

# BRAYTON TRAIL SUBDIVISION FINAL PLAT

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF TRACT 1, ORIGINAL LOT NO. 35 AND CONTAINING 31.711 ACRES BEING PART OF THE LAND AS CONVEYED TO ZELTIG LAND DEVELOPMENT CORP. IN THE DEED RECORDED IN VOL. 815, PG. 174 AND ALL OF THE LAND IN THE DEED RECORDED IN VOL. 939, PG. 856 OF THE GEAUGA COUNTY DEED RECORDS.

UPON RECOMMENDATIONS OF THE SANITARY ENGINEER, THIS BOARD HAS SET AND RECEIVED ADEQUATE FINANCIAL SECURITY FOR THE CONSTRUCTION OF SANITARY SEWER FACILITY AND ALL APPURTENANCES THERETO AS SHOWN ON THIS PLAT AND ON THE PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENTS IN CONFORMITY WITH THE RULES ADOPTED BY THIS BOARD PURSUANT TO R.C. 6117.01. THE WRITTEN AGREEMENT BETWEEN THIS BOARD AND THE OWNERS REFLECTED ON THIS PLAT FOR THE CONSTRUCTION OF THESE IMPROVEMENTS IS CONTAINED IN VOL. 47, PG. 8 OF THE COMMISSIONERS JOURNAL. THIS 3 DAY OF March, 1994

[Signature]  
GEAUGA COUNTY COMMISSIONER  
[Signature]  
GEAUGA COUNTY COMMISSIONER  
[Signature]  
GEAUGA COUNTY COMMISSIONER

### ACCEPTANCE CERTIFICATION AND DEDICATION

The undersigned owner, ZELTIG LAND DEVELOPMENT CORP. of the land shown herein, hereby certify that this plat correctly represents its BRAYTON TRAIL subdivision containing sublots 1 through 13 both inclusive, and do hereby accept this plat of same and dedicate to public use the area designated as BRAYTON TRAIL AND. The undersigned further agree(s) that any use or improvements made on this land shall be made in accordance with all existing valid zoning, platting, health and 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 (their) hand(s) this 13 day of July, 19 93.

[Signature]  
CARL TITGEMEIER, PRES.  
[Signature]  
ROBERT M. ZELLA, SEC.

\* hereby dedicate, give, grant, convey, and release to the Geauga County Board of County Commissioners, its successors and assigns forever, a perpetual easement for constructing, reconstructing, using, operating, maintaining, repairing, replacing, and renewing of sanitary sewers and all appurtenances within, over, through, under, and upon the land within said easement included in this plat and as described herein.

STATE OF OHIO  
COUNTY OF Gauga

Before me, a notary public in and for said county and state personally appeared the above named Carl Titgemeier who acknowledged that (they) did sign the foregoing instrument and that the same is (their) free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chesterland, Ohio this 13 day of July, 19 93.

[Signature]  
Notary Public  
My Commission Expires May 25, 1998

Legibility poor on original instrument  
Catherine H. Heiden  
Recorder - Geauga Co.

### MORTGAGE RELEASE

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owner of this subdivision in the dedication to public use of the area designated as Brayton Trail and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Road.

[Signature]  
Bank Savings & Loan Official  
ANTHONY R. WOLFE, AST. V.P.  
[Signature]  
Witness  
[Signature]  
Patricia A. Glaser  
Patricia A. Glaser  
Witness

STATE OF OHIO  
COUNTY OF Cuyahoga

Before me, a notary public in and for said county and state personally appeared the above named Anthony R. Wolfe who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Mayfield Heights, Ohio this 13 day of July, 19 93.

[Signature]  
Notary Public  
My Commission Expires January 15, 1996

PATRICIA L. CLACK, Notary Public  
State of Ohio, Cuyahoga County  
My Commission Expires Jan. 15, 1996

### UTILITY EASEMENT

ZELTIG LAND DEVELOPMENT CORP. the undersigned owner, of the within platted land, do hereby grant unto the ILLUMINATING CO., EAST OHIO GAS CO., ALLTEL CO., CABLEVISION, all Ohio Corporations, their successors and assigns (hereinafter referred to as the grantees) a permanent right-of-way and easement ten (10) feet in width under, over, and through all sublots and all lands shown hereon and parallel and contiguous to all road lines to construct, place, operate, maintain, repair, reconstruct, or relocate such above ground and underground electric, gas, and communication cables, ducts, conduits, pipes, gas pipe lines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas, and communication signals, for public and private use at such locations as the grantees may determine upon, within, and across the easement premises. Said easement rights shall include the right without liability therefor to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair, or operation of said electric, gas and communications facilities, the right to install, repair, augment and maintain service cables and pipe lines outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant. In witness whereof the undersigned hereunto set (their) hand(s) this 13 day of July, 19 93.

[Signature]  
CARL TITGEMEIER, PRES.  
[Signature]  
ROBERT M. ZELLA, SEC.

STATE OF OHIO, COUNTY OF Gauga

Before me, a Notary Public in and for said county and state personally appeared the above named Robert Zella & Carl Titgemeier who acknowledged that (they) did sign the foregoing instrument and that the same is (their) free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chesterland, Ohio this 13 day of July, 19 93.

[Signature]  
Notary Public  
My Commission expires May 25, 1998

### UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

<u>William E. Kuback</u>	<u>8-20-93</u>	<u>Don Holley</u>	<u>08/19/93</u>
Electric Company	Date	Telephone Company	Date
<u>Charles A. Bennett</u>	<u>8/18/93</u>	<u>[Signature]</u>	<u>8-30-93</u>
Gas Company	Date	Cable Television Company	Date

THIS PLAT COMPLIES WITH THE JUDGEMENT ENTRY CASE NO. 88MO264 CONCERNING THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING REQUIREMENTS REGARDING, SIZE, FRONTAGE AND WIDTH.

This 15<sup>th</sup> day of July, 19 93.

By: [Signature] Bainbridge Township  
Zoning Inspector.

### SURVEYOR'S CERTIFICATION

I do hereby certify that I have surveyed the premises and prepared the attached plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code and the dimensions of the lots and 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 recording of the improvements by the Geauga County Engineer.

[Signature]  
M.A. PICONE, P.E., P.S.  
WESTERN RESERVE CONSULTANTS, INC.  
33445 BAINBRIDGE RD., SOLON, OHIO 44139  
216-246-1069



### APPROVALS

Approved as to legal form this 28th day of February, 19 94.

[Signature]  
Gaugua County Prosecutor

Approved this 13th day of JULY, 19 93.

[Signature]  
Chairman, Geauga County  
Planning Commission

Pursuant to Ohio Revised Code Section 711.091, I have checked the specifications, construction and the condition of the road dedicated to public use herein, and I have checked the presence, in place as required, of all iron pins, monuments, and bench marks and do hereby certify that all of the improvements and facilities have been constructed, are in accordance with the approved plat and plans, are in good repair, and have met all bonding requirements.

This 1st day of March, 19 94.

[Signature]  
Gaugua County Engineer

APPROVED THIS 3 DAY OF March, 1994, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY AND SANITARY SEWER EASEMENT SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE ROAD RIGHT-OF-WAY.

[Signature] [Signature] [Signature]  
Gaugua County Commissioner Gaugua County Commissioner Gaugua County Commissioner

I have examined the plans and specifications for the sanitary sewer facilities and appurtenances for conformity to the rules adopted by the Geauga County Board of County Commissioners pursuant to R.C. 6117.01 and hereby certify that all sanitary sewer facilities and appurtenances shown on this plat, and the plans and specifications, are in conformity with said rules. This 28th day of FEBRUARY, 19 94.

[Signature]  
Gaugua County Sanitary Engineer

Transferred this 3 day of March, 19 94.

[Signature]  
Gaugua County Auditor

446783  
Filed for record this 3 day of March, 19 94 at 9:45 P.M.

Recorded this 3 day of March, 19 94 in plat book volume 21 page 118.

[Signature]  
Gaugua County Recorder

611-18

**SUBDIVISION TABULATION**

TOTAL AREA IN PARCEL = 31.711 Ac.  
 AREA IN ROADWAY = 1.861 Ac.  
 AREA IN R/W CHAGRIN RD. = 0.280 Ac.  
 AREA IN SUBLOTS = 29.850 Ac.  
 LIN. FT. IN ROADWAY = 1146.35

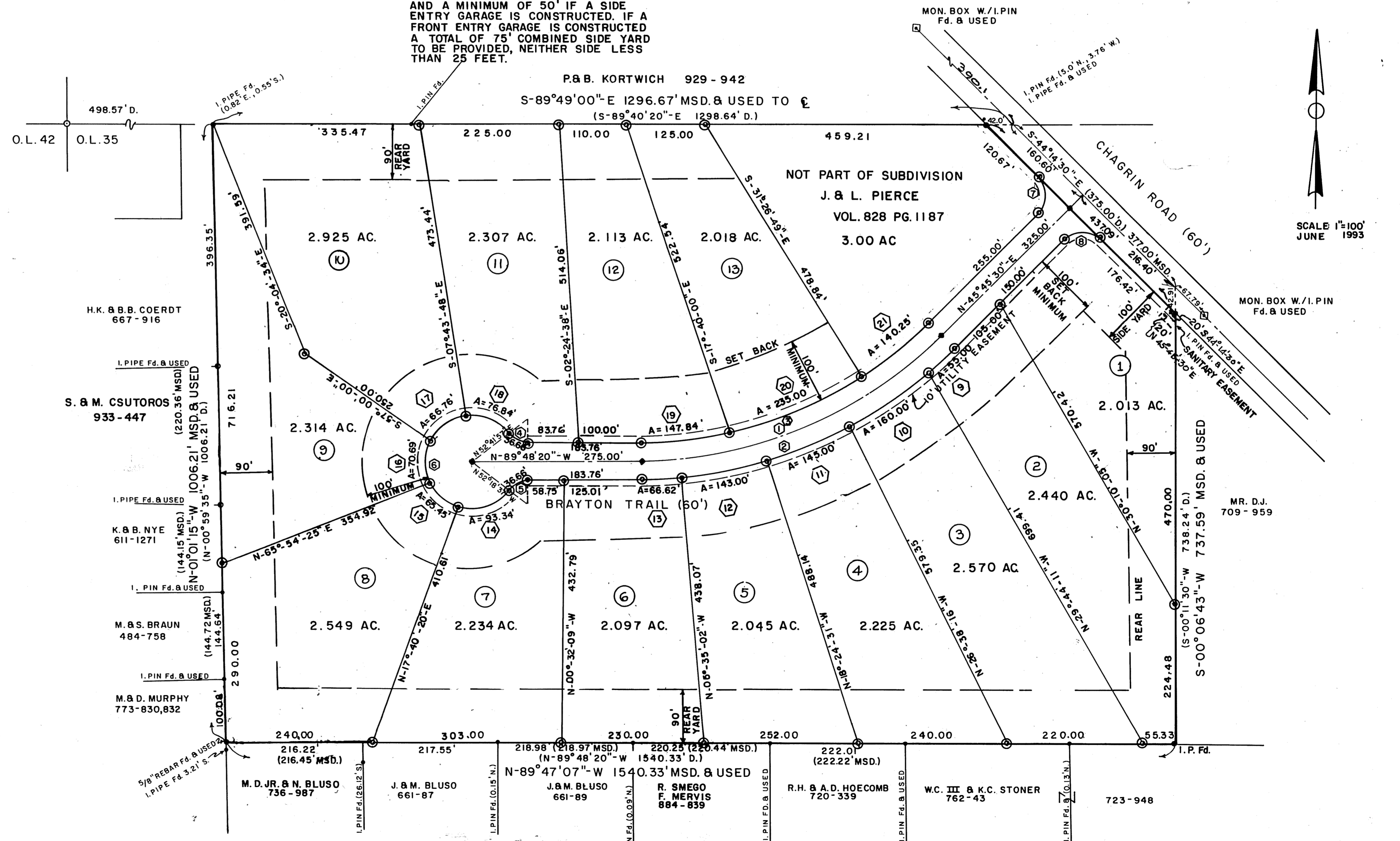
CURVE DATA						
STATION	RAD.	ARC.	Δ	TAN.	CHORD	CH. BEARING
1	704.47	546.35	44°26'10"	287.75	532.76	S-67°58'35"-W
2	734.47	569.62	44°26'10"	300.00	555.45	S-67°58'35"-W
3	674.47	523.09	44°26'10"	275.49	510.08	S-67°58'35"-W
4	40.00	36.66	52°30'17"	19.73	35.39	N-63°32'58"-W
5	40.00	36.66	52°30'17"	19.73	35.39	S-63°56'59"-W
6	75.00	373.07	285°00'24"	57.54	91.31	N-00°11'35"-E
7	40.00	62.83	90°00'00"	40.00	56.57	N-00°45'35"-E
8	40.00	62.83	90°00'00"	40.00	56.57	S-89°14'35"-E
9	734.47	55.00	04°17'26"	27.51	54.99	S-47°04'13"-W
10	734.47	160.00	12°28'54"	80.32	159.68	S-56°17'23"-W
11	784.47	145.00	11°18'41"	72.74	144.76	S-68°11'10"-W
12	734.47	143.00	11°09'19"	71.73	142.77	S-79°25'10"-W
13	734.47	66.62	05°11'49"	33.33	66.64	S-87°35'48"-W
14	75.00	93.34	71°18'23"	53.80	87.43	S-73°20'50"-W
15	75.00	65.45	50°00'00"	34.97	63.39	N-46°00'00"-W
16	75.00	70.69	54°00'11"	38.22	68.10	N-06°00'08"-E
17	75.00	66.76	51°00'03"	35.77	64.58	N-58°30'15"-E
18	75.00	76.84	58°42'05"	42.18	73.52	S-66°38'41"-E
19	674.47	147.84	12°34'49"	70.38	147.79	S-83°54'44"-E
20	674.47	235.00	19°37'47"	118.70	233.81	N-67°39'15"-E
21	674.47	140.25	11°54'51"	70.38	140.00	N-51°42'55"-E

**LEGEND**

- ⊕ IRON PIN FOUND
- ⊙ IRON PIN SET
- ◆ MONUMENT BOX & I. P. SET.
- ◆ MONUMENT FOUND

- 2.0 MIN. LOT SIZE
- 140' MIN. LOT WIDTH @ B.L.
- 100' MIN. FRONT SETBACK
- MIN. SIDEYARD \* SEE NOTE
- 75' MIN. SIDEYARD CORNER
- 90' MIN. REARYARD
- 60' MIN FRONTAGE @ R.O.W.

\* NOTE: SIDE YARDS LINES SHALL BE A MINIMUM OF 25' ON NON GARAGE SIDE AND A MINIMUM OF 50' IF A SIDE ENTRY GARAGE IS CONSTRUCTED. IF A FRONT ENTRY GARAGE IS CONSTRUCTED A TOTAL OF 75' COMBINED SIDE YARD TO BE PROVIDED, NEITHER SIDE LESS THAN 25 FEET.



THE COVENANTS AND RESTRICTIONS FOR BRAYTON TRAILS SUBDIVISION ARE RECORDED IN VOL. 969 PG. 805 OF THE GEAUGA COUNTY DEED RECORDS.

SURVEY PLAT VOL. 9 PAGE 36

21-119