

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. 3 AND DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATED 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 _____ DAY OF _____, 2019.

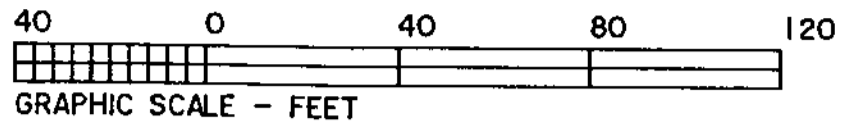
Nelly C. Brinda
NELLY C. BRINDA
CHAIRMAN CITY OF ELYRIA
PLANNING COMMISSION

Before me, a Notary Public, in and for said state, personally appeared the above names 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 my name and official seal at Elyria, Ohio this 20th day of March 2019.



LISA NOVAK OWENS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
October 27, 2020
Recorded in
Lorain County

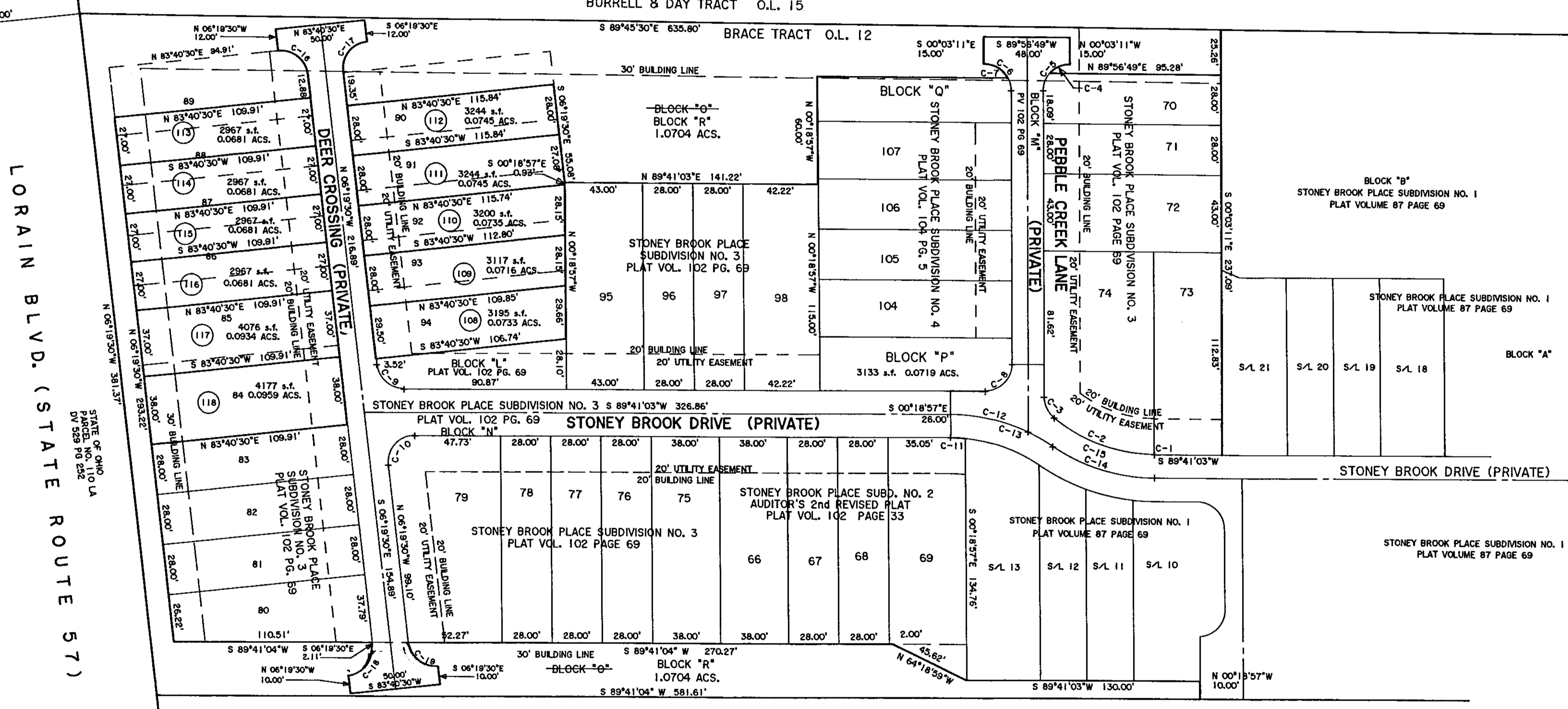
Lisa Novak Owens



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

BURRELL & DAY TRACT O.L. 15

BRACE TRACT O.L. 12



Doc ID: 0208041002 Type: OFF
Kind: PLAT
Recorded: 04/01/2019 at 10:33:57 AM
Fee Amt: \$50.40 Page 1 of 2
Lorain County, Ohio
Judith M. Newkirk, County Recorder
FILED 2019-0709220

DALE YOST CONSTRUCTION
COMPANY
260 SOUTH LOGAN ST
ELYRIA, OH 44035

Plat Vol 106/pg 69

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
APR 01 2019

J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

BUILDING SETBACKS AND SEPARATION
30' MINIMUM FROM PERIMETER PROPERTY LINE OF THE DEVELOPMENT PROPERTY
20' 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 108 - 118 0.8291 ACS.
AREA IN BLOCK "R" 1.0704 ACRES
TOTAL AREA 1.8995 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 89°43'18"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"	381°58'19"	12.81'	N 25°20'15"W
C-4	15.00'	6.78'	12.74'	48°39'51"	381°58'19"	12.36'	N 65°36'54"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 49°03'11"E
C-7	15.00'	8.91'	16.07'	61°24'05"	381°58'19"	15.32'	N 59°21'09"W
C-8	15.00'	14.83'	23.48'	89°42'47"	381°58'19"	21.16'	S 44°48'56"W
C-9	15.00'	13.30'	21.89'	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'	3.98'	7.96'	06°14'39"	65°51'26"	7.96'	N 87°41'36"W
C-12	100.00'	22.68'	44.60'	25°33'08"	57°17'45"	44.23'	S 77°32'21"E
C-13	100.00'	31.03'	60.17'	36°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"	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 1.8995 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. 5-7775

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. 5
BEING A RE-SUBDIVISION
PART OF STONEY BROOK PLACE SUBDIVISION NO. 3
ALL OF SUBLOTS 84 - 94 INCLUSIVE
AND BLOCK "O"
RECORDED IN PLAT VOLUME 102 PAGE 69
CREATING SUBLOTS 108 - 118 AND BLOCK "R"

AND BEING KNOWN AS PART OF ORIGINAL ELYRIA TOWNSHIP
LOT NO. 12, BRACE TRACT
CITY OF ELYRIA COUNTY OF LORAIN
STATE OF OHIO
JANUARY, 2019 SCALE: 1" = 40'

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

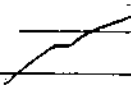
Plat Sheet

Instrument # 2019-0709220 Film # _____

Name of Plat: Stoney Brook Place Subdivision No. 5

Owner: MLDPY Inc.

Description: Situated in state of Ohio, county of Lorain, township of Elyria, part of original lot 12, Brace tract, 1.8995 acres. Re-subdivision of Stoney Brook subdivision no. 3, sublots 84-94 and block "O" creating sublots 108-118, and block "R"

Floor Plans: 

Related/Margin: Plat vol 102 / pg 69

Comments: _____

Vol. 106

Pg. 59

Receiving Stamp

DALE YOST CONSTRUCTION
COMPANY
260 SOUTH LOGAN ST
ELYRIA, OH 44035

Amount: \$90.40
Initials: HK