

# FINAL PLAT of Stoneridge of Geauga Subdivision, Phase 5

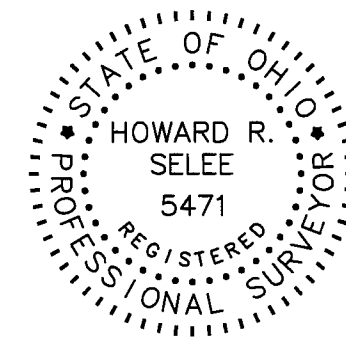
KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 18, TRACT 3. CONTAINING 5.365 ACRES. BEING PART OF THE LAND CONVEYED TO STONERIDGE LAND COMPANY LTD. BY DEED RECORDED IN VOLUME 1324, PAGE 1058 OF GEAUGA COUNTY RECORDS. REPRESENTING PART OF PARCEL NUMBER 02-144200. NOW IN . . . . .

## BAINBRIDGE TOWNSHIP GEAUGA COUNTY, STATE OF OHIO

### SURVEYOR CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Howard R. Selee Jan. 2, 2012  
HOWARD R. SELEE, REGISTERED SURVEYOR #5471 DATE



### ACCEPTANCE CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED OWNER, STONERIDGE LAND COMPANY LTD., OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS OUR "STONERIDGE OF GEAUGA SUBDIVISION, PHASE 5" A SUBDIVISION CONTAINING SUBLOTS 11, 12, 17, 18 AND 19 AND DO HEREBY ACCEPT THIS PLAT OF SAME. THE STONERIDGE OF GEAUGA HOMEOWNERS 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 FT. WIDE, AND DEVONSHIRE LANE, 60 FT. WIDE. WE HEREBY ACKNOWLEDGE AND THE GRANTEE SHALL ACKNOWLEDGE IN THEIR RESPECTIVE DEEDS THAT THE PREMISES DESCRIBED HEREIN IS LOCATED UPON A NON-DEDICATED (PRIVATE) RIGHT-OF-WAY. WE HEREBY ACKNOWLEDGE AND THE GRANTEE SHALL FURTHER ACKNOWLEDGE THAT THEY UNDERSTAND THAT NO GOVERNMENTAL BODY IS RESPONSIBLE FOR CARE AND MAINTENANCE OF SAID RIGHT-OF-WAYS. 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 OR 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 4th DAY OF January, 2012.

STONERIDGE LAND COMPANY LTD by WOODIEBROOK INVESTMENT CORP., MEMBER

Jerry Petersen  
JERRY PETERSEN, PRESIDENT

Bonita Sworch  
WITNESS

Howard R. Selee  
WITNESS

Bonita Sworch  
PRINT NAME

Howard R. Selee  
PRINT NAME

STATE OF OHIO } s.s.  
COUNTY OF Geauga }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED JERRY PETERSEN FOR WOODIEBROOK INVESTMENT CORP. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS HIS FREE ACT AND DEED, AND THE FREE ACT AND CORPORATE DEED OF WOODIEBROOK INVESTMENT CORP.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Chardon, OHIO THIS 4th DAY OF January, 2012

Bonita M. Sworch  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 8-26-13  
BONITA M. SWORCH  
Notary Public - State of Ohio  
My Commission Expires August 26, 2014  
Recorded in Geauga County

V.41 P.59

### APPROVALS:

#### GEAUGA COUNTY PROSECUTING ATTORNEY

APPROVED AS TO LEGAL FORM BY THIS 12th DAY OF January, 2012

Rebecca A. Schlag  
REBECCA A. SCHLAG  
GEAUGA COUNTY ASSISTANT PROSECUTOR

#### GEAUGA COUNTY PLANNING COMMISSION

APPROVED THIS 10th DAY OF January, 2012

Margaret Muehling  
MARGARET MUEHLING, CHAIRPERSON  
GEAUGA COUNTY PLANNING COMMISSION

APPROVED THIS 12th DAY OF January, 2012

Mary E. Saide  
MARY E. SAIDE  
GEAUGA COUNTY COMMISSIONER PRINT NAME

William S. Young  
WILLIAM S. YOUNG  
GEAUGA COUNTY COMMISSIONER PRINT NAME

Tracy A. Remison  
TRACY A. REMISON  
GEAUGA COUNTY COMMISSIONER PRINT NAME

#### BAINBRIDGE TOWNSHIP ZONING INSPECTOR

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 4 DAY OF Jan., 2012.

Shane Wrench  
SHANE WRENCH  
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

#### GEAUGA COUNTY AUDITOR

RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_

Frank J. Gluck  
FRANK J. GLUCK  
GEAUGA COUNTY AUDITOR

#### GEAUGA COUNTY RECORDER

RECEIVED FOR RECORD THIS 12th DAY OF January, 2012, AT 3:17 P. M.

AND RECORDED IN VOLUME 41, PAGES 59-63

OF GEAUGA COUNTY RECORDS OF PLATS

Sharon C. Gengerich  
SHARON C. GINGERICH  
GEAUGA COUNTY RECORDER

201200835446  
Filed for Record in  
GEAUGA COUNTY OHIO  
SHARON C. GINGERICH, RECORDER  
01-12-2012 at 03:17 PM.  
PLAT 200.00  
OR Book 41 Page 59 - 63

#### GEAUGA COUNTY ENGINEER

THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE THIS 11th DAY OF January, 2012

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

### PHASE 5 SUBDIVISION TABULATION

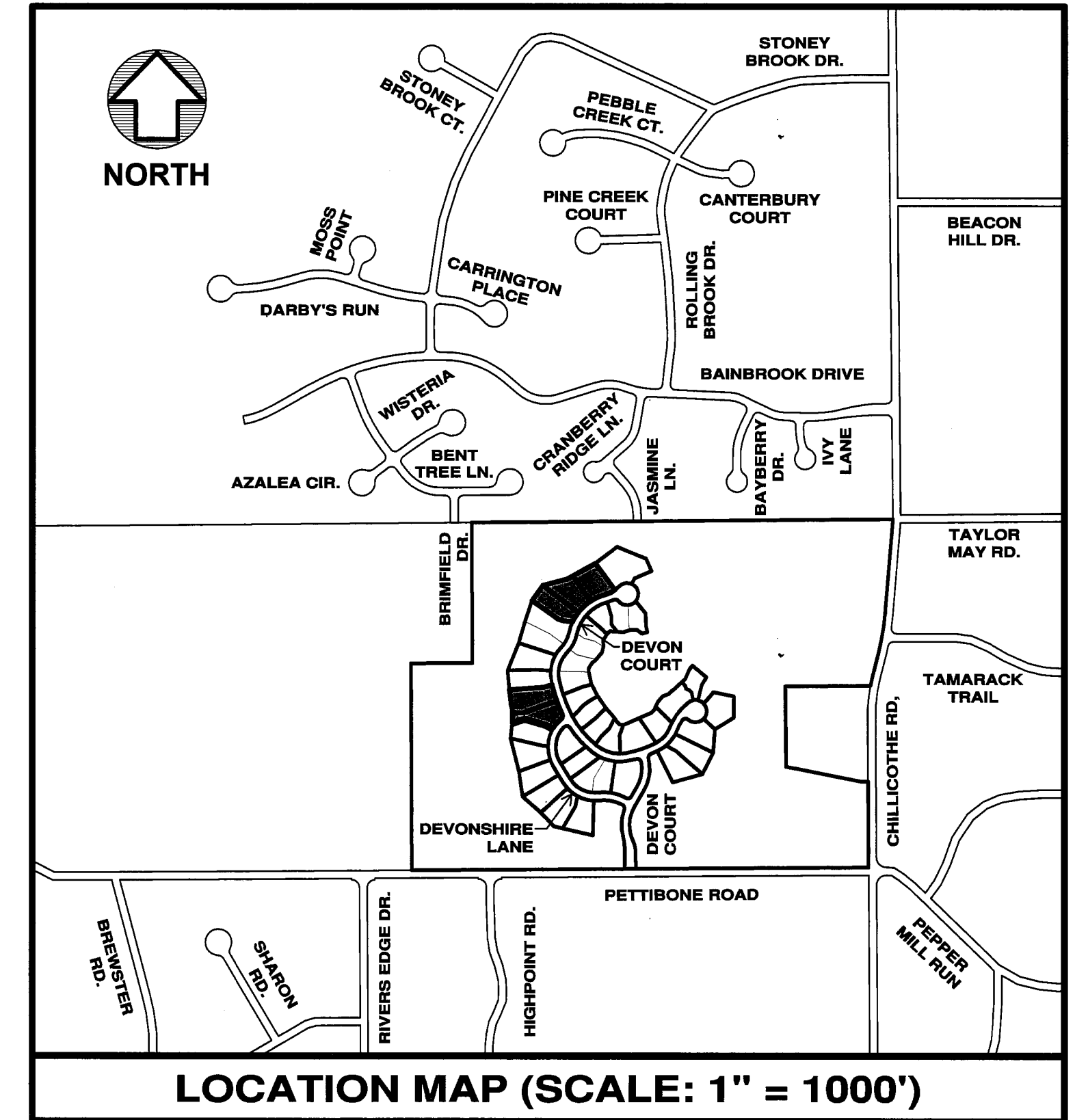
TOTAL SUBLOTS IN PHASE 5	= 5 SUBLOTS
AREA IN SUBLOTS	= 5.365 ACRES
TOTAL AREA IN PHASE 5	= 5.365 ACRES

### DECLARATION OF COVENANTS AND RESTRICTIONS

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

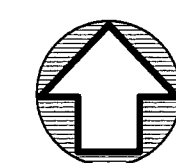
### WETLANDS

WETLANDS ARE DELINEATED ON STONERIDGE OF GEAUGA PHASE 1 PLAT RECORDED IN VOLUME 40, PAGES 115 - 119.



STONERIDGE OF GEAUGA SUBD. - PH. 5

SELEE & ASSOC.	HOWARD R. SELEE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129 • (216) 398-0280 DECEMBER 12, 2011 FILE NO. 06208-R_PHS	SHEET 1 5
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NORTH

GRAPHIC SCALE



(IN FEET)  
1 INCH = 100 FT.

**LEGEND:**

- BOXLESS PAVEMENT
- 3/4" IRON PIN SET BY DIVERSIFIED ENGINEERING INC.
- 5/8" CAPPED "SELEE #6471" IRON PIN SET (30" LONG)

SEE SHEET 3 OF 5

SEE SHEET 4 OF 5

P.N. 02-067100  
M. BRENT and  
KATHERINE A. CLASSEN  
DEED VOL. 1869, PG. 163

5/8" IRON PIN FD. @ 49.64  
AND USED FOR LINE  
WESTERN RESERVE TELEPHONE  
COMPANY R.O.W. EASEMENT  
DEED VOL. 967, PG. 416

RIVERS EDGE  
DRIVE 60'

HIGHPOINT  
ROAD 60'

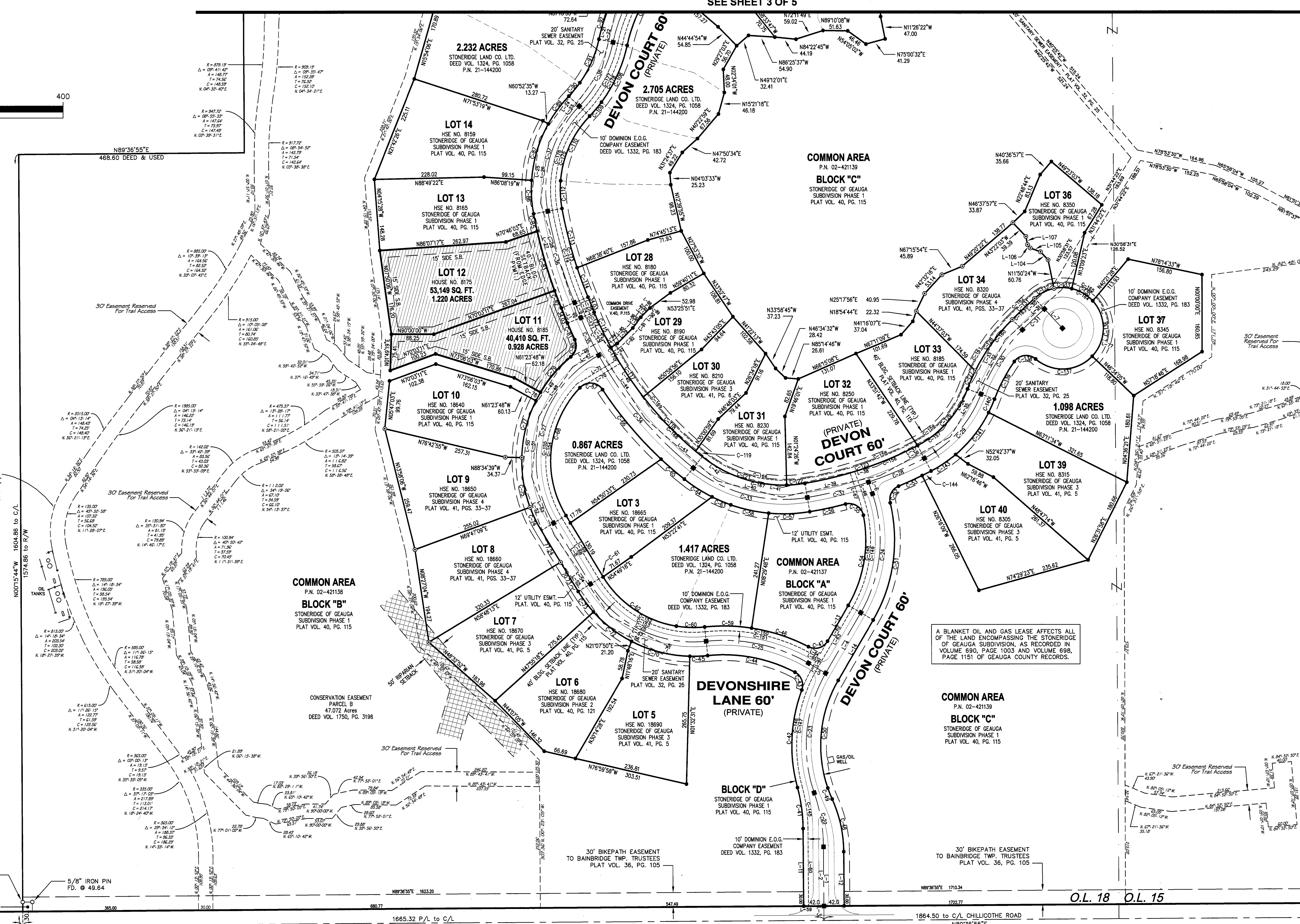
PETTIBONE ROAD 60'

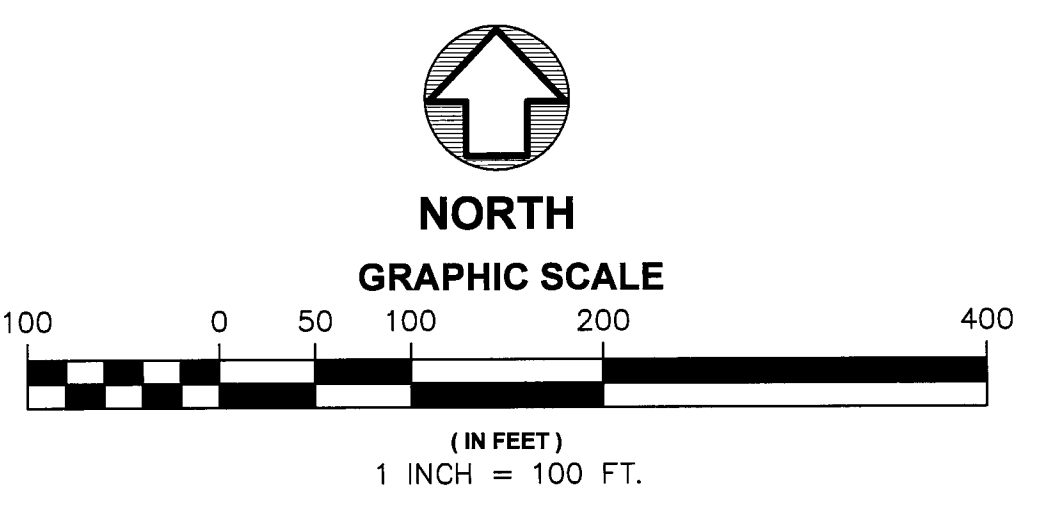
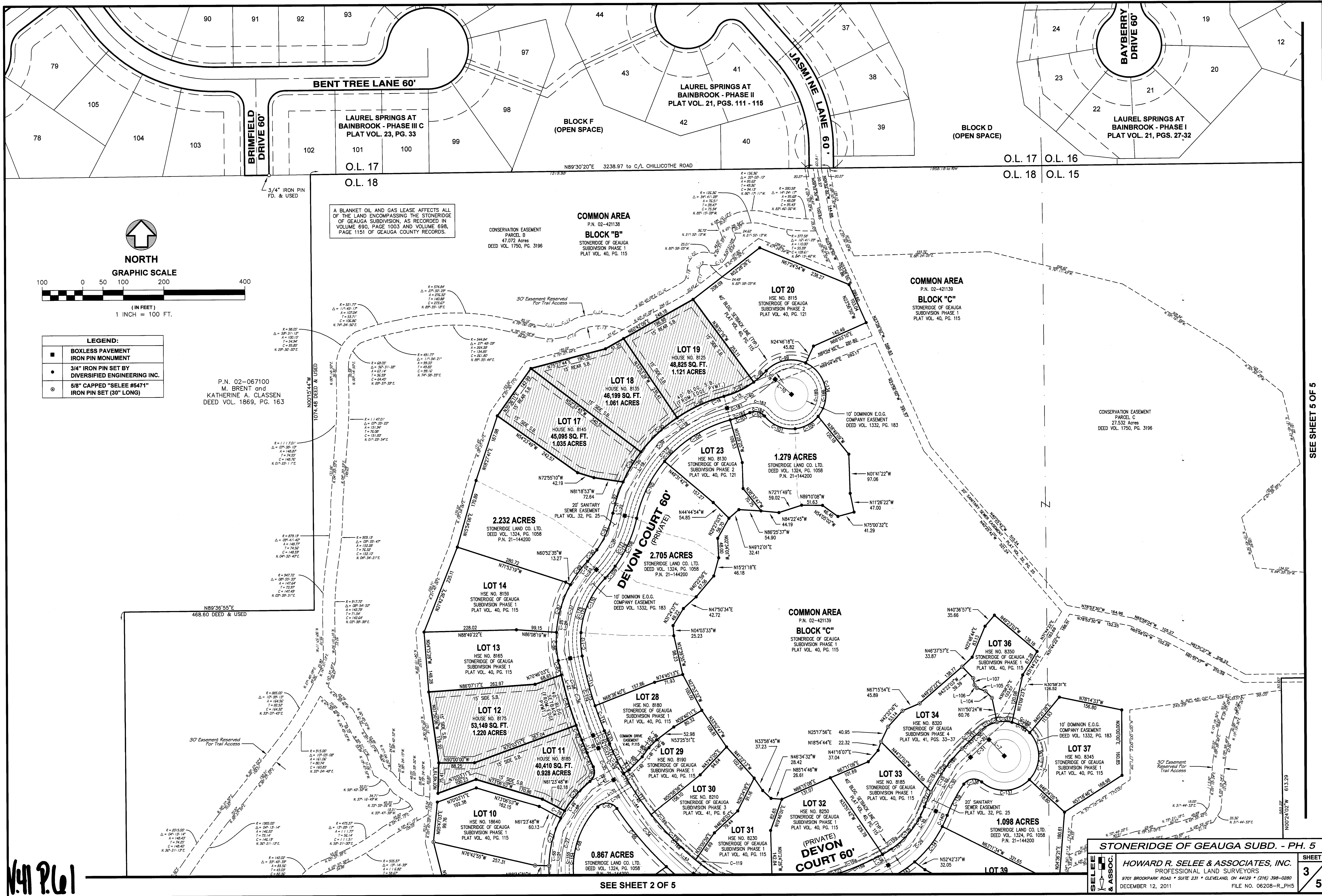
V.41 P.60

STONERIDGE OF GAUGA SUBD. - PH. 5

HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
8701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129 • (216) 398-0280  
DECEMBER 12, 2011 FILE NO. 06208-R\_PH5

SHEET 2 OF 5





**LEGEND:**

■	BOXLESS PAVEMENT IRON PIN MONUMENT
●	3/4" IRON PIN SET BY DIVERSIFIED ENGINEERING INC.
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)

P.N. 02-067100  
M. BRENT and  
KATHERINE A. CLASSEN  
DEED VOL. 1869, PG. 163

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 GEAUGA COUNTY RECORDS.

CONSERVATION EASEMENT  
PARCEL B  
47.072 ACRES  
DEED VOL. 1750, PG. 3196

COMMON AREA  
P.N. 02-421138  
**BLOCK "B"**  
STONERIDGE OF GEAUGA  
SUBDIVISION PHASE 1  
PLAT VOL. 40, PG. 115

COMMON AREA  
P.N. 02-421139  
**BLOCK "C"**  
STONERIDGE OF GEAUGA  
SUBDIVISION PHASE 1  
PLAT VOL. 40, PG. 115

CONSERVATION EASEMENT  
PARCEL C  
27.532 ACRES  
DEED VOL. 1750, PG. 3196

N.41 P.61

SEE SHEET 2 OF 5

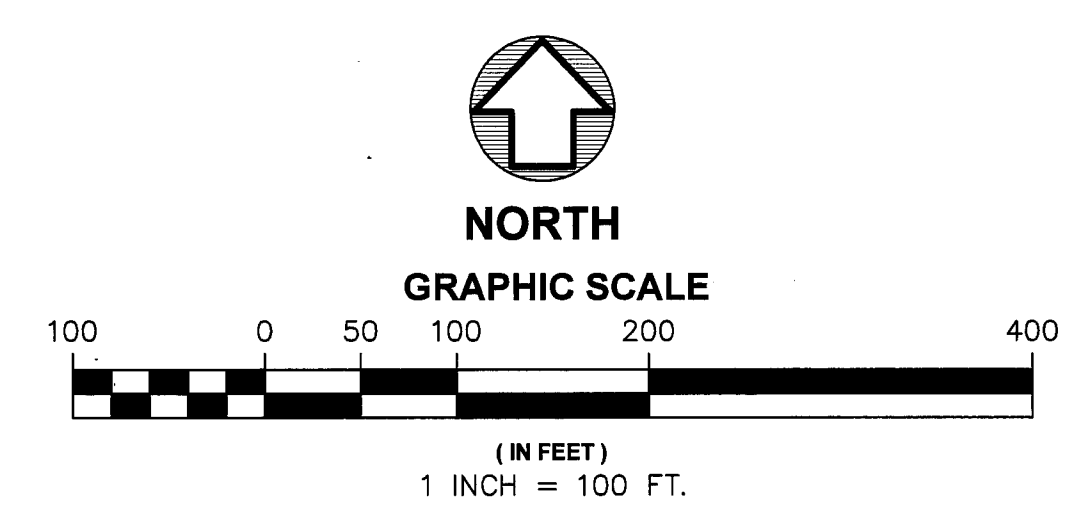
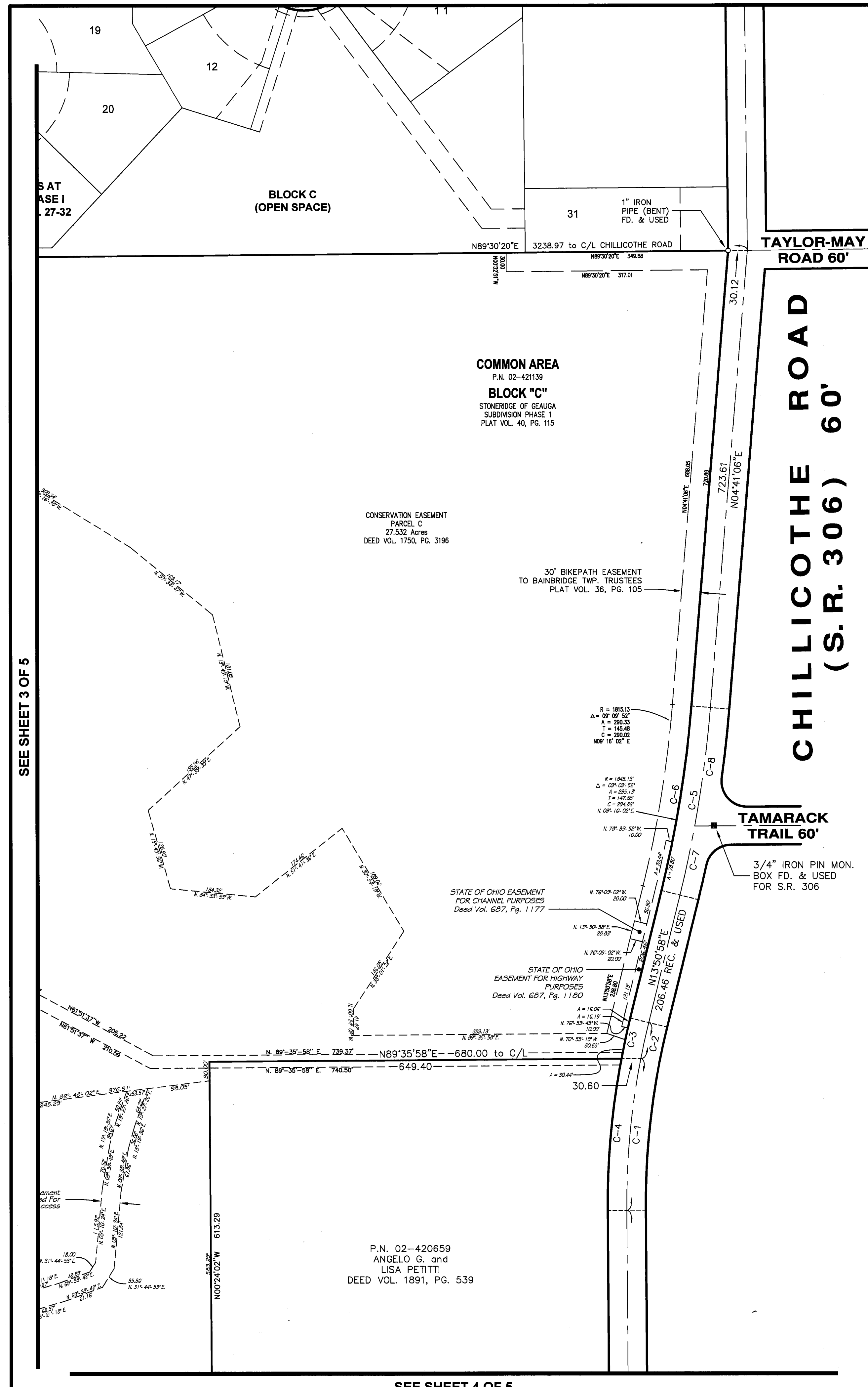
SEE SHEET 5 OF 5

STONERIDGE OF GEAUGA SUBD. - PH. 5

HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129 • (216) 398-0280  
DECEMBER 12, 2011 FILE NO. 06208-R-PH5

SHEET  
3  
5





**LEGEND:**

■	BOXLESS PAVEMENT IRON PIN MONUMENT
●	3/4" IRON PIN SET BY DIVERSIFIED ENGINEERING INC.
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)

Number	Bearing	Distance
L-1	N. 00°-23'-05" W.	153.16
L-2	N. 00°-23'-05" W.	123.16
L-3	N. 00°-23'-05" W.	30.00
L-4	N. 30°-08'-24" E.	145.40
L-5	N. 59°-51'-38" W.	41.46
L-6	N. 18°-46'-30" W.	25.57
L-7	N. 43°-01'-30" W.	55.00
L-8	N. 31°-11'-47" W.	147.97
L-9	N. 22°-10'-51" W.	34.03
L-10	N. 46°-48'-15" W.	55.00
L-11	N. 00°-23'-05" W.	161.37
L-12	N. 00°-23'-05" W.	112.77
L-13	N. 30°-08'-24" E.	85.82
L-14	N. 30°-08'-24" E.	145.40
L-15	N. 65°-08'-17" E.	149.17
L-16	N. 65°-08'-17" E.	150.83
L-17	N. 59°-34'-09" E.	153.21
L-18	N. 59°-34'-09" E.	147.50
L-19	N. 32°-57'-21" E.	149.58
L-20	N. 32°-57'-21" E.	157.77
L-21	N. 13°-19'-47" E.	111.99
L-22	N. 13°-19'-47" E.	112.49
L-23	N. 36°-46'-14" E.	190.73
L-24	N. 36°-46'-14" E.	191.71
L-25	N. 07°-57'-39" E.	135.98
L-26	N. 07°-57'-39" E.	126.44
L-27	N. 17°-52'-02" W.	245.41
L-28	N. 17°-52'-02" W.	240.82
L-29	N. 72°-07'-58" E.	20.00
L-30	N. 48°-30'-10" E.	157.59
L-31	N. 48°-30'-10" E.	156.92
L-32	N. 27°-14'-01" E.	98.12
L-33	N. 27°-14'-01" E.	102.18
L-34	N. 31°-12'-12" E.	127.07
L-35	N. 31°-12'-12" E.	133.12
L-36	N. 61°-11'-22" E.	167.36
L-37	N. 61°-11'-22" E.	159.14
L-38	N. 77°-28'-42" E.	199.88
L-39	N. 77°-28'-42" E.	207.47
L-40	N. 75°-55'-12" W.	138.86
L-41	N. 75°-55'-12" W.	129.35
L-42	N. 49°-02'-10" W.	190.81
L-43	N. 49°-02'-10" W.	198.20
L-44	N. 34°-08'-23" W.	166.46
L-45	N. 34°-08'-23" W.	181.68
L-46	N. 62°-26'-10" E.	87.41
L-47	N. 62°-26'-10" E.	64.62
L-48	N. 34°-32'-15" E.	128.00
L-49	N. 34°-32'-15" E.	135.93
L-50	N. 06°-40'-35" E.	135.93
L-51	N. 06°-40'-35" E.	126.00
L-52	N. 21°-11'-05" W.	138.28
L-53	N. 21°-11'-05" W.	130.97
L-54	N. 34°-37'-17" W.	203.62
L-55	N. 34°-37'-17" W.	210.94
L-56	N. 62°-28'-57" W.	138.45
L-57	N. 62°-28'-57" W.	133.49
L-58	N. 27°-31'-03" E.	20.00
L-59	N. 89°-36'-55" E.	10.00
L-60	N. 00°-23'-05" W.	161.37
L-61	N. 30°-08'-24" E.	20.00
L-62	N. 30°-08'-24" E.	115.40
L-63	N. 30°-08'-24" E.	145.40
L-64	N. 59°-51'-38" W.	11.46
L-65	N. 59°-51'-38" W.	11.46
L-66	N. 18°-46'-30" W.	55.82
L-67	N. 18°-46'-30" W.	56.14
L-68	N. 31°-11'-47" W.	147.97
L-69	N. 31°-11'-47" W.	147.97
L-70	N. 58°-59'-39" E.	97.78
L-71	N. 58°-59'-39" E.	99.11
L-72	N. 47°-18'-52" W.	56.28
L-73	N. 47°-18'-52" W.	56.64
L-74	N. 22°-10'-51" W.	34.03
L-75	N. 22°-10'-51" W.	34.03
L-76	N. 46°-48'-15" W.	10.00
L-77	N. 73°-34'-52" W.	10.00
L-78	N. 57°-19'-45" E.	15.84
L-79	N. 45°-01'-39" E.	45.35
L-80	N. 36°-43'-45" E.	28.13
L-81	N. 44°-38'-28" E.	26.93
L-84	N. 57°-19'-45" E.	13.95
L-85	N. 45°-01'-39" E.	43.55
L-86	N. 36°-43'-45" E.	28.10
L-87	N. 44°-38'-28" E.	27.62
L-88	N. 45°-21'-32" W.	10.00
L-89	N. 45°-21'-32" W.	10.00
L-90	N. 44°-38'-28" E.	26.24
L-91	N. 36°-43'-45" E.	28.16
L-92	N. 45°-01'-39" E.	47.15
L-93	N. 57°-19'-45" E.	17.59
L-104	N. 43°-22'-03" W.	22.85
L-105	N. 89°-16'-10" W.	22.64
L-106	N. 39°-52'-56" W.	9.26
L-107	N. 10°-29'-35" W.	17.18
L-108	N. 31°-11'-47" W.	17.78

SEE SHEET 3 OF 5

SEE SHEET 4 OF 5

V.41 P.63

STONERIDGE OF GAUGA SUBD. - PH. 5

SELEE & ASSOC. HOWARD R. SELEE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS  
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 DECEMBER 12, 2011 FILE NO. 06208-R\_PHS

SHEET 5