

FINAL PLAT of AMBER TRAILS SUBDIVISION PHASE 1

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 1 AND 2, TRACT 3, IN BAINBRIDGE TOWNSHIP, ALSO KNOWN AS PART OF A PARCEL OF LAND CONVEYED TO DANIEL M. FINE BY DEED RECORDED IN VOLUME 1747 PAGE 3293 OF GEAGA COUNTY DEED RECORDS, AND CONTAINING 20.5983 ACRES

ACCEPTANCE CERTIFICATION AND DEDICATION

BE IT KNOWN THAT DANIEL M. FINE, OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THIS PLAT CORRECTLY REPRESENTS HIS "AMBER TRAILS SUBDIVISION PHASE 1" A SUBDIVISION CONTAINING SUBLOT ONE (1), AND DOES HEREBY ACCEPT THIS PLAT OF SAME. 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 ITSELF AND ALL SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 7 DAY OF APRIL, 2005.

Daniel M Fine
DANIEL M. FINE, OWNER

WITNESS Adam Surckla PRINT NAME
Becky Nooney PRINT NAME

STATE OF OHIO, COUNTY OF GEAGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DANIEL M. FINE, OWNER, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY, FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT NEWBURY OHIO THIS 7 DAY OF APRIL, 2005.

NOTARY PUBLIC Sharon S. Dunton
SHARON S. DUNTON
MY COMMISSION EXPIRES NOTARY PUBLIC STATE OF OHIO
MY COMMISSION EXPIRES JUNE 2, 2009
RECORDED IN GEAGA COUNTY

UTILITY EASEMENT

I, DANIEL M. FINE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALLTEL CORPORATION, DOMINION EAST OHIO GAS COMPANY AND ADELPHIA, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH AS DELINEATED HEREON, UNDER, OVER AND THROUGH ALL LOTS AND ALL LANDS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO THE GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES, INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWN, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING 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. ALL LOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 7 DAY OF APRIL, 2005.

Daniel M Fine
DANIEL M. FINE, OWNER

WITNESS Adam Surckla PRINT NAME
Becky Nooney PRINT NAME

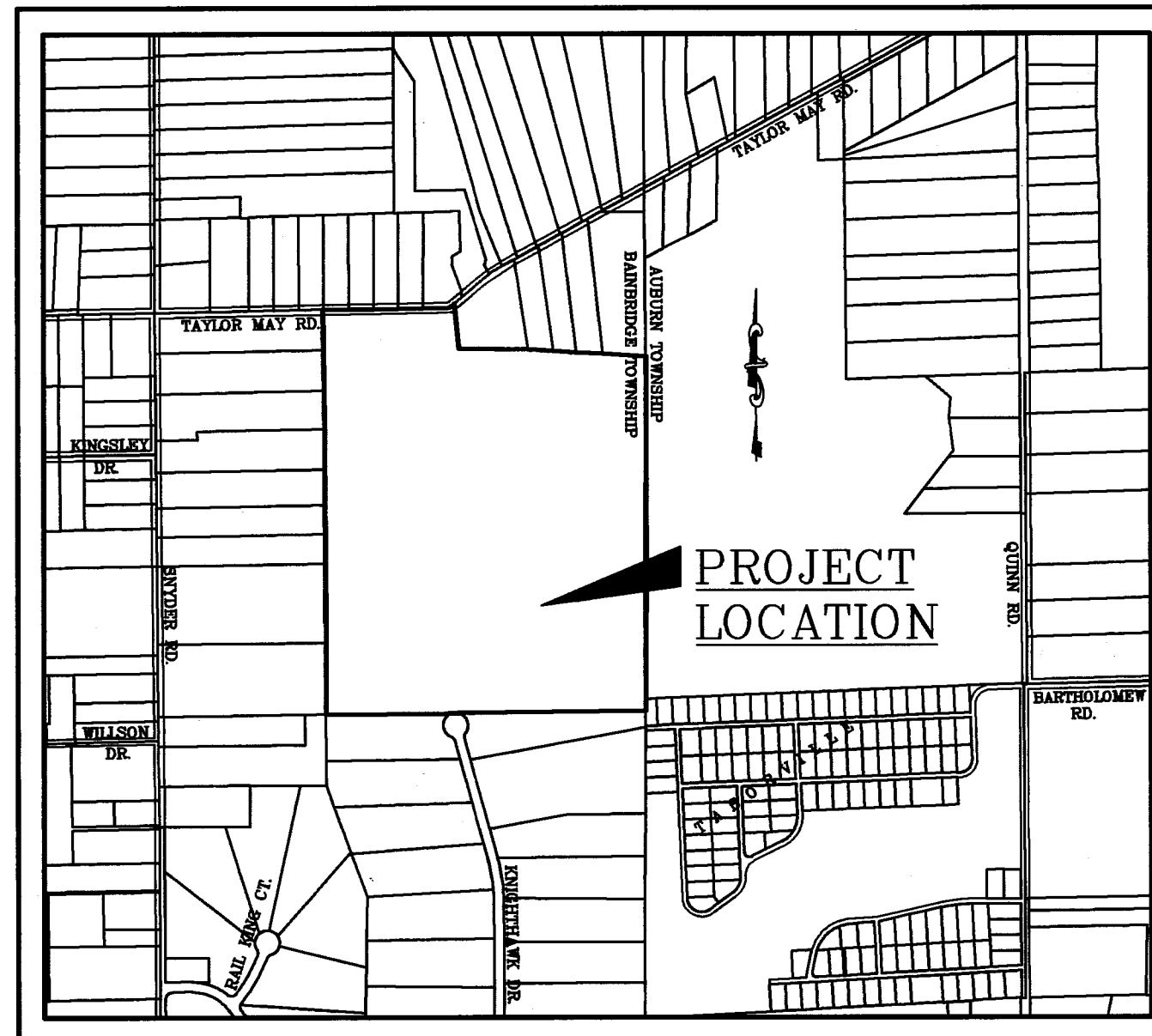
STATE OF OHIO, COUNTY OF GEAGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DANIEL M. FINE, OWNER, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY, FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT NEWBURY OHIO THIS 7 DAY OF APRIL, 2005.

NOTARY PUBLIC Sharon S. Dunton
SHARON S. DUNTON
MY COMMISSION EXPIRES NOTARY PUBLIC STATE OF OHIO
MY COMMISSION EXPIRES JUNE 2, 2009
RECORDED IN GEAGA COUNTY

THE UTILITY EASEMENT IS ACCEPTED BY THE FOLLOWING:

Michaela RAUL N. DELUGATI 5/20/05
Cleveland Electric Illuminating Company Print Name
Steve D. Bartizal STEVEN D. BARTIZAL 5/27/05
Dominion East Ohio Gas Company Print Name
Adelphia Jerry Bock LARRY BOCK
Adelphia Print Name
Jon Hobby Jon Hobby 05/19/05
Alltel Corporation Print Name

20050720053
Filed for Record in
GEAGA COUNTY, OHIO
MARY MARGARET McBRIDE
06-17-2005 At 10:58 am.
PLAT \$0.00
DR Book 38 Page 24 - 25



VICINITY MAP

Not To Scale

SUBDIVISION TABULATION

TOTAL AREA: 20.5983 ACRES

PROPOSED LOTS : 1

AREA IN LOTS : 20.5983 ACRES

ON-SITE SEWAGE DISPOSAL

WATER SUPPLY - WELL

12' UTILITY EASEMENT

APPROVALS

APPROVED AS TO LEGAL FORM THIS 1st DAY OF June, 2005.

Rebecca F. Schlag, A.P.A.
Geauga County Prosecutor for Rebecca F. Schlag, A.P.A.

APPROVED THIS 10 DAY OF May, 2005.

Jeffrey R. Huntsberger
Morgan L. Washling (Chairperson) Geauga County Planning Commission
JEFFREY R. HUNTSBERGER
(Acting Chairman)

ZONING STATEMENT
THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTIONS AND APPROVAL BY BZA APPLICATION NO. 2004-46
THIS 20th DAY OF April, 2005.

Frank McIntyre
Frank McIntyre Bainbridge Township Zoning Inspector

APPROVED THIS 9 DAY OF June, 2005.

Craig S. Albert
Craig S. Albert Geauga County Commissioner

Mary E. Schrage
Mary E. Schrage Geauga County Commissioner

William S. Young
William S. Young Geauga County Commissioner

THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

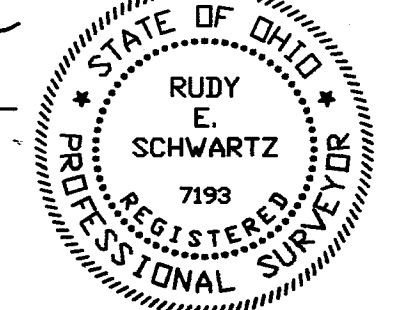
THIS 6th DAY OF June, 2005.

Robert L. Phillips
ROBERT L. PHILLIPS, GEAGA COUNTY ENGINEER

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FINE ALPACA SUBDIVISION PHASE 1, IS RECORDED IN VOLUME 1761 PAGE 1371 OF THE GEAGA COUNTY DEED RECORDS.

SURVEYOR CERTIFICATION
I 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 ACCEPTANCE OF THE IMPROVEMENTS BY THE GEAGA COUNTY ENGINEER. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.

Rudy E. Schwartz 4.20.05
RUDY E. SCHWARTZ P.S. 7193 DATE:



APPROVALS

TRANSFERRED THIS 17th DAY OF June, 2005.

Tracy A. Jemison
Tracy A. Jemison Geauga County Auditor sek

FILED FOR RECORD THIS 17th DAY OF June, 2005 AT 10:58 AM.

RECORDED THIS 17th DAY OF June, 2005 IN PLAT BOOK VOLUME 38 PAGE 24-25.

Mary Margaret McBride
Mary Margaret McBride Geauga County Recorder

SCHWARTZ LAND SURVEYING, INC.

RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax: (440) 564-8285

AUBURN TOWNSHIP
BAINBRIDGE TOWNSHIP

S00°23'12"W 2230.80' REC. 2229.90' OBS.

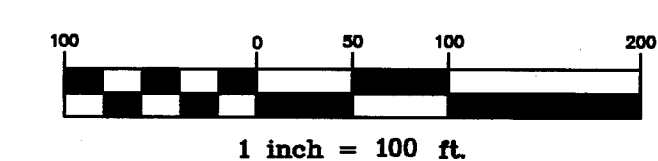
02-01-103000
AUBURN GLEN CORP.
VOL. 794, PG. 311

02-081700
WILLIAMS III & SUSAN VITEZ
VOL. 1485, PG. 371

LANDS REMAINING IN THE NAME OF
DANIEL M. FINE
83.5262 AC. TO C/L
83.4645 AC. TO R/W
0.0617 AC. IN EXISTING R/W
BOOK 1747, PAGE 3293 G.C.D.R.

S/L 1
20.1157 AC. TO R/W
20.5983 AC. TO C/L
0.4826 AC. IN EXISTING R/W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	46.81	30.00	89°24'13"	S44°54'12"W	42.21	29.69
C2	236.87	270.00	50°15'54"	S24°55'52"E	229.34	126.66



1 inch = 100 ft.
DATE: MARCH 19, 2005

LEGEND

- Monument Box Set (Boxless Pavement Mon)
- IP SET 5/8" Iron Pin Set (id Schwartz)
- I.Pin Iron Pin Fnd
- I.Pipe Iron Pipe Fnd
- Mon. Monument Fnd
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Mad Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used

02-420148
MATTHEW T. RATAJCZAK
VOL. 1397, PG. 1059

02-050500
RICHARD A. BURNS
VOL. 1329, PG. 384

02-206850
DAVID W. & MARY E. HANKEE
VOL. 832, PG. 64

SCHWARTZ LAND SURVEYING, INC.

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(440) 564-8174 Fax (440) 564-8285

AMBER TRAILS SUBDIVISION PHASE 1

V38-P25

