' N.W.

BLOCK 7" & CONSERVATION EASEMENT

308439 SQ. FT.
7.0808 ACRES

150'

210'

45'

PINS SET
30.00'

60" TRANSMISSION LINE EASEMENT

D.V. 432, PG. 308

S 00°43'17" E 291.41' Msd.

10.04'

PINS SET
30.00' S 00°43'17" E 290.00' R. & Msd.

M.G. & K.C. PEABODY
O.P. 1118. 50. 674
S/L 4

287.14' R. 287.36' Obs.

WILL. SMITH
S/L 2

1. PIN FOUND
W/NUT
Used @ P.I.

297.77' R. 298.24' Obs
N 00°43'17" W

288.09' Msd.
S/L 3

BLOCK "G"
19979 SQ. FT.
0.4587 ACRES

12' UTILITY EASEMENT
133.56'

200.43' S 00°43'17" E 283.10'
160.43' N 14°37'46" E

CL-1
N 00°43'17" W 365.86'

(194.61' Dd.) 195.80' Obs.
N 00°43'17" W

75.00' UTILITY EASEMENT

AMBROSE DRIVE 60'
(UNIMPROVED)

180' N 75°22'

MARY LAND SUBDIVISION
P.V. 22; PG. 10 L.C.R.R. ...

15' SANITARY SEWER EASEMENT

90.31' S 89°16'43" W 200.00'

96
16179 SQ. FT.
0.3714 ACRES

180.00' S 78°37'46" W

95
14747 SQ. FT.
0.3385 ACRES

180.00' S 86°07'46" W

94
14747 SQ. FT.
0.3385 ACRES

94.18' N 00°07'14" W

10' SANITARY SEWER DRAINAGE
D.V. 800. PG. 160
(TO BE VACATED)

80'
KENWYN BOULEVARD

KENWYN
50.94' N 15°22'14" W

CL-1

N 00°43'17" W 365.86'

(194.61' Dd.) 195.80' Obs.

75.00' UTILITY EASEMENT

AMBROSE DRIVE 60'
(UNIMPROVED)

180' N 75°22'

1558' 0.357'

180.00' N 85°07'46"

148' 0.00'

184' N 79°0'

44.54' 640'

C-22

C-21

C-20

C-19

C-20

C-19

C-20

C-21

C-22

C-23

C-24

C-25

C-26

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C-93

C-94

C-95

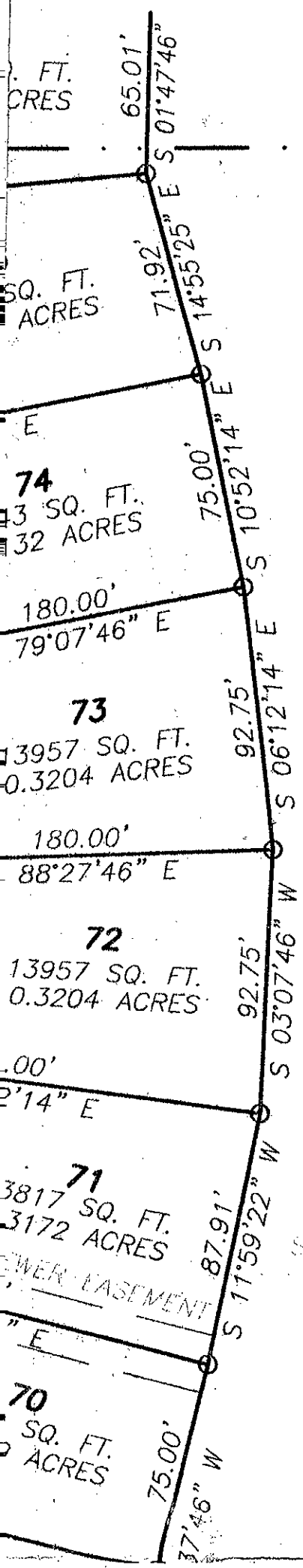
C-96

C-97

C-98

C-99

C-100



BLOCK "F"
142852 SQ. FT.
3.2794 ACRES
CONSERVATION EASEMENT
120788 SQ. FT.
2.7729 ACRES

N 00°29'36" W 707.19' Msd.
N 00°29'36" W 1019.82' Msd.

SHEET 3
SHEET 2

GINO LUSTRI TRUST
C.P. 785, PG. 587
10/07/1993
Fol. No. 1

STONEBRIDGE (C)
STONEBRIDGE (C)

290.05' Obs.
S 89°16'43" W.

K/P/PO

General Notes

RECORD DATA

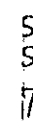
ON - P.V. 61, PGS. 68 & 69
ON NO. 2- P.V. 69, PG. 28

--



SHEET 4
SHEET 2

DETAIL SCALE: 1" = 20'



0.1078 AC. TO BE DEDICATED

BRD. OF CO. COMM. OF LORAIN CO.

D.V. 250, PG. 560

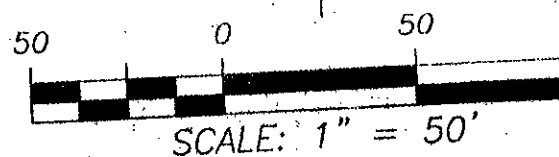
01/13/1930

FIELD - FRENCH CREEK ROAD
(WIDTH VARIES)

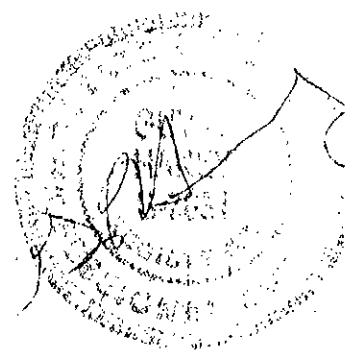
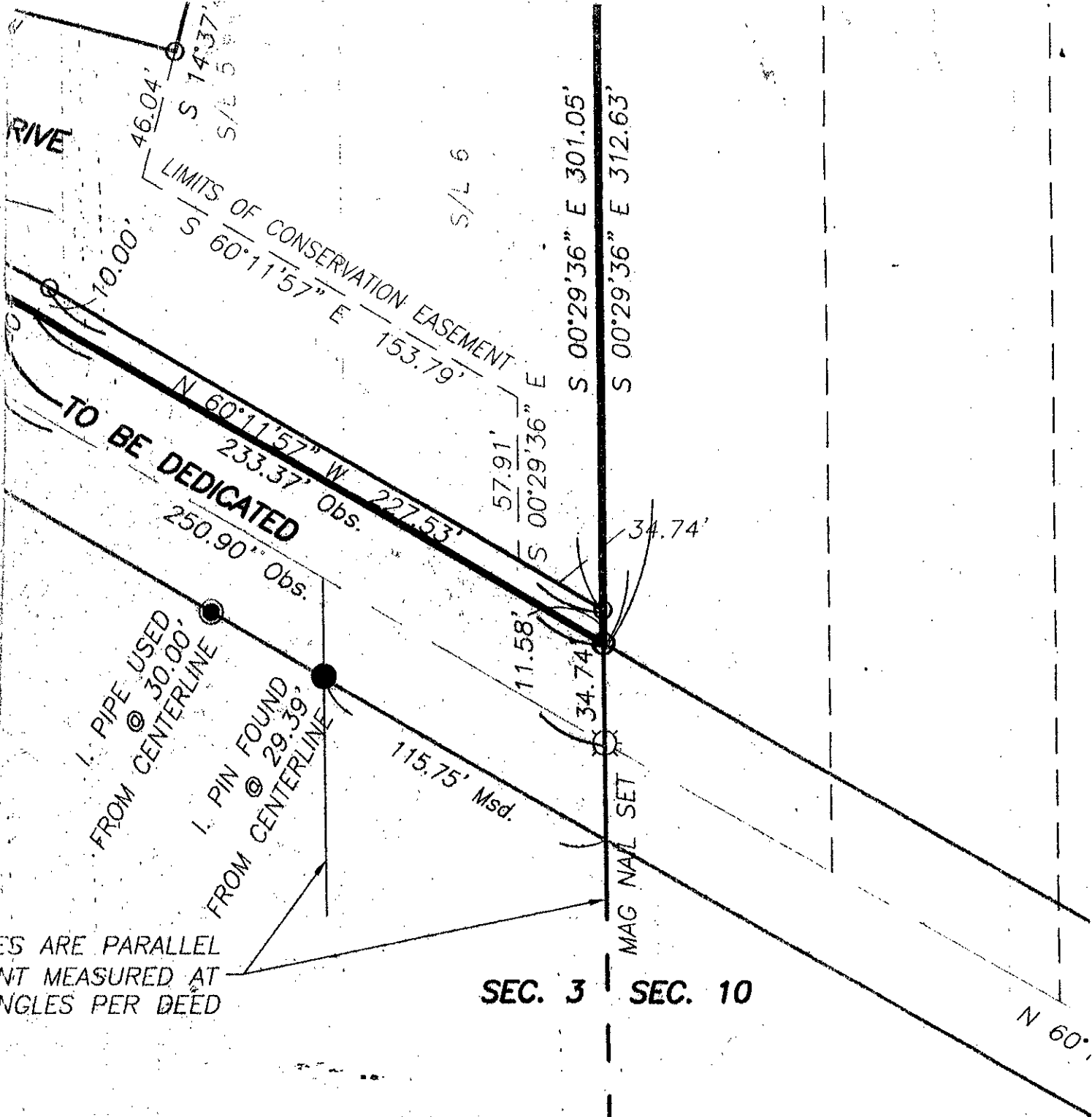
NUMBER	BEARING	DISTANCE
L-1	S 60°59'49" W	84.37'
L-2	N 29°00'11" W	30.28'

L=265.59'
R=744.56'
 $\Delta=20^{\circ}26'17''$
C LEN=264.19'
BRG=S 70°25'06" E
T=134.22'

KENWYN BLVD.



AND 10



4	MISC. REVISIONS	1/03
3	MISC. REVISIONS	12/02
2	MISC. REVISIONS	02/02
No.	Revision/Issue	Date

**WELLERT
CORPORATION**
ENGINEERS - SURVEYORS
5136 BEACH ROAD
MEDINA, OHIO 44256
(330) 239-2899

Client

**KING JAMES
GROUP**

WESTLAKE, OHIO

Project Title

**STONEBRIDGE
CREEK
SUBDIVISION
NO. 3**

PART OF AVON TWP. SECTION NO. 3
LORAIN COUNTY, OHIO

Project Number

011102

Date

NOV. 16, 2001

Scale

1" = 50'

Sheet

2/5

ORIGINAL

Year	Percent
1950	7
1960	8.5
1970	10
1980	11.5

75.95'

75 00'

—

7-10

1

100

10

10

INE

C-46

92

N. 00° 23' 19" W.
20.00'

BLOCK "J" &

~~CONFIDENTIAL~~ M

25.716
WARNER REALTY
Inst. No. 584860
12/23/

L=21.95'
R=460.00'
C LFN=21.95'
BRG=S 24°43'16" E
Δ=02°44'05"
T=10.98'

N 89°37'46" E 1657.96' TOTAL

N 89°37'46" E 530

N 89°37'46" E 554.43'

87.32'

301.07'

310.11'

20' WIDE STORM SEWER EASEMENT

N 47°37'46" E
23.50'

STORM SEWER EASEMENT

N 00°22'14" W
40.37'

S 47°37'46" W
27.08'

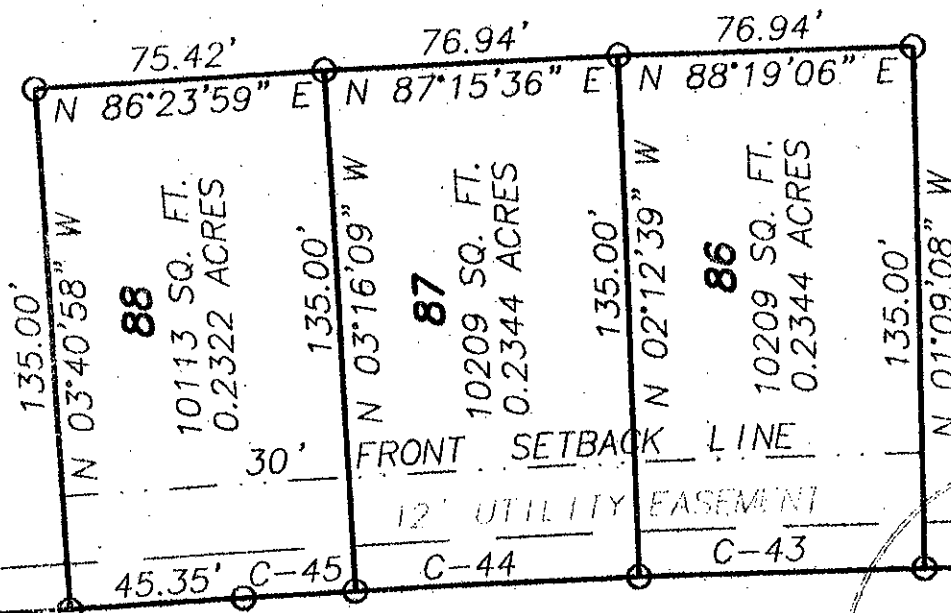
"J" & CONSERVATION EASEMENT

96388 SQ. FT.
4.5085 ACRES

STONEBRIDGE VILLAGE OF K J RESIDENTIAL LLC

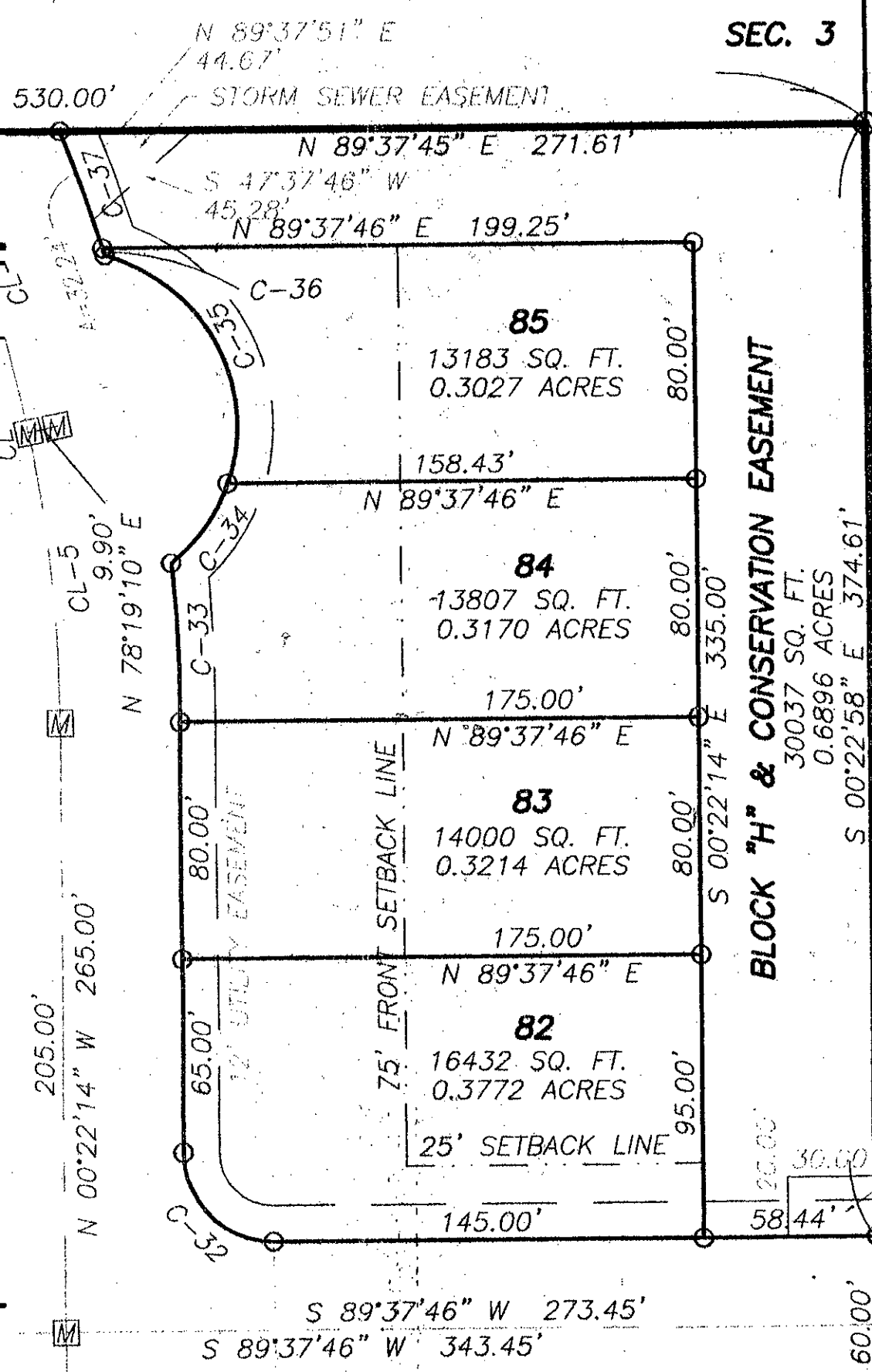
INST. NO. 20020847054

08/07/2002



HERON LANE 60'

716 ACRES
TY COMPANY LTD.
860 Firm No. 1412
123/1998



SEC. 3 SEC. 10
S/L 44
S/L 48
S/L 49
STONEBRIDGE CREEK SUBDIVISION NO. 2
P.V. 89, PG. 28 L.C.F.R.

STONEBRIDGE CREEK SUBDIVISION NO. 2

P.V. 86, P.C. 78 L.C.S.R.

S/L 45

S/L 47

S/L 46

S/L 54

S/L 54

S/L 55

S/L

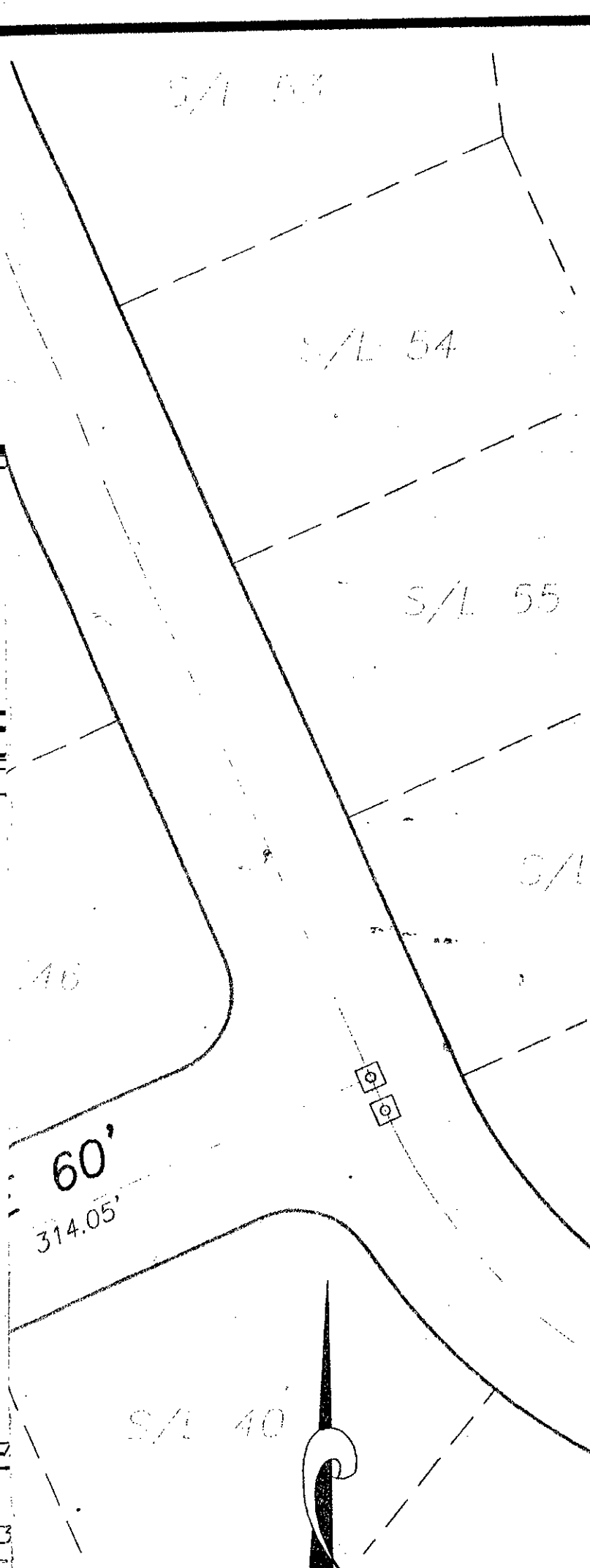
HERON LANE 60'

S 66°54'21" W 314.05'

L=78.54'
C LEN=78.04'
R=200.00'

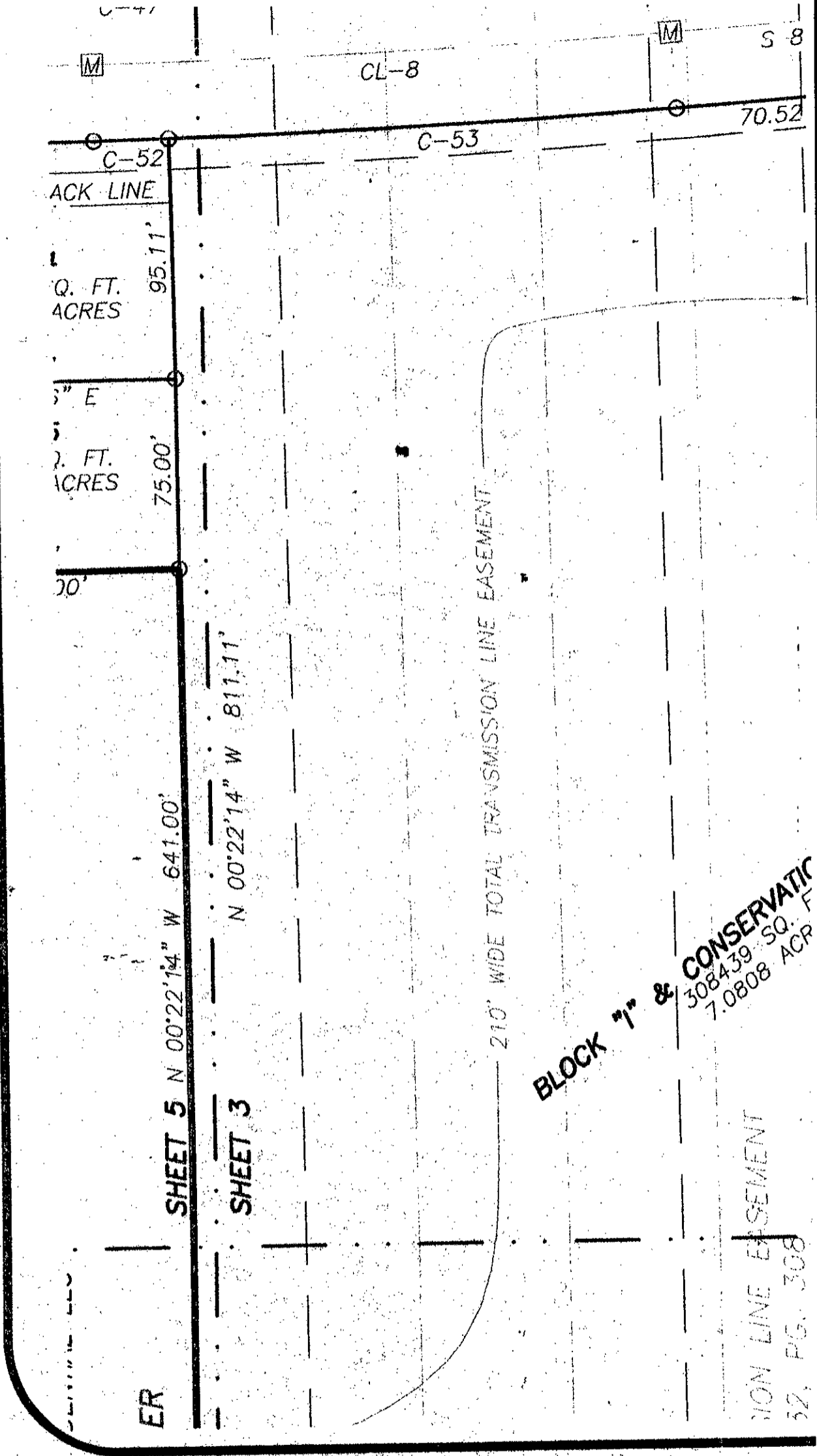
S/L 40

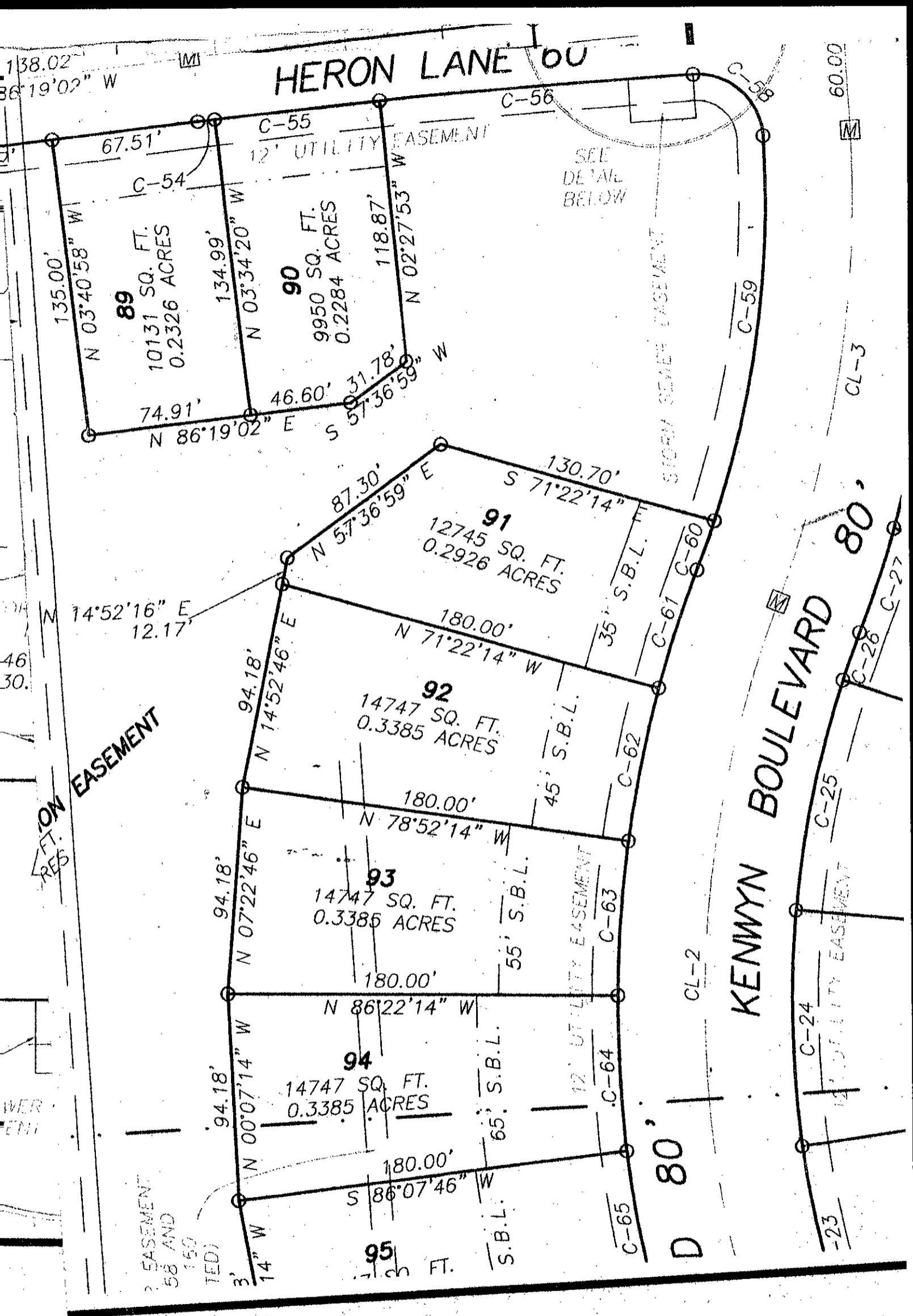




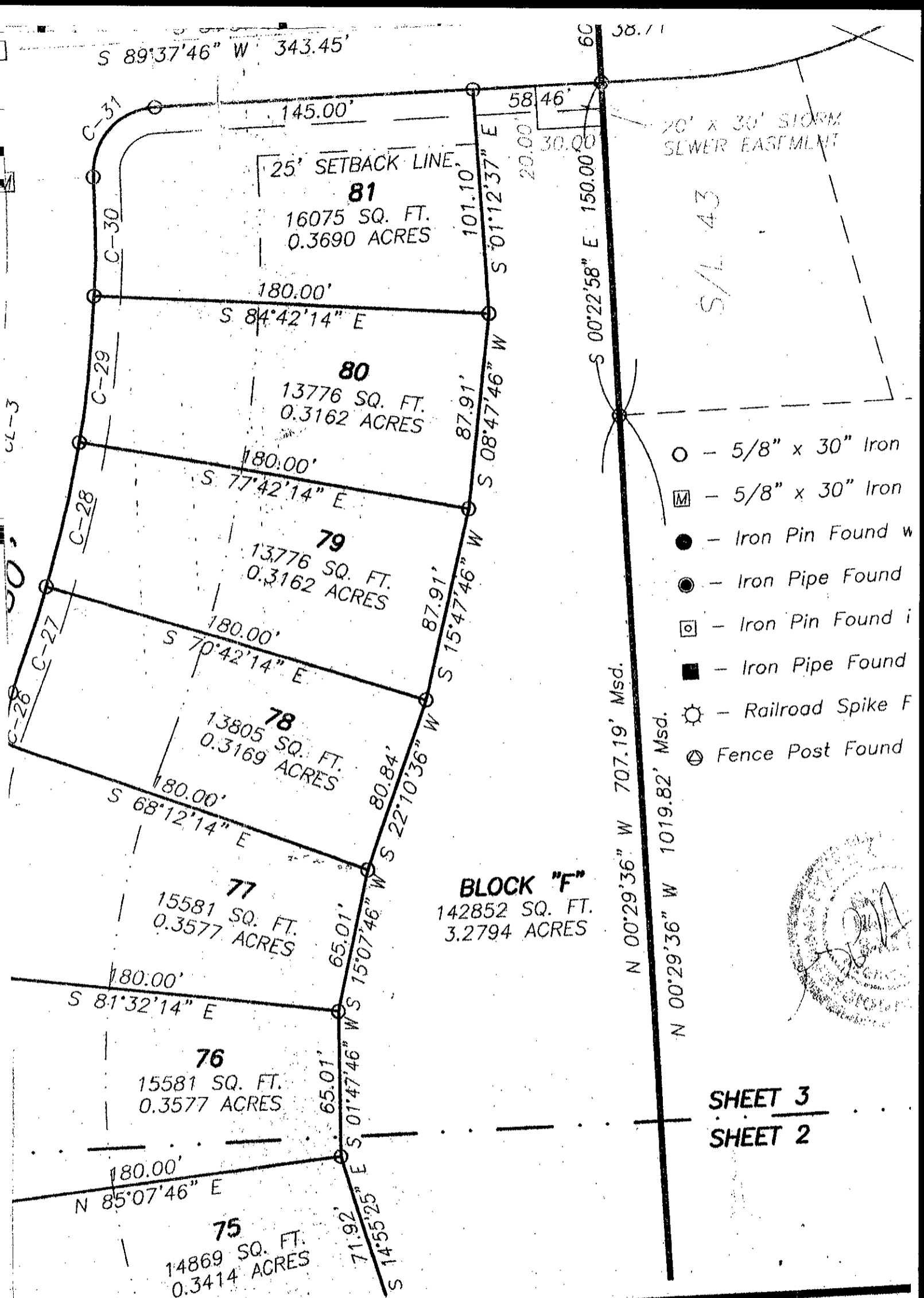
General Notes

\\projects\Survey\1100\StoneBridge 3 & 4\PHASE 3.PLT - REV03 - 01/02/2003 09:56:22 AM, BP_STANDARD.dwg





S 89°37'46" W 343.45'



- - 5/8" x 30" Iron
- ◻ - 5/8" x 30" Iron
- - Iron Pin Found w
- ⊙ - Iron Pipe Found
- ◻ - Iron Pin Found i
- - Iron Pipe Found
- ⊙ - Railroad Spike F
- ⊙ - Fence Post Found

SHEET 3
SHEET 2

$C\ LEN = 78.04'$
 $R = 200.00'$
 $BRG = S\ 78^{\circ}09'21''\ W$
 $\Delta = 22^{\circ}30'00''$
 $T = 39.78'$

S/L 41

S/L 42

S/L 39

" Iron Pin Set w/cap 'Wellert Corp'

" Iron Pin Set in Monument Box

ound w/no cap (Except as noted)

Found (Size varies)

ound in Monument Box

Found in Monument Box

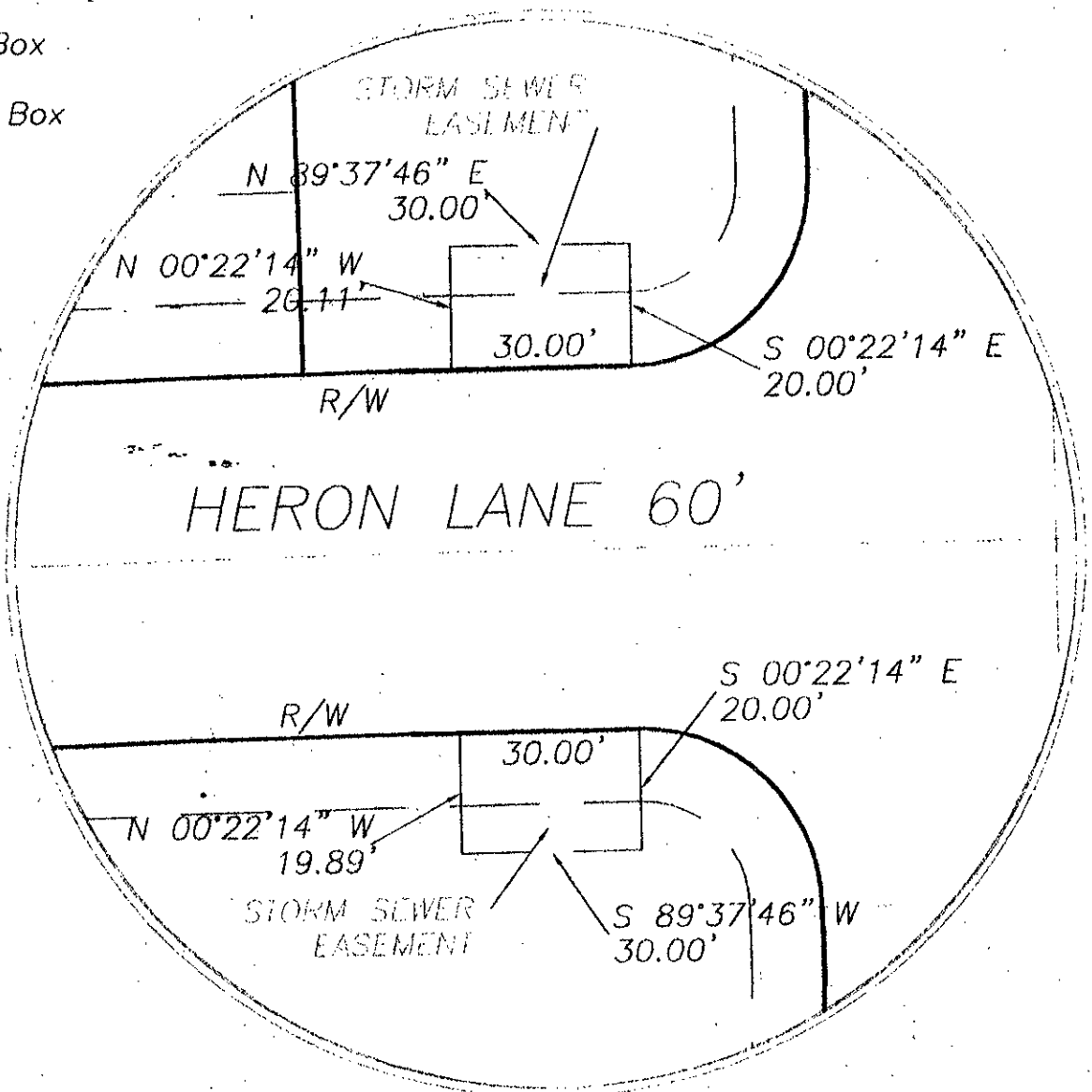
pike Found

Found



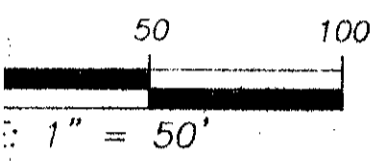
SCALE: 1" = 50'

DETAIL SCALE: 1" = 30'

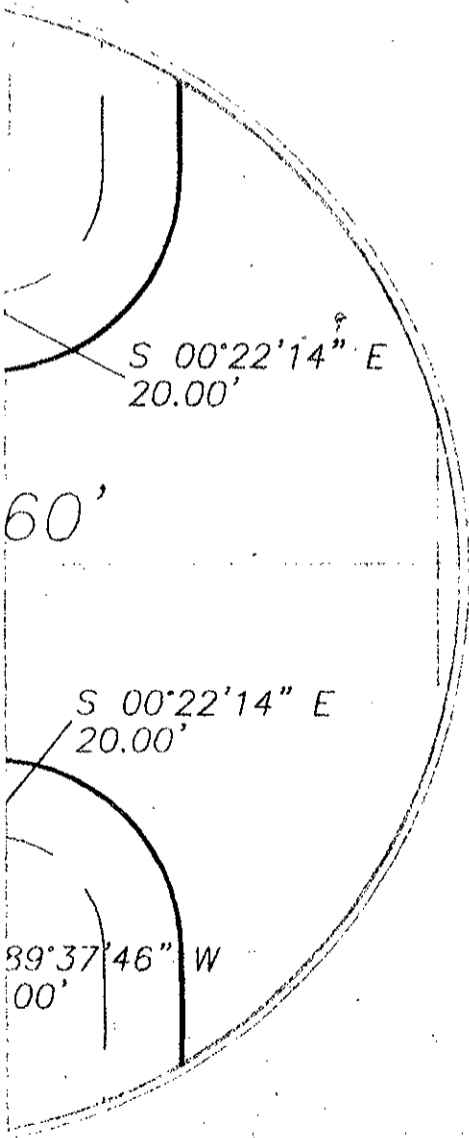


ORIGINAL

S/L 39



= 30'



ORIGINAL

4	MISC. REVISIONS	1/03
3	MISC. REVISIONS	12/02
2	MISC. REVISIONS	02/02
No.	Revision/Issue	Date

**WELLERT
CORPORATION**
ENGINEERS - SURVEYORS
5136 BEACH ROAD
MEDINA, OHIO 44256
(330) 239-2699

Client

**KING JAMES
GROUP**

WESTLAKE, OHIO

Project Title

**STONEBRIDGE
CREEK
SUBDIVISION
NO. 3**

PART OF AVON TWP. SECTION NO. 3
LORAIN COUNTY, OHIO

Project Number 011102	Sheet 3/5
Date NOV. 16, 2001	
Scale 1" = 50'	

S 00°22'14" E 20.00'

EC. 10

CACHAT

N 00°53'00" W 1198.33'

813.98' Msd.

N 00°53'00" W 1515.14' Obs. Total

SHEET 5

SHEET 4

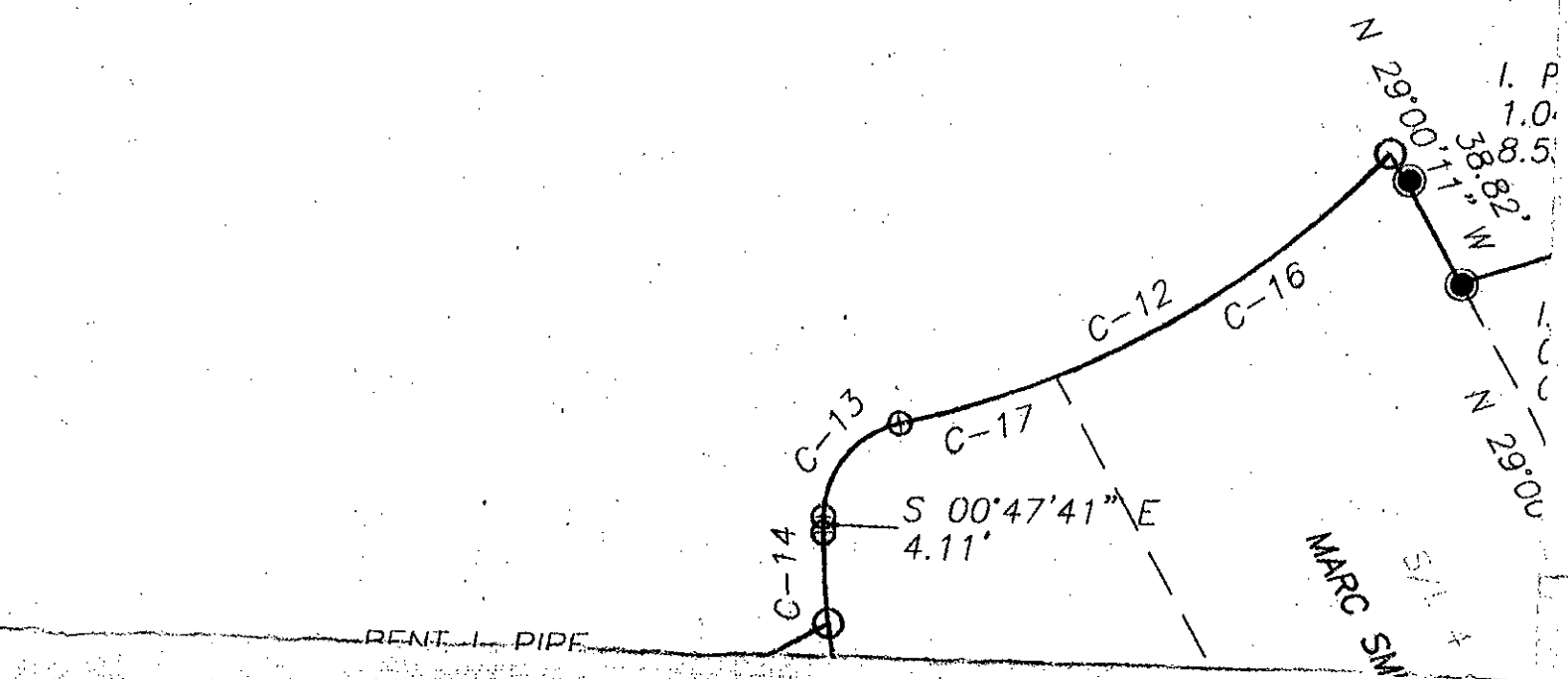
S

STONEBRIDGE VILLAGE OF K J RESIDENTIAL LLC

INST. NO. 20020840319

07/05/2002

17.0913 ACRES REMAINDER



NOT
AS
CRE

SETBACK REQUIREMENTS

FRONT YARD AT 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 AS APPROVED BY PLANNING COMMISSION
AS SHOWN BY THE PRELIMINARY PLAN FOR STONEBRIDGE
CREEK VILLAGE CLUSTER DEVELOPMENT.

OPEN SPACE CONFORMANCE

OPEN SPACE REQUIRED PER PRELIMINARY
PLAN FOR STONEBRIDGE CREEK VILLAGE
= 150.4 ACRES X 30% = 45.12 ACRES

BLOCK	AREA	PERCENTAGE OF REQ. OPEN SPACE
F	3.2794	7.27%
G	0.4587	1.02%
H	0.6896	1.53%
I	7.0808	15.69%
J	4.5085	9.99%
K	1.4316	3.17%
L	1.8960	4.20%
TOTAL	19.3446	42.87%

CONSERVATION EASEMENT AREAS

CONSERVATION EASEMENTS TO BE MAINTAINED BY
OHIO STREAM PRESERVATION, INC.

BLOCK	AREA
PART F	2.7729
	0.0000

7 1/2" ON E

General Notes

RENTAL PIPE

V:\Projects\Survey\K_Loc\StoneBridge 3 & 4\PHASE 3_PLAT_REV03-00.dwg, 01/09/2003 08:56:42 AM, BP_STANDARD.pcs

JOHN M. & HOLLY E. C.
O.R. 906, PG. 683
05/04/1994
13.83 ACRES

384.35' Dd. & Msd.

ZIVKO & NADA ERENT

INST. NO. 51087C
01/09/1998

384.35' Dd. & Msd.

0.75 AC.

GIZZELLA
O.A. 841/28/1963
1.32
W. 06-28
BAL

I. F
0.08' S.
0.13' N.

6" I.
ON LI.
1.1' S

108.96
N 29.00' 11"

70.29'

0.56' S.E.

I. PIPE

96.47'

166.48' Dd.

S 60°59'49" W

166.76' Obs.

30.00'

96.47'

30.04'

PIPE
NE
E. OF COR.

BENT I. PIPE
0.93' S.E.
1.77' E.

S 60°59'49" W
290.25' Dd. 290.29' Obs.

108.83' Dd.
Obs.

N
W
W
W
S 29°00'11" E
339.22'

T. NIMELLI

BRAMBLE DRIVE
(UNIMPROVED)
60'

G. FALTIM

E. JURISTY

FRENCH CREEK ES
P.V. 22, P

C-11

CL-11

N 29°00'11" W
143.26'

C-18

C-10

SHEFFIELD - FRENCH CREEK ROAD
(WIDTH VARIES)

251.43'

29.52'

100.00'

243.21'

N 60°59'49" E

88.21'

30.10'

200.00'

200.00'

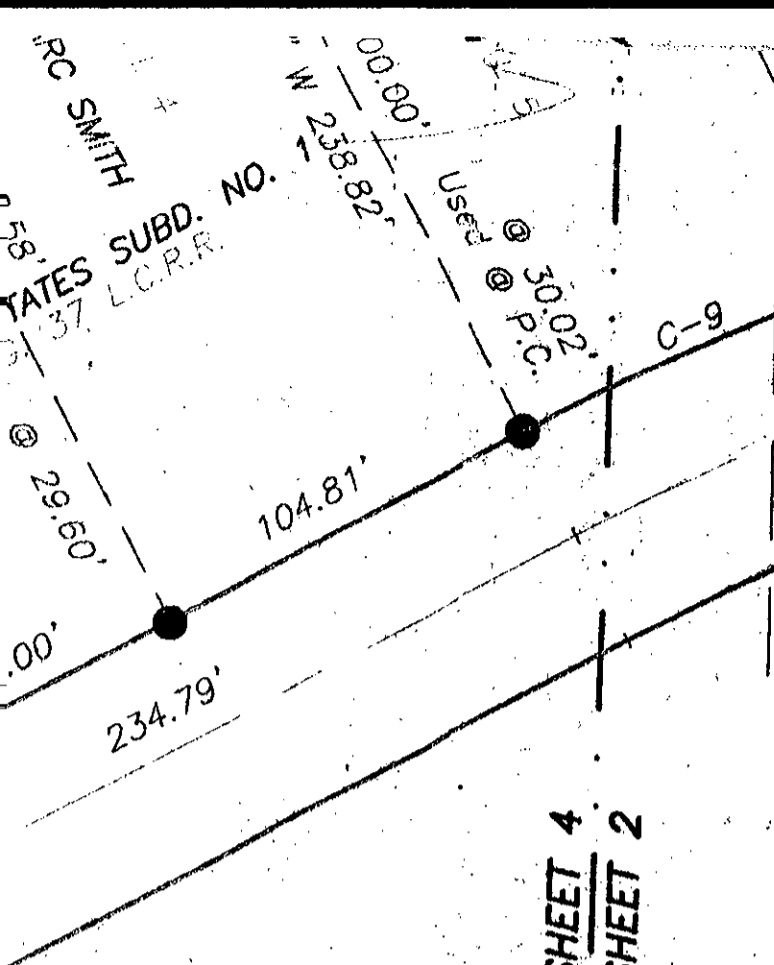
100.00'

126.54'

63.75'

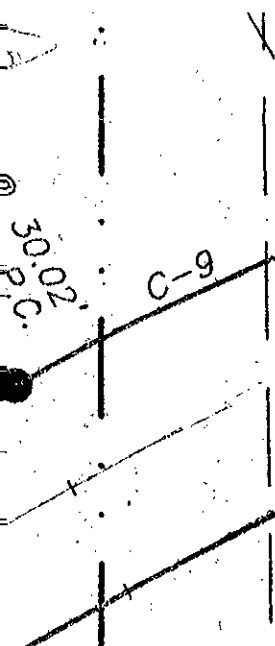
228.2'

75'

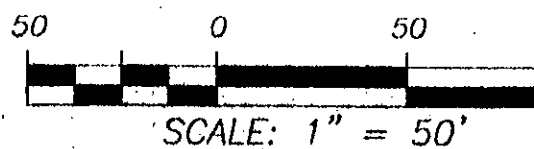


SHEET 4
SHEET 2

BLOCK	AREA
PART F	2.7729
G	0.0000
ALL H	0.6896
ALL I	7.0808
ALL J	4.5085
ALL K	1.4316
L	0.0000
TOTAL	16.4834

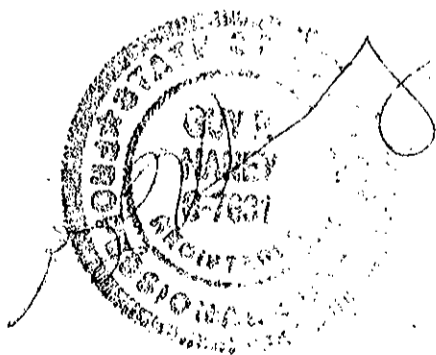
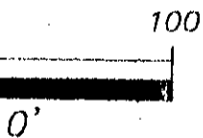


SHEET 4
SHEET 2



SCALE: 1" = 50'

27
29
30
36
38
35
36
30
34



ORIGINAL

4	MISC. REVISIONS
3	MISC. REVISIONS
2	MISC. REVISIONS
No.	Revision/Issue

WELLERT
CORPORATION
ENGINEERS - SURVEYORS
5136 BEACH ROAD
MEDINA, OHIO 44256
(330) 239-2699

Client

KING JAMES
GROUP

WESTLAKE, OHIO

Project Title

STONEBRIDGE
CREEK
SUBDIVISION
NO. 3

PART OF AVON TWP. SECTION
LORAIN COUNTY, OHIO

Project Number

011102

Sheet

Date

NOV. 16, 2001

Scale

1" = 50'

4/

4	MISC. REVISIONS	1/03
3	MISC. REVISIONS	12/02
2	MISC. REVISIONS	02/02
No.	Revision/Issue	Date

**WELLERT
CORPORATION**
ENGINEERS - SURVEYORS
5136 BEACH ROAD
MEDINA, OHIO 44256
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Client

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LORAIN COUNTY, OHIO

Project Number

011102

Sheet

Date

NOV. 16, 2001

Scale

1" = 50'

4/5

N 89°37'4

STONEBRIDGE VILLAGE OI
INST. NO. 20
07/05/
17.0913 ACRES

LAGE OF K J RESIDENTIAL LLC

NO. 20020840316

07/05/2002

S 00°53'00" E (703.74' Dd.) 701.16' Obs.

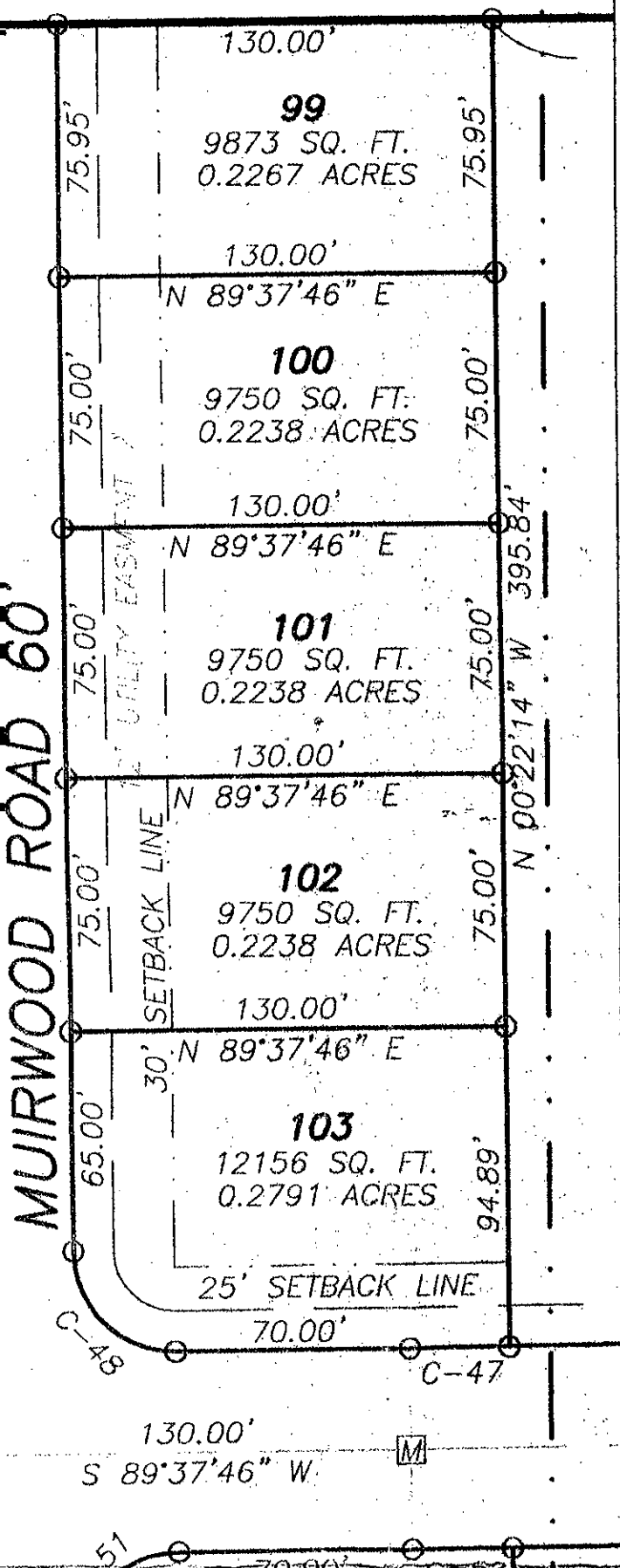
124.60'

S 05°07'09" W

S 80°28'46" W
48.04'

BL
8259
1.89

MUIRWOOD ROAD 60'



CURVE	ARC LENGTH	RADIUS	C
CL-1	183.26'	350.00'	1
CL-2	349.07'	500.00'	3
CL-3	218.17'	500.00'	2
CL-4	205.33'	500.00'	2
CL-5	98.70'	500.00'	9
CL-6	106.64'	500.00'	1
CL-7	231.23'	4000.00'	2
CL-8	231.23'	4000.00'	2
CL-9	733.37'	714.56'	7
CL-10	189.21'	714.56'	1
CL-11	88.45'	258.78'	8

RIGHT

CURVE	ARC LENGTH	RADIUS	C
C-1	74.08'	744.56'	7
C-2	43.51'	38.25'	4
C-3	54.97'	30.00'	4
C-4	63.78'	744.56'	6
C-5	100.67'	744.56'	1
C-6	100.11'	744.56'	1
C-7	97.48'	744.56'	9
C-8	100.31'	744.56'	1
C-9	100.00'	744.56'	9
C-10	39.27'	25.00'	3
C-11	88.97'	228.78'	8
C-12	148.75'	247.50'	1
C-13	34.19'	25.00'	3
C-14	23.67'	228.78'	2
C-15	88.10'	288.78'	8
C-16	106.10'	247.50'	1
C-17	42.65'	247.50'	4
C-18	39.27'	25.00'	3
C-19	46.51'	390.00'	4
C-20	63.53'	390.00'	6
C-21	63.53'	390.00'	6
C-22	30.63'	390.00'	3
C-23	84.30'	460.00'	8
C-24	107.05'	460.00'	1
C-25	107.05'	460.00'	1
C-26	22.75'	460.00'	2
C-27	50.27'	540.00'	5
C-28	65.97'	540.00'	6

CENTERLINE CURVE DATA

	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
	181.17'	S 00°22'14" E	30°00'00"	93.78'
	342.02'	N 04°37'46" E	40°00'00"	181.99'
	216.44'	S 12°07'46" W	25°00'00"	110.85'
	203.89'	S 12°08'07" E	23°31'46"	104.13'
	98.54'	S 06°01'32" E	11°18'36"	49.51'
	106.43'	S 17°47'25" E	12°13'10"	53.52'
D'	231.20'	N 87°58'24" E	03°18'44"	115.65'
D'	231.20'	S 87°58'24" W	03°18'44"	115.65'
	701.60'	S 89°36'04" E	58°48'13"	402.66'
	188.65'	S 67°47'06" E	15°10'16"	95.16'
	88.02'	N 19°12'40" W	19°35'02"	44.66'

RIGHT OF WAY AND LOT CURVE DATA

	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
	74.05'	S 63°02'58" E	05°42'02"	37.07'
	41.20'	N 33°18'38" W	65°10'43"	24.45'
	47.60'	S 51°46'29" W	104°59'31"	39.09'
	63.76'	S 78°11'00" E	04°54'29"	31.91'
	100.59'	S 84°30'38" E	07°44'48"	50.41'
	100.03'	N 87°45'52" E	07°42'13"	50.13'
	97.41'	N 80°09'43" E	07°30'03"	48.81'
	100.23'	N 72°33'07" E	07°43'08"	50.23'
	99.93'	N 64°50'41" E	07°41'44"	50.08'
	35.36'	N 74°00'11" W	90°00'00"	25.00'
	88.41'	N 17°51'46" W	22°16'50"	45.05'
	146.52'	S 60°20'57" W	34°26'10"	76.70'
	31.59'	N 38°23'11" E	78°21'43"	20.38'
	23.66'	N 03°45'31" W	05°55'40"	11.85'
	87.76'	N 20°15'47" W	17°28'47"	44.39'
	105.29'	S 55°24'43" W	24°33'43"	53.88'
	42.60'	S 72°37'49" W	09°52'27"	21.38'
	35.36'	S 15°59'49" W	90°00'00"	25.00'
	46.49'	S 11°12'46" W	06°50'00"	23.28'
	63.46'	S 03°07'46" W	09°20'00"	31.84'
	63.46'	S 06°12'14" E	09°20'00"	31.84'
	30.62'	S 13°07'14" E	04°30'00"	15.32'
	84.18'	N 10°07'14" W	10°30'00"	42.27'
	106.81'	N 01°47'46" E	13°20'00"	53.77'
	106.81'	N 15°07'46" E	13°20'00"	53.77'
	22.74'	N 23°12'46" E	02°50'00"	11.38'
	50.25'	S 21°57'46" W	05°20'00"	25.15'
	65.93'	S 15°47'46" W	07°00'00"	33.03'

DELTA ANGLE	TANGENT
30°00'00"	93.78'
40°00'00"	181.99'
25°00'00"	110.85'
23°31'46"	104.13'
11°18'36"	49.51'
12°13'10"	53.52'
03°18'44"	115.65'
03°18'44"	115.65'
58°48'13"	402.66'
15°10'16"	95.16'
19°35'02"	44.66'

DELTA ANGLE	TANGENT
05°42'02"	37.07'
65°10'43"	24.45'
104°59'31"	39.09'
04°54'29"	31.91'
07°44'48"	50.41'
07°42'13"	50.13'
07°30'03"	48.81'
07°43'08"	50.23'
07°41'44"	50.08'
90°00'00"	25.00'
22°16'50"	45.05'
34°26'10"	76.70'
78°21'43"	20.38'
05°55'40"	11.85'
17°28'47"	44.39'
24°33'43"	53.88'
09°52'27"	21.38'
90°00'00"	25.00'
06°50'00"	23.28'
09°20'00"	31.84'
09°20'00"	31.84'
04°30'00"	15.32'
10°30'00"	42.27'
13°20'00"	53.77'
13°20'00"	53.77'
02°50'00"	11.38'
05°20'00"	25.15'
07°00'00"	37.07'

General Notes

K:\Projects\Survey\K1.dwg\StoneBridge 3 & 4\PH-SE-3_PLOT.PE/03-02-19. 01/03/2003 00:55:51 AM BP STANDARD

STONEBRIDGE VILLAGE

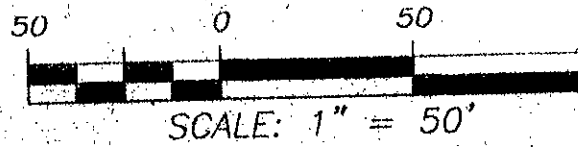
INST. NO. 07/

S

813.98' Msd.

N 00°53'00" W 1515.14' Obs. Total

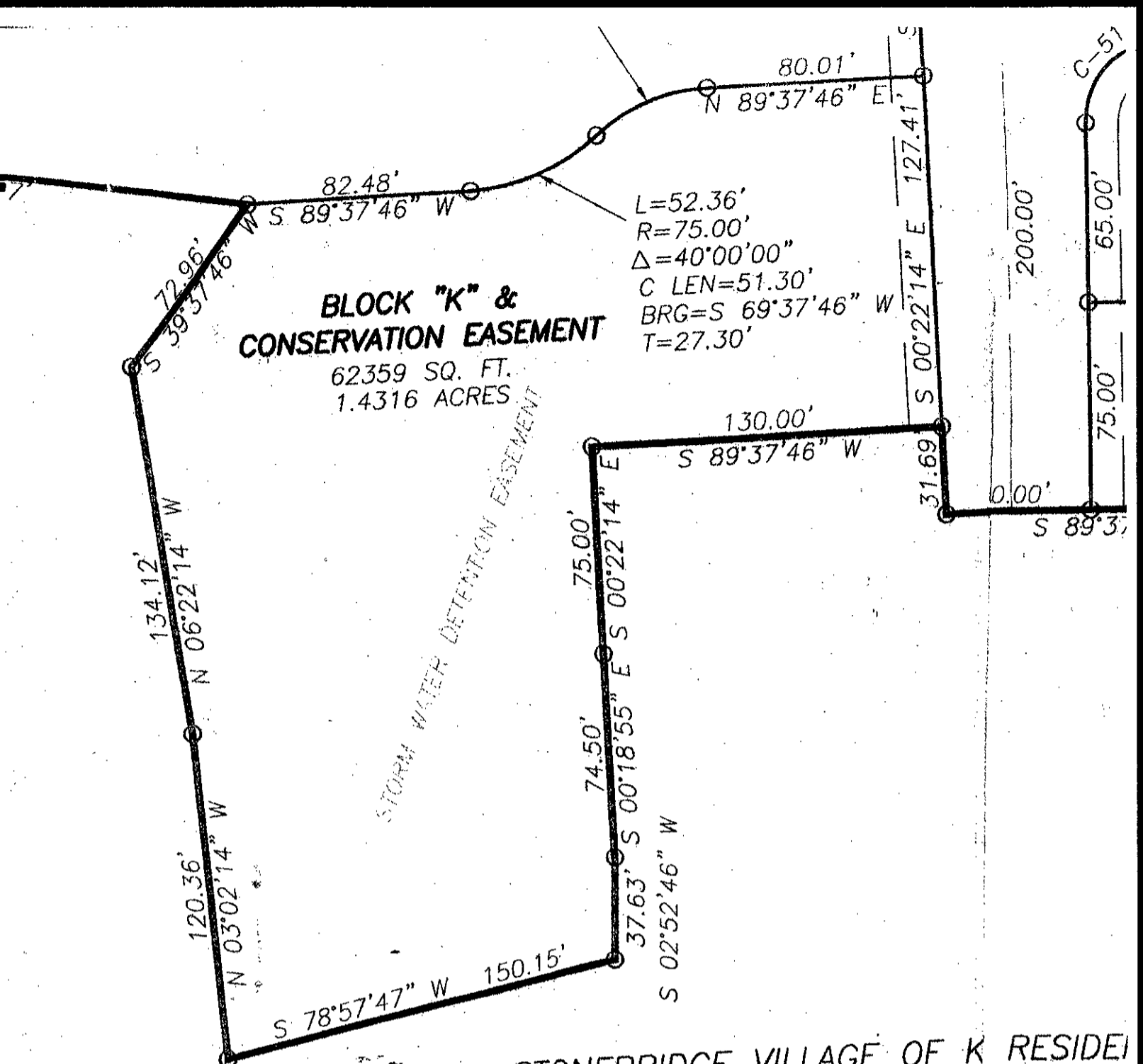
S 80°22'14" E 276.07'



SHEET 5

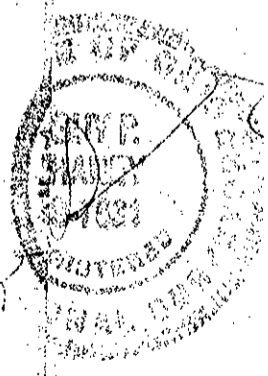
SHEET 4

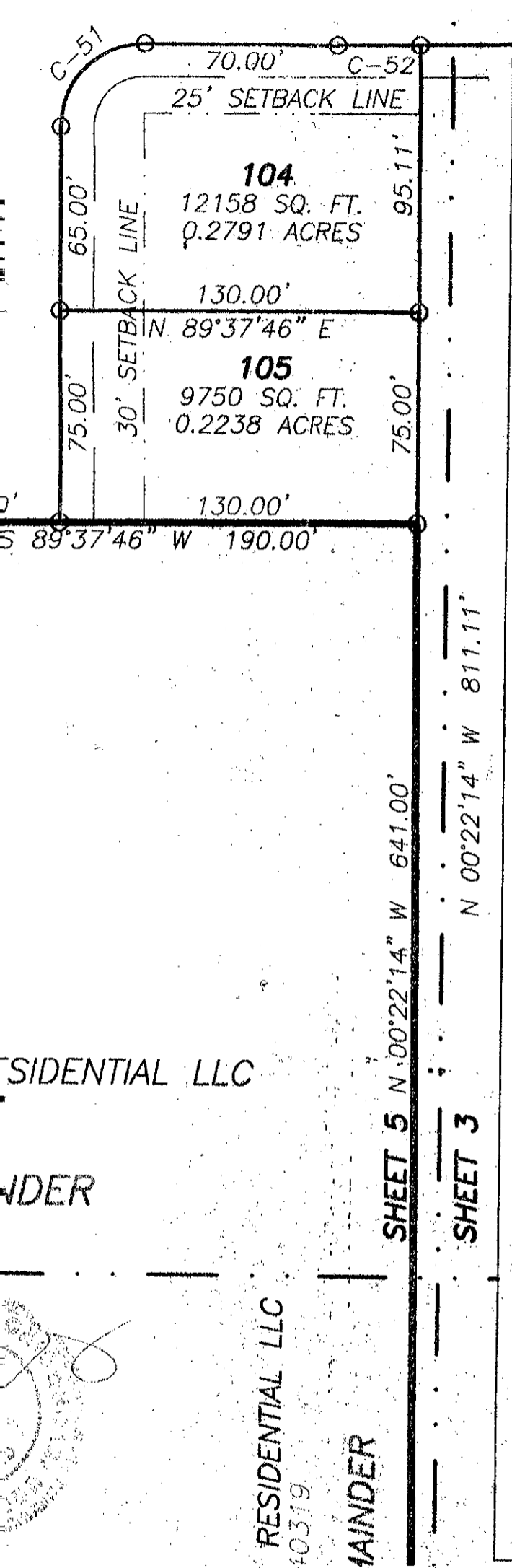




100

STONEBRIDGE VILLAGE OF K RESIDEI
INST. NO. 20020319
07/05/200
17.0913 ACRES MAINDER





C-27	50.27'	540.00'	5
C-28	65.97'	540.00'	6
C-29	65.97'	540.00'	6
C-30	53.41'	540.00'	5
C-31	47.12'	30.00'	4
C-32	47.12'	30.00'	4
C-33	53.16'	540.00'	5
C-34	33.50'	60.00'	3
C-35	97.96'	60.00'	8
C-36	2.41'	540.00'	2
C-37	42.02'	540.00'	4
C-38	84.02'	460.00'	8
C-39	66.61'	60.00'	6
C-40	59.15'	460.00'	5
C-41	47.12'	30.00'	4
C-42	54.98'	4030.00'	5
C-43	74.45'	4030.00'	7
C-44	74.45'	4030.00'	7
C-45	29.09'	4030.00'	2
C-46	199.50'	3970.00'	1
C-47	30.00'	3970.00'	3
C-48	47.12'	30.00'	4
C-49	47.12'	30.00'	4
C-50	47.12'	30.00'	4
C-51	47.12'	30.00'	4
C-52	30.00'	4030.00'	3
C-53	202.97'	4030.00'	2
C-54	7.67'	3970.00'	7
C-55	76.74'	3970.00'	7
C-56	145.09'	3970.00'	1
C-57	N/A	N/A	N
C-58	47.12'	30.00'	4
C-59	177.08'	460.00'	1
C-60	23.64'	460.00'	2
C-61	56.54'	540.00'	5
C-62	70.69'	540.00'	7
C-63	70.69'	540.00'	7
C-64	70.69'	540.00'	7
C-65	70.69'	540.00'	7
C-66	37.70'	540.00'	3
C-67	162.32'	310.00'	1
C-68	44.44'	30.00'	4
C-69	3.73'	754.56'	3
C-70	44.44'	30.00'	4
C-71	132.39'	754.56'	1
C-72	103.72'	754.56'	1
C-73	127.73'	744.56'	1
C-74	107.76'	714.56'	1

60.00'	22.74'	N 20°12'40" E	05°20'00"	25.13'
40.00'	50.25'	S 21°57'46" W	07°00'00"	33.03'
540.00'	65.93'	S 15°47'46" W	07°00'00"	33.03'
540.00'	65.93'	S 08°47'46" W	05°40'00"	26.73'
540.00'	53.39'	S 02°27'46" W	90°00'00"	30.00'
30.00'	42.43'	N 44°37'46" E	90°00'00"	30.00'
30.00'	42.43'	N 45°22'14" W	05°38'25"	26.60'
540.00'	53.14'	S 03°11'27" E	31°59'10"	17.20'
60.00'	33.06'	S 35°05'37" W	93°32'55"	63.84'
60.00'	87.44'	S 27°40'25" E	00°15'20"	1.20'
540.00'	2.41'	S 17°28'41" E	04°27'31"	21.02'
540.00'	42.01'	S 19°50'07" E	10°27'57"	42.13'
460.00'	83.91'	S 20°51'19" E	63°36'44"	37.21'
60.00'	63.25'	N 11°40'50" W	07°22'05"	29.62'
460.00'	59.11'	S 04°03'17" E	90°00'00"	30.00'
30.00'	42.43'	S 44°37'46" W	00°46'54"	27.49'
4030.00'	54.98'	N 89°14'19" E	01°03'30"	37.22'
4030.00'	74.44'	N 88°19'06" E	01°03'30"	37.22'
4030.00'	74.44'	N 87°15'36" E	00°24'49"	14.55'
4030.00'	29.09'	N 86°31'26" E	02°52'45"	99.77'
3970.00'	199.48'	S 87°45'24" W	00°25'59"	15.00'
3970.00'	30.00'	S 89°24'46" W	90°00'00"	30.00'
30.00'	42.43'	N 45°22'14" W	90°00'00"	30.00'
30.00'	42.43'	S 44°37'46" W	90°00'00"	30.00'
30.00'	42.43'	S 45°22'14" E	90°00'00"	30.00'
30.00'	42.43'	N 44°37'46" E	00°25'35"	15.00'
4030.00'	30.00'	S 89°24'58" W	02°53'08"	101.50'
4030.00'	202.95'	S 87°45'36" W	00°06'38"	3.83'
3970.00'	7.67'	N 86°22'21" E	01°06'27"	38.37'
3970.00'	76.74'	N 86°58'54" E	02°05'38"	72.55'
3970.00'	145.08'	N 88°34'56" E	N/A	N/A
N/A	N/A	N/A	90°00'00"	30.00'
30.00'	42.43'	S 45°22'14" E	22°03'21"	89.65'
460.00'	175.98'	S 10°39'26" W	02°56'39"	11.82'
460.00'	23.63'	S 23°09'26" W	05°59'58"	28.30'
540.00'	56.52'	N 21°37'47" E	07°30'00"	35.39'
540.00'	70.64'	N 14°52'46" E	07°30'00"	35.39'
540.00'	70.64'	N 07°22'46" E	07°30'00"	35.39'
540.00'	70.64'	N 00°07'14" W	07°30'00"	35.39'
540.00'	70.64'	N 07°37'14" W	04°00'00"	18.86'
540.00'	37.69'	N 13°22'14" W	30°00'00"	83.06'
310.00'	160.47'	S 00°22'14" E	84°52'53"	27.43'
30.00'	40.49'	S 57°04'12" W	00°16'58"	1.86'
754.56'	3.73'	S 80°37'51" E	84°52'52"	27.43'
30.00'	40.49'	N 27°48'40" W	10°03'09"	66.36'
754.56'	132.22'	S 65°13'32" E	07°52'33"	51.94'
754.56'	103.64'	N 80°02'45" E	09°49'46"	64.02'
744.56'	127.58'	N 70°48'52" W	08°38'26"	53.98'
714.56'	107.66'	S 73°20'17" W		

ORIGINAL

11.38'
25.15'
33.03'
33.03'
26.73'
30.00'
30.00'
26.60'
17.20'
63.84'
1.20'
21.02'
42.13'
37.21'
29.62'
30.00'
27.49'
37.22'
37.22'
14.55'
99.77'
15.00'
30.00'
30.00'
30.00'
30.00'
30.00'
15.00'
101.50'
3.83'
38.37'
72.55'
N/A
30.00'
89.65'
11.82'
28.30'
35.39'
35.39'
35.39'
35.39'
18.86'
83.06'
27.43'
1.86'
27.43'
66.36'
51.94'
64.02'
53.98'

4	MISC. REVISIONS	1/03
3	MISC. REVISIONS	12/02
2	MISC. REVISIONS	02/02
No.	Revision/Issue	Date

WELLERT CORPORATION

ENGINEERS - SURVEYORS

5136 BEACH ROAD
MEDINA, OHIO 44256

(330) 239-2699

Client

**KING JAMES
GROUP**

WESTLAKE, OHIO

Project Title

**STONEBRIDGE
CREEK
SUBDIVISION
NO. 3**

PART OF AVON TWP. SECTION NO. 3
LORAIN COUNTY, OHIO

Project Number

011102

Sheet

5/5

Date

NOV. 16, 2001

Scale

1" = 50'

STONEBRIDGE CREEK SUBDIVISION NO.

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 3, BEING PART OF A PARCEL OF LAND CONVEYED TO STONEBRIDGE VILLAGE OF K J RESIDENTIAL LLC BY DEED RECORDED IN INSTRUMENT NO. 20020840316 OF LORAIN COUNTY RECORDS.

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "STONEBRIDGE CREEK SUBDIVISION NO. 4" AS SHOWN HEREON AND CONTAINING 12.0575 ACRES OF LAND IN SECTION NO. 3 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. 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.

GUY P. HANEY, P.S. NO. S-7631

OCTOBER 19, 2001
REVISED: FEBRUARY 15, 2002
REVISED: SEPTEMBER 4, 2002



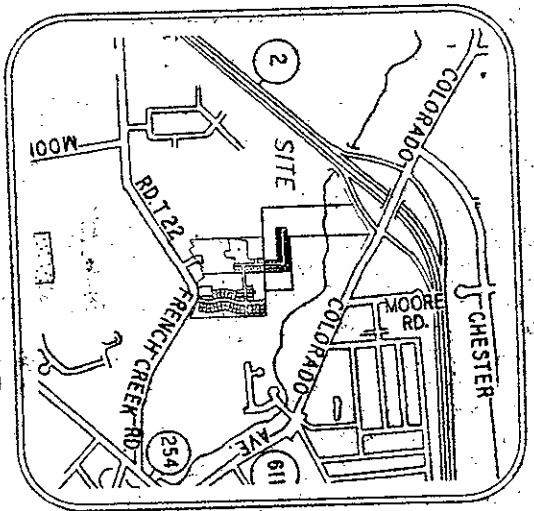
AREAS IN ACRES

AREA IN LOTS	5.1079
--------------	--------

MARY ANN JAMISON
CLERK OF DISTRICT COURT

1003 FEB -6 P 2:38
RECEIVED FOR RECORD

NO. 4



VICINITY MAP

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS _____ DAY OF _____, 20____.

CONSULTING ENGINEER
MICHAEL BRAMHALL, P.E.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS _____ DAY OF _____, 20____.

PLANNING COMMISSION CHAIRPERSON
JIM PIAZZA

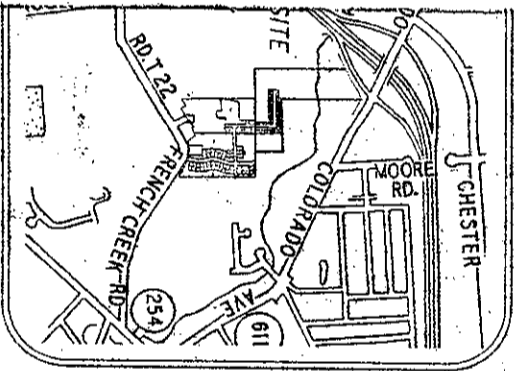
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY.

General Notes

NOTE: SEE SHEET 2 OF 3 FOR
SETBACK REQUIREMENTS AND
OPEN SPACE CONFORMANCE
TABULATION.

NOTE: SEE SHEET 2 OF 3 FOR
SYMBOLS LEGEND.

NOTE: SEE SHEET 2 OF 3 FOR
CURVE TABLES.



VICINITY MAP

APPROVALS

APPROVED FOR RECORDING PURPOSES ONLY
OF _____, 20____.

ENGINEER
HALL, P.E.

APPROVED FOR RECORDING PURPOSES ONLY
OF _____, 20____.

SESSION CHAIRPERSON
AZZA

APPROVED FOR RECORDING PURPOSES ONLY,
OF _____, 20____.

AREAS IN ACRES

AREA IN LOTS	5.1079
AREA IN STREETS	1.8264
AREA IN BLOCKS	5.1232
TOTAL AREA	12.0575

UTILITY EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURTEL, AND ADELPHIA COMMUNICATIONS, 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 UNDER, OVER AND THROUGH ALL SUBLOTS, (10) FEET IN WIDTH ACROSS SUBLOTS NOS. 106 AND 129, 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.

Richard S. Lust 11/19/02
STONEBRIDGE VILLAGE OF
K J RESIDENTIAL LLC

Don Dangler 10/17/02
THE ILLUMINATING COMPANY

Don Sam 10/17/02
COLUMBIA GAS OF OHIO

Richard J. Dangler
CENTURTEL

Paul E. Malt
ADELPHIA COMMUNICATIONS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY,
THIS 20 DAY OF NOVEMBER, 2001.
THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF
THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY
DEDICATED HEREON.

ACTING COUNCIL PRESIDENT

ACCEPTANCE

WE, THE UNDERSIGNED OWNERS, STONEBRIDGE VILLAGE OF K J RESIDENTIAL LLC, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS STONEBRIDGE CREEK SUBDIVISION NO. 4, A SUBDIVISION OF LOTS 106 THROUGH 143 INCLUSIVE AND BLOCKS "M" AND "N" INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS MURWOOD ROAD, RENWOOD AVENUE, FOXGLEN AVENUE AND BRENTWOOD STREET. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. WE GRANT ALL CONSERVATION EASEMENTS SHOWN HEREON TO OHIO STREAM PRESERVATION, INC. 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.

Shuell Smith
STONEBRIDGE VILLAGE OF K J RESIDENTIAL LLC

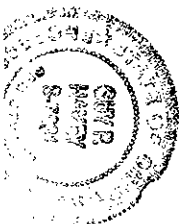
COUNTY OF ~~LORAIN~~ Cuyahoga
STATE OF OHIO) SS

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 LLC, BY Shuell Smith 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 Cuyahoga, OHIO THIS 15th DAY OF NOV, 2001.

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/1/02



As Witness, I have signed this

1	WELLERT CORPORATION	01/02
2	MISC. REVISIONS	02/02
1	LOT NUMBERING	01/02
No.	Revision/Issue	Date

WELLERT CORPORATION
ENGINEERS - SURVEYORS
5136 BEACH ROAD
MEDINA, OHIO 44256
(330) 239-2609

KING JAMES GROUP
WESTLAK, OHIO

STONEBRIDGE CREEK SUBDIVISION NO. 4
PART OF AVON TWP, SECTION NO. 3
LORAIN COUNTY, OHIO

Project Number
011102
Date
NOV. 16, 2001
Scale = 80' & 40'
Sheet
1/3

INTERSTATE ROUTE 90

Sta 972+70.00
Offset 270.00' Rt.

175.86'
N 58°46'34" E

Sta 971+00.00
Offset 225.00' Rt.

201.70'

E 381.18'

N 48°27'49" E 381.18'

WOOD FENCE POST
USED E. & W.
2.7' N

Sta 967+20.00
Offset 195.00' Rt.

179.48'

21.06' 159.75'

W 1-90

RES.
ET. ALS.
P.C. 63.
86

ps. to C/L COLORADO AVE.

PERPETUAL WATER
STATE
D.V. 939,
N 71°21'
N 72°07'
N 72°07'
20' SANITARY SEWER EASTERN
OHIO WATER DEVELOPMENT AUTH.
D.V. 1077, PG. 564

- - 5/8" x 30" Iron
- ⊠ - 5/8" x 30" Iron
- - Iron Pin Found
- - Iron Pipe Found
- ⊙ - Fence Post Found

SETBACK REQ

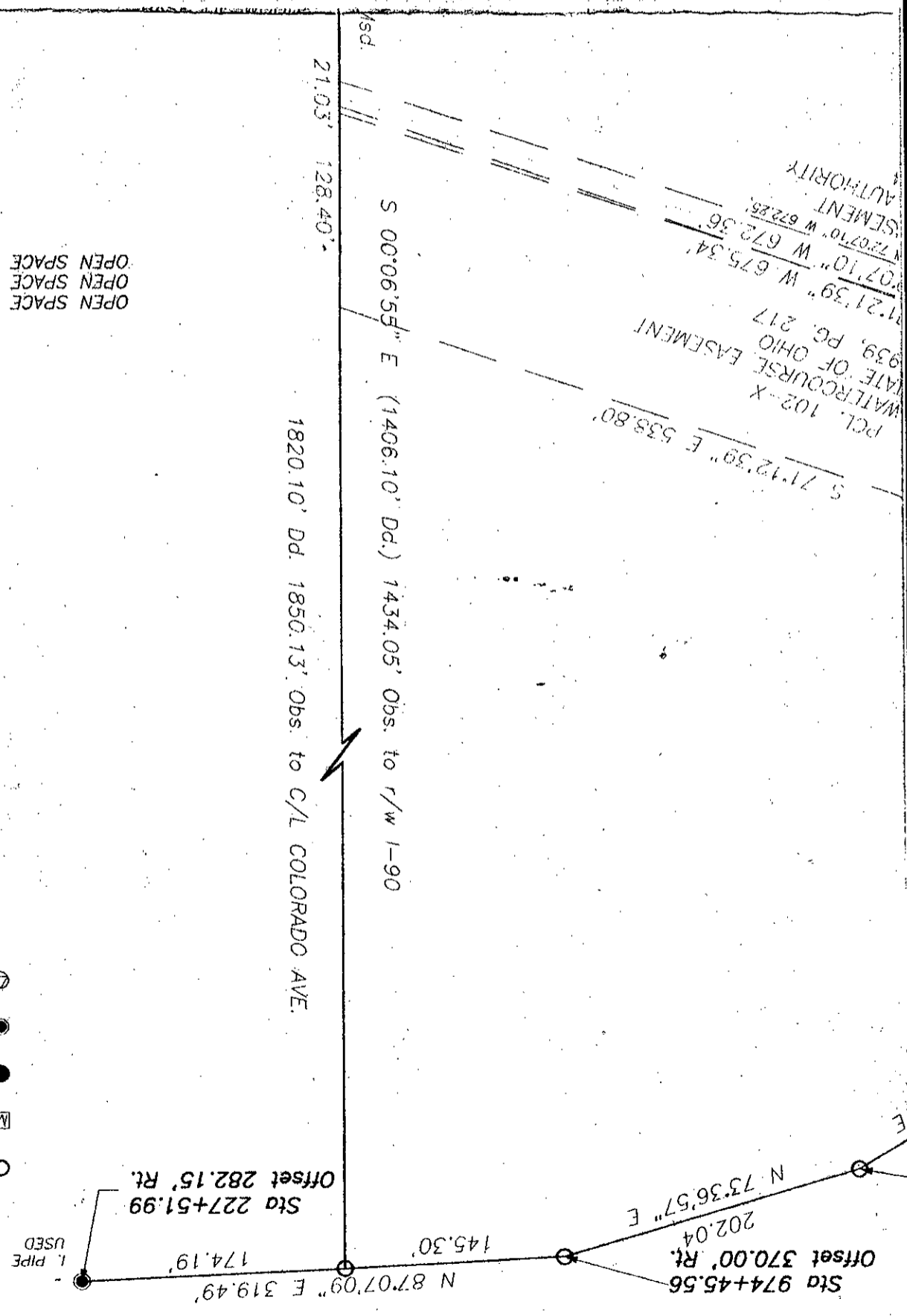
FRONT YARD AT GARAGE
FRONT YARD ELSEWHERE
SIDE YARD = 5'
SIDE YARD AT CORNER
REAR YARD MEASURED
TO REAR LINE = 20'

OPEN SPACE
OPEN SPACE REQUIRE
PLAN FOR STONEBRIDGE
= 150.4 ACRES X 3/4

AREA	BLOCK
4.9204	M
0.2028	N
5.1232	TOTAL

OPEN SPACE STONEBRIDGE SUBDIVISION
OPEN SPACE TOTAL = 24.4669 AC

24.92 A
WARNER REALTY
Inst. No. 584859
12/23/



MARY ANN JAMISON
LOBAIR COUNTY
RECORDED

2003 FEB - 6 P 2:38
RECEIVED FOR RECORD

SUBDIVISION RE
STONEBRIDGE CREEK SUBDIVISION
STONEBRIDGE CREEK SUBDIVISION
STONEBRIDGE CREEK SUBDIVISION

CONSERVATION EASEMENT ARE
CONSERVATION EASEMENTS TO BE MAINTAIN
OHIO STREAM PRESERVATION, INC.

AREA	4.9204
BLOCK	ALL M
ALL M	4.9204
N	0.0000
TOTAL	4.9204

Iron Pin Set w/cap Wellert Corp
Iron Pin Set in Monument Box
und w/no cap (Except as noted)
ound (Size varies)
ound

REQUIREMENTS

WAGE = 20'
WHERE = 14'
NER LOT FROM R/W = 10'
RED PERPENDICULAR

S APPROVED BY PLANNING COMMISSION
PRELIMINARY PLAN FOR STONEBRIDGE
USTER DEVELOPMENT

PAGE CONFORMANCE

EQUIRED PER PRELIMINARY
VEBRIDGE CREEK VILLAGE

X 30% = 45.12 ACRES

AREA	PERCENTAGE OF
REQ. OPEN SPACE	10.91%
9204	0.45%
2028	11.36%
1232	

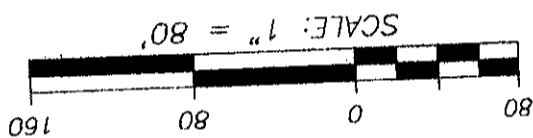
DIVISION NO. 3 = 19.3437 AC. = 42.87% OF REQ.
DIVISION NO. 4 = 5.1232 AC. = 11.36% OF REQ.
69 AC. = 54.23% OF REQ.

92 ACRES
ITY COMPANY LTD.
859 Film No. 1412
23/1998

SANITARY SEWER AND WATERLINE EASEMENT
TO THE CITY OF AVON LAKE
INSTRUMENT NO. 200668597

20' STORM SEWER E

WER EASTMENT



IT AREAS
MAINTAINED BY
V. INC.

DIVISION - P.V. 61, PGS. 68 & 69
DIVISION NO. 2 - P.V. 69, PG. 28
DIVISION NO. 3 - P.V. _____, PGS. _____

IN RECORD DATA

General Notes

Survey of Stonebridge 3 & 4 Phase 4 Plot. Refers to 7/09/2001 map 100 All 40 Standard

STONEBRIDGE VILLAGE OF K J RESIDE
INST. NO. 20020840316
07/05/2002

WOOD FENCE POST
USED E. & W.

21.5800 ACRES
STONEBRIDGE VILLAGE
INST. NO. 20020840316

FENCE LINE OCCUPATION USED TO ESTABLISH LINE

N 00°22'41" W 1686.39' Obs. to r/w 1-90 T

1440.38' Msd.

(2722.50' Dd.) 2724.41' Obs. to C

33.546 ACRES
DALE G. SMITEK, ET. AL.
C.R. 1280, PG. 63
05/28/1995

L=
R=
C LEN=
BRG=S 44.37
Δ=90°
T=
S =

91

INST. NO. 20020840319

464.60'

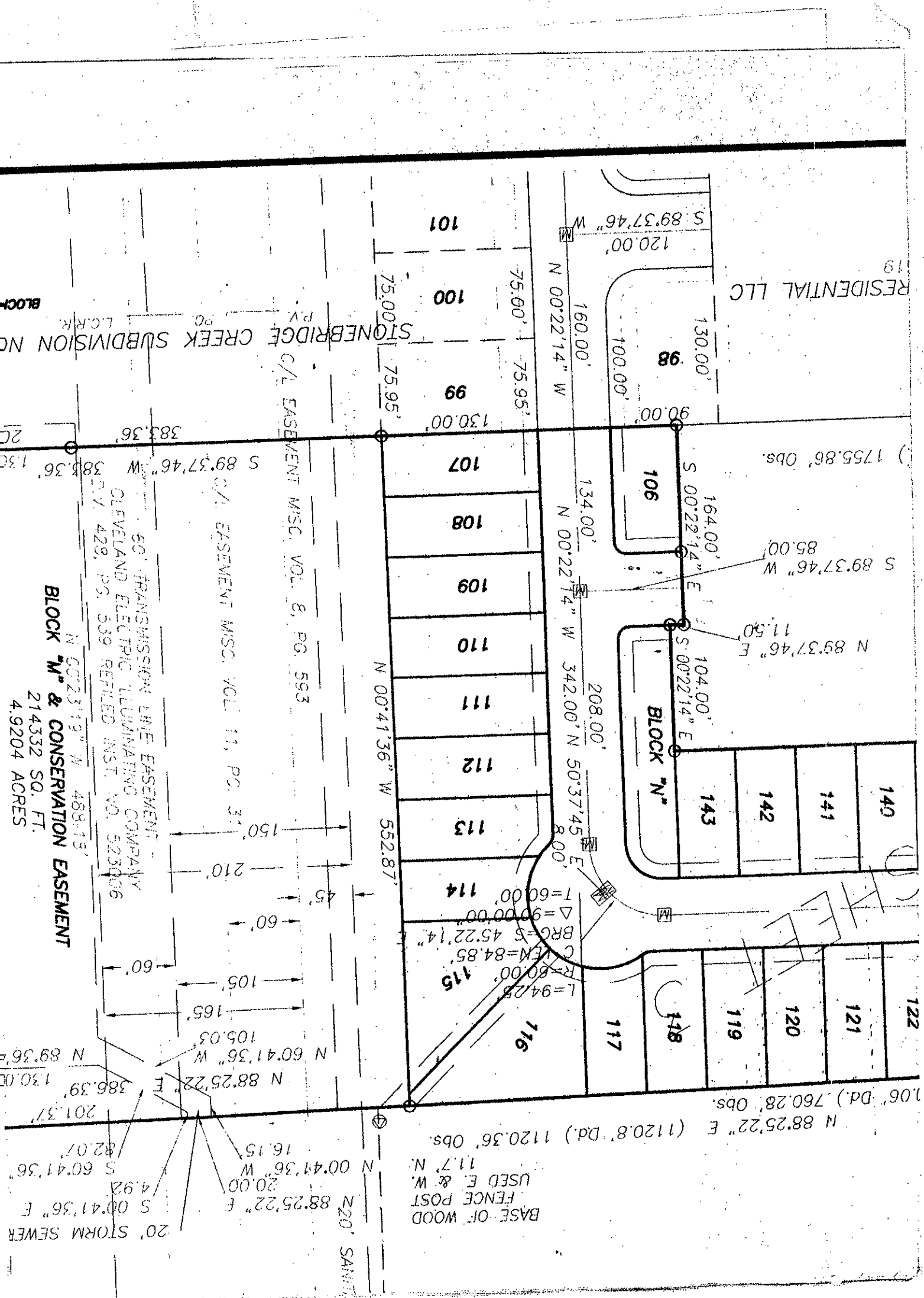
NO. 20020840316

ACRES REMAINING

N

N 89°37'46" E 700.00'





N NO. 3
BLOCK "J"

20' STORM SEWER EASEMENT

6' 130.00'

BLOCK "M" & CONSERVATION EASEMENT
214332 SQ. FT.
4.9204 ACRES
STORM WATER RETENTION BASIN EASEMENT

511.25'

S 00°23'19" E 561.00' D.C. & Msd.

26.716 ACRES

WARNER REALTY COMPANY LTD.

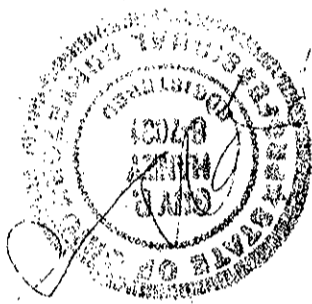
Inst. No. 534850 Film No. 1412
12/23/1998

130.00' 49.75' E 89°36'41"

41'36" E

36" E

SEWER EASEMENT



ORIGINAL

Project Number 011102	Date NOV. 16, 2001	Scale 1" = 80'
Sheet 2/3		

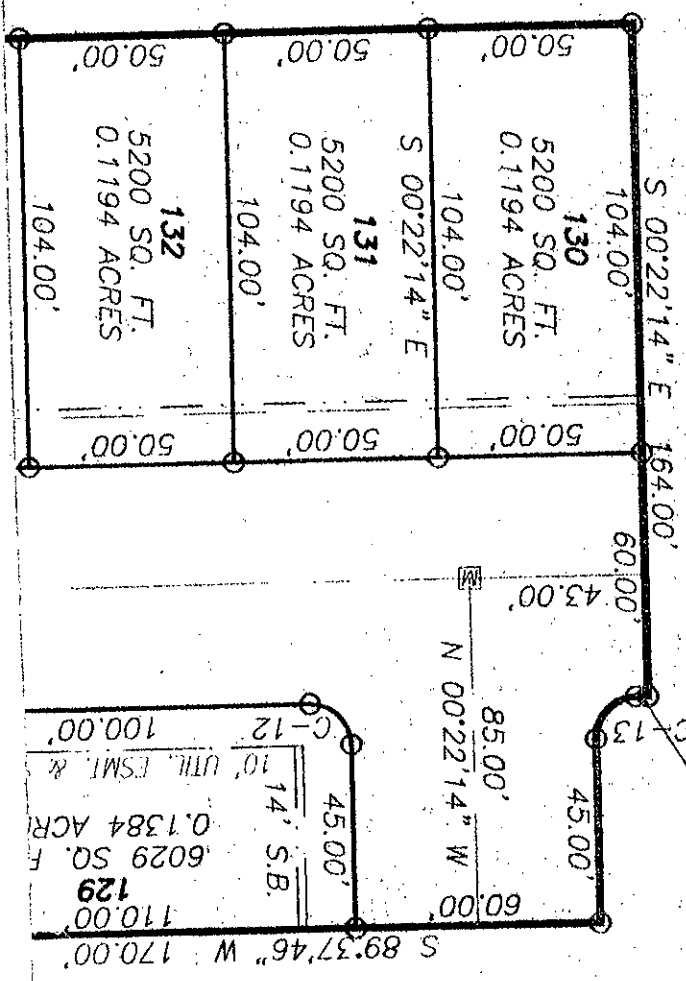
Project Title
STONEBRIDGE CREEK SUBDIVISION NO. 4
PART OF AVON TWP. SECTION NO. 3
LORAIN COUNTY, OHIO

Client
KING JAMES GROUP
WESTLAKE, OHIO

WELLET CORPORATION
ENGINEERS - SURVEYORS
5136 BEACH ROAD
MEDINA, OHIO 44256
(330) 239-2099

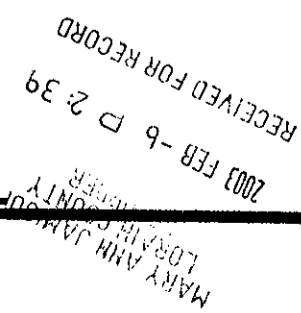
No.	Revision/Issue	Date
4	MISC. REVISIONS	1/03
3	MISC. REVISIONS	12/02
2	MISC. REVISIONS	02/02

5800 ACRES REMAINING
 VILLAGE OF K J RESIDENTIAL LLC
 INST. NO. 20020840316
 07/05/2002

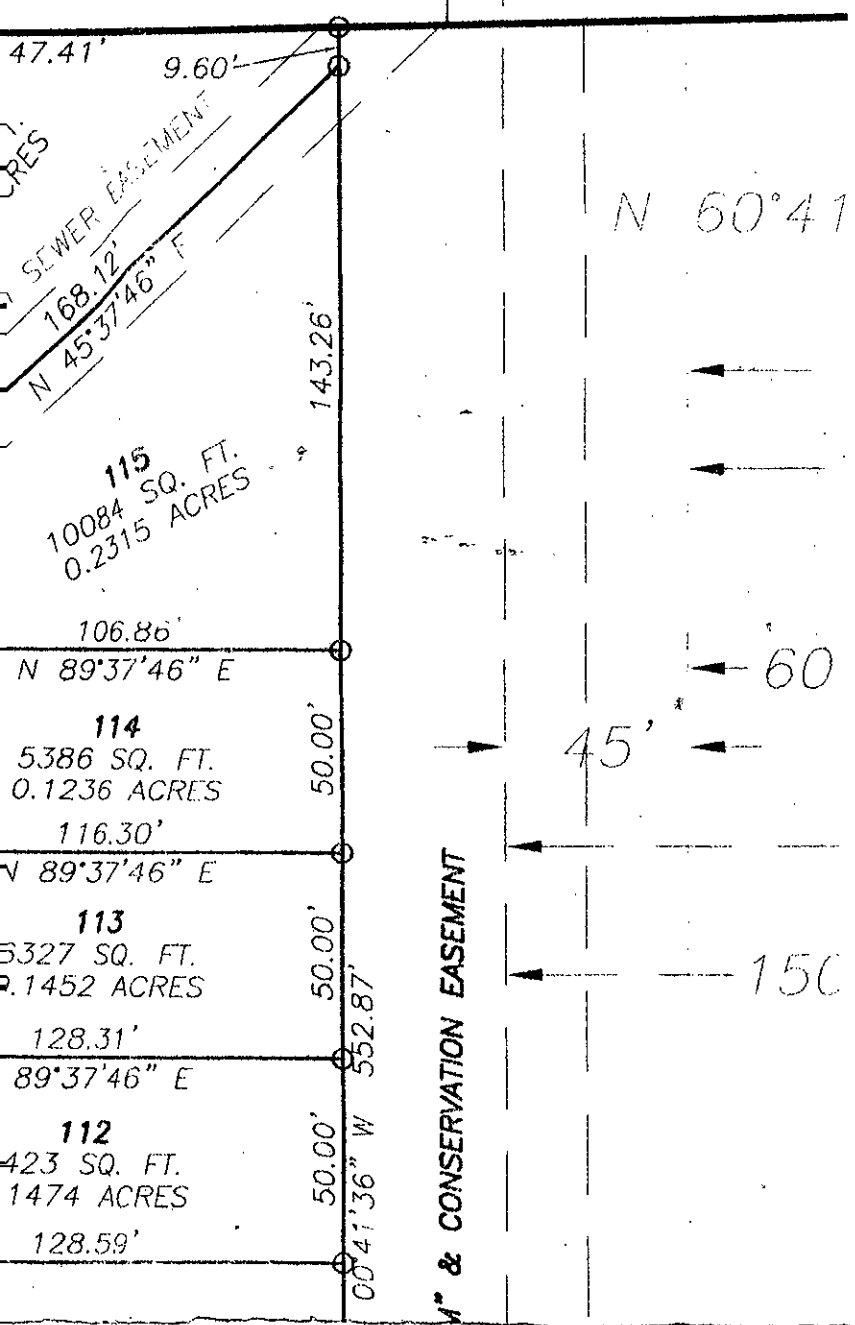


BRENTWOOD
 STREET 60'

S 87°54'53" W 13.13



$N 88^{\circ} 25' 20''$
 $00^{\circ} 41' 36''$
 16.1

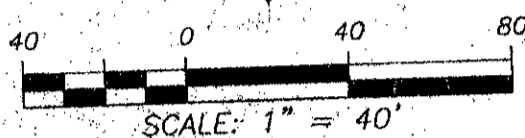


MARY ANN JAMISON
LORAIN COUNTY
RECORDER
2003 FEB 19 P 12:58
RECEIVED FOR RECORD

262 1/2

21.5

STONEBRIDGE



CURVE
C-1
C-2
C-3
C-4
C-5
C-6
C-7
C-8
C-9
C-10
C-11
C-12
C-13
C-14
C-15
C-16

S 89°37'46" W 112

PROBATION DEPARTMENT
COURT HOUSE
CHICAGO, ILL.
JAN 10 1967

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
-1	94.25'	60.00'	84.85'	S 45°22'14" E	00°00'00"
-2	40.84'	60.00'	40.06'	S 19°52'15" E	51°00'00"
-3	53.41'	60.00'	51.66'	S 64°52'15" E	39°00'00"
-4	8.32'	10.00'	8.08'	N 23°27'19" E	42°20'53"
-5	12.78'	60.00'	12.76'	S 41°10'37" W	77°47'29"
-6	52.49'	60.00'	50.83'	S 10°00'38" W	39°52'33"
-7	30.70'	60.00'	30.37'	S 29°42'40" E	60°40'51"
-8	31.29'	60.00'	30.94'	S 59°18'36" E	60°07'17"
-9	52.23'	60.00'	50.60'	N 80°48'42" E	40°07'21"
-10	1.50'	60.00'	1.50'	N 55°09'19" E	88°33'53"
-11	6.14'	10.00'	6.05'	S 72°02'01" W	54°48'30"
-12	15.71'	10.00'	14.14'	N 45°22'14" W	00°00'00"
-13	15.71'	10.00'	14.14'	S 44°37'46" W	00°00'00"
-14	47.12'	30.00'	42.43'	S 45°22'14" E	00°00'00"
-15	15.71'	10.00'	14.14'	S 44°37'46" W	00°00'00"
-16	15.71'	10.00'	14.14'	S 45°22'14" E	00°00'00"

1127.50'

STONEBRIDGE VILLAGE OF K J R
INST. NO. 2002084031
07/05/2002

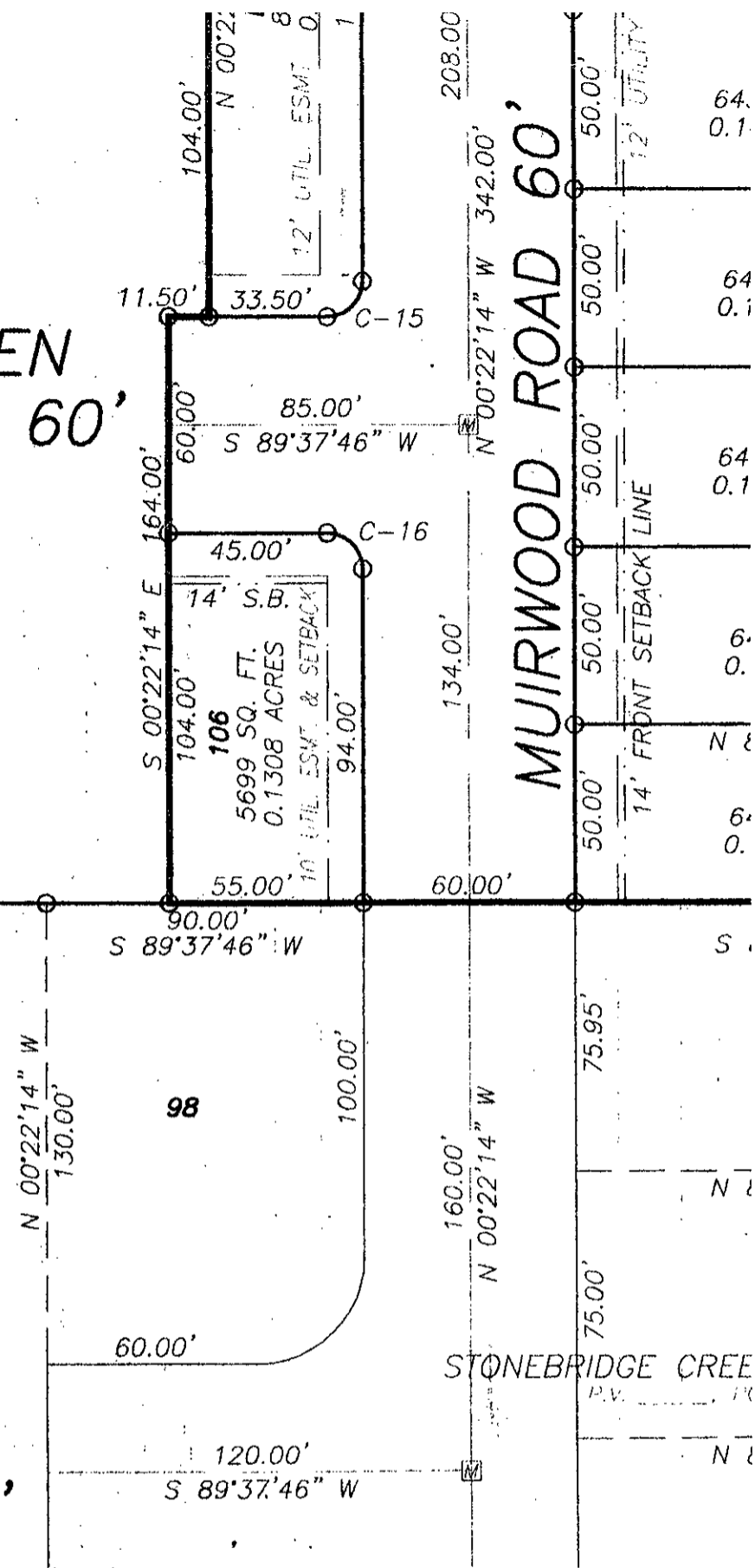
ANGLE	TANGENT
	60.00'
	21.25'
	28.62'
	4.42'
	6.42'
	28.06'
	15.70'
	16.01'
	27.90'
	0.75'
	3.17'
	10.00'
	10.00'
	30.00'
	10.00'
	10.00'

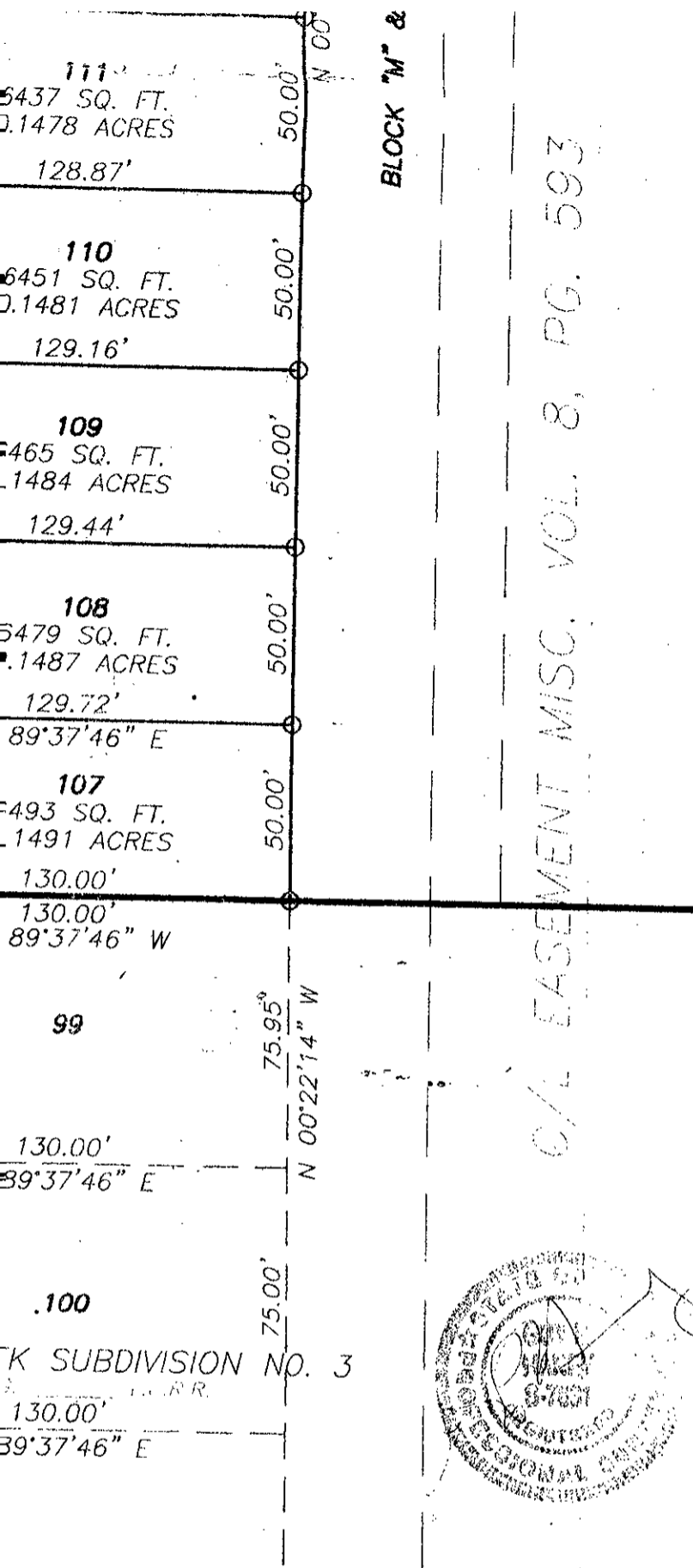
FOXGLEN AVENUE 60'

MUIRWOOD ROAD 60'

BERKSHIRE AVENUE 60'

J RESIDENTIAL LLC
P40319





ORIGINAL

C/L EASEMENT MISC. VOL. 8, PG. 593

4	MISC. REVISIONS	1/03
3	MISC. REVISIONS	12/02
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ENGINEERS - SURVEYORS
5136 BEACH ROAD
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Client
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WESTLAKE, OHIO

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LORAIN COUNTY, OHIO

Project Number 011102	Sheet 3/3
Date NOV. 16, 2001	
Scale 1" = 40'	