

# BRAYTON TRAIL SUBDIVISION

## AMENDED 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 GEUGA COUNTY DEED RECORDS, AND ALL LAND CONVEYED TO WILLIAMSBURG HOMES, CORP. RECORDED IN VOL.973 PG.801; VOL.977 PG.777; VOL.977 PG.790 OF THE GEUGA COUNTY DEED RECORDS.

THIS PLAT AMENDS THE BRAYTON TRAIL SUBDIVISION PLAT AS RECORDED IN PLAT BOOK VOLUME 21 PAGE 118, 119 OF THE GEUGA COUNTY RECORD OF PLATS AND IS TO PROVIDE A 20' SANITARY SEWER EASEMENT PARALLEL TO AND CONTIGUOUS WITH BRAYTON TRAIL.

### ACCEPTANCE CERTIFICATION AND DEDICATION:

THE UNDERSIGNED OWNERS (ZELTIG LAND DEVELOPMENT CORP.) OF THE LAND SHOWN HEREIN HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "BRAYTON TRAIL" SUBDIVISION CONTAINING SUBLOTS NO. 1 THROUGH NO. 13 EXCLUSIVE, AND LO 1 HEREBY ACCEPTS THIS PLAT OF THE SAME AND HEREBY DEDICATE, GIVE, GRANT, CONVEY, AND RELEASE TO THE GEUGA COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER A PERPETUAL EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND REMOVING OF SANITARY SEWERS AND ALL APPURTENANCES WITHIN OVER THROUGH UNDER AND UPON THE LAND WITHIN THE SAID EASEMENT INCLUDED IN THIS PLAT AND AS DESCRIBED HEREIN. THE UNDERSIGNED FURTHER AGREES 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, IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS 12 DAY OF May 1994.

*Carl Titgemeier, Pres.* *Susan Manning, Pres.* *Robert M. Zella, Sec.*  
 ZELTIG LAND DEVELOPMENT CORP. WILLIAMSBURG HOMES, CORP. WILLIAMSBURG HOMES, CORP.  
*James F. Sweeney, Pres.* *Robert M. Zella, Sec.*  
 WILLIAMSBURG HOMES, CORP. WILLIAMSBURG HOMES, CORP.

STATE OF OHIO, COUNTY OF Geauga  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED Carl Titgemeier, Susan Manning, Robert Zella WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS OF THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL. Michelle Servot OHIO THIS 6 DAY OF May 1994  
 NOTARY PUBLIC, MY COMMISSION EXPIRES May 26, 1998

ZONING INSPECTOR:  
 THIS PLAT COMPLIES WITH THE JUDICIAL ENTRY CASE NO. 89-284 CONCERNING THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING REQUIREMENTS REGARDING SIZE, FRONTAGE AND WIDTH.  
 THIS 6<sup>th</sup> DAY OF May 1994 BY Michael F. McElroy ZONING INSPECTOR, BAINBRIDGE TOWNSHIP, OHIO

SURVEYOR'S CERTIFICATION:  
 I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE PLAT SHOWN HEREIN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.07 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 HEREIN SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEUGA COUNTY ENGINEER.  
Marico A. Picone 4/21/94  
 REGISTERED SURVEYOR, DATE

GEUGA COUNTY ENGINEER:  
 PURSUANT TO OHIO REVISED CODE SECTION 7106.01 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 19<sup>th</sup> DAY OF May 1994 Robert D. Phillips  
 GEUGA COUNTY ENGINEER

GEUGA COUNTY SANITARY ENGINEER:  
 I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER FACILITIES AND APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GEUGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6109.01 AND DO 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 12 DAY OF May 1994 James F. Sweeney  
 GEUGA COUNTY SANITARY ENGINEER

APPROVAL OF EASEMENT:  
 APPROVED THIS 26 DAY OF May 1994, CONSTITUTING AN ACCEPTANCE OF THE SANITARY SEWER EASEMENT SHOWN HEREIN FOR PUBLIC USE AND BENEFIT.  
Mark J. Sweeney Mark J. Sweeney  
 GEUGA COUNTY COMMISSIONER GEUGA COUNTY COMMISSIONER

APPROVALS:  
 APPROVED AS TO LEGAL FORM THIS 10<sup>th</sup> DAY OF May 1994  
Chris A. Waco, A.P.A.  
 GEUGA COUNTY PROSECUTOR

APPROVED THIS 16<sup>th</sup> DAY OF MAY 1994  
Mark J. Sweeney  
 CHAIRMAN, GEUGA COUNTY PLANNING COMMISSION

UPON RECOMMENDATIONS OF THE SANITARY ENGINEER, THIS BOARD HAS SET AND RECEIVED ADEQUATE FINANCIAL SECURITY FOR THE CONSTRUCTION OF SANITARY SEWER FACILITIES AND ALL APPURTENANCES HERETO 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. 6109.01. THE WRITTEN AGREEMENT BETWEEN THIS BOARD AND THE OWNERS REFLECTED ON THIS PLAT FOR THE CONSTRUCTION OF THESE IMPROVEMENTS IS CONTAINED IN VOLUME 47, PAGE 8 OF THE COMMISSIONERS' JOURNAL, THIS 14<sup>th</sup> DAY OF May 1994.

NO TRANSFER THIS 27<sup>th</sup> DAY OF May 1994  
 NECESSARY  
Richard J. Maleszewski  
 GEUGA COUNTY AUDITOR

FILED FOR RECORD THIS 27 DAY OF May 1994 AT 3:16 P.M.  
 RECORDED THIS 27 DAY OF May 1994 IN PLAT BOOK VOLUME 22 PAGE 5  
Catherine H. Hilden  
 GEUGA COUNTY RECORDER

451733

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

- LEGEND**
- IRON PIN FOUND
  - ◆ IRON PIN SET
  - MONUMENT BOX & IRON PIN SET
  - ◆ MONUMENT FOUND

**SUBDIVISION TABULATION**

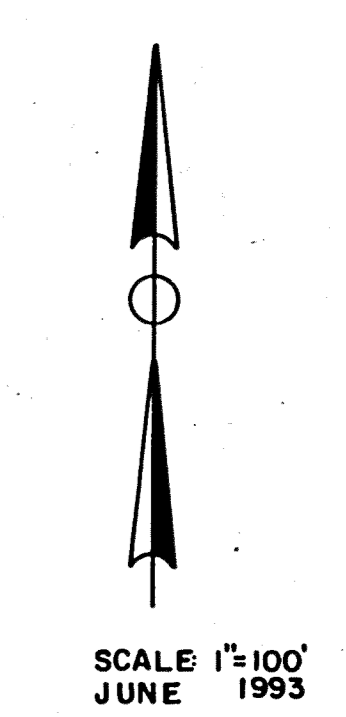
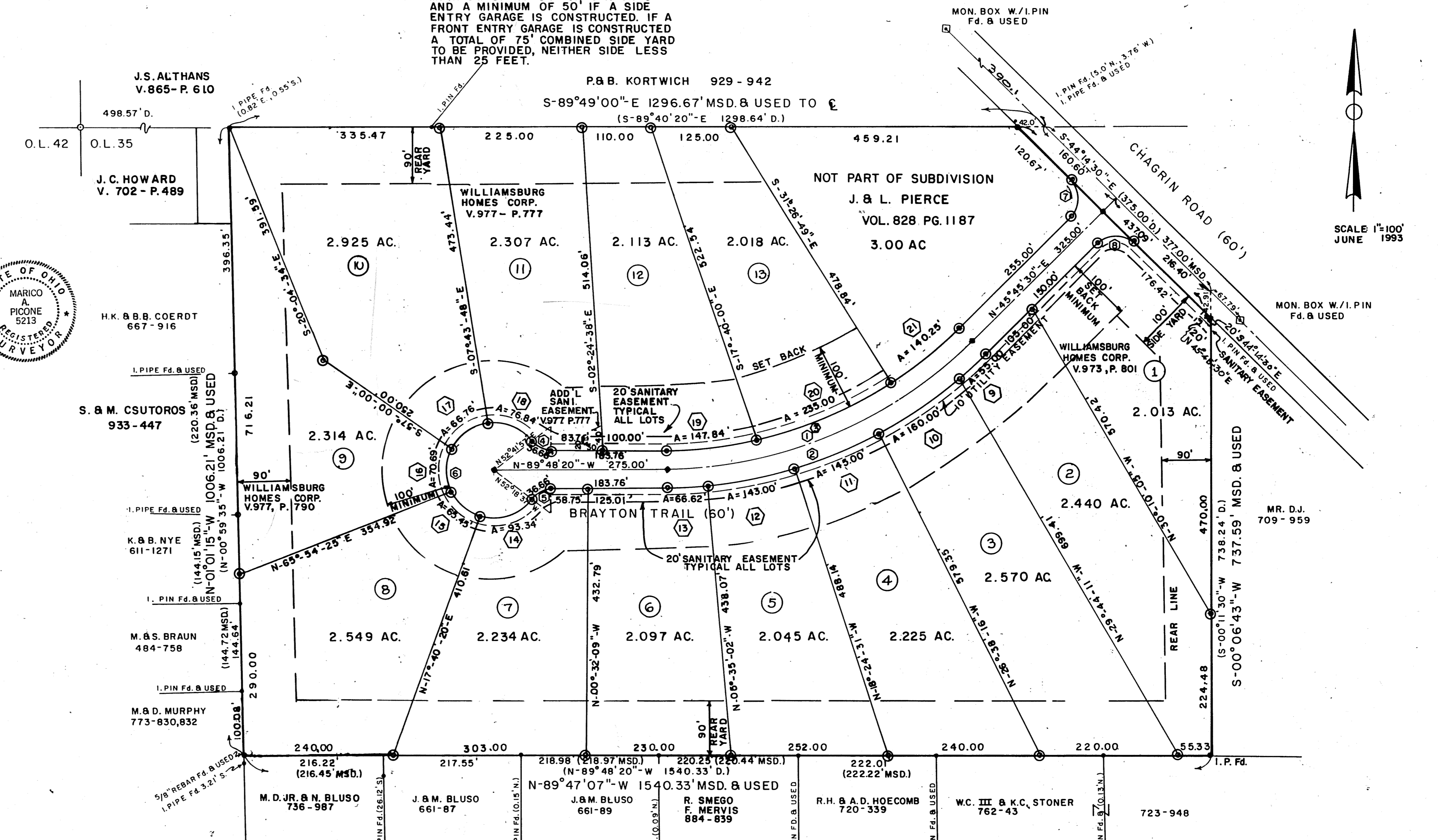
TOTAL AREA IN PARCEL	=	31.711 AC.
AREA IN ROADWAY	=	1.861 AC.
AREA IN R/W CHAGRIN RD.	=	0.280 AC.
AREA IN SUBLOTS	=	29.850 AC.
LIN. FT. IN ROADWAY	=	1146.35

- 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.

**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'	S-63°32'59"-W
5	40.00'	36.66'	52°30'17"	19.73'	35.39'	S-63°32'59"-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°54'13"-W
10	734.47'	160.00'	12°28'54"	80.32'	159.68'	S-56°17'23"-W
11	78.447'	145.00'	11°18'41"	72.74'	144.76'	S-68°11'10"-W
12	734.47'	143.00'	11°08'19"	71.73'	142.77'	S-79°25'10"-W
13	734.47'	66.62'	08°11'49"	33.33'	66.64'	S-87°35'45"-W
14	75.00'	93.34'	71°18'23"	33.80'	87.43'	S-78°20'50"-W
15	75.00'	65.45'	50°00'00"	34.97'	63.39'	N-46°00'00"-W
16	75.00'	70.89'	54°00'11"	38.22'	68.10'	N-06°00'08"-E
17	75.00'	66.76'	51°00'00"	35.77'	64.58'	N-58°30'15"-E
18	75.00'	76.84'	58°42'05"	42.18'	73.32'	S-66°38'41"-E
19	674.47'	147.84'	12°34'49"	70.38'	147.79'	S-82°54'54"-W
20	674.47'	235.00'	19°57'47"	118.70'	233.81'	N-67°39'15"-E
21	674.47'	140.25'	11°54'51"	70.38'	140.00'	N-51°42'56"-E



SURVEY PLAT  
 VOL. 9 PAGE 36

22-5