

# FINAL PLAT FOR BRIDGEWAY ESTATES RESUBDIVISION OF SUBLOT NUMBERS 19 AND 20

**ACCEPTANCE CERTIFICATION:**

WE, THE UNDERSIGNED OWNERS, JOHN P. WARD III AND MARIE A. WARD, OF THE LANDS SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE "BRIDGEWAY ESTATES" RESUBDIVISION OF SUBLOTS 19 & 20. \* THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALUO 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 HANDS THIS 26 DAY OF August, 1995. \* AND CONTAINING SUBLOT 19A.

John P. Ward III  
JOHN P. WARD III  
Marie A. Ward  
MARIE A. WARD

James P. Dee  
WITNESS JAMES P. DEE  
Jeanne Skrovan  
WITNESS JEANNE SKROVAN  
Elizabeth Brysacz  
WITNESS ELIZABETH BRYSAZ  
James P. Dee  
WITNESS

STATE OF OHIO } S.S.  
COUNTY OF CUYAHOGA }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED, JOHN P. WARD III AND MARIE A. WARD, WHO ACKNOWLEDGE 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 OFFICIAL SEAL AT Bedford Hts., Ohio THIS 26 DAY OF August, 1995

James P. Dee  
NOTARY PUBLIC

Oct. 5<sup>th</sup> 1995  
MY COMMISSION EXPIRES

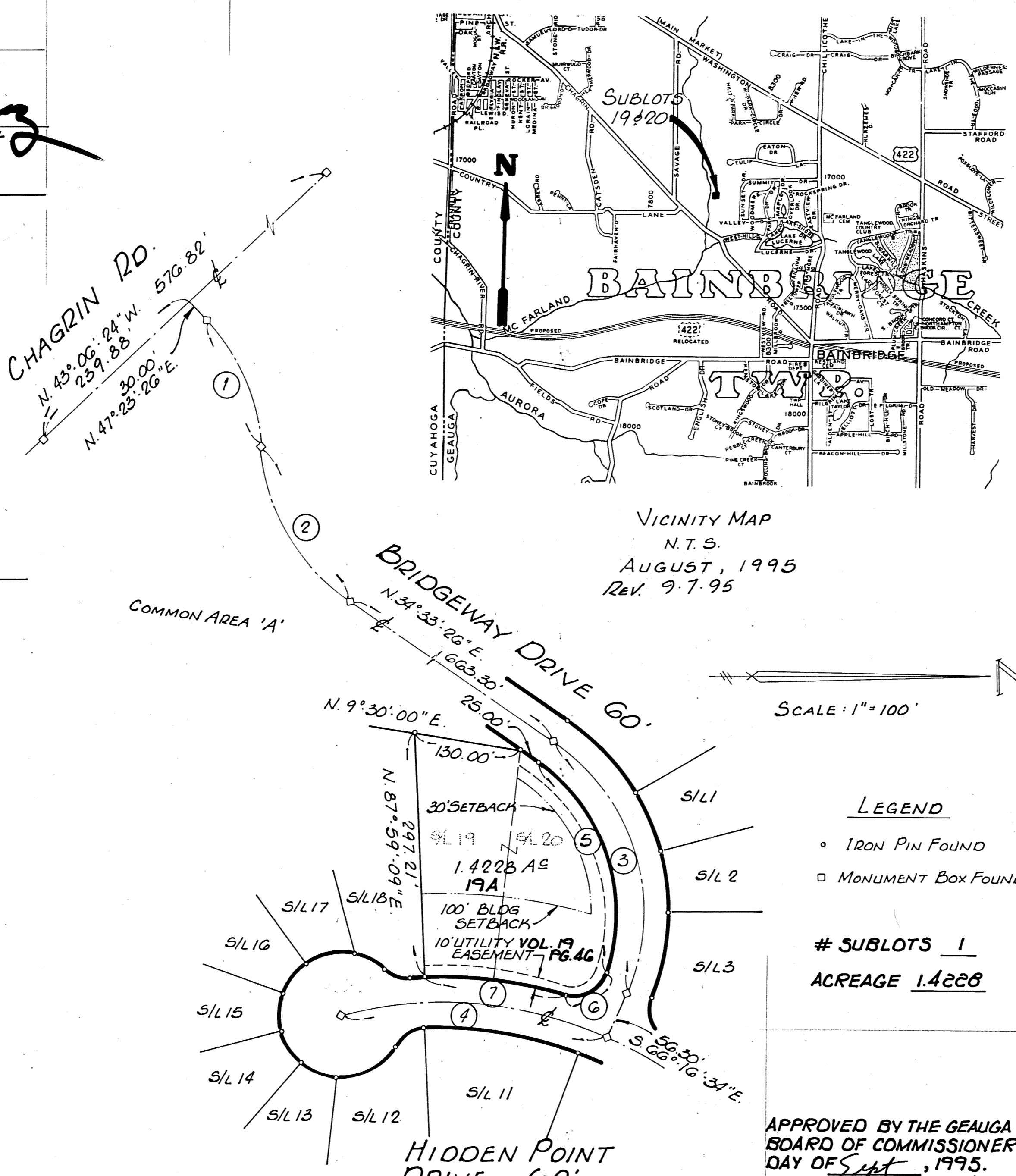
Notary Public State of Ohio  
My Commission Expires October 5th 1995  
Recorded in Geauga County

NOTE: THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR BRIDGEWAY ESTATES SUBDIVISION IS RECORDED IN VOLUME 860 PAGES 1223 TO 1245 OF THE GEAGA COUNTY DEED RECORDS.

- |  |   |   |
|--|---|---|
| ① R = 250.00'<br>Δ = 38°-30'-00"<br>A = 167.99'<br>C = 164.85'<br>T = 87.30'<br>N. 66°-38'-26"E. | ② R = 250.00'<br>Δ = 51°-20'-00"<br>A = 223.98'<br>C = 216.57'<br>T = 120.14'<br>N. 60°-13'-26"E. | ③ R = 250.00'<br>Δ = 79°-10'-00"<br>A = 345.43'<br>C = 318.60'<br>T = 206.69'<br>N. 74°-08'-26"E. |
| ④ R = 500.00'<br>Δ = 37°-00'-00"<br>A = 322.89'<br>C = 317.30'<br>T = 167.30'<br>N. 5°-13'-26"E. | ⑤ R = 220.00'<br>Δ = 76°-11'-20"<br>A = 292.54'<br>C = 271.46'<br>T = 172.47'<br>N. 72°-39'-06"E. | ⑥ R = 40.00'<br>Δ = 85°-53'-57"<br>A = 59.97'<br>C = 54.51'<br>T = 37.23'<br>S. 26°-18'-16"E.     |
| ⑦ R = 530.00'<br>Δ = 18°-39'-33"<br>A = 172.60'<br>C = 171.84'<br>T = 87.07'<br>S. 7°-18'-36"W.  |   |   |

PREPARED BY  
**ADACHE-CIUNI-LYNN ASSOCIATES**  
4401 ROCKSIDE RD.  
CLEVELAND, OHIO 44131  
PHONE: (216) 524-5544

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS No. 23 & 32, TRACT 1, AND CONTAINING 1.4228 ACRES BEING ALL OF SUBLOT NUMBERS 19 AND 20 IN BRIDGEWAY ESTATES AS RECORDED IN VOLUME 19 PAGE 46 OF GEAGA COUNTY MAP RECORDS DATED OCTOBER 15, 1990 AND RE-RECORDED IN VOLUME 19 PAGE 101 OF GEAGA COUNTY MAP RECORDS DATED DECEMBER 7, 1990 AND BEING ALL OF THE LAND CONVEYED TO JOHN P. WARD III AND MARIE A. WARD IN THE DEED RECORDED IN VOLUME 1012 PAGES 742-743 OF THE GEAGA COUNTY DEED RECORDS.



VICINITY MAP  
N.T.S.  
AUGUST, 1995  
REV. 9.7.95

SCALE: 1" = 100'

**LEGEND**  
• IRON PIN FOUND  
□ MONUMENT BOX FOUND  
**# SUBLOTS 1**  
**ACREAGE 1.4228**

APPROVED BY THE GEAGA COUNTY BOARD OF COMMISSIONERS THIS 21 DAY OF Sept, 1995.  
Max Whittaker  
GEAGA COUNTY COMMISSIONER  
Jim Witek  
GEAGA COUNTY COMMISSIONER

**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 ROADS 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 OF THE IMPROVEMENTS BY THE GEAGA COUNTY ENGINEER.

Joseph R. Ciuni  
JOSEPH R. CIUNI  
REGISTERED SURVEYOR No. 7394

Aug 25, 1995  
DATE  
STATE OF OHIO  
JOSEPH R. CIUNI  
7394  
REGISTERED SURVEYOR  
STATE OF OHIO  
JOSEPH R. CIUNI  
50129  
REGISTERED PROFESSIONAL ENGINEER

**APPROVALS:**

APPROVED AS TO LEGAL FORM THIS 18<sup>th</sup> DAY OF September, 1995.

Marie A. Sacco  
Asst. GEAGA COUNTY PROSECUTOR

APPROVED THIS 12<sup>th</sup> DAY OF SEPTEMBER, 1995.

Mark J. Hancit  
CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

PURSUANT TO OHIO REVISED CODE SECTION 711.091, I HAVE CHECKED THE PRESENCE, IN PLACE AS REQUIRED, OF ALL IRON PROPERTY MONUMENTS AND IRON PINS AND DO HEREBY CERTIFY THAT THE SAME HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE SPECIFICATIONS ON THE APPROVED PLAT AS SHOWN HEREON, ARE IN GOOD REPAIR, AND HAVE MET ALL BONDING REQUIREMENTS. THIS 19<sup>th</sup> DAY OF September, 1995.

Robert L. Phillips  
GEAGA COUNTY ENGINEER

TRANSFERRED THIS 21<sup>st</sup> DAY OF September, 1995.

Richard J. Mahonshi  
GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 21 DAY OF September, 1995, AT 3:04 P.M.

474186  
RECORDED THIS 21 DAY OF September, 1995, IN PLAT BOOK VOLUME 23, PAGE 1

Catherine H. Heiden  
GEAGA COUNTY RECORDER

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZES, FRONTAGE AND WIDTH CONTAINED IN THE BAINBRIDGE TOWNSHIP ZONING RESOLUTION. THIS 29 DAY OF August, 1995.

Michael J. Hildner  
BAINBRIDGE TOWNSHIP ZONING INSPECTOR