

# SPRINGBROOK SUBDIVISION

PART OF ORIGINAL ELYRIA TOWNSHIP LOTS 14&15  
 WEST OF BLACK RIVER  
 CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO

**OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED MAURICE SHAVE REPRESENTING SPRINGBROOK LTD. OWNERS OF LAND CONTAINED WITHIN THIS PLAT OF SPRINGBROOK SUBN., HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FORVER, TO PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN HEREON.

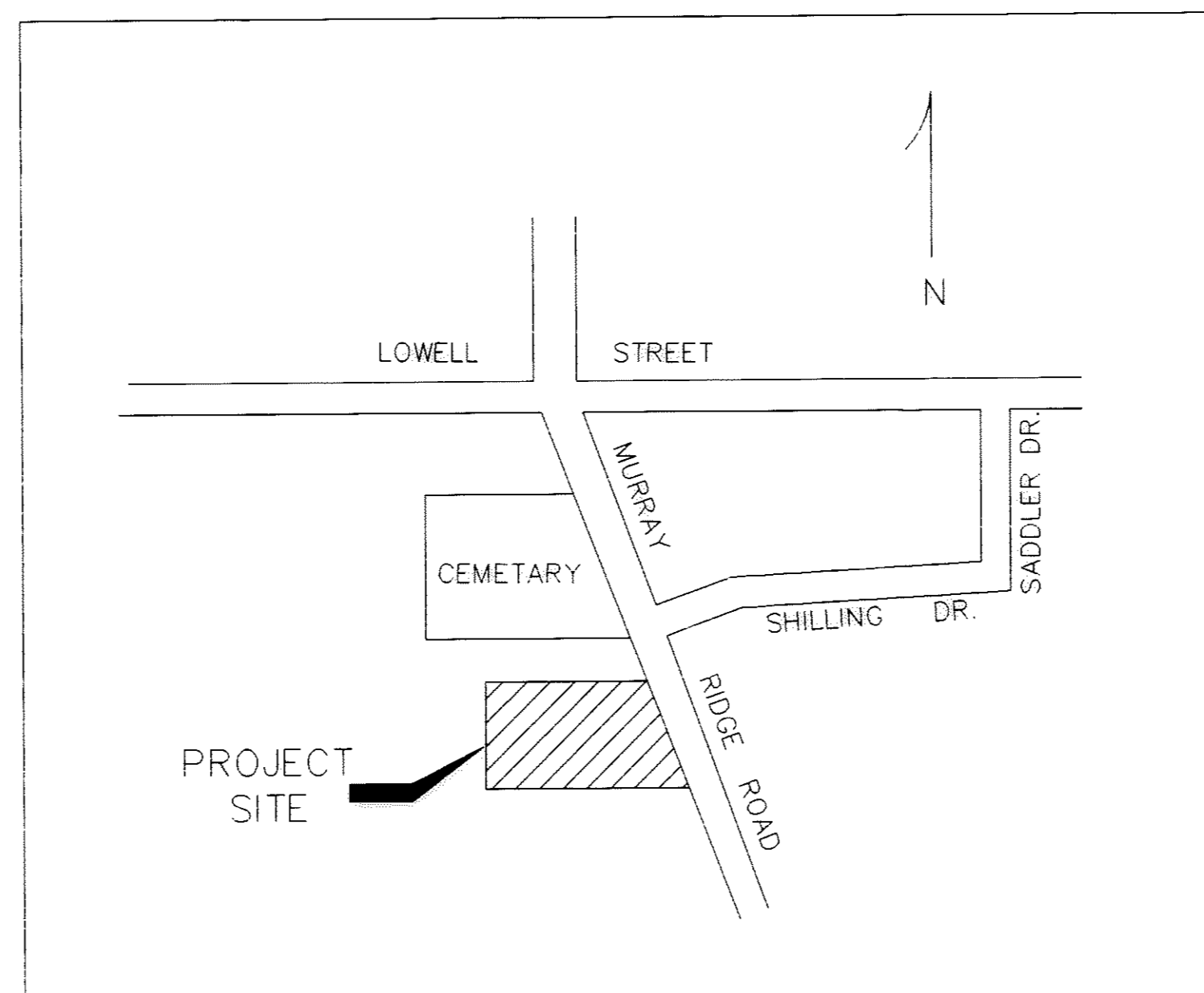
BY Maurice Shave *(archival member)*  
 MAURICE SHAVE  
 SPRINGBROOK LTD.

**NOTARY PUBLIC**

STATE OF OHIO  
 SS  
 LORAIN COUNTY

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED OFFICER OF SPRINGBROOK LTD., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT IS HIS FREE ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICAL SEAL AT North Ridgeville, OH THIS 17th DAY OF December 2004.

Joyce A. Toth  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 7/14/09  
 Joyce A. Toth  
 Notary Public, State of Ohio  
 My commission expires 7-14-2009



AREA MAP NO SCALE

**NOTES**

1. PERMANENT MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH CITY OF ELYRIA CODIFIED ORDINANCE 1114.10
2. EASEMENTS GRANTED TO THE CITY OF ELYRIA FOR PUBLIC UTILITIES INCLUDING WATERMAINS, STORM AND SANITARY SEWERS SHALL HAVE PRIORITY OVER EASEMENTS GRANTED TO PRIVATE UTILITIES (ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, etc.). ALL EASEMENTS SHALL CONFORM TO SECTIONS 1112.10, CODIFIED ORDINANCES OF THE CITY OF ELYRIA, OH.

**MAYOR**

APPROVED THIS 7th DAY OF March 2005. 2004

W. M. Brown  
 MAYOR

DANE A. HAPONEK  
 DANE A. HAPONEK  
 REGISTERED SURVEYOR S6211



**MORTGAGEE'S CERTIFICATE**

THIS IS TO CERTIFY THAT Fifth Third Bank MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF SPRINGBROOK SUBDIVISION AS SHOWN HEREON, REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: Kelly Galtis  
 TITLE: AVP

**NOTARY PUBLIC**

STATE OF OHIO  
 SS  
 LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Kelly Galtis REPRESENTING Fifth Third Bank WHO ACKNOWLEDGED THAT She DID SIGN THE FOREGOING PLAT OF SPRINGBROOK SUBDIVISION AND THAT IT WAS Her OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID HEREUNTO SET MY HAND AND OFFICAL SEAL AT Cleveland, OHIO, THIS, 30 DAY OF December, 2004.



SANDRA E. BELAJ  
 Notary Public, State of Ohio  
 My Commission Expires March 29, 2006

Sandra E. Belaj  
 NOTARY PUBIC  
 MY COMMISSION EXPIRES: 5-29-2006

**CITY COUNCIL OF ELYRIA**

THIS IS TO CERTIFY THAT ELYRIA CITY COUNCIL HAS ACCEPTED ALL PUBLIC LANDS AND EASEMENTS WITHIN THE CITY OF ELYRIA AS SHOWN HEREON, BY ADOPTION OF ORDINANCE NO. 2004-113 ON August 2nd 2004.

BY: Arthur J. Weber  
 CLERK OF ELYRIA CITY COUNCIL

**PLANNING COMMISSION OF ELYRIA**

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF SPRINGBROOK SUBDIVISION ON THE 20th DAY OF July 2004.

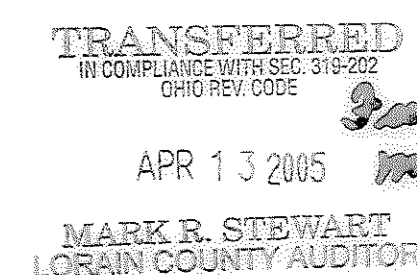
W. M. Brown 3-7-05  
 PRESIDENT

W. M. Brown 3/7/05  
 SECRETARY

**CITY ENGINEER**

APPROVED THIS 7th DAY OF March 2005. 2004.

Boyle  
 CITY ENGINEER



HAPONEK & ASSOC. INC.  
 ENGINEERS & SURVEYORS  
 5444 STONEY RIDGE RD.  
 NORTH RIDGEVILLE, OH  
 PHONE (440)-327-4776  
 SHEET 1 OF 2

GROBE FRUIT FARM  
INST.NO. 970479529

SPRINGBROOK SUBDIVISION  
ELYRIA, OHIO

AREA OF PLAT = 28.8532 ACRES  
AREA OF PLAT O.L. 14 = 2.5318 ACRES  
AREA OF PLAT O.L. 15 = 26.3214 ACRES  
AREA IN STREETS = 5.0359 ACRES  
AREA IN LOTS = 23.8173 ACRES



1" = 60'  
JULY 2003

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	C. BEARING
C1	103.12	500.00	51.74	11°48'59"	102.94	N74°44'44"E
C2	73.70	500.00	36.91	8°26'41"	73.63	N84°52'34"E
C3	160.03	100.00	103.00	91°41'35"	143.50	S43°15'07"W
C4	154.12	100.00	97.09	88°18'25"	139.32	S46°44'53"E
C5	36.26	100.00	18.33	20°46'41"	36.07	N79°13'35"E
C6	96.12	300.00	48.47	18°21'24"	95.71	S11°59'04"E
C7	106.09	300.00	53.60	20°15'41"	105.54	N11°01'56"W
C8	34.21	470.00	17.11	4°10'13"	34.20	N70°55'21"E
C9	90.97	470.00	45.63	11°05'22"	90.83	N78°33'08"E
C10	41.03	470.00	20.53	5°00'05"	41.01	N86°35'52"E
C11	81.20	530.00	40.68	8°46'41"	81.12	N73°13'35"E
C12	46.18	530.00	23.11	4°59'34"	46.17	N86°36'08"E
C13	16.17	130.00	8.10	7°07'42"	16.16	S85°32'04"W
C14	44.84	130.00	22.65	19°45'49"	44.62	S72°05'19"W
C15	53.78	130.00	27.28	23°42'11"	53.40	S50°21'19"W
C16	88.33	130.00	45.95	38°55'51"	86.64	S19°02'18"W
C17	112.02	70.00	72.10	91°41'35"	100.45	S43°15'07"W
C18	4.92	130.00	2.46	2°10'03"	4.92	S01°30'38"E
C19	44.61	130.00	22.53	19°39'40"	44.39	S12°25'30"E
C20	48.75	130.00	24.66	21°29'09"	48.46	S32°59'55"E
C21	48.75	130.00	24.66	21°29'09"	48.46	S54°29'04"E
C22	46.55	130.00	23.53	20°31'01"	46.30	S75°29'09"E
C23	11.70	130.00	5.85	5°09'25"	11.70	S88°19'23"E
C24	107.89	70.00	67.96	88°18'25"	97.52	S46°44'53"E
C25	37.75	130.00	19.01	16°38'13"	37.62	N77°09'21"E
C26	25.39	70.00	12.83	20°46'41"	25.25	N79°13'35"E
C27	60.60	270.00	30.43	12°51'35"	60.47	S14°43'59"E
C28	73.19	330.00	36.75	12°42'27"	73.04	S14°48'32"E
C29	54.06	330.00	27.09	9°23'11"	54.00	N16°28'10"W
C30	54.31	330.00	27.21	9°25'44"	54.24	N07°03'43"W
C31	8.33	330.00	4.16	1°26'46"	8.33	N01°37'28"W
C32	12.11	270.00	6.06	2°34'13"	12.11	N19°52'39"W
C33	71.15	270.00	35.78	15°05'51"	70.94	N11°02'37"W
C34	12.22	270.00	6.11	2°35'36"	12.22	N02°11'53"W
C35	53.96	270.00	27.07	11°27'04"	53.87	N74°33'46"E
C36	41.52	270.00	20.80	8°48'37"	41.48	N84°41'36"E
C37	53.84	330.00	26.98	9°20'54"	53.78	N73°30'41"E
C38	62.85	330.00	31.52	10°54'47"	62.76	N83°38'31"E
C39	9.40	130.00	4.70	4°08'28"	9.39	N87°32'41"E
C40	106.09	300.00	53.60	20°15'41"	105.54	N78°58'05"E

EASEMENTS

DRAINAGE EASEMENTS  
ALL DRAINAGE EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF OPEN CHANNELS AND OR PIPES AND THEIR APPURTANCES FOR DRAINAGE

1. THE OPEN DRAINAGE CHANNELS ON THE NORTH SIDE OF THE SUBN. SHALL BE MAINTAINED BY THE SPRINGBROOK SUBN. HOME OWNERS ASSOCIATION
2. THE STORM WATER STORAGE, DETENTION AND TREATMENT FACILITY THAT IS 200 FT. WIDE ALONG THE WESTERN BOUNDARY OF THE SUBN. SHALL BE MAINTAINED BY THE SPRINGBROOK SUBN. HOME OWNERS ASSOCIATION ON FILE WITH THE LORAIN COUNTY RECORDERS OFFICE FOR THE EXACT TERMS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS OF THE ASSOCIATION.
3. SEE THE RECORDED SPRINGBROOK SUBN. HOME OWNERS ASSOCIATION DOCUMENTS
4. THE SIDE YARD DRAINAGE EASEMENTS ON LOTS 6 THRU 14 ARE FOR CONDUCTING THE STORM WATER FROM THE LOTS THAT FRONT ONTO MURRAY RIDGE RD. AND FOR THE STORM WATER FROM LOTS 6 THRU 14. THE SPRINGBROOK HOME OWNERS ASSOCIATION SHALL MAINTAIN, REPAIR, OR REPLACE THE DRAINAGE WORKS AS MAY BE NEEDED AND SHALL ASSESS THE COST TO BENEFITING PROPERTY OWNERS.

5. PUMP STATION EASEMENT IS FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATION OF A SANITARY SEWER PUMP STATION AND ITS APPURTANCES AND INCLUDING SANITARY SEWER.

LEGEND

- PK NAIL
- I.P. FD.
- ⊙ REBAR FD.
- ⊠ MON. BOX SET
- △ R.R. SPIKE FD.

TAX MAP DEPT. COPY #05-00858