

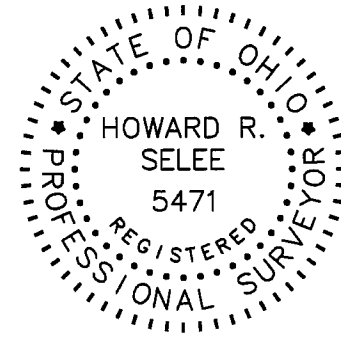
FINAL PLAT of Stoneridge of Geauga Subdivision, Phase 8

KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 18, TRACT 3. CONTAINING 1.279 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 8/05/2013
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 8", A SUBDIVISION CONTAINING SUBLOT NOS. 21 AND 22 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 HERETO SET HIS HAND THIS 7th DAY OF August, 2013.

STONERIDGE LAND COMPANY LTD by WOODIEBROOK INVESTMENT CORP., MEMBER

Jerry Petersen
JERRY PETERSEN, PRESIDENT

Donna Morgan
WITNESS

Bonita M. Swartz
WITNESS

Donna Morgan
PRINT NAME

Bonita M. Swartz
PRINT NAME

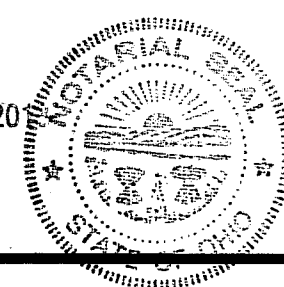
STATE OF OHIO }
COUNTY OF Geauga } S.S.

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 7th DAY OF August, 2013.

Bonita M. Swartz
NOTARY PUBLIC

BONITA M. SWARTZ
Notary Public - State of Ohio
My Commission Expires: My Commission Expires August 26, 2015
Recorded in Geauga County



APPROVALS:

GEAUGA COUNTY PROSECUTING ATTORNEY

APPROVED AS TO LEGAL FORM BY THIS 15th DAY OF August, 2013.

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

GEAUGA COUNTY PLANNING COMMISSION

APPROVED THIS 13th DAY OF August, 2013.

Margaret Muehling
MARGARET MUEHLING, CHAIRPERSON
GEAUGA COUNTY PLANNING COMMISSION

APPROVED THIS 5th DAY OF September, 2013.

Tracy A. Jemison
TRACY A. JEMISON
GEAUGA COUNTY COMMISSIONER PRINT NAME

Mary E. Samide
MARY E. SAMIDE
GEAUGA COUNTY COMMISSIONER PRINT NAME

Ralph Spidaleri
RALPH SPIDALERI
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 6th DAY OF August, 2013.

Karen Endres
KAREN ENDRES
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

GEAUGA COUNTY AUDITOR

RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR THIS 17th DAY OF Sept, 2013.

Frank J. Gliha
FRANK J. GLIHA
GEAUGA COUNTY AUDITOR

GEAUGA COUNTY RECORDER

RECEIVED FOR RECORD THIS 17th DAY OF September, 2013, AT 11:41 AM.

AND RECORDED IN VOLUME 41 PAGES 102-112

OF GEAUGA COUNTY RECORDS OF PLATS

Sharon C. Gingerich
SHARON C. GINGERICH
GEAUGA COUNTY RECORDER

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 21st DAY OF August, 2013.

Joe Cattell
JOE CATTELL, P.E., P.S.
GEAUGA COUNTY ENGINEER

PHASE 8 SUBDIVISION TABULATION

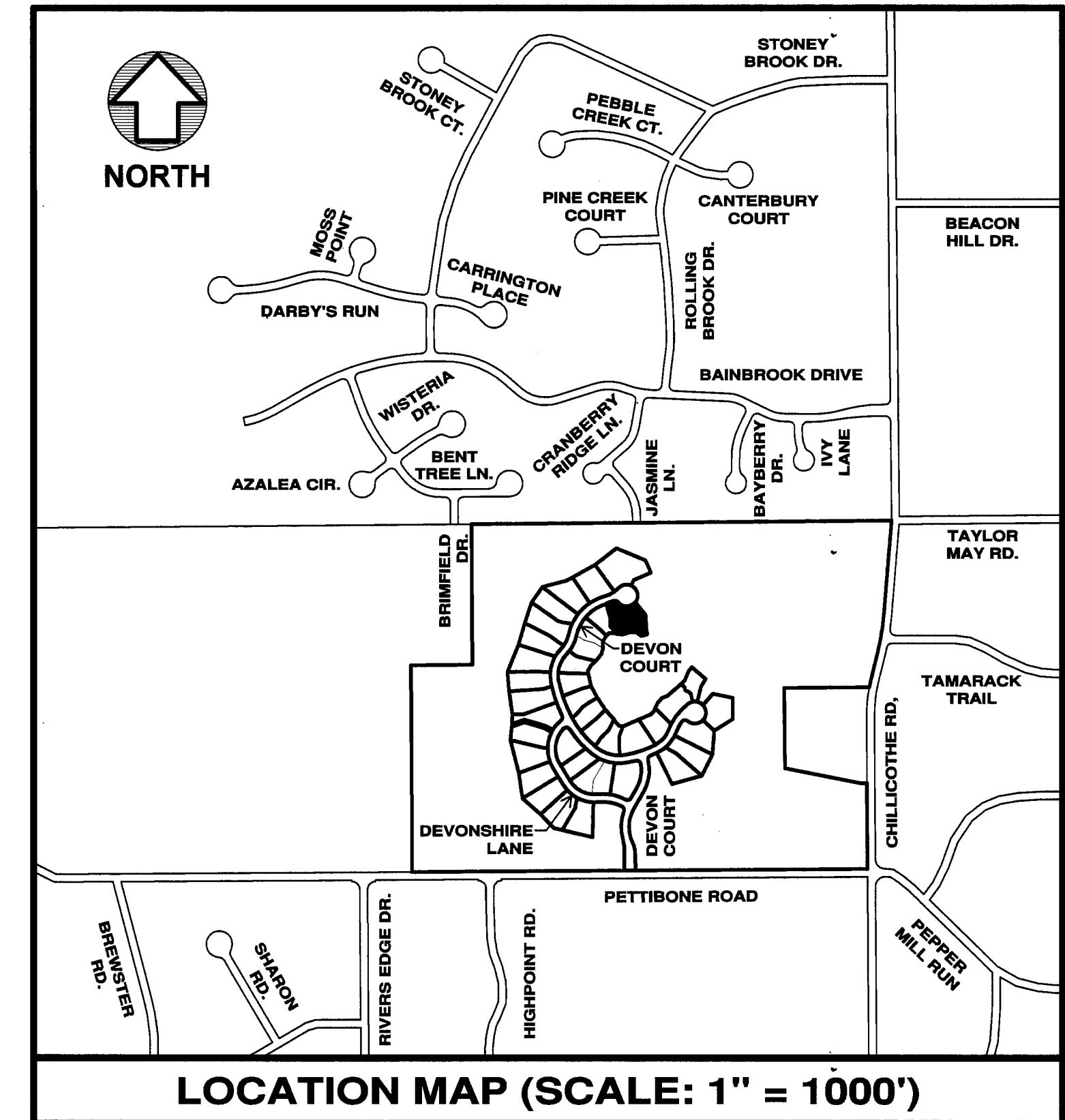
TOTAL SUBLOTS IN PHASE 8	= 2 SUBLOTS
AREA IN SUBLOTS	= 1.279 ACRES
TOTAL AREA IN PHASE 8	= 1.279 ACRES

DECLARATION OF COVENANTS AND RESTRICTIONS

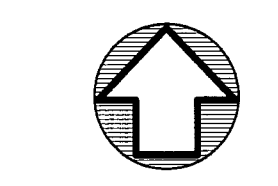
THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR STONERIDGE OF GEAUGA IS RECORDED IN VOLUME 1857, PAGE 615 OF GEAUGA COUNTY DEED RECORDS.

WETLANDS

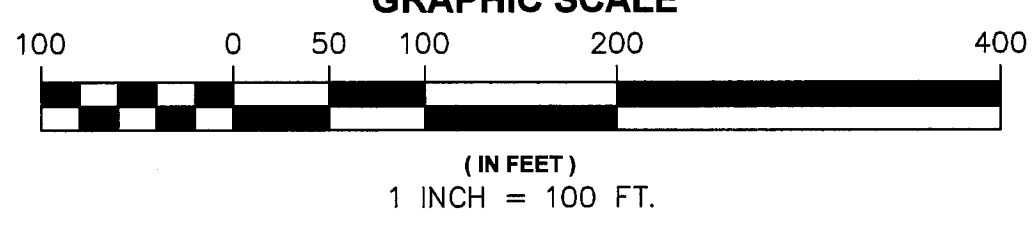
WETLANDS ARE DELINEATED ON STONERIDGE OF GEAUGA PHASE 1 PLAT RECORDED IN VOLUME 40, PAGES 115 - 119.



V.41 P.108



NORTH



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

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'

1/2" IRON PIN FD. @ 31.26

1/2" IRON PIN FD. @ 21.65

1/2" IRON PIN FD. @ 30.75

1/2" IRON PIN FD. @ 30.34

HIGHPOINT ROAD 60'

1/2" IRON PIN FD. & USED

1/2" IRON PIN FD. & USED

PETTIBONE ROAD 60'

V.41 P.109

O.L. 18 O.L. 15

STONERIDGE OF GAUGA SUBD. - PH. 8

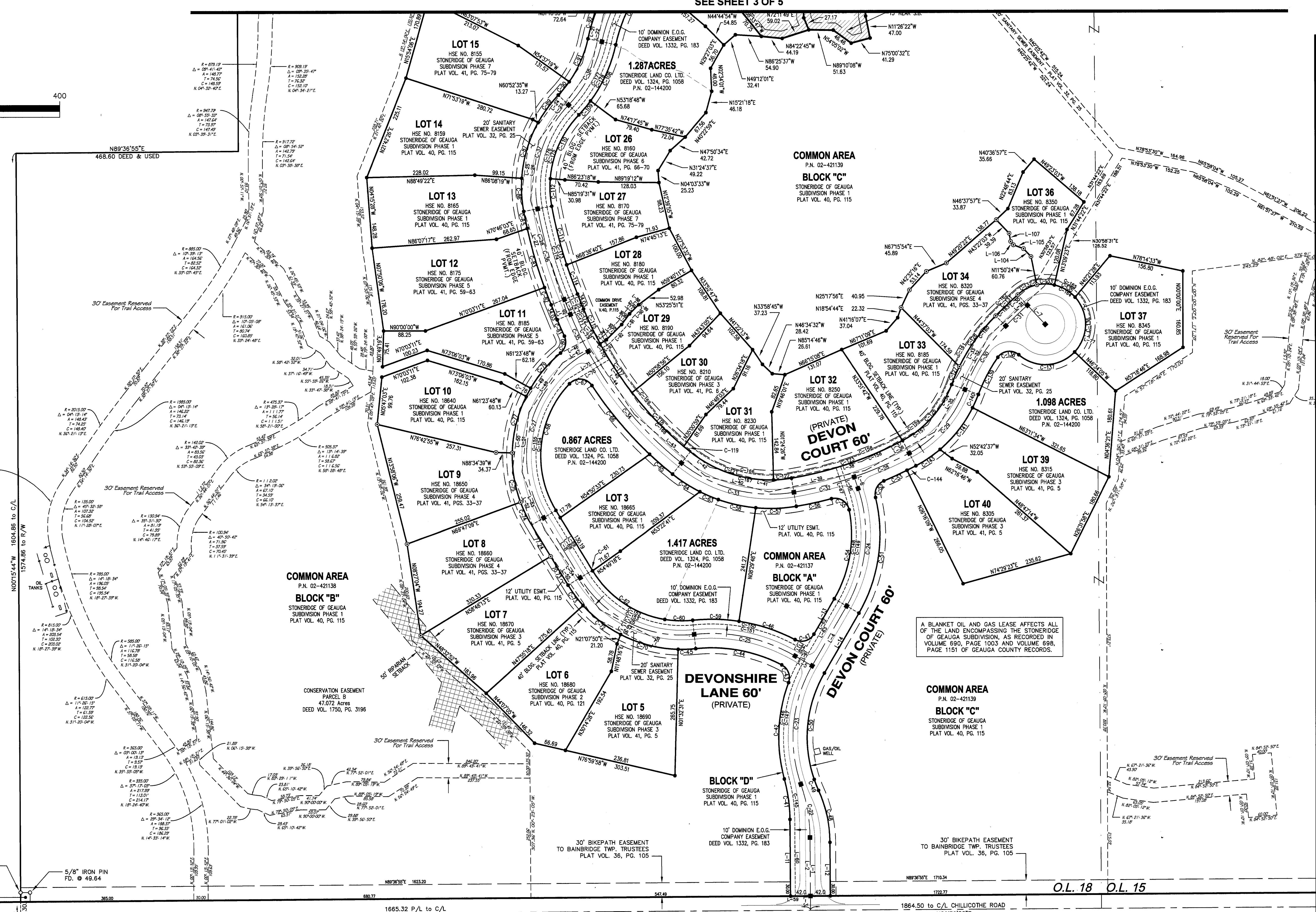
SELEE & ASSOC.

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
8701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129 • (216) 398-0280
AUGUST 5, 2013 FILE NO. 06208-R_PPH8

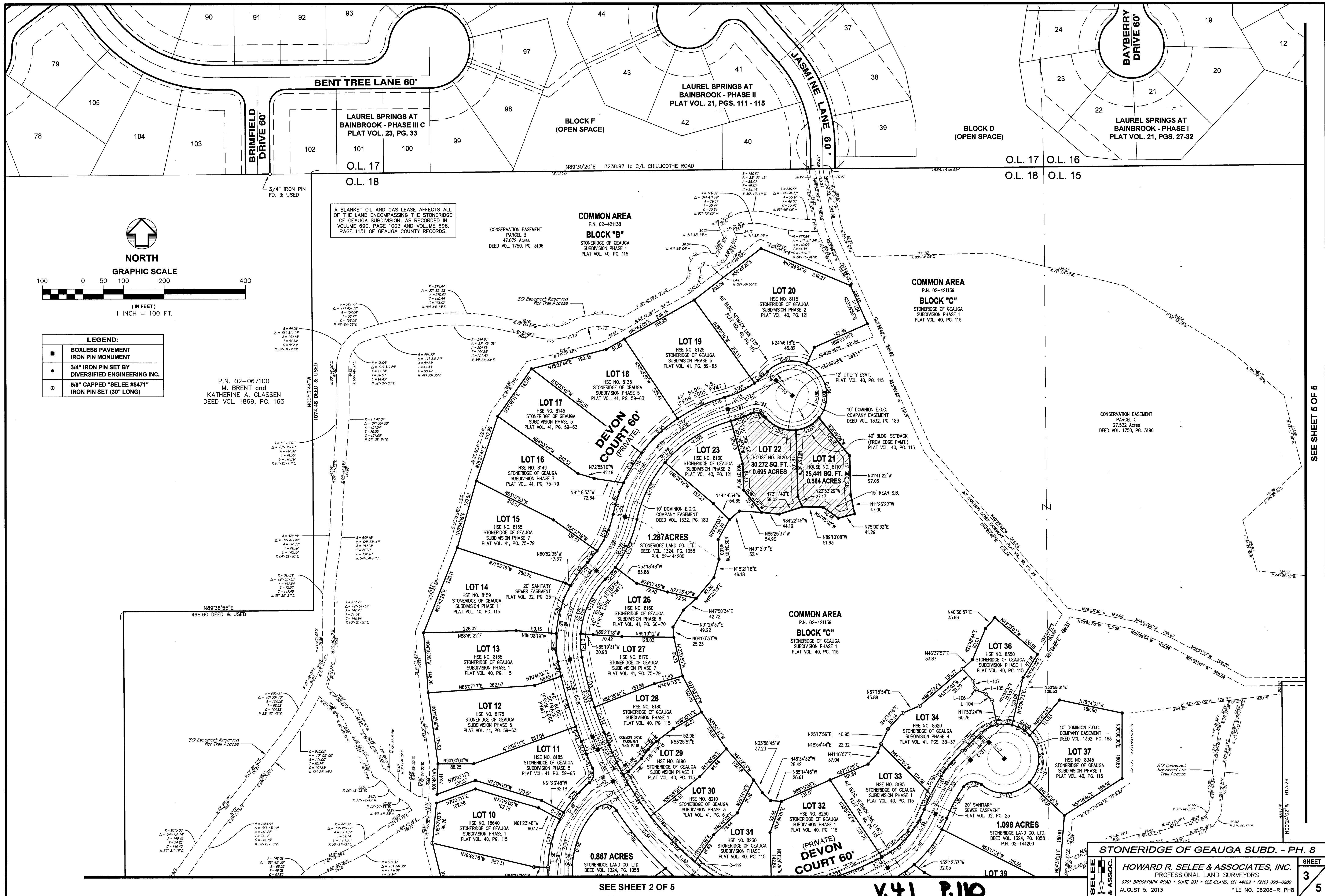
SHEET 2

5

SEE SHEET 4 OF 5



A BLANKET OIL AND GAS LEASE AFFECTS ALL OF THE LAND ENCOMPASSING THE STONERIDGE OF GAUGA SUBDIVISION, AS RECORDED IN VOLUME 690, PAGE 1003 AND VOLUME 698, PAGE 1151 OF GAUGA COUNTY RECORDS.



STONERIDGE OF GAUGA SUBD. - PH. 1

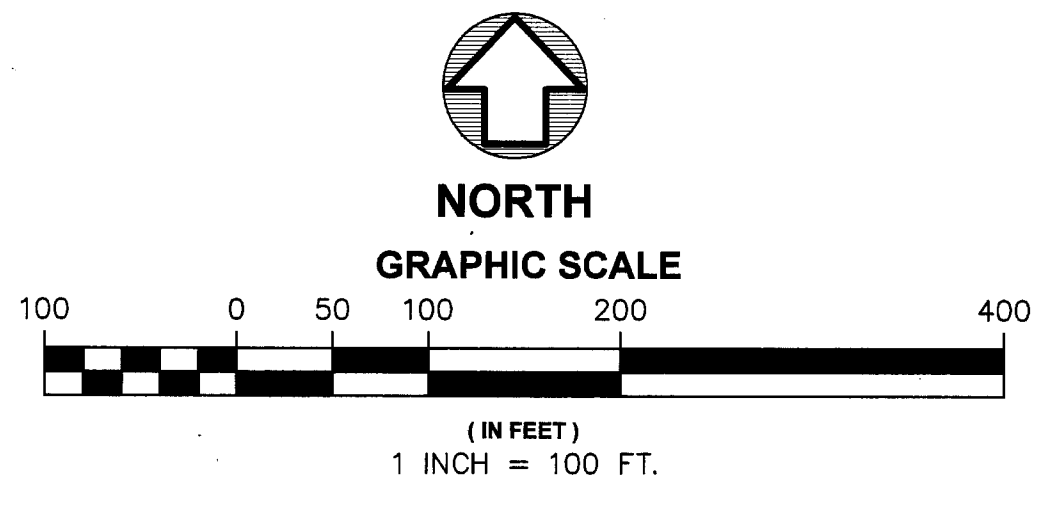
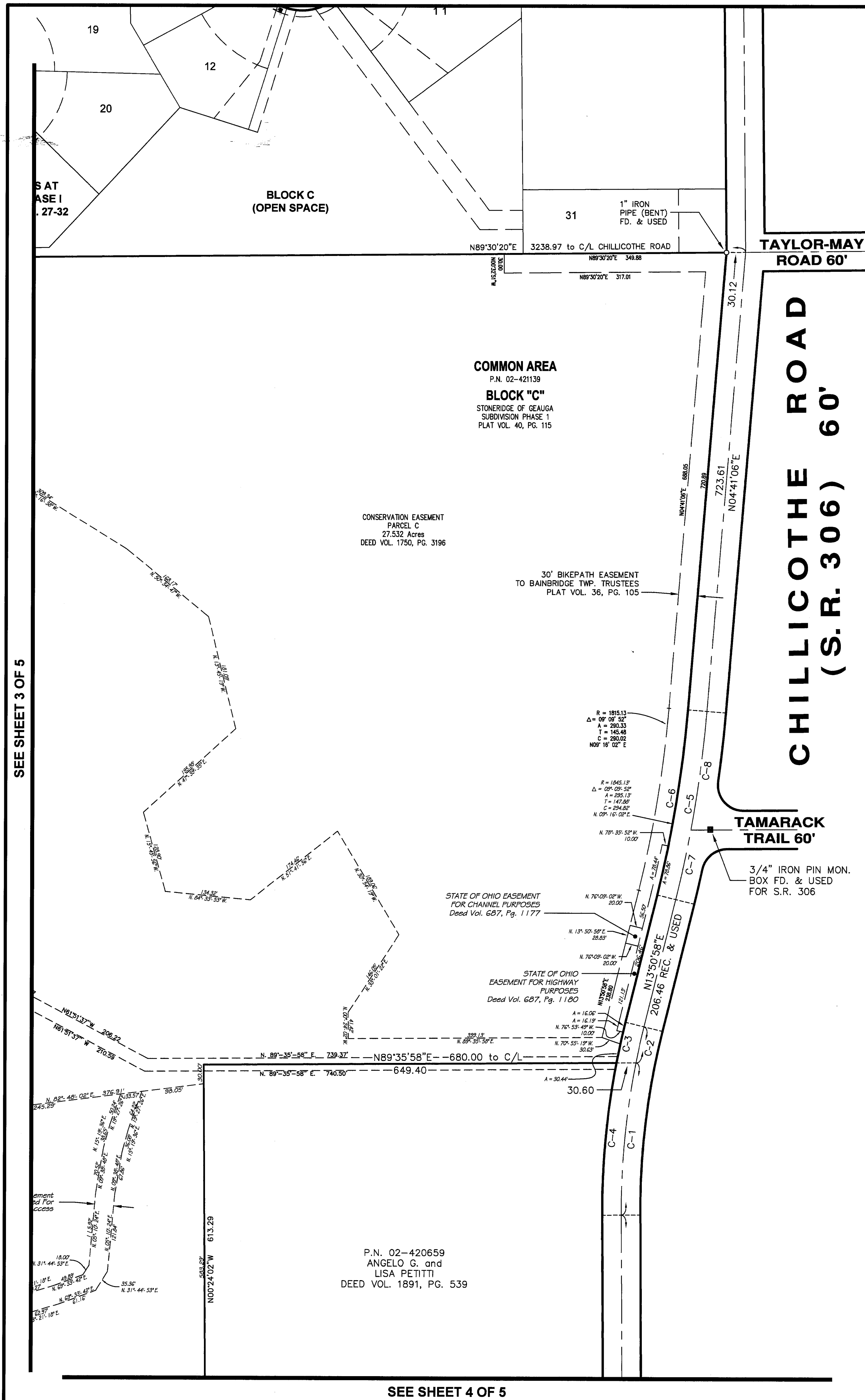
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 AUGUST 5, 2013 FILE NO. 06208-R_PHS

SEE SHEET 2 OF 5

V.41 P.10

SEE SHEET 5 OF 5

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'-36" 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. 35°-46'-14" E.	190.73
L-24	N. 35°-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.	99.12
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.	126.00
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°-38'-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'-36" W.	11.46
L-65	N. 59°-51'-36" 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. 69°-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.112

STONERIDGE OF GAUGA SUBD. - PH. 8

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SHEET 5 OF 5