

# FIRESIDE ESTATES SUBDIVISION

WE, THE UNDERSIGNED OWNERS WILLIAM WEISBERG AND GEORGE REPCHICK OF THE LAND HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR "FIRESIDE ESTATES" SUBDIVISION, A SUBDIVISION CONTAINING SUBLOTS ONE THROUGH FOUR BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME. THE FIRESIDE ESTATES HOMEOWNERS' ASSOCIATION, A NON-PROFIT CORPORATION HAS BEEN FORMED UNDER THE LAWS OF THE STATE OF OHIO AND SHALL BE SOLELY RESPONSIBLE FOR THE AREA DESIGNATED AS FIRESIDE DRIVE. A PERMANENT EASEMENT FOR INGRESS/EGRESS REPRESENTING THE AREA WITHIN FIRESIDE DRIVE AS SHOWN HEREIN IS HEREBY GRANTED TO THE FIRESIDE ESTATES HOMEOWNERS' ASSOCIATION, INC. WE HEREBY ACKNOWLEDGE AND THE GRANTEE SHALL ACKNOWLEDGE IN THEIR RESPECTIVE DEEDS THAT THEY UNDERSTAND THAT THE PREMISES DESCRIBED HEREIN IS LOCATED UPON A NON-DEDICATED (PRIVATE) RIGHT-OF-WAY KNOWN AS FIRESIDE DRIVE AND THEY SHALL FURTHER ACKNOWLEDGE THAT THE PREMISES DESCRIBED HEREIN IS LOCATED UPON A NON-DEDICATED (PRIVATE) RIGHT-OF-WAY. WE HEREBY ACKNOWLEDGE AND THE GRANTEE (INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS) SHALL FURTHER ACKNOWLEDGE THAT THEY UNDERSTAND THAT NO GOVERNMENTAL BODY IS RESPONSIBLE FOR CARE AND MAINTENANCE OF SAID RIGHT-OF-WAY. SAID GOVERNMENTAL BODIES INCLUDE GEauga COUNTY, AUBURN TOWNSHIP, AND BAINBRIDGE TOWNSHIP AND FIRESIDE DRIVE SHALL REMAIN A PRIVATE ROAD IN PERPETUITY. 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 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.

SITUATED IN THE TOWNSHIP OF AUBURN AND BAINBRIDGE, COUNTY OF GEAGA AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP SECTION 1, TRACT 2 AND CONTAINING 53.8080 ACRES IN SAID TOWNSHIP, AND BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP TRACT 2, LOT 16 AND KNOWN AS BEING BLOCK C IN WEATHERVANE SUBDIVISION RECORDED IN VOLUME 20, PAGE 33 OF THE GEAGA COUNTY RECORDS CONTAINING 0.9604 ACRES IN SAID TOWNSHIP, BEING ALL OF THE LAND AS CONVEYED TO WILLIAM WEISBERG AND GEORGE REPCHICK IN THE DEED RECORDED IN VOLUME 1755 PAGE 3404 OF THE GEAGA COUNTY DEED RECORDS.

NOVEMBER, 2005

IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HAND THIS 21 DAY OF November, 2005.

\* AKA WILLIAM L. WEISBERG  
\*\* AKA GEORGE S. REPCHICK

BY: [Signature] WILLIAM WEISBERG\*  
WITNESS: [Signature] PRINT NAME: Janine Nardo  
[Signature] PRINT NAME: Maureen Bartolotta

BY: [Signature] GEORGE REPCHICK\*\*  
WITNESS: [Signature] PRINT NAME: Janine Nardo  
[Signature] PRINT NAME: Maureen Bartolotta

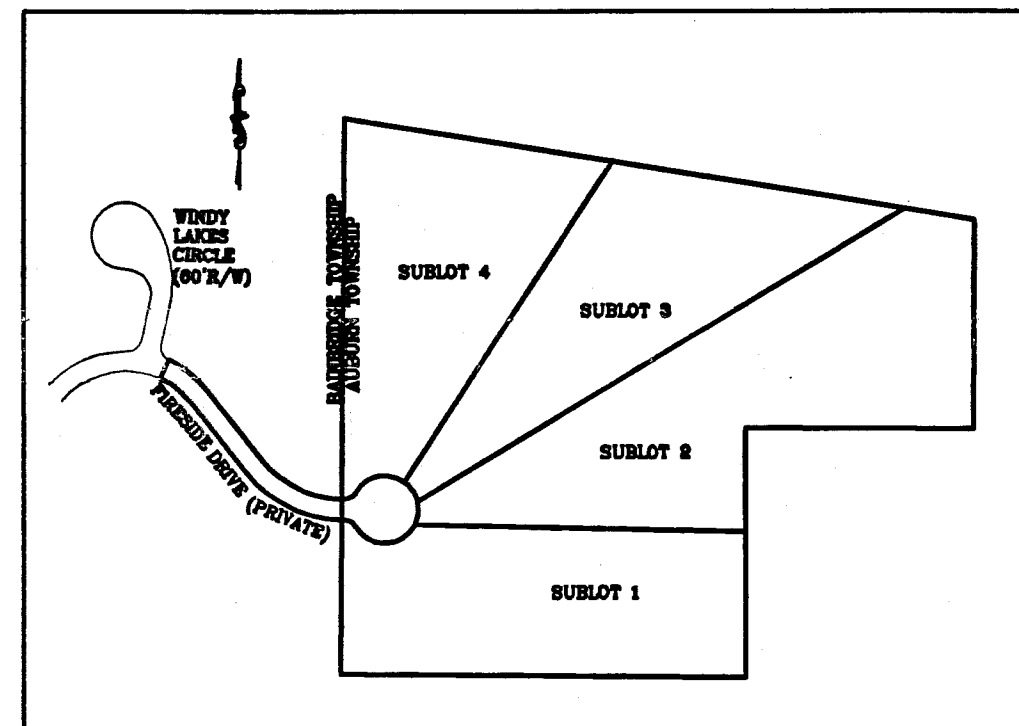
**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers, Surveyors, and Land Planners  
17078 MUNN ROAD, SUITE 3 Tel (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

STATE OF OHIO  
COUNTY OF CUYAHOGA

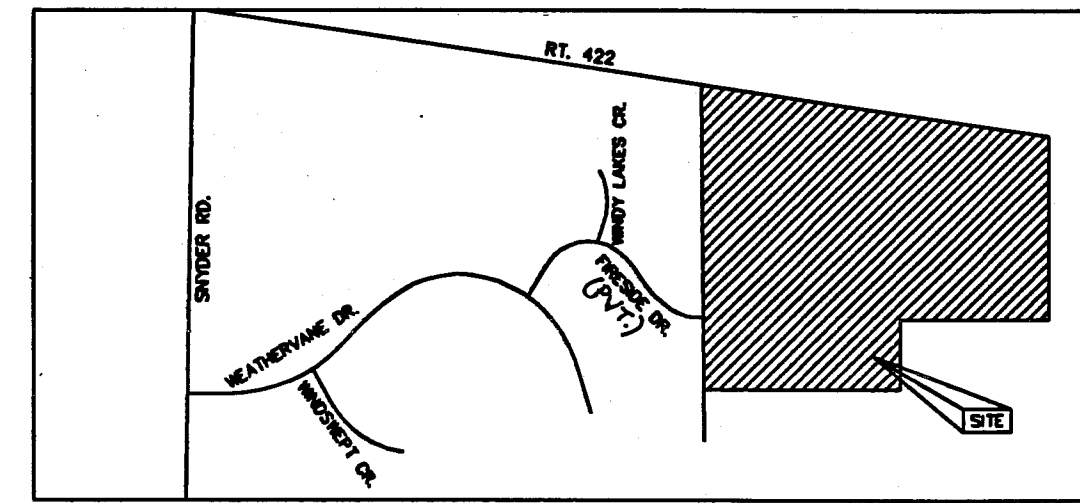
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM WEISBERG AND GEORGE REPCHICK WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Bedford Heights, OHIO, THIS 21 DAY OF Nov, 2005.

[Signature] Amy E. Huet  
NOTARY PUBLIC PRINT NAME  
MY COMMISSION EXPIRES: 6/1/09

AMY E. HUET  
NOTARY PUBLIC STATE OF OHIO  
SUMMIT COUNTY EXP. 06/01/09



SITE MAP  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE

UTILITY EASEMENT

THE UNDERSIGNED OWNERS, WILLIAM WEISBERG AND GEORGE REPCHICK, OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, ALLTEL, DOMINION EAST OHIO, AND CEBRIDGE CONNECTIONS, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) 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 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 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 GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES, INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, 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 SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HAND THIS 21 DAY OF November, 2005.

BY: [Signature] WILLIAM WEISBERG\*  
WITNESS: [Signature] PRINT NAME: Janine Nardo  
[Signature] PRINT NAME: Maureen Bartolotta

BY: [Signature] GEORGE REPCHICK\*\*  
WITNESS: [Signature] PRINT NAME: Janine Nardo  
[Signature] PRINT NAME: Maureen Bartolotta

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM WEISBERG AND GEORGE REPCHICK 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 OFFICIAL SEAL AT Bedford Heights, OHIO, THIS 21 DAY OF November, 2005.

[Signature] Amy E. Huet  
NOTARY PUBLIC PRINT NAME  
MY COMMISSION EXPIRES: 6/1/09

AMY E. HUET  
NOTARY PUBLIC STATE OF OHIO  
SUMMIT COUNTY EXP. 06/01/09

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

<u>Ralph N. Delligatti</u>	<u>RALPH N. DELIGATTI</u>	<u>1/9/06</u>
ILLUMINATING COMPANY	PRINT NAME	DATE
<u>Jon Hobby</u>	<u>JON HOBBY</u>	<u>12-30-05</u>
ALLTEL	PRINT NAME	DATE
<u>Steven Bartizal</u>	<u>STEVEN BARTIZAL</u>	<u>01/09/06</u>
DOMINION EAST OHIO	PRINT NAME	DATE
<u>Mark Shephard</u>	<u>MARK SHEPHARD</u>	<u>06/09/06</u>
CEBRIDGE CONNECTIONS	PRINT NAME	DATE

ACCEPTANCE OF FIRESIDE DRIVE BY HOMEOWNERS' ASSOCIATION.

I, GEORGE REPCHICK, THE PRESIDENT OF THE FIRESIDE ESTATES HOMEOWNERS' ASSOCIATION, INC. DO HEREBY ACCEPT FIRESIDE DRIVE, A PRIVATE (NON-DEDICATED) ROAD RIGHT-OF-WAY EASEMENT FOR INGRESS/EGRESS. THE FIRESIDE ESTATES HOMEOWNERS' ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF SAID ROAD RIGHT-OF-WAY. FIRESIDE DRIVE AS SHOWN ON THIS PLAT SHALL REMAIN A PRIVATE (NON-DEDICATED) ROAD IN PERPETUITY.

IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HAND THIS 21 DAY OF November, 2005.

BY: [Signature] GEORGE REPCHICK\*\*  
WITNESS: [Signature] PRINT NAME: Janine Nardo  
[Signature] PRINT NAME: Maureen Bartolotta

GEORGE REPCHICK\*\*  
PRESIDENT, FIRESIDE ESTATES HOMEOWNERS' ASSOCIATION, INC

STATE OF OHIO  
COUNTY OF CUYAHOGA

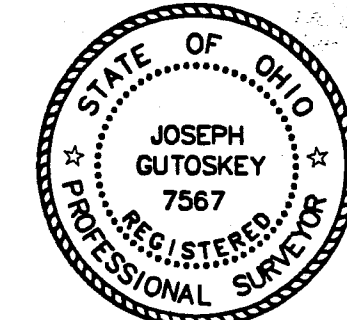
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED GEORGE REPCHICK WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Bedford Heights, OHIO, THIS 21 DAY OF November, 2005.

[Signature] Amy E. Huet  
NOTARY PUBLIC PRINT NAME  
MY COMMISSION EXPIRES: 6/1/09

AMY E. HUET  
NOTARY PUBLIC STATE OF OHIO  
SUMMIT COUNTY EXP. 06/01/09

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. DIMENSIONS OF THE LOTS AND ROADS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE FINAL IMPROVEMENTS BY THE GEAGA COUNTY ENGINEER.

GUTOSKEY & ASSOCIATES, INC.  
[Signature] Joseph Gutoskey, P.S. No. 7567  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



APPROVALS  
APPROVED AS TO LEGAL FORM THIS 1st DAY OF September, 2006

[Signature]  
GEAGA COUNTY PROSECUTOR  
PRINT NAME: Rebecca F. Schlag

APPROVED THIS 13 DAY OF December, 2005

[Signature]  
CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION  
PRINT NAME: MARGARET MUEHLING

I HAVE CHECKED THE CONSTRUCTION OF ROADWAY IMPROVEMENTS OF THE ROAD SHOWN HEREON, AND DO HEREBY FIND THAT THE SAME HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLAT, SPECIFICATIONS, AND CONSTRUCTION DRAWINGS, AND ARE IN GOOD REPAIR. THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THIS 5th DAY OF September, 2006  
[Signature]  
GEAGA COUNTY ENGINEER  
PRINT NAME: Roderic L. Phillips

THIS PLAT IS HEREBY APPROVED THIS 12th DAY OF September, 2006. FIRESIDE DRIVE, THE ROAD RIGHT-OF-WAY INCLUDED IN THIS PLAT, IS PRIVATE (NON-DEDICATED). GEAGA COUNTY, AUBURN TOWNSHIP, AND BAINBRIDGE TOWNSHIP SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID ROAD RIGHT-OF-WAY.

[Signature]  
GEAGA COUNTY COMMISSIONER  
PRINT NAME: CRAG S. ALBERT

[Signature]  
GEAGA COUNTY COMMISSIONER  
PRINT NAME: GREY SAMIDE

[Signature]  
GEAGA COUNTY COMMISSIONER  
PRINT NAME: William S. Young

TRANSFERRED THIS 15th DAY OF SEPTEMBER, 2006

[Signature]  
GEAGA COUNTY AUDITOR  
PRINT NAME: TRACY A. JEMISON

FILED FOR RECORD THIS 15th DAY OF Sept., 2006  
AT 10:50 am  
RECORDED THIS 15th DAY OF Sept., 2006 IN PLAT BOOK VOLUME 31 PAGE 68-70

200600748724  
Filed for Record in  
GEAGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
09-15-2006 At 12:52 pm.  
PLAT 1200.00  
DR Book 39 Page 68 - 70

[Signature]  
GEAGA COUNTY RECORDER  
PRINT NAME: Mary Margaret McBride

THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION. THIS 8th DAY OF SEP, 2005.

[Signature]  
BAINBRIDGE TOWNSHIP ZONING INSPECTOR  
PRINT NAME: Michael E. Healy

THIS PLAT COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION. THIS 6th DAY OF DEC, 2005

[Signature]  
AUBURN TOWNSHIP ZONING INSPECTOR  
PRINT NAME: FRANK V. KITKO, JR.

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FIRESIDE ESTATES SUBDIVISION IS RECORDED IN VOLUME 1182, PAGE 841-865, AMENDED VOL. 1799 OF THE GEAGA COUNTY DEED RECORDS. Pg. 3/11

CONSERVATION EASEMENT TO THE LAND CONSERVANCY OF OHIO, INC. FOR FIRESIDE ESTATES SUBDIVISION IS RECORDED IN VOLUME 1804, PAGE 1264 OF THE GEAGA COUNTY DEED RECORDS.

## SUMMARY

TOTAL AREA IN SUBLOTS = 53.3739 Acres  
AREA IN FIRESIDE DRIVE (PRIVATE) = 1.3945 Acres

TOTAL = 54.7684 Acres  
TOTAL LENGTH OF ROADS = 788.48 L.F.  
TOTAL NUMBER OF SUBLOTS = 4

V39-P68

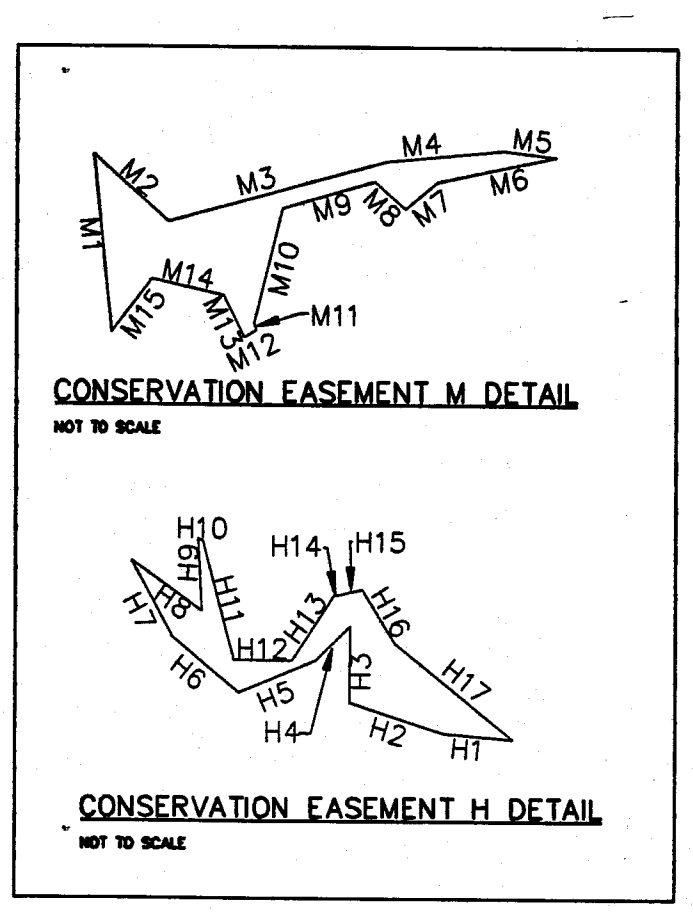
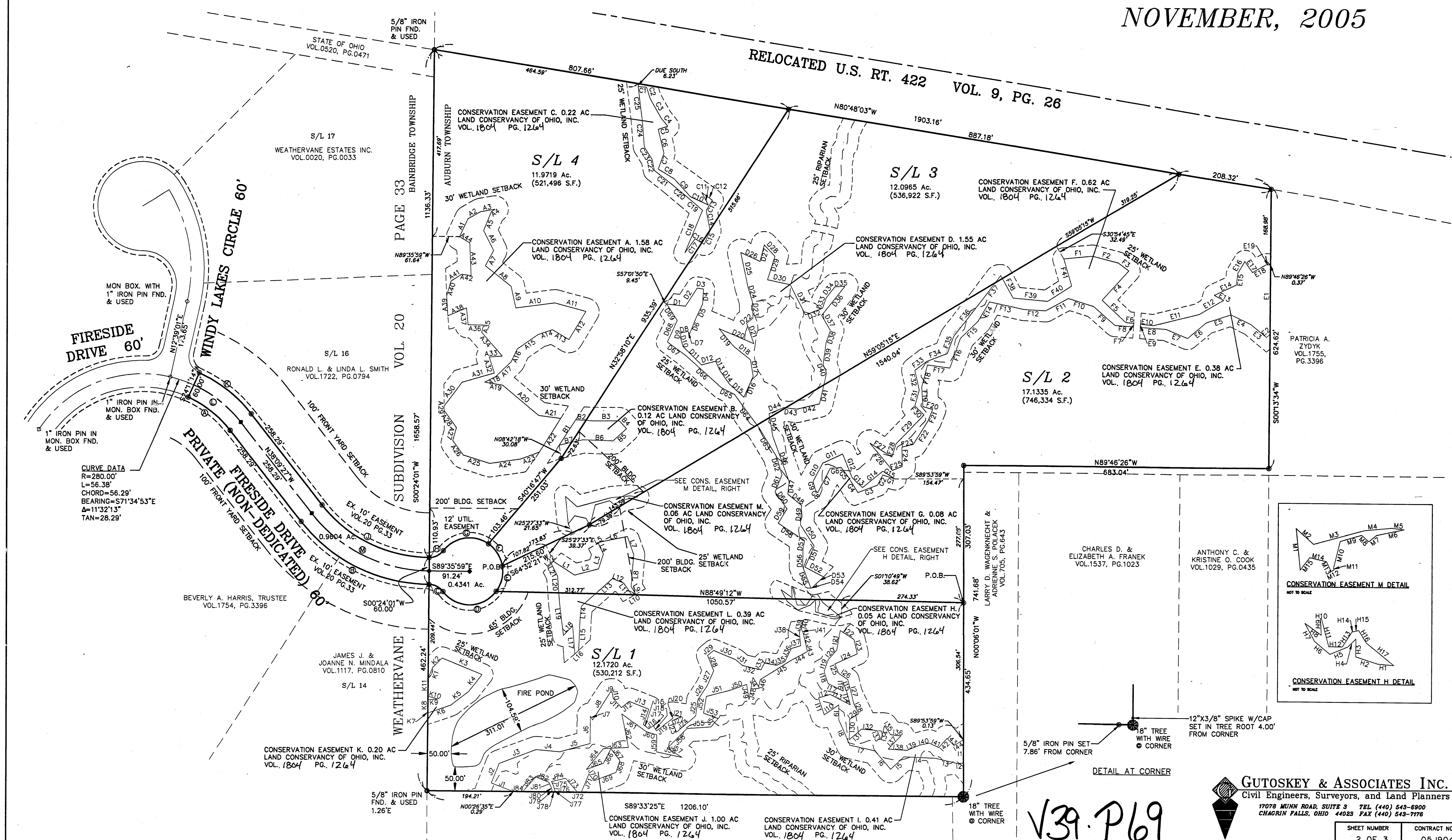
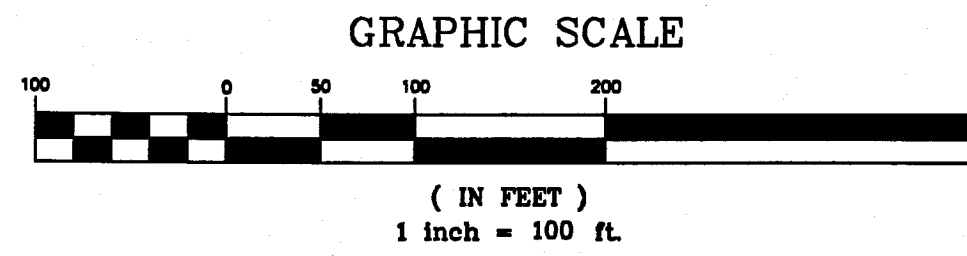
# FINAL PLAT FOR FIRESIDE ESTATES SUBDIVISION NOVEMBER, 2005

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD DIRECTION
A	250.00'	120.67'	27°39'19"	61.53'	119.50'	N 51°59'06" W
B	368.37'	330.74'	51°26'32"	177.49'	319.74'	S 63°52'43" E
C	40.00'	36.66'	52°30'17"	19.73'	35.39'	N 63°20'50" W
D	75.00'	139.26'	106°23'13"	100.23'	120.10'	N 89°42'42" E
E	75.00'	60.00'	45°50'12"	31.71'	58.41'	N 13°35'59" W
F	75.00'	60.00'	45°50'12"	31.71'	58.41'	N 32°14'13" W
G	75.00'	113.82'	86°56'58"	71.11'	103.20'	N 81°22'13" E
H	40.00'	36.66'	52°30'17"	19.73'	35.39'	N 64°08'52" E
J	308.37'	276.87'	51°26'32"	148.55'	267.66'	S 63°52'43" E
K	310.00'	149.63'	27°39'19"	76.30'	148.18'	N 51°59'06" W
L	280.00'	135.15'	27°39'19"	68.92'	133.84'	S 51°59'06" E
M	338.37'	303.80'	51°26'32"	163.00'	293.70'	S 63°52'43" E
N	280.00'	382.45'	78°15'37"	227.80'	353.41'	N 75°03'26" E

### LEGEND

- ⊙ 5/8" IRON PIN SET ID GUTOSKEY PS 7567
- ◆ BOXLESS PAVEMENT MONUMENT WITH 5/8" PIN SET
- N.R. NON-RADIAL
- WETLAND AREA & CONSERVATION EASEMENT

\*SEE SHEET 3 OF 3 FOR CONSERVATION EASEMENT SEGMENT BEARINGS AND DISTANCES



V39.P69

**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers, Surveyors, and Land Planners  
17078 MUNN ROAD, SUITE 3 TEL (440) 543-8900  
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7178

SHEET NUMBER	CONTRACT NO.
2 OF 3	05-1904

