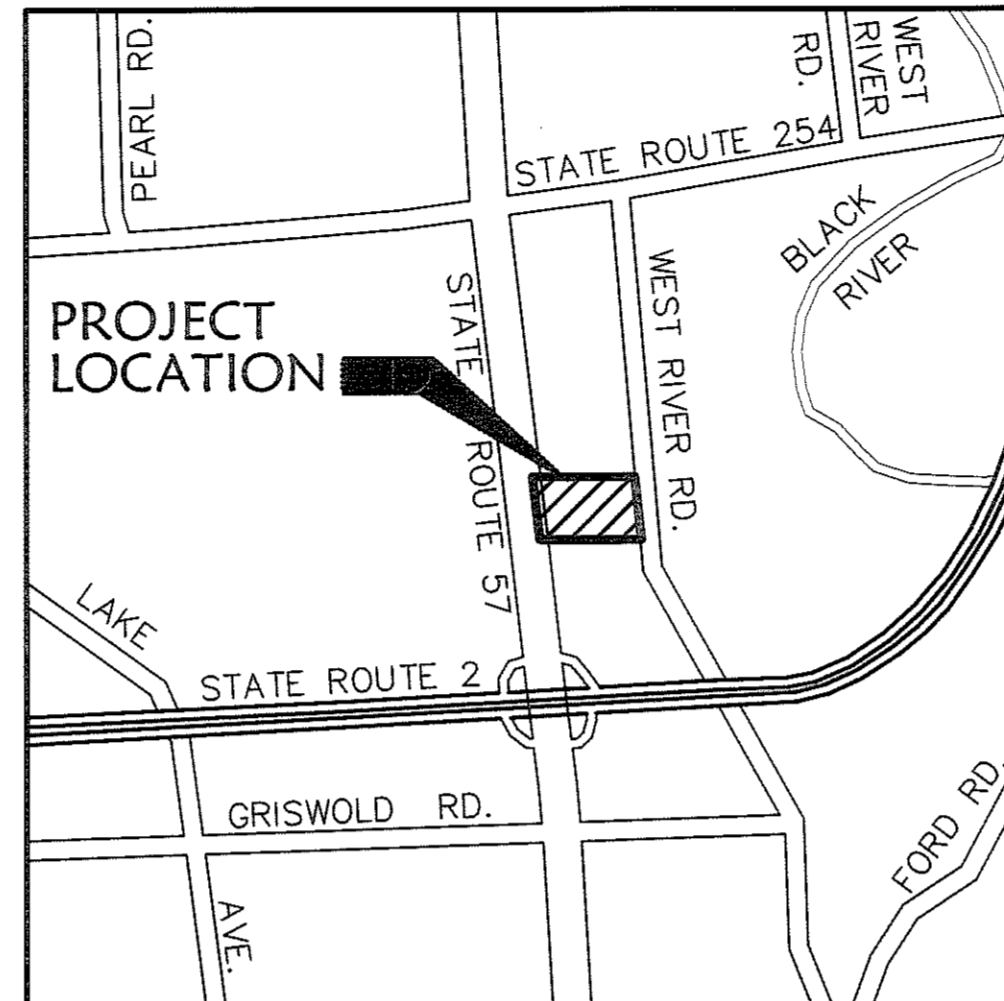


# STONE BROOK PLACE SUBDIVISION NO. 2

PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 12, BRACE TRACT

NOW IN

CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO



AREA MAP - NO SCALE

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ROBERT YOST, REPRESENTING MLDPY, LLC OWNER OF LAND CONTAINED WITHIN THIS PLAT OF "STONE BROOK PLACE 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 SHOWN ARE PRIVATE AND ARE NOT DEDICATED TO PUBLIC USE.

BY: Robert Yost  
ROBERT YOST, VICE PRESIDENT  
MLDPY, LLC

### 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 ROBERT YOST, 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 OFFICIAL SEAL AT ELYRIA, OHIO, THIS 22 DAY OF March, 2006.

Stephanie Buckingham  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-2010

### LEGEND

- ☒ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- PROPOSED MONUMENT BOX
- 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
- R RECORD
- S SURVEYED
- FD FOUND

### CITY ENGINEER

APPROVED THIS 23<sup>RD</sup> DAY OF MARCH, 2006.

John Hart P.E.  
ELYRIA CITY ENGINEER

NOTE - PERMANENT MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH CITY OF ELYRIA CODIFIED ORDINANCES 1119.10(b).

NOTE - EASEMENTS GRANTED TO THE CITY OF ELYRIA FOR PUBLIC UTILITIES INCLUDING WATERMANS, STORM AND SANITARY SEWERS SHALL HAVE PRIORITY OVER EASEMENTS GRANTED TO PRIVATE UTILITIES (ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, ETC.). ALL EASEMENTS SHALL CONFORM TO SECTION 1115.08, CODIFIED ORDINANCES OF THE CITY OF ELYRIA.

### CITY COUNCIL

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. \_\_\_\_\_ ON \_\_\_\_\_.

BY: \_\_\_\_\_  
CLERK OF ELYRIA CITY COUNCIL

### SHEET INDEX

TITLE SHEET	1
SUBDIVISION	2

### ACREAGE

AREA IN LOTS	3.0501 AC.
AREA IN BLOCKS	1.7844 AC.
TOTAL	4.8345 AC.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "STONE BROOK PLACE SUBDIVISION NO. 2", AS SHOWN HEREON, AND CONTAINING 4.8345 ACRES OF LAND IN ELYRIA TOWNSHIP ORIGINAL LOT NO. 12, BRACE TRACT, NOW IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS SO INDICATED ⊕ OR ⊙, IRON PIN MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT. I HEREBY CERTIFY THAT THE FIELD SURVEY OF THE BOUNDARY SHOWN IN THIS PLAT EXCEEDS ONE (1) FOOT IN 10,000 PRECISION, AS REQUIRED PER CHAPTER 1117.02, ELYRIA CITY CODIFIED ORDINANCES. SURVEY MONUMENTS NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION. ALL INFORMATION SHOWN HEREON IS BASED UPON A SURVEY PERFORMED BY KS ASSOCIATES, INC IN OCTOBER 26, 2004.



Mark A. Yeager 3/21/06  
MARK A. YEAGER  
REGISTERED SURVEYOR NO. 7289

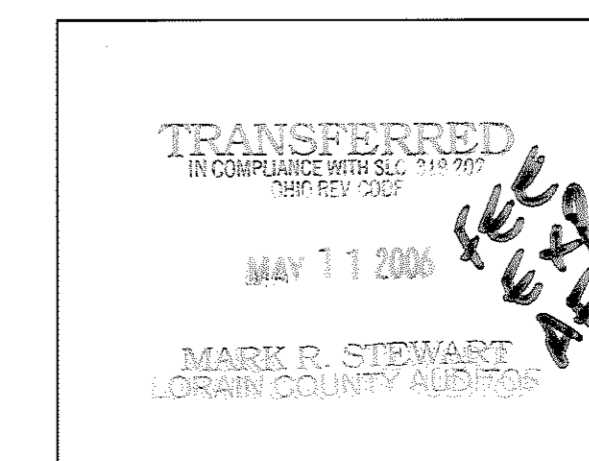
### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF "STONE BROOK PLACE SUBDIVISION NO. 2" ON THE 23<sup>RD</sup> DAY OF MARCH, 2006.

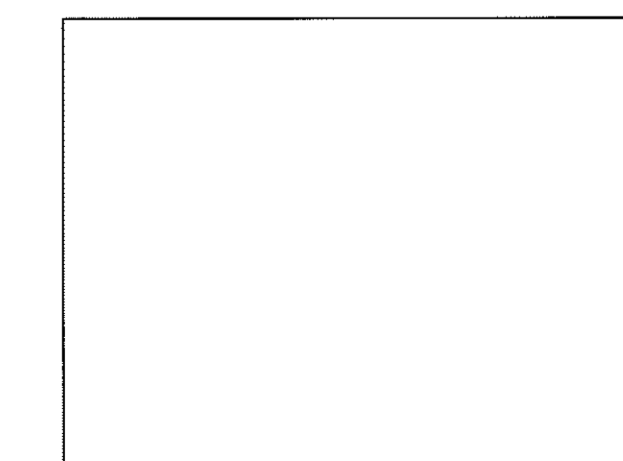
John Hart  
PRESIDENT  
Delanna Frege  
SECRETARY

MAYOR  
APPROVED THIS 23<sup>RD</sup> DAY OF MARCH, 2006.

John Hart  
MAYOR



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

BY:		DATE:	
DESCRIPTION:		DATE:	3-16-06
REVISIONS:		DATE:	3-16-06
DRAWN BY:	DAM	DATE:	8-1-05
CHKD BY:	2-PLATCS	DATE:	8-1-05
DWG. NAME:	2-PLATCS	DATE:	8-1-05
PATH:	E:\04200\04200\04200\CONTROL	DATE:	8-1-05
F.B.:		DATE:	8-1-05
REVISED PER CLIENT:		DATE:	8-1-05
ORIGINAL ISSUE:		DATE:	8-1-05
JRK		DATE:	8-1-05
DLE		DATE:	8-1-05

KS ASSOCIATES, INC.  
900 Burns Road, Suite 100  
Elyria, Ohio 44035  
Phone (440) 365-4730  
Fax (440) 365-4790  
mailroom@ksassoc.com  
www.ksassoc.com

RECORD PLAT  
STONE BROOK PLACE  
SUBDIVISION NO. 2  
OF PART OF  
ORIGINAL ELYRIA TWP. LOT NO. 12, BRACE TRACT  
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1	OF 2
JOB NO. 04200	

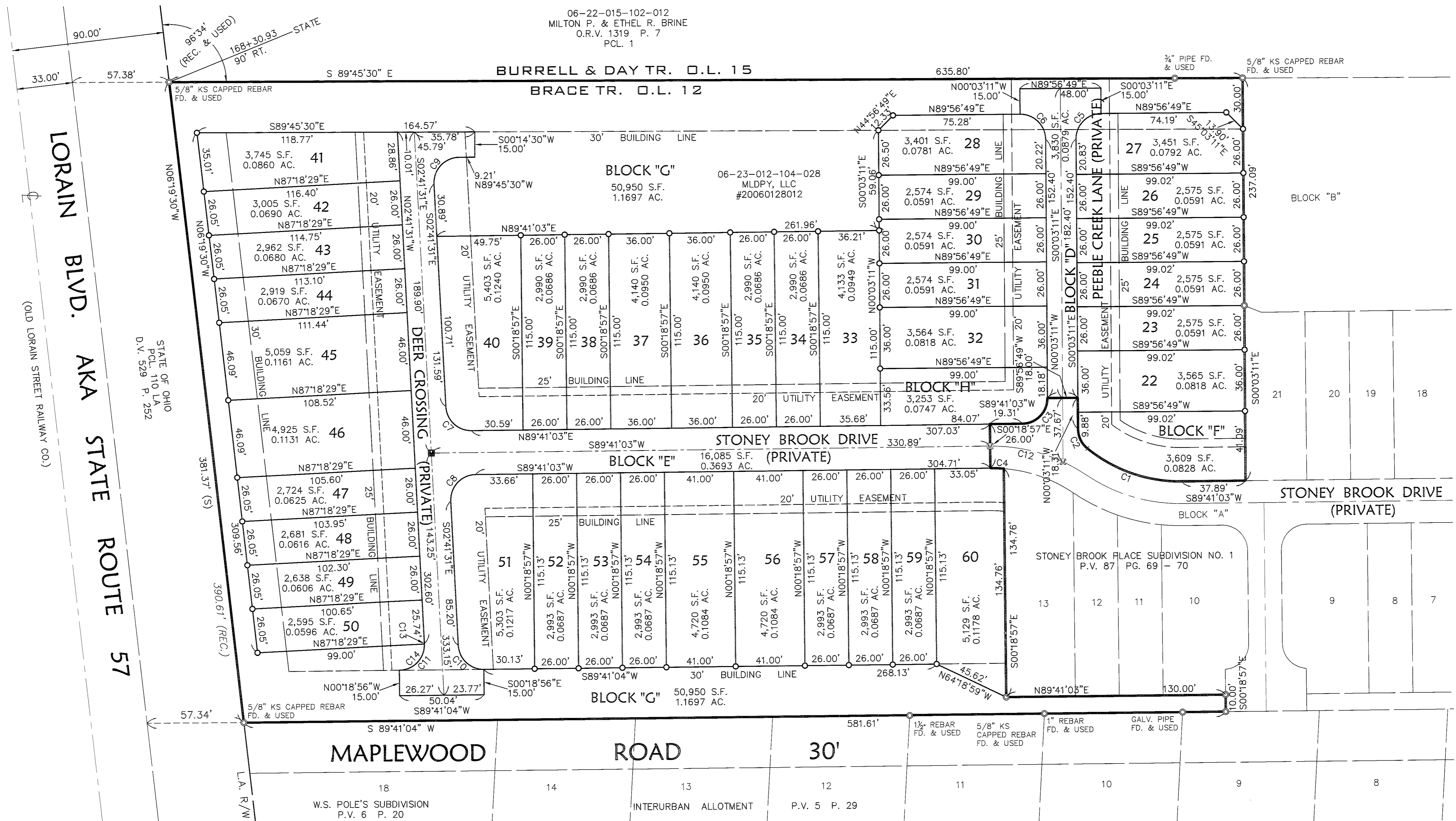
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06-22-015-102-012  
MILTON P. & ETHEL R. BRINE  
O.R.V. 1319 P. 7  
PCL. 1

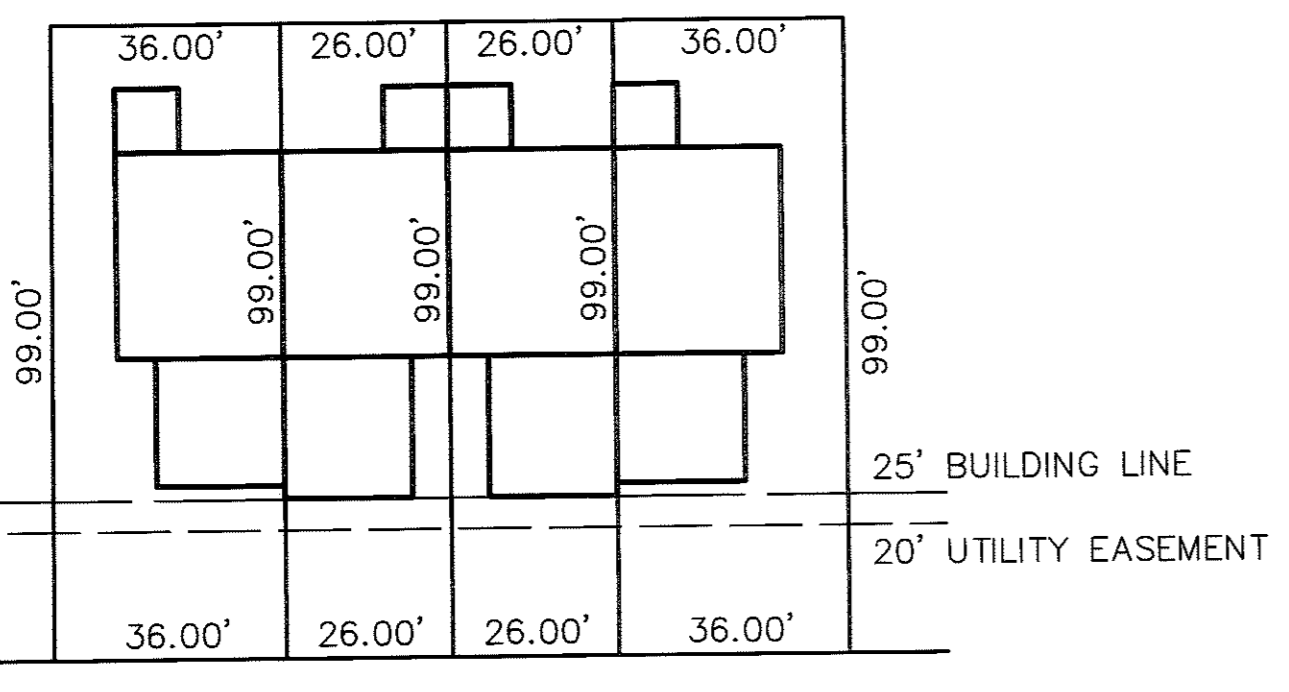
LORAIN BLVD. AKA STATE ROUTE 57  
(OLD LORAIN STREET RAILWAY CO.)

STATE OF OHIO  
PCL. 110 L.A.  
D.V. 529 P. 252

S 89°45'30" E BURRELL & DAY TR. O.L. 15  
BRACE TR. O.L. 12

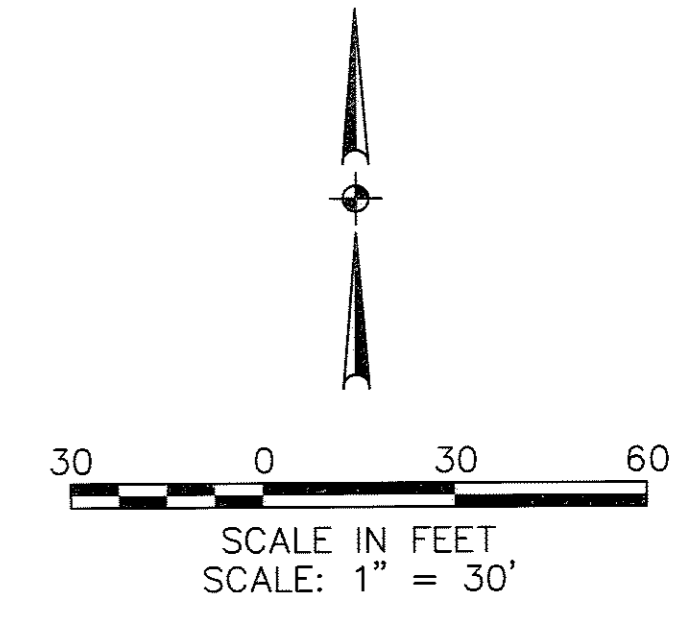


TYPICAL LOT & BUILDING DETAIL



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	60.27	87.00	31.40	39°41'37"	59.07	S70°28'09"E
C2	13.24	15.00	7.09	50°34'09"	12.81	S25°20'15"E
C3	23.49	15.00	14.93	89°44'14"	21.16	N44°48'56"E
C4	7.96	87.00	3.98	5°14'42"	7.96	N87°41'36"W
C5	23.56	15.00	15.00	90°00'00"	21.21	S44°56'49"W
C6	23.56	15.00	15.00	90°00'00"	21.21	N45°03'11"W
C7	22.94	15.00	14.39	87°37'26"	20.77	S46°30'14"E
C8	24.18	15.00	15.64	92°22'34"	21.65	S43°29'46"W
C9	24.33	15.00	15.79	92°56'00"	21.75	S43°46'30"W
C10	22.94	15.00	14.39	87°37'25"	20.77	S46°30'13"E
C11	24.18	15.00	15.64	92°22'35"	21.65	N43°29'47"E
C12	44.60	100.00	22.68	25°33'16"	44.23	N77°32'19"W
C13	0.26	15.00	0.13	1°00'12"	0.26	S02°11'24"E
C14	23.92	15.00	15.36	91°22'23"	21.47	S43°59'53"W

- LEGEND**
- ☒ EXISTING MONUMENT BOX
  - ⊙ IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
  - ☒ PROPOSED MONUMENT BOX
  - 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
  - R RECORD
  - S SURVEYED
  - FD FOUND



**SITE DATA:**  
SETBACKS:  
FRONT = 25' TO PAVEMENT  
REAR = 30' MINIMUM FROM PROJECT BOUNDARY

DATE	DESCRIPTION	BY
9-1-05		
3-16-06	REVISED PER CLIENT	JRK

**KS ASSOCIATES**  
KS Associates, Inc.  
260 Burns Rd., Suite 100  
Elyria, Ohio 44035  
Phone (440) 365-4730  
Fax (440) 365-4790  
mailroom@ksassoc.com  
www.ksassoc.com

RECORD PLAT  
**STONEY BROOK PLACE SUBDIVISION NO. 2**  
OF PART OF  
ORIGINAL ELYRIA TOWNSHIP LOT NO. 12, BRACE TRACT  
CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO

SHEET  
2  
OF  
2  
JOB NO.  
04200

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