

OWNER'S CERTIFICATE, EASEMENTS AND ACCEPTANCE:

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 13, AS DESCRIBED IN A DEED TO ROUTE 83 PROPERTIES, LLC AS RECORDED IN INSTRUMENT NUMBER 2023-0917000 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 9.3765 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "STONEY ACRES SUBDIVISION", BEING SUBLOTS 1 TO 10 INCLUSIVE, BLOCKS "A", "B", & "C" DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, RAVINIA WAY (60 FEET WIDE), AND MAKI COURT (60 FEET WIDE), UTILITY EASEMENTS DEDICATED FOR PUBLIC USE AS SHOWN HEREIN AND OTHER EASEMENTS NOT HERETOFORE DEDICATED.

PLAT SHALL CONVEY A 20 FOOT STORM SEWER EASEMENT BETWEEN BLOCK "C" AND PARCEL 04-00-013-000-627 (GULLETT) FOR THE BENEFIT OF BLOCK "C" AND PARCEL 04-00-013-000-627 (GULLETT) AS SHOWN HEREIN AND TO BE MAINTAINED BY THE OWNERS OF BLOCK "C" AND PARCEL 04-00-013-000-627.

PLAT SHALL CONVEY A 20 FOOT SANITARY SEWER EASEMENT WITHIN BLOCK "C" AND A 10 FOOT SANITARY SEWER EASEMENT IN SUBLOT 7 FOR THE BENEFIT OF PARCEL 04-00-013-000-627 (GULLETT) AS SHOWN HEREIN AND TO BE MAINTAINED BY THE OWNERS OF BLOCK "C", SUBLOT 7 AND PARCEL 04-00-013-000-627. SHOULD SUBLOT 7 BE DEVELOPED FOR RESIDENTIAL USE, THE SANITARY SEWER EASEMENT IN SUBLOT 7 SHALL BE VACATED AND SEWER LATERAL TO BE RELOCATED TO THE EAST OUT OF SUBLOT 7 BUILDABLE AREA, AND INTO THE SANITARY SEWER EASEMENT WITHIN BLOCK "C".

PLAT SHALL CONVEY A 60 FOOT ACCESS AND STORMWATER MANAGEMENT BASIN EASEMENT WITHIN BLOCK "C" AS SHOWN HEREIN AND TO BE MAINTAINED BY THE STONEY ACRES H.O.A. AND DEMLANDCO, LLC. THE CITY OF AVON SHALL HAVE RIGHTS TO ACCESS THE STORMWATER MANAGEMENT BASIN VIA THE 60 FOOT ACCESS EASEMENT.

PLAT SHALL CONVEY A 30 FOOT ACCESS EASEMENT AS SHOWN HEREON ACROSS BLOCK "B" TO DEMLANDCO, LLC.

UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE STONEY ACRES HOA AND TO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE "CITY"), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AND BLOCKS "A", AND "B" AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE CITY FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS CITY MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF DRAINAGE, PUBLIC UTILITIES AND FACILITIES, THE RIGHT TO CLEAN WIDEN, DEEPEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. RESIDENTS SHALL NOT INSTALL ANY PERMANENT IMPROVEMENTS WITHIN SAID EASEMENTS.

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE "CITY" SHALL NOT BE REQUIRED IN ANY WAY TO CONSTRUCT OR TO SHARE IN THE COST OF INITIAL CONSTRUCTION OF THE IMPROVEMENTS PROVIDED, HOWEVER, THAT THE "HOA", BY ACCEPTANCE OF THE EASEMENT, AGREES TO PERFORM ANY MAINTENANCE, REPAIRS OR REPLACEMENT OF THE STORM SEWERS AND STORMWATER MANAGEMENT BASIN WITHIN THE EASEMENT AREAS REQUIRED TO KEEP THE SAME IN PROPER WORKING ORDER IF, AND ONLY IF, THE HOA, ITS SUCCESSORS OR ASSIGNS, DOES NOT MEET ITS OBLIGATION TO PROPERLY MAINTAIN, REPAIR OR REPLACE SUCH BASIN, ONLY THEN WILL THE CITY MAKE SUCH IMPROVEMENTS IF NEEDED. THE COST BORNE BY CITY HEREUNDER SHALL BE REIMBURSED TO THE CITY BY THE HOA, ITS SUCCESSORS AND ASSIGNS, AND, AT THE DISCRETION OF THE CITY, SUCH COST MAY BE PLACED AS A LIEN UPON THE REAL PROPERTY PARCEL ON WHICH THE STORMWATER MANAGEMENT BASIN IS LOCATED. HOA, ITS SUCCESSORS AND ASSIGNS MAY USE THE EASEMENT AREA IN ANY MANNER AND TO ANY EXTENT NOT INCONSISTENT WITH THERE GRANT OF EASEMENT HEREIN, AND SUCH USE SHALL NOT INTERFERE WITH THE INTENDED USE OF THE BASIN OR IMPEDE THE FLOW OF WATER THROUGH THE BASIN.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE MUNICIPALITY OF AVON, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 28TH DAY OF MARCH, 2025.

BY: [Signature]

TITLE: MANAGING MEMBER

ROUTE 83 PROPERTIES, LLC

WITNESS

[Signature]

NOTARY PUBLIC:

STATE OF OHIO

COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED KEVIN M. URIG WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 28TH DAY OF MARCH, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 30, 2026



CONNIE M. LANENGA
Notary Public
State of Ohio
My Comm. Expires
October 30, 2026

20' ACCESS EASEMENT:

20' EASEMENT FOR ACCESS TO SANITARY SEWERS ALONG PARCEL 04-00-013-000-194 AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS AND DO HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE "CITY"), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AS SHOWN HEREON TO IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE CITY FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS CITY MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF THE PRIVATE SANITARY SEWERS, THE RIGHT TO IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. NO PERMANENT IMPROVEMENTS SHALL BE INSTALLED WITHIN SAID EASEMENTS. ALL INITIAL INSTALLATION AND MAINTENANCE COSTS SHALL BE BY THE PROPERTY OWNER (DEMLANDCO, LLC). PROPERTY OWNER SHALL MAINTAIN A DRIVEABLE GRAVEL ACCESS ROAD, SUITABLE FOR CITY MAINTENANCE VEHICLES.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 28TH DAY OF MARCH, 2025

BY: [Signature]

TITLE: MANAGING

DEMLANDCO, LLC

WITNESS

[Signature]

NOTARY PUBLIC:

STATE OF OHIO

COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED THOMAS DEMALING WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 28TH DAY OF MARCH, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 30, 2026



CONNIE M. LANENGA
Notary Public
State of Ohio
My Comm. Expires
October 30, 2026

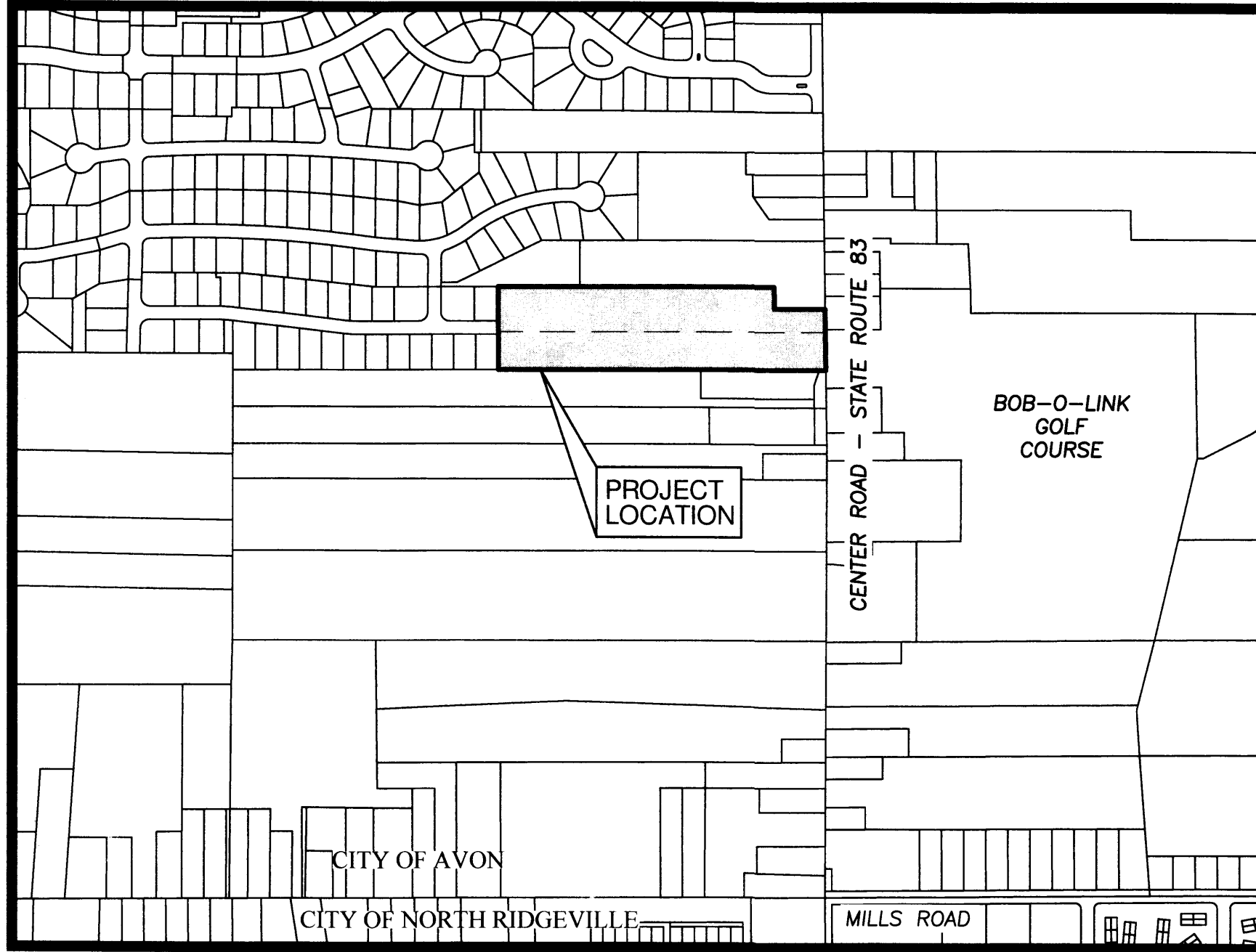
J:\0353874 Stoney Acres Subdivision - Kevin Urig\DRAWINGS\Plan(01) Title Sheet.dwg, Plotted: Mar 24, 2025 - 1:41pm

REVISION	DATE	BY	DESCRIPTION
	08-22-2023	APA	ISSUE TO CITY FOR REVIEW
	09-14-2023	APA	REVISED TITLE SHEET, PER CITY COMMENTS
	07-30-2024	APA	REVISED LOT LAYOUT
	12-13-2024	APA	REVISED LOT LAYOUT
	03-05-2025	APA	REVISED PER CITY COMMENTS
	03-14-2025	APA	REVISED PER CITY COMMENTS

ACREAGE SUMMARY
1.2121 ACRES IN RIGHT-OF-WAY
4.8258 ACRES IN SUBLOTS #1-10
3.3386 ACRES IN BLOCKS "A", "B", & "C"
9.3765 ACRES TOTAL IN SUBDIVISION

STONEY ACRES SUBDIVISION FINAL PLAT

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 13



VICINITY MAP
NOT TO SCALE

PRIVATE UTILITY EASEMENT:

WE, ROUTE 83 PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY, THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE CITY OF AVON AND THE FOLLOWING UTILITIES, INCLUDING BUT NOT LIMITED TO: FIRST ENERGY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS, (HEREIN AFTER REFERRED TO AS THE GRANTEE), AND THE CITY, A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THEIR GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, 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 AND COMMUNICATION FACILITIES, THE DESCRIBED EASEMENT PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: [Signature]

KEVIN URIG (MANAGING MEMBER)

20' STORM SEWER EASEMENT:

20' EASEMENT FOR ACCESS TO STORM SEWERS (PRIVATE) ALONG BLOCK "C" AND 04-00-013-000-627 (GULLETT) AS SHOWN HEREON THIS PLAT IS GRANTED BY THE UNDERSIGNED OWNER AND DOES HEREBY GRANT UNTO BLOCK "C" (ROUTE 83 PROPERTIES, LLC), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT, OVER AS SHOWN HEREON TO IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY FOR MAINTAINING DRAINAGE AND UTILITIES AS OWNERS MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF THE PRIVATE STORM SEWERS, THE RIGHT TO IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. NO PERMANENT IMPROVEMENTS SHALL BE INSTALLED WITHIN SAID EASEMENTS. ALL INITIAL INSTALLATION AND MAINTENANCE COSTS SHALL BE BY THE PROPERTY OWNERS OF BLOCK "C" AND 04-00-013-000-627 (GULLETT).

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 28TH DAY OF MARCH, 2025.

BY: [Signature]

LINDSEY M. GULLETT

WITNESS

[Signature]

NOTARY PUBLIC:

STATE OF OHIO

COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED LINDSEY M. GULLETT WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HER OWN FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 28TH DAY OF MARCH, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 30, 2026



CONNIE M. LANENGA
Notary Public
State of Ohio
My Comm. Expires
October 30, 2026

APPROVAL ON BEHALF OF THE CITY OF AVON:

THIS PLAT IS APPROVED BY THE CITY ENGINEER OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 25TH DAY OF MARCH, 2025.

[Signature]
RYAN E. CHAMBERS, P.E.
AVON CITY ENGINEER

3/25/25
DATE

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 27TH DAY OF MARCH, 2025.

[Signature]
JOHN A. GASIOR
LAW DIRECTOR

3/27/25
DATE

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 27TH DAY OF MARCH, 2025.

[Signature]
CAROLYN WITHERSPOON
PLANNING COMMISSION CHAIR

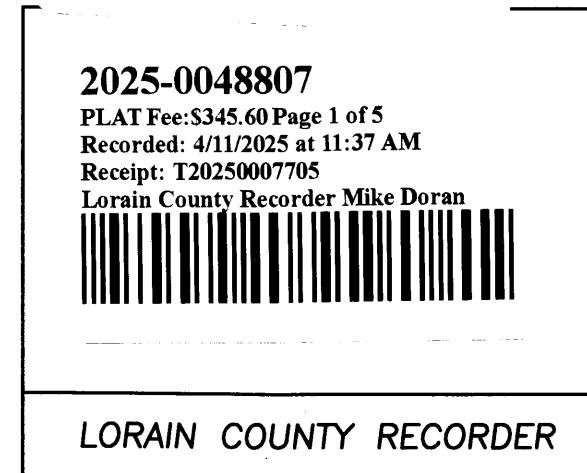
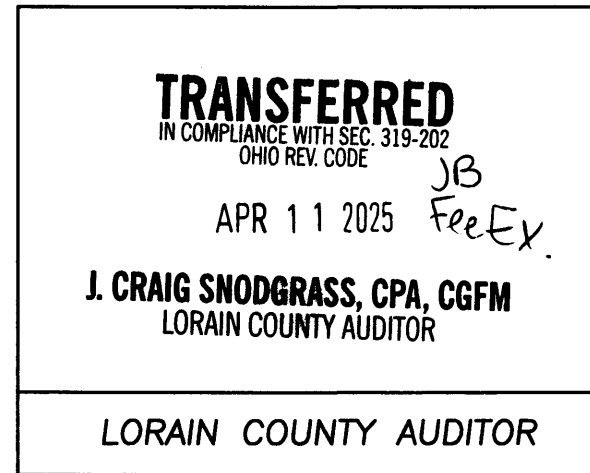
3-27-25
DATE

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 20-25, THIS 25TH DAY OF MARCH, 2025.

[Signature]
BRIAN FISCHER
COUNCIL PRESIDENT

3-25-25
DATE

PLAT 001 117
Pgs 86, 87, 88, 89



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE SUBDIVISION PLAT AS SHOWN HEREON AND CONTAINING 9.3765 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 13, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND 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 WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF 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] 3/24/2025
AMY M. KELLY, P.
REGISTERED OHIO SURVEYOR NO. 8469



MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF _____, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF STONEY ACRES SUBDIVISION HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE STREETS AND EASEMENTS AS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

MORTGAGEE

BY: _____ TITLE: _____

NOTARY PUBLIC:

STATE OF OHIO

COUNTY OF SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED _____ WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DRAWN BY:
JLT

CHECKED BY:
AMK



SHEET

1 OF 4

JOB NO.

20-5367

BASIS OF BEARINGS:

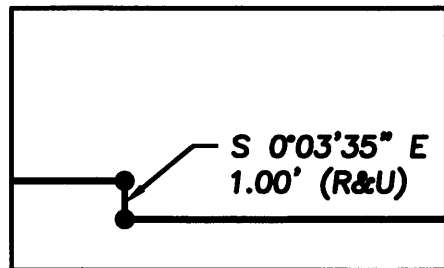
THE BASIS OF BEARINGS USED IS THE CENTERLINE OF GATWICK DRIVE WHICH ASSUMED TO BE NORTH 00°28'52" EAST PER HIGHLAND PARK SUBDIVISION NUMBER 20 AS RECORDED IN VOLUME 106, PAGES 14-17. AS SURVEYED IN APRIL 2021.

LEGEND OF SYMBOLS

- 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET
- ⊙ 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- ⊠ MONUMENT BOX WITH 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET
- ⊡ MONUMENT BOX WITH IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED)
- IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED)
- ⊗ D.H.F. DRILL HOLE FOUND (AS INDICATED)
- ⊙ M.N.F. MAGNETIC NAIL FOUND
- CL CENTERLINE
- PL PROPERTY LINE
- RW RIGHT-OF-WAY LINE
- Pr.RW PROPOSED RIGHT-OF-WAY LINE
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION

SOUTH PARK DRIVE (80')

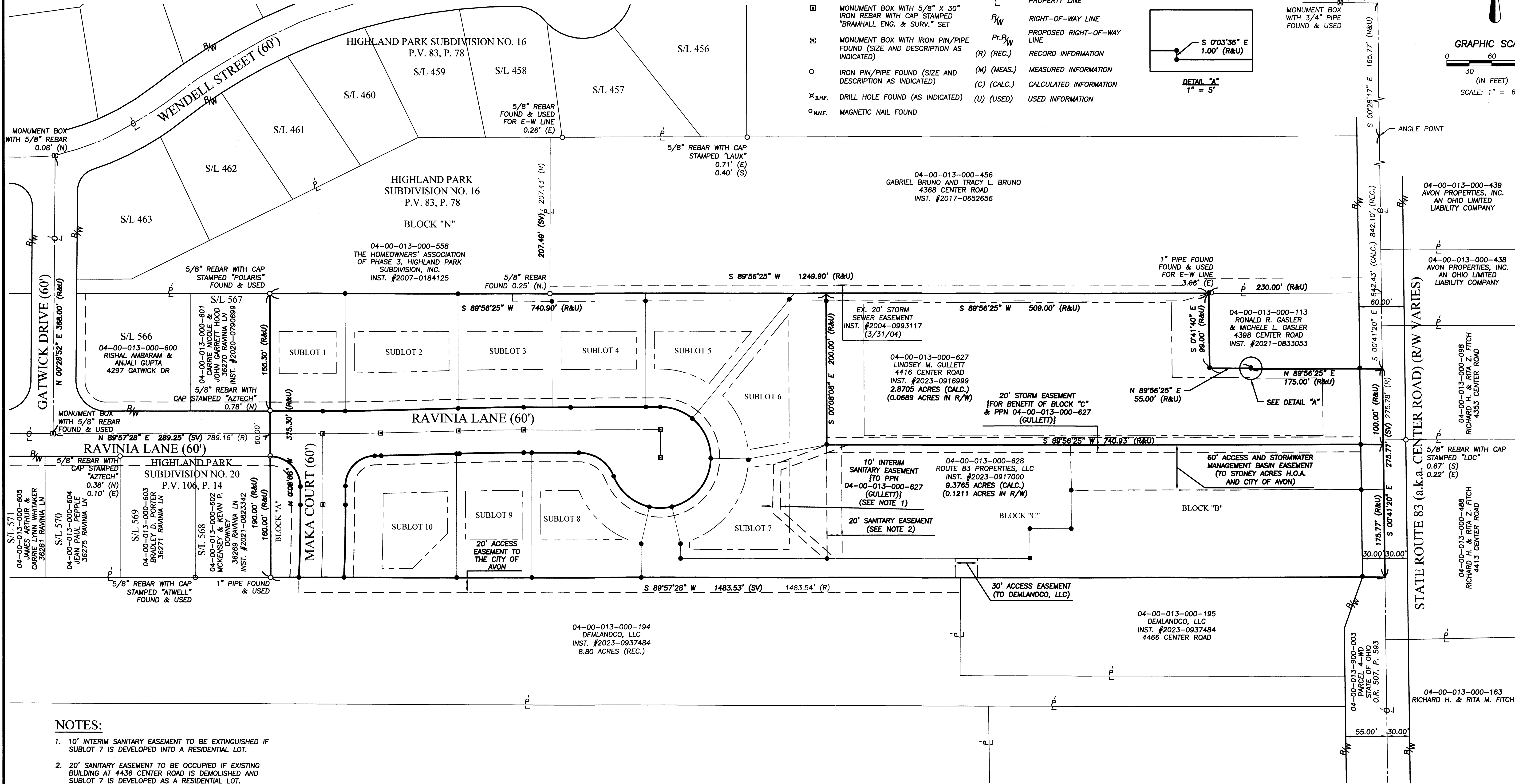
MONUMENT BOX WITH 3/4" PIPE FOUND & USED



DETAIL "A"
1" = 5'

GRAPHIC SCALE

0 30 60 120
(IN FEET)
SCALE: 1" = 60'



NOTES:

- 10' INTERIM SANITARY EASEMENT TO BE EXTINGUISHED IF SUBLOT 7 IS DEVELOPED INTO A RESIDENTIAL LOT.
- 20' SANITARY EASEMENT TO BE OCCUPIED IF EXISTING BUILDING AT 4436 CENTER ROAD IS DEMOLISHED AND SUBLOT 7 IS DEVELOPED AS A RESIDENTIAL LOT.

J:\203567A Stoney Acres Subdivision - Kevin Urig\DRAWINGS\Plat\02 Overall Plat.dwg, Plotted: Mar 14, 2025 - 11:28am

DATE:	BY:	DESCRIPTION:
08-22-2023	APA	ISSUE TO CITY FOR REVIEW
09-27-2023	APA	UPDATED PER COUNTY
07-30-2024	APA	REVISED LOT LAYOUT
12-13-2024	APA	REVISED LOT LAYOUT
03-05-2025	APA	REVISED PER CITY COMMENTS
03-14-2025	APA	REVISED PER CITY COMMENTS

DRAWN BY:
JLT

CHECKED BY:
AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

ROUTE 83 PROPERTIES, LLC
4305 STONEY RIDGE ROAD
AVON, OHIO 44011
(440) 934-1008

**STONEY ACRES SUBDIVISION
OVERALL PLAT**
CITY OF AVON, COUNTY OF LORAIN,
STATE OF OHIO

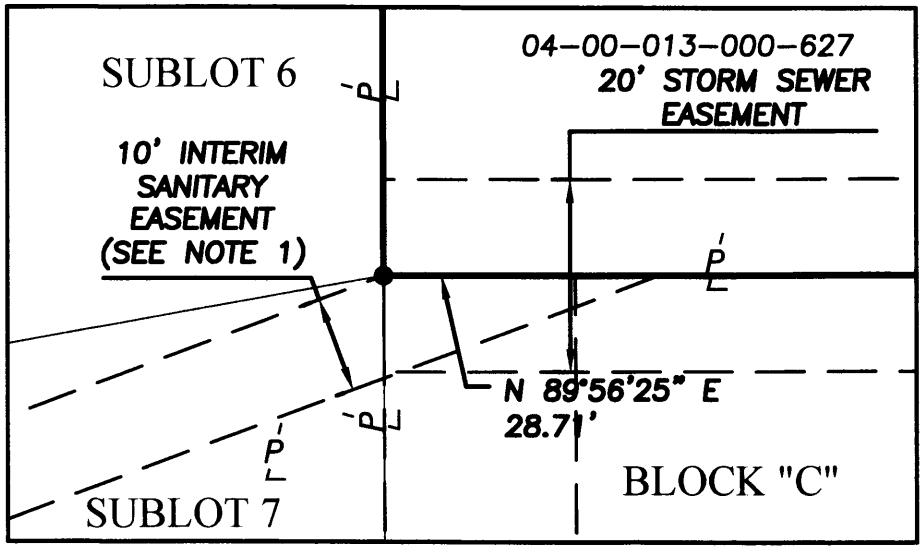
SHEET

2 OF 4

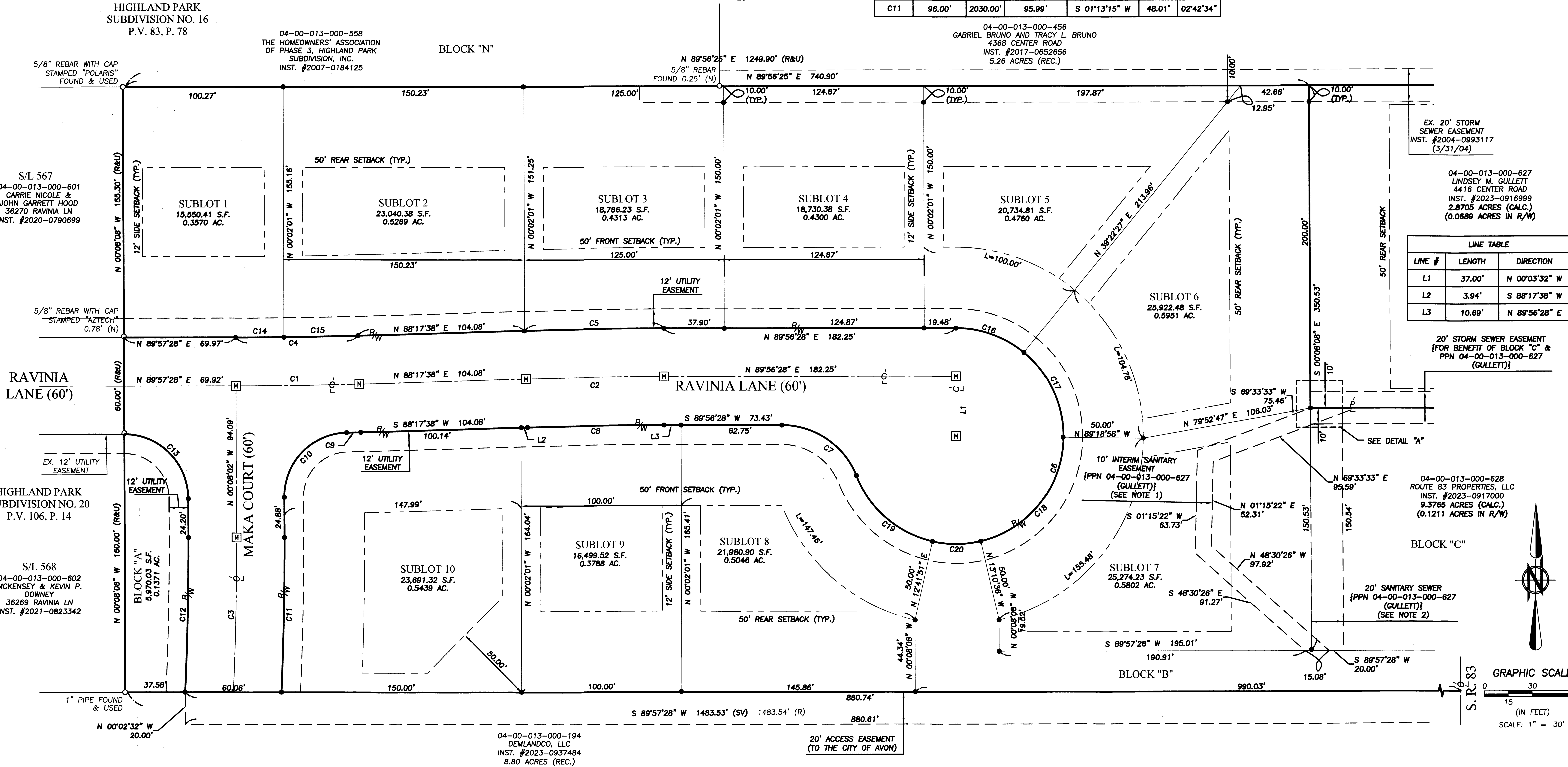
JOB NO.
20-5367

NOTES:

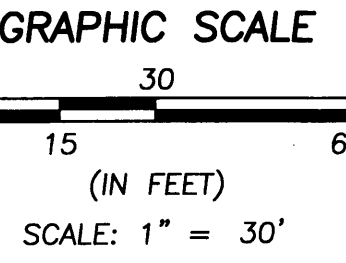
1. 10' INTERIM SANITARY EASEMENT TO BE EXTINGUISHED IF SUBLOT 7 IS DEVELOPED INTO A RESIDENTIAL LOT.
2. 20' SANITARY EASEMENT TO BE OCCUPIED IF EXISTING BUILDING AT 4436 CENTER ROAD IS DEMOLISHED AND SUBLOT 7 IS DEVELOPED AS A RESIDENTIAL LOT.



CURVE TABLE													
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA	CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	77.11'	2655.20'	77.11'	N 89°07'33" E	38.56'	01°39'50"	C12	95.90'	1970.00'	95.89'	N 01°15'39" E	47.96'	02°47'21"
C2	86.25'	3000.00'	86.25'	N 89°07'03" E	43.13'	01°38'50"	C13	62.75'	40.00'	56.51'	N 45°04'25" W	39.92'	89°52'47"
C3	95.95'	2000.00'	95.94'	N 01°14'26" E	47.98'	02°44'55"	C14	30.03'	2625.20'	30.03'	N 89°37'48" E	15.02'	00°39'20"
C4	76.24'	2625.20'	76.24'	N 89°07'33" E	38.12'	01°39'50"	C15	46.21'	2625.20'	46.21'	N 88°47'53" E	23.10'	01°00'31"
C5	87.12'	3030.00'	87.11'	N 89°07'03" E	43.56'	01°38'50"	C16	46.11'	67.00'	45.21'	S 70°20'33" E	24.01'	39°26'01"
C6	290.52'	67.00'	110.80'	S 34°09'34" W	98.52'	248°26'15"	C17	60.00'	67.00'	58.02'	S 24°58'15" E	32.18'	51°18'35"
C7	59.72'	50.00'	56.24'	N 55°50'25" W	34.00'	68°26'14"	C18	89.04'	67.00'	82.63'	S 38°45'13" W	52.48'	76°08'22"
C8	85.39'	2970.00'	85.39'	S 89°07'03" W	42.70'	01°38'50"	C19	65.11'	67.00'	62.58'	N 49°27'44" W	35.39'	55°40'51"
C9	8.89'	2685.20'	8.89'	S 88°23'19" W	4.45'	00°11'23"	C20	30.26'	67.00'	30.00'	N 89°45'37" E	15.39'	25°52'27"
C10	61.87'	40.00'	55.88'	S 44°10'29" W	39.05'	88°37'03"							
C11	96.00'	2030.00'	95.99'	S 01°13'15" W	48.01'	02°42'34"							



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	37.00'	N 00°03'32" W
L2	3.94'	S 88°17'38" W
L3	10.69'	N 89°56'28" E



J:\20250048807 Stoney Acres Subdivision - Kevin Ungard\DWG\SS\Plat\03-041 Enlarged Plat.dwg, Plotted: Mar 14, 2025 - 11:26am

DATE	BY	DESCRIPTION
08-22-2023	APA	ISSUE TO CITY FOR REVIEW
07-30-2024	APA	REVISED LOT LAYOUT
12-13-2024	APA	REVISED LOT LAYOUT
03-05-2025	APA	REVISED PER CITY COMMENTS
03-14-2025	APA	REVISED PER CITY COMMENTS

DRAWN BY:
JLT

CHECKED BY:
AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

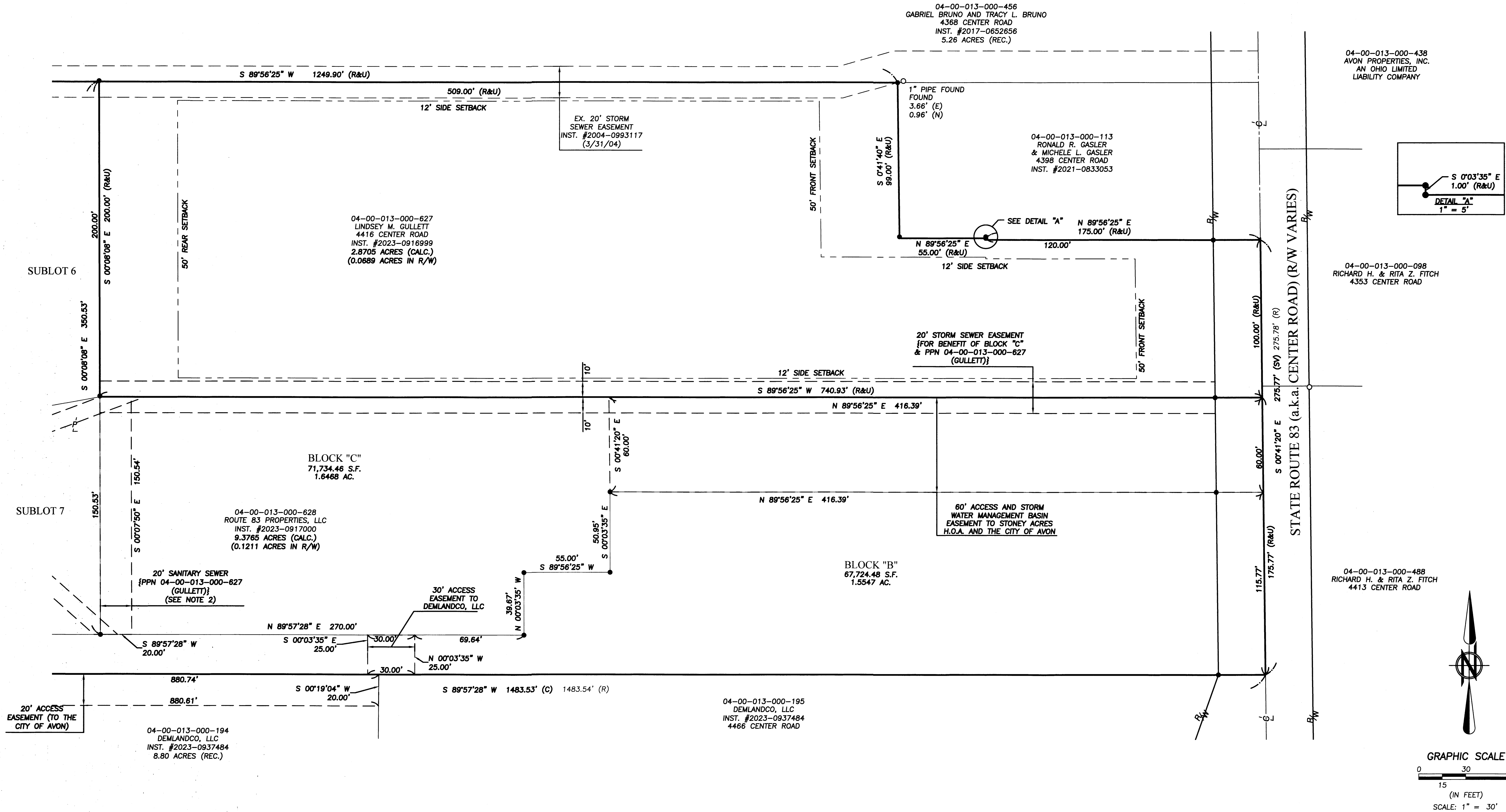
PREPARED FOR:
ROUTE 83 PROPERTIES, LLC
4305 STONEY RIDGE ROAD
AVON, OHIO 44011
(440) 934-1008

STONEY ACRES SUBDIVISION
PLAT
CITY OF AVON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
3 OF 4
JOB NO.
20-5367

NOTES:

2. 20' SANITARY EASEMENT TO BE OCCUPIED IF EXISTING BUILDING AT 4436 CENTER ROAD IS DEMOLISHED AND SUBLOT 7 IS DEVELOPED AS A RESIDENTIAL LOT.



J:\2025\20250048807 Stoney Acres Subdivision - Kevin UngDRAWN\SP\Plat(03-04) Enlarged Plat.dwg, Plotted: Mar 14, 2025 - 11:28am

REVISION	DATE	BY	DESCRIPTION
	08-22-2023	APA	ISSUE TO CITY FOR REVIEW
	09-27-2023	APA	UPDATED PER COUNTY
	07-30-2024	APA	REVISED LOT LAYOUT
	12-13-2024	APA	REVISED LOT LAYOUT
	03-05-2025	APA	REVISED PER CITY COMMENTS
	03-14-2025	APA	REVISED PER CITY COMMENTS

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SHEET
4 OF 4
JOB NO.
20-5367

Plat SheetInstrument # 2025-0048807 Film # _____Name of Plat STONEY ACRES SUBDIVISION FINAL PLATOwner: ROUTE 83 PROPERTIES LLC

Description: SITUATED IN THE CITY OF AVON, COUNTY
OF LORAIN, AND STATE OF OHIO AND KNOWN AS
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION
NUMBER 13 9.3765 ACRES EASEMENTS ALSO
CREATING SUBLOTS 1-10 CONCURRENT
AND BLOCKS "A", "B" AND "C"

Floor Plans: /Related/Margin: /Comments: DECLARATION FOLLOWS
2025-0048808Vol 117Receiving StampPg. 86, 87, 88, 89Amount: \$345.60
Initials: ST