

VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROBERT YOST, REPRESENTING MLDPY, INC. OWNER OF THE LAND CONTAINED WITHIN THIS PLAT OF RE-SUBDIVISION OF STONEY BROOK PLACE SUBDIVISION NO. 2 AND AUDITOR'S REVISED PLAT OF STONEY BROOK SUBDIVISION NO. 2, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER, TO PUBLIC USE, THE EASEMENTS AS SHOWN HEREON. THE STREETS AS SHOWN ARE PRIVATE AND ARE NOT DEDICATED TO PUBLIC USE.

Robert Yost
ROBERT YOST
MLDPY, INC.

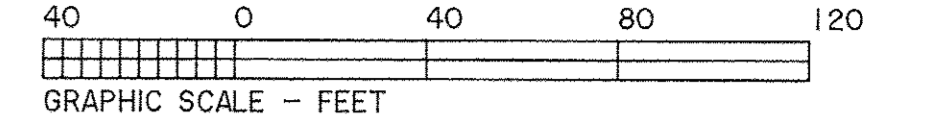
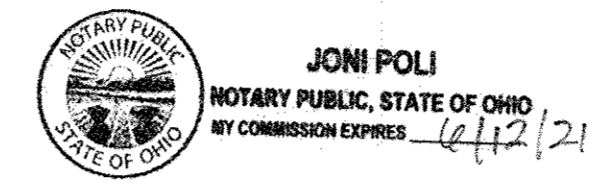
ACCEPTANCE

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF ELYRIA, ON THIS 17 DAY OF OCTOBER, 2016.

Alicia C. Bunda
Alicia C. Bunda
CHAIRMAN CITY OF ELYRIA
PLANNING COMMISSION

Before me, a Notary Public, in and for said state, personally appeared the a above named who acknowledged before me that he did sign the foregoing instrument and that the same is his free act and deed.
In Testimony Whereof, I have hereunto affixed by name and official seal at Elyria, Ohio this 18th day of October, 2016

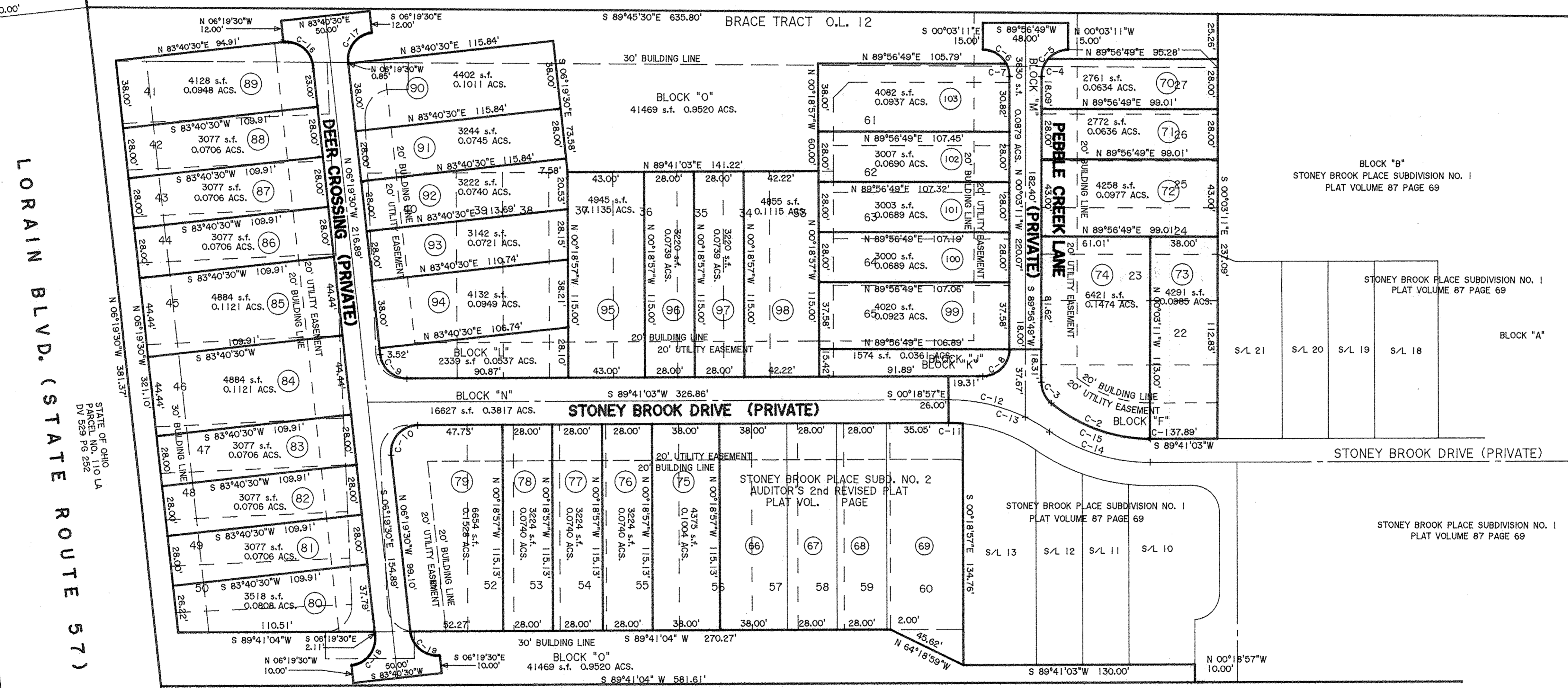
Joni Poli
Notary Public, State of Ohio



06-22-015-102-012
DAVID W. LAURER
DOC. #20110385340
9/16/11

BURRELL & DAY TRACT O.L. 15

BRACE TRACT O.L. 12



LORAIN BLVD. (STATE ROUTE 57)

STONEY BROOK DRIVE (PRIVATE)

STONEY BROOK DRIVE (PRIVATE)

MAPLEWOOD ROAD (30', UNIMPROVED)

W.S. POLE'S SUBD.
PV 6 PG 20

INTERURBAN ALLOTMENT
PV 5 PG 29

BUILDING SETBACKS AND SEPARATION
30' MINIMUM FROM PERIMETER PROPERTY LINE OF THE DEVELOPMENT PROPERTY
15' MINIMUM SIDE WALL TO SIDE WALL
35' MINIMUM REAR WALL TO REAR WALL
30' MINIMUM SIDE WALL TO REAR WALL
20' MINIMUM FRONT WALL TO PRIVATE STREET

RE-SUBDIVISION PLAT ACREAGE
AREA IN LOTS 70 - 103 2.9517 ACS.
AREA IN BLOCKS K, L, M, N, O 1.5114 ACS.
TOTAL AREA 4.4631 ACS.

| CURVE | RADIUS | TANGENT | LENGTH | DELTA | DEGREE | CHORD | CH.BEARING |
|-------|---------|---------|--------|-----------|--------------|--------|--------------|
| C-1 | 87.00' | 0.06' | 0.11' | 0°04'22" | 65°51'26" | 0.11' | S 88°43'19"W |
| C-2 | 87.00' | 31.34' | 60.16' | 39°37'05" | 65°51'26" | 58.97' | N 70°25'58"W |
| C-3 | 15.00' | 7.08' | 13.24' | 50°33'17" | 38°15'58"19" | 12.81' | N 25°20'15"W |
| C-4 | 15.00' | 5.66' | 10.89' | 41°20'09" | 38°15'58"19" | 10.59' | N 20°36'54"E |
| C-5 | 15.00' | 15.00' | 23.56' | 90°00'00" | 38°15'58"19" | 21.21' | N 44°56'49"E |
| C-6 | 15.00' | 15.00' | 23.56' | 90°00'00" | 38°15'58"19" | 21.21' | S 48°03'11"E |
| C-7 | 15.00' | 3.82' | 7.49' | 28°35'55" | 38°15'58"19" | 7.41' | S 14°21'09"E |
| C-8 | 15.00' | 14.83' | 23.49' | 89°42'47" | 38°15'58"19" | 21.16' | S 44°48'56"W |
| C-9 | 15.00' | 13.50' | 21.38' | 83°58'27" | 38°15'58"19" | 20.07' | N 48°19'33"W |
| C-10 | 15.00' | 16.66' | 25.14' | 96°00'33" | 38°15'58"19" | 22.30' | N 41°40'46"E |
| C-11 | 87.00' | 0.00' | 0.00' | 0°00'00" | 65°51'26" | 0.00' | N 90°00'00"E |
| C-12 | 100.00' | 22.88' | 44.60' | 25°33'09" | 57°17'45" | 44.23' | S 77°32'21"E |
| C-13 | 100.00' | 31.03' | 60.17' | 34°28'37" | 57°17'45" | 59.27' | S 73°04'37"E |
| C-14 | 100.00' | 31.03' | 60.18' | 34°28'37" | 57°17'38" | 59.27' | S 73°04'37"E |
| C-15 | 87.00' | 31.40' | 60.27' | 39°41'27" | 65°51'26" | 59.07' | N 70°28'09"W |
| C-16 | 15.00' | 15.00' | 23.56' | 90°00'00" | 38°15'58"19" | 21.21' | N 51°19'30"W |
| C-17 | 15.00' | 15.00' | 23.56' | 90°00'00" | 38°15'58"19" | 21.21' | S 38°40'30"W |
| C-18 | 15.00' | 15.00' | 23.56' | 90°00'00" | 38°15'58"19" | 21.21' | S 38°40'30"W |
| C-19 | 15.00' | 15.00' | 23.56' | 90°00'00" | 38°15'58"19" | 21.21' | N 51°19'30"W |

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE RE-PLATTED "STONEY BROOK PLACE SUBDIVISION NO. 2" AND "AUDITOR'S REVISED PLAT OF STONEY BROOK SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 4.4631 ACRES OF LAND IN ORIGINAL LOT NO. 12, BRACE TRACT OF ELYRIA TOWNSHIP, LORAIN COUNTY OHIO. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAT 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. ALL OF WHICH I CERTIFY TO BE CORRECT.

Thomas A. Simon
THOMAS A. SIMON
REGISTERED PROFESSIONAL SURVEYOR
NO. S-7775

**STONEY BROOK PLACE SUBDIVISION NO. 3
BEING A RE-SUBDIVISION
PART OF STONEY BROOK PLACE SUBDIVISION NO. 2
ALL OF SUBLOTS 22-27, SUBLOTS 33-55, PART OF SUBLOT 56
AND BLOCKS D, E, AND F
RECORDED IN PLAT VOLUME 89 PAGES 33 - 34 AND ALL OF
AUDITOR'S REVISED PLAT OF
STONEY BROOK PLACE SUBDIVISION NO. 2
ALSO ALL OF SUBLOTS 61-65 AND BLOCKS I & J
RECORDED IN PLAT VOLUME 90 PAGES 42 - 43
CREATING SUBLOT NOS. 70 - 103 AND BLOCKS K, L, M, N, & O
AND BEING KNOWN AS PART OF ORIGINAL ELYRIA TOWNSHIP
LOT NO. 12, BRACE TRACT**

CITY OF ELYRIA COUNTY OF LORAIN
STATE OF OHIO
MARCH, 2016 SCALE: 1" = 40'

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Fee Amt: \$66.40 Page 1 of 1
Lorain County, Ohio
Justin M. Neidick County Recorder
File # 2016-0607925

BOB YOST
Plat Vol 102
Page 69

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
NOV 03 2016
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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PROFESSIONAL LAND SURVEYORS
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ELYRIA, OHIO 44035
(440) 327-2925
FAX 327-2964