

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 THE 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.

[Signature]
ROBERT YOST
MLDPY, LLC

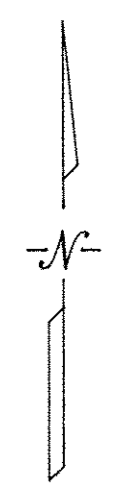
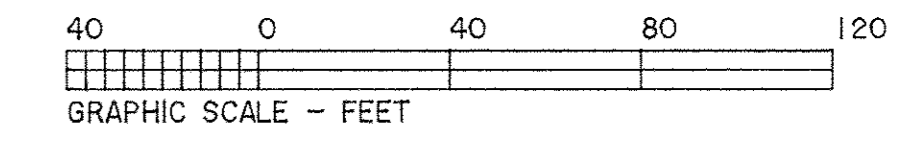
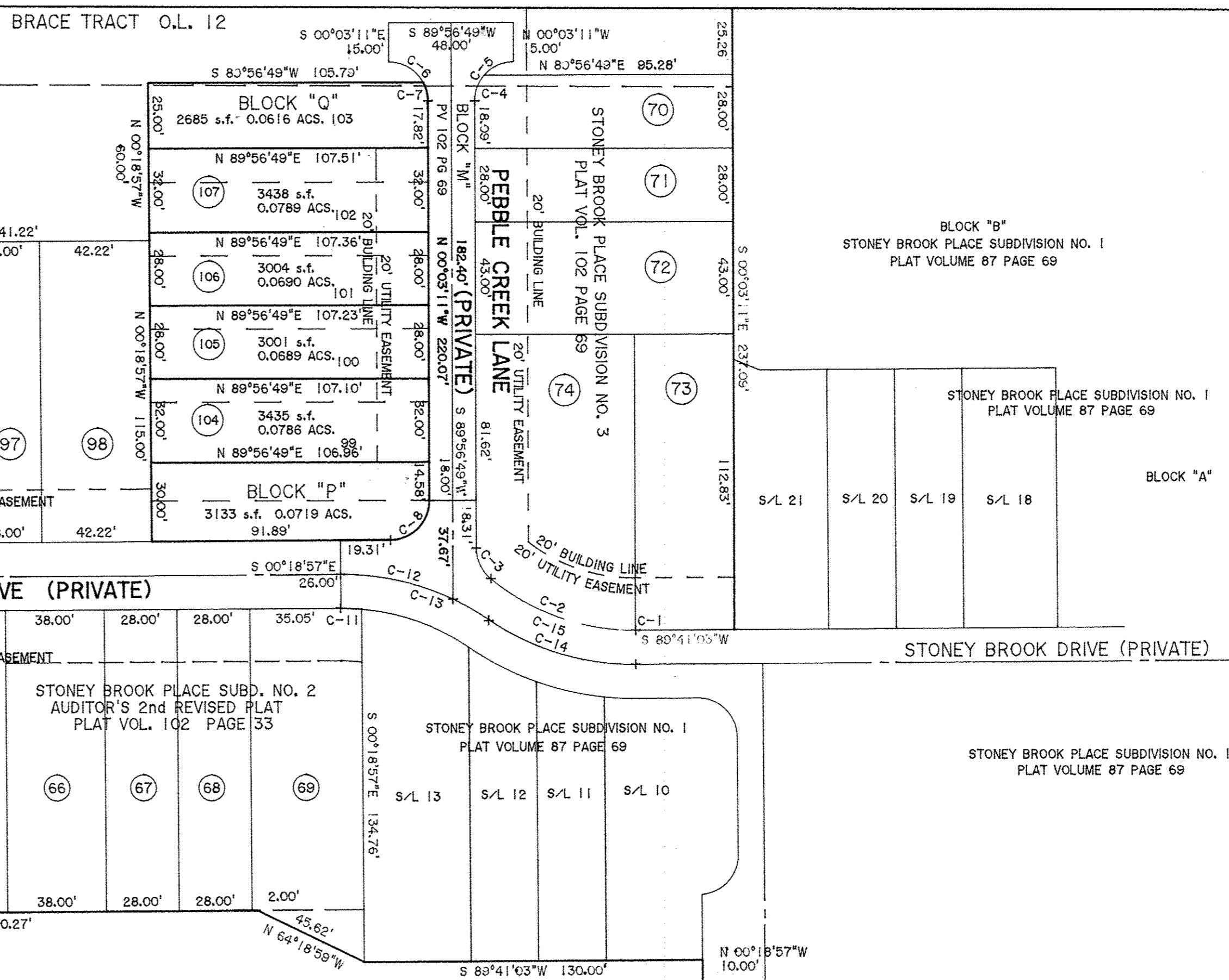
ACCEPTANCE

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

CHAIRMAN CITY OF ELYRIA
PLANNING COMMISSION

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

BURRELL & DAY TRACT O.L. 15



LORAIN BLVD. (STATE ROUTE 57)

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 104 - 107 0.2954 ACS.
AREA IN BLOCKS P, Q 0.1335 ACS.
TOTAL AREA 0.4289 ACS.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHBEARING
C-1	87.00'	0.06'	0.11'	0°04'22"	85°51'26"	0.11'	S 89°43'19"W
C-2	87.00'	31.34'	60.16'	39°37'05"	85°51'26"	58.97'	N 70°25'58"W
C-3	15.00'	7.08'	13.24'	50°33'17"	381°58'19"	12.81'	N 25°20'15"W
C-4	15.00'	5.66'	10.82'	41°20'09"	381°58'19"	10.58'	N 20°56'54"E
C-5	15.00'	15.00'	23.56'	90°00'00"	381°58'19"	21.21'	N 44°56'49"E
C-6	15.00'	15.00'	23.56'	90°00'00"	381°58'19"	21.21'	S 45°03'11"E
C-7	15.00'	3.82'	7.49'	28°35'55"	381°58'19"	7.41'	S 14°21'09"E
C-8	15.00'	14.93'	23.49'	89°42'47"	381°58'19"	21.16'	S 44°48'56"W
C-9	15.00'	13.50'	21.99'	83°59'27"	381°58'19"	20.07'	N 48°19'13"W
C-10	15.00'	16.66'	25.14'	96°00'33"	381°58'19"	22.30'	N 41°40'46"E
C-11	87.00'	0.00'	0.00'	0°00'00"	85°51'26"	0.00'	N 90°00'00"E
C-12	100.00'	22.68'	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'	38°41'27"	85°51'26"	59.07'	N 70°28'09"W
C-16	15.00'	15.00'	23.56'	90°00'00"	381°58'19"	21.21'	N 51°19'30"W
C-17	15.00'	15.00'	23.56'	90°00'00"	381°58'19"	21.21'	S 38°40'30"W
C-18	15.00'	15.00'	23.56'	90°00'00"	381°58'19"	21.21'	S 38°40'30"W
C-19	15.00'	15.00'	23.56'	90°00'00"	381°58'19"	21.21'	N 51°19'30"W

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE RE-PLATTED A PORTION OF "STONEY BROOK PLACE SUBDIVISION NO. 3" AS SHOWN HEREON AND CONTAINING 0.4289 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.

[Signature]
THOMAS A. SIMON
REGISTERED PROFESSIONAL SURVEYOR
NO. S-7775

BASIS OF BEARINGS IS THE NORTHERLY LINE OF ORIGINAL LOT NO. 12, BRACE TRACT, AS SHOWN HEREON (NORTH 89°45'30" WEST).

STONEY BROOK PLACE SUBDIVISION NO. 4
BEING A RE-SUBDIVISION
PART OF STONEY BROOK PLACE SUBDIVISION NO. 3
ALL OF SUBLOTS 99, 100, 101, 102 AND 103
AND BLOCK "K"
RECORDED IN PLAT VOLUME 102 PAGE 68
CREATING SUBLOTS 104-107 AND BLOCKS "P", "Q"

AND BEING KNOWN AS PART OF ORIGINAL ELYRIA TOWNSHIP
LOT NO. 12, BRACE TRACT
CITY OF ELYRIA COUNTY OF LORAIN
STATE OF OHIO
OCTOBER, 2017 SCALE: 1" = 40'

MLDPY LLC
Plat vol. 104
Pg. 5
Doc ID: 02021980001 Type: OFF
Kind: PLAT
Recorded: 10/24/2017 at 02:32:46 PM
Fee Amt: \$90.40 Page 1 of 1
Lorain County, Ohio
Judith H. Medwick County Recorder
File #2017-0649170

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.20
OHIO REV. CODE
OCT 24 2017
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
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ELYRIA, OHIO 44035
(440) 327-2925
FAX 327-2964