

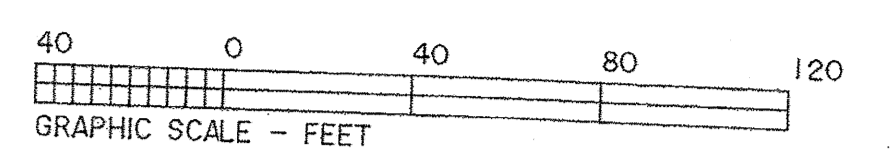


VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROBERT YOST, REPRESENTING ~~HERBERT 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.

DATE 9/16/19
 ROBERT YOST
 PRES STONEY BROOK ASS.

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



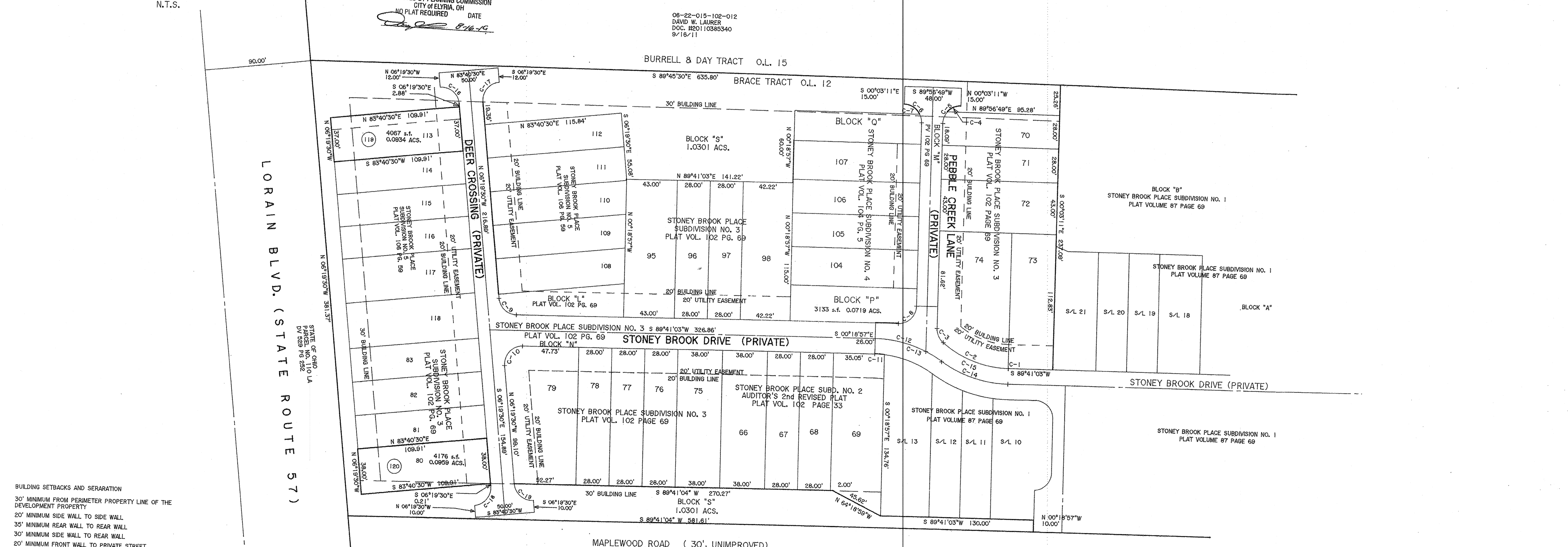
ACCEPTANCE
 THIS PLAT IS HEREBY APPROVED BY DARRYL FARKAS, CHIEF BUILDING OFFICIAL OF THE CITY OF ELYRIA, ON THIS _____ DAY OF _____ 2019.

DARRYL FARKAS
 CHIEF BUILDING OFFICIAL
 CITY OF ELYRIA

APPROVED BY PLANNING COMMISSION
 CITY OF ELYRIA, OH
 NO PLAT REQUIRED DATE 8/16/19

06-22-015-102-012
 DAVID W. LAURER
 DOC. H20110385340
 9/16/11

Lisa Novak



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'	0.06'	0.11'	0°04'22"	65°51'26"	0.11'	S 89°43'19"W
C-2	87.00'	31.34'	60.16'	3°37'05"	65°51'26"	58.97'	N 70°25'58"W
C-3	15.00'	7.08'	13.24'	50°31'7"	381°58'19"	12.81'	N 25°20'15"W
C-4	15.00'	6.78'	12.74'	48°39'51"	381°58'19"	12.38'	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'	8.91'	16.07'	61°24'05"	381°58'19"	21.21'	S 45°03'11"E
C-7	15.00'	13.50'	21.99'	83°58'27"	381°58'19"	15.32'	N 59°21'03"W
C-8	15.00'	14.93'	23.49'	89°42'47"	381°58'19"	21.16'	S 44°48'56"W
C-9	15.00'	16.66'	25.14'	85°58'27"	381°58'19"	20.07'	N 48°19'13"W
C-10	87.00'	3.98'	7.96'	09°14'39"	65°51'26"	22.30'	N 41°40'46"E
C-11	100.00'	22.68'	44.80'	25°33'09"	57°17'45"	7.90'	N 87°41'36"W
C-12	100.00'	31.03'	60.17'	34°28'37"	57°17'45"	44.23'	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°51'26"	59.07'	N 70°28'09"W
C-15	15.00'	15.00'	23.56'	90°00'00"	381°58'19"	21.21'	N 51°19'30"W
C-16	15.00'	15.00'	23.56'	90°00'00"	381°58'19"	21.21'	S 38°40'30"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 61°19'30"W

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

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 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
 REGISTERED PROFESSIONAL SURVEYOR
 NO. S-7775

AS

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'

#50979