

VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROBERT YOST, REPRESENTING ~~DALE YOST CONSTRUCTION~~ **DALE YOST CONSTRUCTION**, INC. OWNER OF THE LAND CONTAINED WITHIN THIS PLAT OF RE-SUBDIVISION OF STONEY BROOK PLACE SUBDIVISION NOS. 3 AND 5 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
DALE YOST CONSTRUCTION
PRES STONEY BROOK ASSC.

ACCEPTANCE

THIS PLAT IS HEREBY APPROVED BY DARRYL FARKAS, CHIEF BUILDING OFFICIAL OF THE CITY OF ELYRIA, ON THIS _____ DAY OF _____, 2019.

[Signature]
DARRYL FARKAS
CHIEF BUILDING OFFICIAL
CITY OF ELYRIA

APPROVED BY PLANNING COMMISSION
CITY OF ELYRIA, OH
NO PLAT REQUIRED DATE _____

STONEY BROOK PLACE CLUSTER HOMEOWNERS ASSC



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

[Signature]

I, WE, JEANETTE RIGGINS AND STEPHEN J. MRAZIK, OWNERS OF THE PROPERTY SHOWN HEREON AS SUBLOT 113 OF THE STONEY BROOK PLACE SUBD. NO. 5 AND SUBLOT 80 OF THE STONEY BROOK PLACE SUBD. NO. 3 ASSENT TO AND ACCEPT THE RE-SUBDIVISION OF SAID SUBLOTS, AND CREATING SUBLOTS 119 AND 120 OF THE STONEY BROOK PLACE SUBDIVISION NO. 6 AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST AND AUTHORIZE THE RECORDING THEREOF.

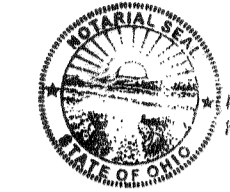
[Signature]
JEANETTE RIGGINS

[Signature]
STEPHEN J. MRAZIK



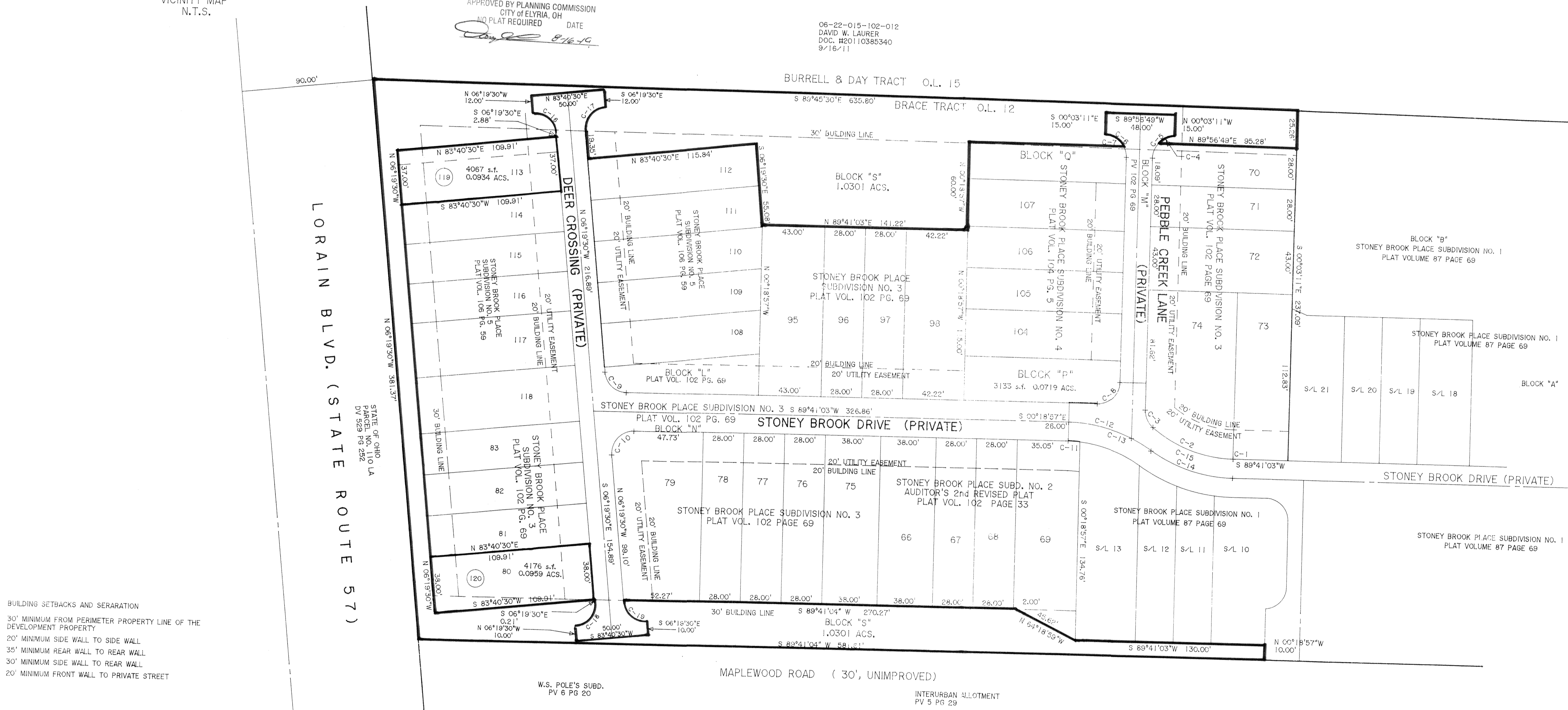
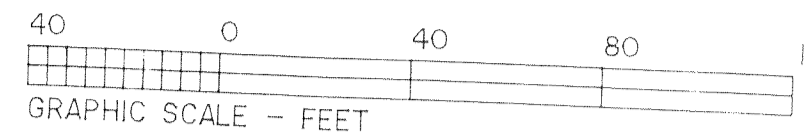
SANDEE P. REGAL
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 2/24/2025

[Signature]
Sandee P. Regal



SANDEE P. REGAL
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 2/24/2025

[Signature]
Sandee P. Regal



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 119 - 120 0.1893 ACS.
AREA IN BLOCK "S" 1.0301 ACS.
TOTAL AREA 1.2194 ACS.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	87.00'	0.05'	0.11'	0°04'22"	65°41'26"	0.11'	S 89°43'11"W
C-2	87.00'	31.34'	60.16'	59°37'05"	65°41'26"	58.97'	N 73°25'50"W
C-3	15.00'	7.08'	13.24'	69°33'17"	381°58'19"	12.61'	N 25°20'15"W
C-4	15.00'	6.78'	12.74'	48°39'51"	381°58'19"	12.36'	N 35°56'35"E
C-5	15.00'	15.00'	23.56'	90°00'00"	381°58'19"	21.21'	N 45°56'49"E
C-6	15.00'	8.91'	16.07'	61°24'05"	381°58'19"	21.21'	S 45°03'11"E
C-7	15.00'	14.93'	23.49'	89°42'47"	381°58'19"	15.32'	N 58°21'01"W
C-8	15.00'	13.50'	21.39'	83°58'27"	381°58'19"	21.18'	S 44°49'54"W
C-9	15.00'	16.66'	25.14'	90°00'33"	381°58'19"	20.07'	N 48°19'12"W
C-10	87.00'	3.98'	7.96'	05°14'39"	381°58'19"	22.30'	N 41°40'46"E
C-11	100.00'	22.68'	60.17'	25°33'09"	57°17'45"	44.23'	N 87°41'36"W
C-12	100.00'	31.03'	60.18'	34°28'37"	57°17'45"	58.27'	S 77°32'21"E
C-13	100.00'	31.03'	60.18'	34°28'37"	57°17'45"	58.27'	S 73°04'37"E
C-14	87.00'	31.40'	60.27'	39°41'27"	65°41'26"	55.07'	S 73°04'37"E
C-15	15.00'	15.00'	23.56'	90°00'00"	381°58'19"	21.21'	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 NOS. 3 & 5 AS SHOWN HEREON AND CONTAINING 1.2194 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 LINE 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).

Doc ID: C255284002 Type: OFF
Kind: PLAT
Recorded: 10/21/2020 at 02:49:04 PM
Fee Amt: \$88.40 Page 1 of 2
Lorain County, Ohio
Judith M. Medvick County Recorder
File 2020-0784836

DALE YOST CONSTRUCTION
COMPANY
260 SOUTH LOGAN ST
ELYRIA, OH 44035
Plat vol. 108
Pg. 73

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
OCT 21 2020
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

STONEY BROOK PLACE SUBDIVISION NO. 6
BEING A RE-SUBDIVISION
PART OF STONEY BROOK PLACE SUBDIVISION NO. 3
ALL OF SUBLOT NO. 80 AND BLOCK "O"
RECORDED IN PLAT VOLUME 102 PAGE 69
AND PART OF STONEY BROOK PLACE SUBDIVISION NO. 5
ALL OF SUBLOT NO. 113 AND BLOCK "R"
RECORDED IN PLAT VOLUME 106 PAGE 59
CREATING SUBLOTS 119 - 120 AND BLOCK "S"
AND BEING KNOWN AS PART OF ORIGINAL ELYRIA TOWNSHIP
LOT NO. 12, BRACE TRACT
CITY OF ELYRIA COUNTY OF LORAIN
STATE OF OHIO
JULY, 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 # # 2020-0784836 Film # _____

Name of Plat: Stoney Brook Place Sub No. 6

Owner: Jeanette Riggins, Mrazik Stephen J.
Stoney Brook Place Cluster Homeowners Assoc.

Description: Situated in the State of Ohio, County
of Lorain being part of original Elyria Township
lot 12 Brace Tract 1.2194 Acre. being a
resubdivision of Stoney Brook Place No. 3
Sublot 80 and Stoney Brook Place Subdivision No. 5
Sublot 113 Block R. Creating Sublots 119 and
120 Block S.

Floor Plans: _____

Related/Margin: 3-Plat vol. 102 pg. 69 Plat vol. 106 p. 59

Comments: _____

Vol. 108

Receiving Stamp

Pg. 73

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

Amount: Tm.

Initials: 98.40