

FINAL PLAT OF Stoneridge of Geauga Subdivision, Phase 2

BAINBRIDGE TOWNSHIP
GEAUGA COUNTY, STATE OF OHIO

KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 18, TRACT 3. CONTAINING 3.479 ACRES.
BEING PART OF THE LAND CONVEYED TO STONERIDGE LAND COMPANY LTD. BY DEED RECORDED IN DEED
VOLUME 1324, PAGE 1058 OF THE GEAUGA COUNTY DEED RECORDS. REPRESENTING PART OF PERMANENT
PARCEL NUMBER 02-144200.

SCALE: 1" = 100'

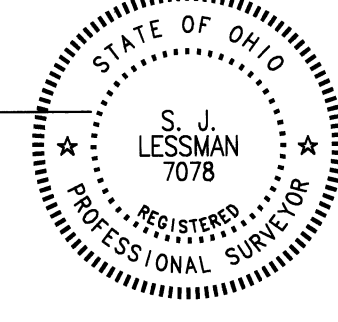
MARCH 2009

**DIVERSIFIED
ENGINEERING
INC.**
225 Fair Avenue, NE
New Philadelphia, Ohio
Phone 330-364-1631

SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE
ATTACHED PLAT IN ACCORDANCE WITH PROVISIONS OF CHAPTER 4733-37 OF THE
OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE ROAD ARE IN FEET
AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON
SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE BY THE
GEAUGA COUNTY ENGINEER.


STEVEN J. LESSMAN, Ohio Professional Surveyor No. 7078

DATE: 4/3/09



**PHASE 2
SUBDIVISION TABULATION**


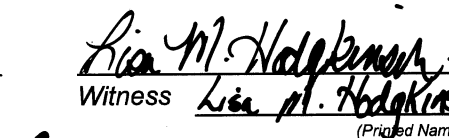
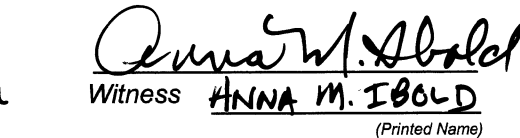
AREA IN SUBLOTS = 3.479 ACRES
TOTAL AREA IN PHASE 2 = 3.479 ACRES
TOTAL SUBLOTS IN PHASE 2 = 3 LOTS

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR STONERIDGE OF GEAUGA,
IS RECORDED IN VOLUME 1857, PAGE 515 OF THE GEAUGA COUNTY DEED
RECORDS.

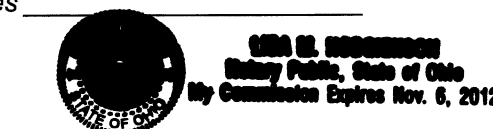
ACCEPTANCE CERTIFICATION AND DEDICATION

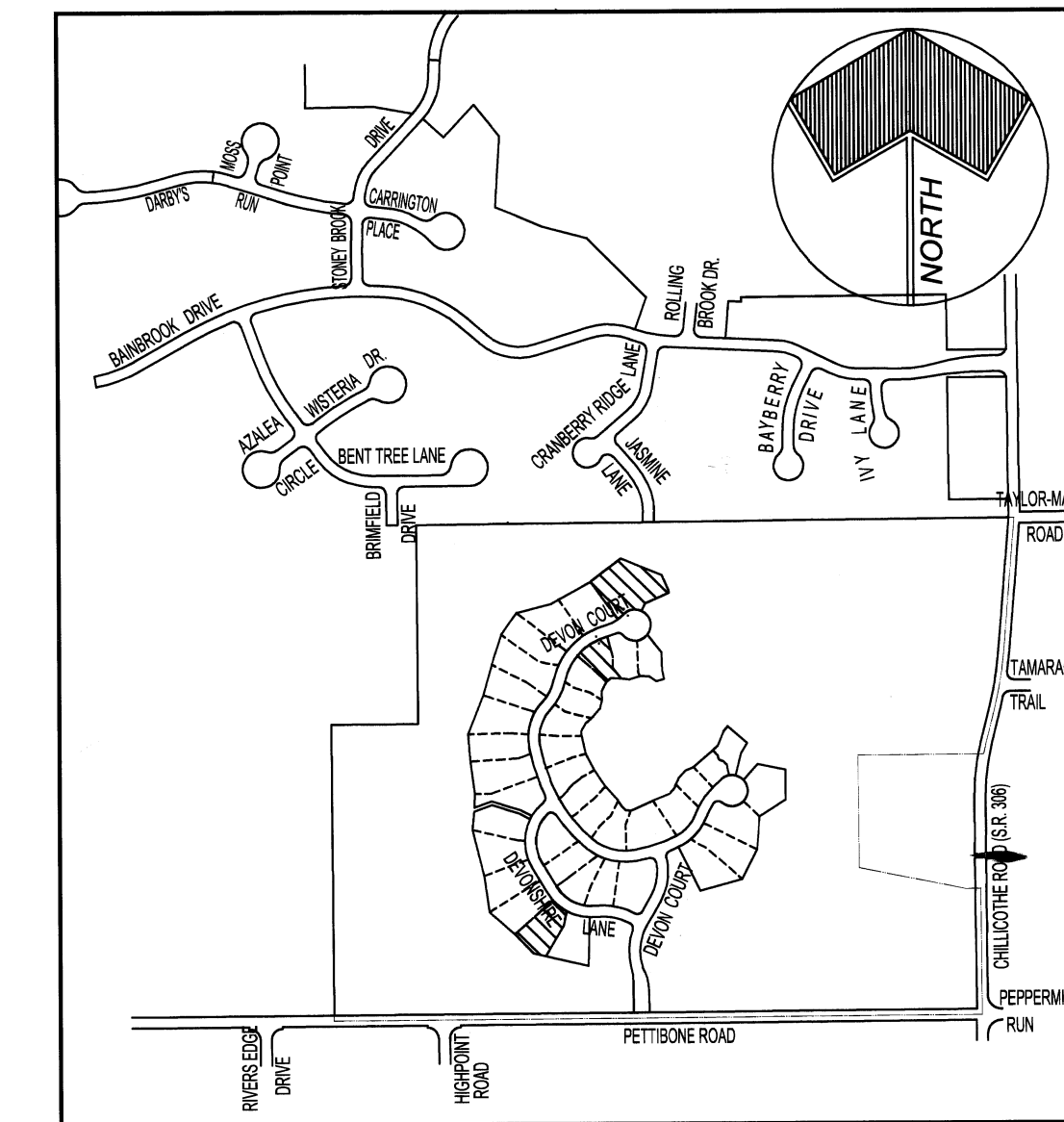
WE, THE UNDERSIGNED OWNER, STONERIDGE LAND CO., LTD., OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THIS PLAT CORRECTLY
REPRESENTS OUR "STONERIDGE OF GEAUGA SUBDIVISION PHASE 2" A SUBDIVISION CONTAINING SUBLOTS 6, 20 & 23, AND DO HEREBY ACCEPT
THIS PLAT OF SAME. THE STONERIDGE OF GEAUGA HOME OWNERS ASSOCIATION INC. A NON-PROFIT CORPORATION HAS BEEN FORMED UNDER
THE LAWS OF THE STATE OF OHIO AND SHALL BE SOLELY RESPONSIBLE FOR THE AREA IN BLOCK D DESIGNATED AS DEVON COURT (60') AND
DEVONSHIRE LANE (60'). WE HEREBY ACKNOWLEDGE AND THE GRANTEEES SHALL ACKNOWLEDGE IN THEIR RESPECTIVE DEEDS THAT THEY
UNDERSTAND THAT THE PREMISES DESCRIBED HEREIN IS LOCATED UPON A NON-DEDICATED (PRIVATE) RIGHT-OF-WAY. WE HEREBY
ACKNOWLEDGE AND THE GRANTEEES SHALL FURTHER ACKNOWLEDGE THAT THEY UNDERSTAND THAT NO GOVERNMENTAL BODY IS RESPONSIBLE
FOR CARE AND MAINTENANCE OF SAID RIGHT-OF-WAY. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS
LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS FOR
THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OF ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE
UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE
OF THE GROUND. IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 6 DAY OF April, 2009.

Stoneridge Land Co. LTD by Woodbrook Investment Corp., member

 Jerry Petersen, President
 Lisa M. Halpin, Witness
 Anna M. Bold, Witness

STATE OF OHIO, COUNTY OF Gauga
Before me, a notary public in and for said county and state personally appeared the above named Jerry Petersen, who
acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.
In witness, whereof, I have set my hand and official seal at Chardon, Ohio this 6 day of April, 2009.

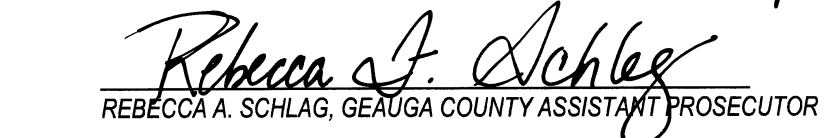
Notary Public Lisa M. Halpin My commission expires _____




VICINITY MAP
SCALE: 1" = 1000'

APPROVALS


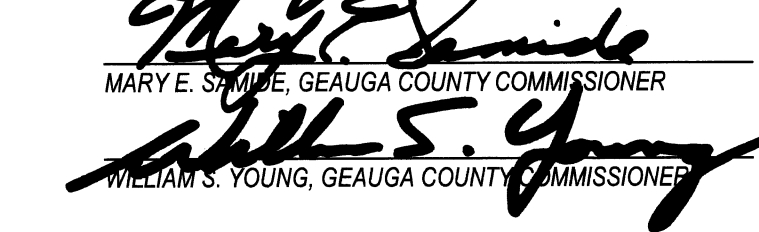
APPROVED AS TO LEGAL FORM BY THIS 21st DAY OF April, 2009


REBECCA A. SCHLAG, GEAUGA COUNTY ASSISTANT PROSECUTOR

APPROVED THIS 14th DAY OF APRIL, 2009.


MARGARET MUEHLING, CHAIRPERSON
GEAUGA COUNTY PLANNING COMMISSION

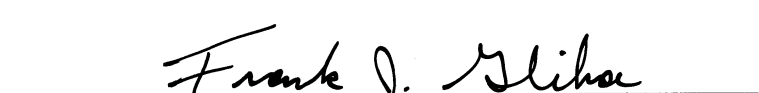
APPROVED THIS 23rd DAY OF April, 2009


MARY E. SHINDE, GEAUGA COUNTY COMMISSIONER

WILLIAM S. YOUNG, GEAUGA COUNTY COMMISSIONER

ZONING STATEMENT
THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION
BASED ON VARIANCE NO. 2000-15 GRANTED BY THE TOWNSHIP BOARD OF ZONING APPEALS.
THIS 6 DAY OF APRIL, 2009


BAINBRIDGE TOWNSHIP ZONING INSPECTOR,
MICHAEL JOYCE

RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR
THIS 24th DAY OF APRIL, 2009


FRANK GLIHA, AUDITOR

RECEIVED FOR RECORD THIS 24th
DAY OF April, 2009
AT _____ AND RECORDED IN _____
VOLUME 40, PAGE 121-123
OF GEAUGA COUNTY RECORDS OF PLATS

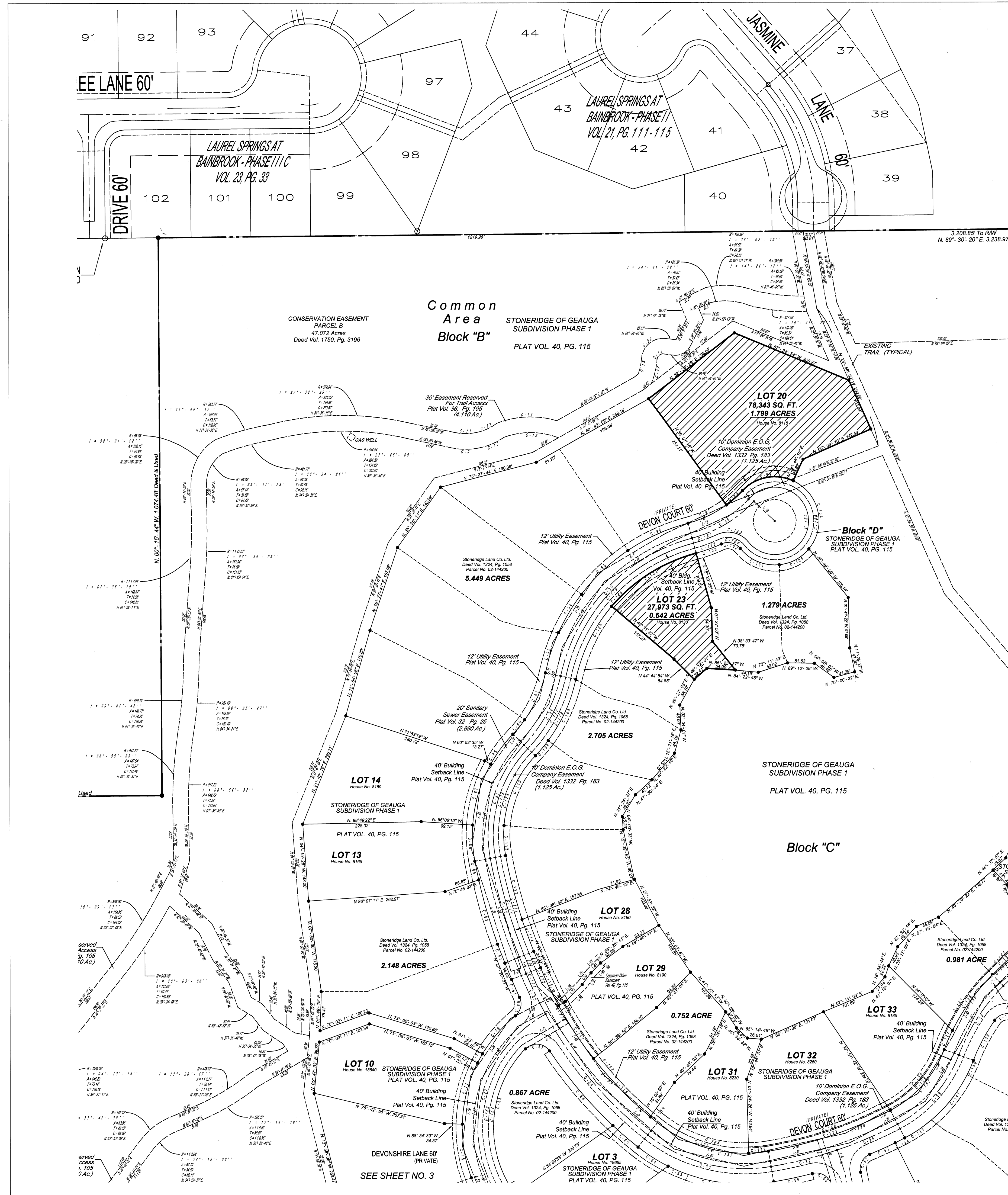

SHARON C. GINGERICH, RECORDER

THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY
SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
THIS 22nd DAY OF APRIL, 2009


ROBERT L. PHILLIPS, P.E., P.S., GEAUGA COUNTY ENGINEER

200900793526
Filed for Record in
GEAUGA COUNTY OHIO
SHARON C GINGERICH
04-24-2009 At 11:54 am.
PLAT 120.00
OR Book 40 Page 121 - 123

V.40 P.121



NUMBER	DIRECTION	RADIUS	CHORD	CHORD BEARING
L-1	N 00° 23' 09" W	133.16		
L-2	N 00° 23' 09" W	133.16		
L-3	N 00° 23' 09" W	50.07		
L-4	N 30° 08' 24" E	145.80		
L-5	N 00° 00' 00" E	47.48		
L-6	N 18° 46' 30" W	25.57		
L-7	N 43° 01' 30" W	58.07		
L-8	N 31° 11' 47" W	184.37		
L-9	N 22° 10' 51" W	34.02		
L-10	N 48° 46' 15" W	58.07		
L-11	N 80° 23' 09" W	161.36		
L-12	N 00° 23' 09" W	112.78		
L-13	N 30° 08' 24" E	88.82		
L-14	N 00° 00' 00" E	145.80		
L-15	N 85° 06' 17" E	149.17		
L-16	N 65° 06' 17" E	149.17		
L-17	N 15° 24' 58" W	153.31		
L-18	N 39° 34' 09" E	147.50		
L-19	N 31° 11' 47" W	149.17		
L-20	N 39° 34' 09" E	147.50		
L-21	N 31° 11' 47" W	149.17		
L-22	N 39° 34' 09" E	147.50		
L-23	N 31° 11' 47" W	149.17		
L-24	N 39° 34' 09" E	147.50		
L-25	N 31° 11' 47" W	149.17		
L-26	N 39° 34' 09" E	147.50		
L-27	N 31° 11' 47" W	149.17		
L-28	N 39° 34' 09" E	147.50		
L-29	N 31° 11' 47" W	149.17		
L-30	N 39° 34' 09" E	147.50		
L-31	N 31° 11' 47" W	149.17		
L-32	N 39° 34' 09" E	147.50		
L-33	N 31° 11' 47" W	149.17		
L-34	N 39° 34' 09" E	147.50		
L-35	N 31° 11' 47" W	149.17		
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L-37	N 31° 11' 47" W	149.17		
L-38	N 39° 34' 09" E	147.50		
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L-40	N 39° 34' 09" E	147.50		
L-41	N 31° 11' 47" W	149.17		
L-42	N 39° 34' 09" E	147.50		
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L-56	N 39° 34' 09" E	147.50		
L-57	N 31° 11' 47" W	149.17		
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L-60	N 39° 34' 09" E	147.50		
L-61	N 31° 11' 47" W	149.17		
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L-79	N 31° 11' 47" W	149.17		
L-80	N 39° 34' 09" E	147.50		
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L-85	N 31° 11' 47" W	149.17		
L-86	N 39° 34' 09" E	147.50		
L-87	N 31° 11' 47" W	149.17		
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L-89	N 31° 11' 47" W	149.17		
L-90	N 39° 34' 09" E	147.50		
L-91	N 31° 11' 47" W	149.17		
L-92	N 39° 34' 09" E	147.50		
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L-94	N 39° 34' 09" E	147.50		
L-95	N 31° 11' 47" W	149.17		
L-96	N 39° 34' 09" E	147.50		
L-97	N 31° 11' 47" W	149.17		
L-98	N 39° 34' 09" E	147.50		
L-99	N 31° 11' 47" W	149.17		
L-100	N 39° 34' 09" E	147.50		

Number	Radius	Centre Angle	Arc	Tangent	Chord	Chord Bearing
C-1	1200.72	11° 28' 51"	240.60	120.70	240.19	N 05° 20' 23" E
C-2	1200.72	02° 46' 00"	58.03	29.02	58.03	N 12° 37' 52" E
C-3	1200.72	03° 03' 10"	65.07	32.79	65.07	N 12° 16' 23" E
C-4	1200.72	11° 11' 50"	240.52	120.64	240.14	N 05° 11' 53" E
C-5	1875.13	09° 09' 52"	359.83	179.92	359.61	N 09° 09' 52" E
C-6	1845.13	09° 09' 52"	359.13	179.82	358.82	N 09° 16' 02" E
C-7	1875.13	03° 24' 22"	111.52	55.78	111.50	N 12° 08' 44" E
C-8	1875.13	03° 24' 22"	111.52	55.78	111.50	N 12° 08' 44" E
C-9	132.42	22° 29' 11"	51.87	25.92	51.84	N 89° 21' 39" W
C-10	128.23	22° 29' 11"	54.30	27.58	53.89	N 89° 15' 38" W
C-11	102.42	09° 30' 12"	39.97	19.97	39.97	N 89° 21' 08" W
C-12	98.23	26° 19' 00"	45.12	22.97	44.72	N 66° 14' 15" E
C-13	148.28	40° 55' 46"	156.84	85.71	156.39	N 89° 19' 23" W
C-14	119.28	37° 39' 47"	119.74	60.14	119.74	N 87° 50' 58" E
C-15	153.79	17° 46' 58"	47.73	24.06	47.54	N 13° 33' 22" E
C-16	123.79	17° 46' 58"	47.73	24.06	47.54	N 13° 33' 22" E
C-17	153.79	17° 46' 58"	47.73	24.06	47.54	N 13° 33' 22" E
C-18	123.79	17° 46' 58"	47.73	24.06	47.54	N 13° 33' 22" E
C-19	153.79	17° 46' 58"	47.73	24.06	47.54	N 13° 33' 22" E
C-20	42.24	84° 53' 14"	68.87	38.62	67.00	N 47° 05' 59" E
C-21	33.28	62° 39' 30"	36.30	18.15	36.30	N 62° 39' 30" E
C-22	350.00	18° 42' 24"	114.37	57.65	113.77	N 09° 44' 17" W
C-23	300.00	49° 13' 52"	297.77	137.45	249.82	N 05° 31' 28" E
C-24	300.00	49° 13' 52"	297.77	137.45	249.82	N 05° 31' 28" E
C-25	380.00	35° 11' 35"	221.09	114.37	217.43	N 77° 57' 24" W
C-26	260.00	64° 51' 28"	260.89	138.63	268.12	N 63° 37' 28" W
C-27	260.00	64° 51' 28"	260.89	138.63	268.12	N 63° 37' 28" W
C-28	613.58	05° 54' 44"	126.58	63.40	126.42	N 65° 46' 09" E
C-29	260.00	41° 44' 02"	162.10	81.05	178.10	N 41° 26' 48" E
C-30	375.00	24° 29' 18"	160.12	79.50	158.95	N 35° 46' 54" E
C-31	1188.88	03° 05' 20"	63.02	31.52	63.01	N 48° 35' 42" E
C-32	613.58	05° 54' 44"	126.58	63.40	126.42	N 65° 46' 09" E
C-33	300.00	48° 11' 21"	292.31	134.16	244.94	N 75° 25' 55" W
C-34	775.00	22° 44' 21"	397.12	198.54	395.86	N 39° 58' 08" W
C-35	625.00	08° 25' 54"	68.81	34.41	68.76	N 08° 25' 54" W
C-36	970.16	11° 43' 22"	198.50	99.25	198.16	N 16° 19' 10" W
C-37	260.00	54° 16' 31"	258.97	129.24	228.20	N 16° 41' 59" E
C-38	225.00	51° 40' 51"	152.98	76.49	152.98	N 28° 05' 41" E
C-39	380.00	63° 06' 40"	388.83	215.16	368.98	N 43° 45' 05" E
C-40	260.00	32° 08' 09"	146.22	73.01	138.39	N 59° 15' 50" E
C-41	435.00	14° 55' 37"	86.10	43.05	85.98	N 07° 51' 33" W
C-42	330.00	35° 46' 45"	206.38	103.19	206.38	N 02° 34' 51" E
C-43	30.00	83° 03' 49"	44.47	22.24	44.47	N 21° 04' 40" W
C-44	300.00	32° 35' 07"	189.30	94.65	189.63	N 78° 59' 08" W
C-45	280.00	07° 35' 42"	37.12	18.59	37.09	N 87° 44' 40" E
C-46	380.00	07° 35' 42"	37.12	18.59	37.09	N 87° 44' 40" E
C-47	30.00	87° 24' 33"	45.77	22.89	45.77	N 73° 50' 40" E
C-48	270.00	23° 54' 33"	112.67	57.17	111.85	N 12° 20' 21" W
C-49	270.00	23° 54' 33"	112.67	57.17	111.85	N 12° 20' 21" W
C-50	270.00	23° 54' 33"	112.67	57.17	111.85	N 12° 20' 21" W
C-51	330.00	43° 44' 24"	251.93	125.97	245.85	N 08° 16' 12" E
C-52	330.00	43° 44' 24"	251.93	125.97	245.85	N 08° 16' 12" E
C-53	843.58	03° 39' 50"	153.77	76.89	153.77	N 65° 33' 25" E
C-54	270.00	41° 12' 01"	186.19	93.09	180.00	N 09° 32' 24" E
C-55	319.19	49° 38' 00"	493.97	246.99	493.97	N 09° 32' 37" W
C-56	843.58	03° 39' 50"	153.77	76.89	153.77	N 65° 33' 25" E
C-57	330.00	14° 53' 31"	86.17	43.09	85.93	N 07° 51' 33" W
C-58	468.00	14° 53' 31"	86.17	43.09	85.93	N 07° 51' 33" W
C-59	380.00	14° 45' 29"	387.88	193.94	377.71	N 88° 40' 08" W
C-60	220.00	12° 23' 40"	61.58	30.79	61.58	N 08° 21' 47" W
C-61	220.00	10° 14' 47"	61.58	30.79	61.58	N 08° 21' 47" W
C-62	220.00	49° 13' 52"	189.63	94.82	183.37	N 38° 03' 28" W
C-63	130.00	09° 30' 41"	21.10	10.55	21.10	N 09° 30' 41" W
C-64	330.00	11° 55' 27"	68.68	34.34	68.55	N 07° 16' 00" W
C-65	865.00	04° 31' 37"	43.84	21.94	83.82	N 49° 03' 58" W
C-66	865.00	04° 31' 37"	43.84	21.94	83.82	N 49° 03' 58" W
C-67	865.00	04° 31' 37"	43.84	21.94	83.82	N 49° 03' 58" W
C-68	30.00	78° 02' 55"	53.82	26.91	46.89	N 84° 42' 58" W
C-69	220.00	10° 12' 01"	288.32	144.16	288.32	N 10° 12' 01" W
C-70	220.00	10° 12' 01"	288.32	144.16	288.32	N 10° 12' 01" W
C-71	220.00	10° 12' 01"	288.32	144.16	288.32	N 10° 12' 01" W
C-72	280.00	20° 32' 15"	100.37	50.19	99.83	N 52° 20' 50" W
C-73	280.00	10° 52' 58"	63.18	31.59	63.18	N 10° 52' 58" W
C-74	280.00	10° 52' 58"	63.18	31.59	63.18	N 10° 52' 58" W
C-75	280.00	10° 52' 58"	63.18	31.59	63.18	N 10° 52' 58" W
C-76	280.00	10° 52' 58"	63.18	31.59	63.18	N 10° 52' 58" W
C-77	280.00	10° 52' 58"	63.18	31.59	63.18	N 10° 52' 58" W
C-78	280.00	10° 52' 58"	63.18	31.59	63.18	N 10° 52' 58" W
C-79	280.00	10° 52' 58"	63.18	31.59	63.18	N 10° 52' 58" W
C-80	30.00	82° 03' 28"	39.83	19.92	39.83	N 12° 51' 58" W
C-81	805.00	02°				

T. & M. CLASSEN
DEED VOL. 463, PG. 125

SEE SHEET NO. 2

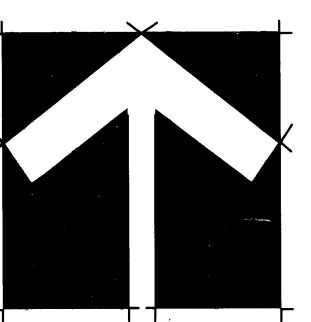
STONERIDGE OF GEAUGA
SUBDIVISION PHASE 1
PLAT VOL. 40, PG. 115

Block "C"

Common Area
Block "B"

Common Area
Block "A"

Common Area
Block "C"



BASIS OF BEARINGS:
Southernly line of the Laurel Springs at Bainbrook
Subdivision N. 89° 30' 20" E.

- DENOTES 3/4" IRON PIN SET
- DENOTES BOXLESS PAVEMENT MONUMENT

5/8" IRON PIN
FD. AT 49.64'

5/8" IRON PIN
FD. AT 48.64'

1/2" IRON PIN
FD. AT 31.26'

1/2" IRON PIN
FD. AT 21.66'

1/2" IRON PIN
FD. AT 30.75'

1/2" IRON PIN
FD. AT 30.34'

1/2" IRON PIN
FD. & USED

1/2" IRON PIN
FD. & USED

WESTERN RESERVE
TELEPHONE CO.
R.O.W. EASEMENT
Deed Vol. 967, Pg. 416

RIVERS EDGE
DRIVE 60'

HIGHPOINT
ROAD 60'

PETTIBONE ROAD 60'

O.L. 18 O.L. 15

A Blanket Oil and Gas lease affects all of the land encompassing the Stoneridge of Geauga Subdivision, as recorded in Volume 690, Page 1003 and Volume 698, Page 1151 of the Geauga County Records.

V.40 P.123