

APPROVALS:

APPROVED AS TO LEGAL FORM THIS 31<sup>st</sup> DAY OF JULY, 2007.

Rebecca F. Schleg
GEAUGA COUNTY PROSECUTOR
PRINT NAME REBECCA F. SCHLEG, APA

APPROVED THIS 8<sup>th</sup> DAY OF MAY, 2007.

Margaret Muehling
GEAUGA COUNTY PLANNING COMMISSION:
PRINT NAME

I HAVE CHECKED THE CONSTRUCTION OF THE 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 OHIO ADMINISTRATIVE CODE.

APPROVED THIS 31<sup>st</sup> DAY OF JULY, 2007.

Robert L. Phillips
GEAUGA COUNTY ENGINEER: ROBERT L. PHILLIPS, P.E. P.S.

APPROVED THIS 2<sup>nd</sup> DAY OF AUGUST, 2007, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHTS OF WAY SHOWN HEREON FOR PUBLIC USE, AND ALSO GRANT THE SIGHT DISTANCE EASEMENT TO BAINBRIDGE TOWNSHIP BOARD OF TRUSTEES AS SHOWN HEREON.

Craig S. Albert, Mary E. Samide, William S. Young
GEAUGA COUNTY COMMISSIONERS:
WITNESSES: CLAUDINE ROZDOLKO, DAVID LAIR

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER AND/OR WATER FACILITIES AND APPURTENANCES FOR SUCH IMPROVEMENTS TO R.C. 6117.01, R.C. 6103.02 AND R.C. 711.01 AND HEREBY CERTIFY THAT ALL SANITARY SEWER AND/OR WATER FACILITIES AND APPURTENANCES SHOWN ON THIS PLAT HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, ARE IN CONFORMITY WITH SAID RULES, AND HAVE MET ALL BONDING REQUIREMENTS FOR MAINTENANCE.

THIS 7<sup>th</sup> DAY OF AUGUST, 2006.

Douglas L. Bowen, P.E.
GEAUGA COUNTY SANITARY ENGINEER:

UPON THE RECOMMENDATION OF THE GEAUGA COUNTY SANITARY ENGINEER, THE GEAUGA COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THE SANITARY SEWER AND/OR WATER FACILITIES AND ALL APPURTENANCES HERETO AS CONSTRUCTED AND AS SHOWN ON THIS PLAT AND THE PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENTS, IN CONFORMITY WITH THE RULES ADOPTED BY THE GEAUGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02, AND R.C. 711.01. THIS PLAT IS HEREBY APPROVED THIS 1<sup>st</sup> DAY OF AUGUST, 2007, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE EASEMENTS FOR SANITARY SEWER AND/OR WATER LINES AND APPURTENANCES AS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN SAID EASEMENTS. SAID APPROVAL AND ACCEPTANCE SHALL INCLUDE ALL SANITARY SEWER AND/OR WATER LINES AND APPURTENANCES CONTAINED WITHIN THE ROAD RIGHT-OF-WAY AS SHOWN HEREON AND SHALL INCLUDE THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY. A SERVICE AGREEMENT DATED August 2, 2007 HAS BEEN APPROVED BY THE GEAUGA COUNTY BOARD OF COMMISSIONERS.

Craig S. Albert, Mary E. Samide, William S. Young
GEAUGA COUNTY COMMISSIONERS:
CRAIG S. ALBERT, MARY E. SAMIDE, WILLIAM S. YOUNG

TRANSFERRED THIS 14<sup>th</sup> DAY OF SEPTEMBER, 2007.

RACON A. JEMISON
GEAUGA COUNTY AUDITOR: RACON A. JEMISON

FILED FOR RECORD THIS 14<sup>th</sup> DAY OF SEPTEMBER, 2007 AT 1:35 P.M.

RECORDED THIS 14<sup>th</sup> DAY OF SEPTEMBER, 2007 IN PLAT BOOK VOLUME

40, PAGE 49-51.

GLENN E. QUIGLEY
GEAUGA COUNTY RECORDER: GLENN E. QUIGLEY

200700768595
Filed for Record in
GEAUGA COUNTY OHIO
GLENN E. QUIGLEY
09-14-2007 at 01:35 PM.
PLAT 120.00
OR Book 40 Page 49 - 51

THIS PLAT COMPLIES WITH APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION AND BAINBRIDGE TOWNSHIP BZA MOTION 2003 - 56

THIS 4<sup>th</sup> DAY OF AUGUST, 2006.

Frank Montyrie
BAINBRIDGE TOWNSHIP ZONING INSPECTOR: M. FRANK MONTYRIE

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR RESERVES AT BRIGHTON PARK ESTATES SUBDIVISION IS RECORDED IN VOLUME 1021 PAGE 199-247 OF THE GEAUGA COUNTY DEED RECORDS.

THE DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINS PROVISIONS RELATING TO THE DRAINAGE FACILITIES SHOWN HEREIN. SEE SHEET 3 FOR DRAINAGE MAINTENANCE DISTRICT EASEMENT ACCEPTANCE.

SURVEYORS CERTIFICATION

WE DO HEREBY CERTIFY THAT WE 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 IN DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE BY THE GEAUGA COUNTY ENGINEER.

HEJDUK-COX AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
32145 OLD SOUTH MILES ROAD
SOLON, OHIO 44139
(440) 248-1330

Kenneth J. Hejduk
KENNETH J. HEJDUK, PROFESSIONAL SURVEYOR 6439 DATE 7-31-06



DEVELOPER/OWNER:

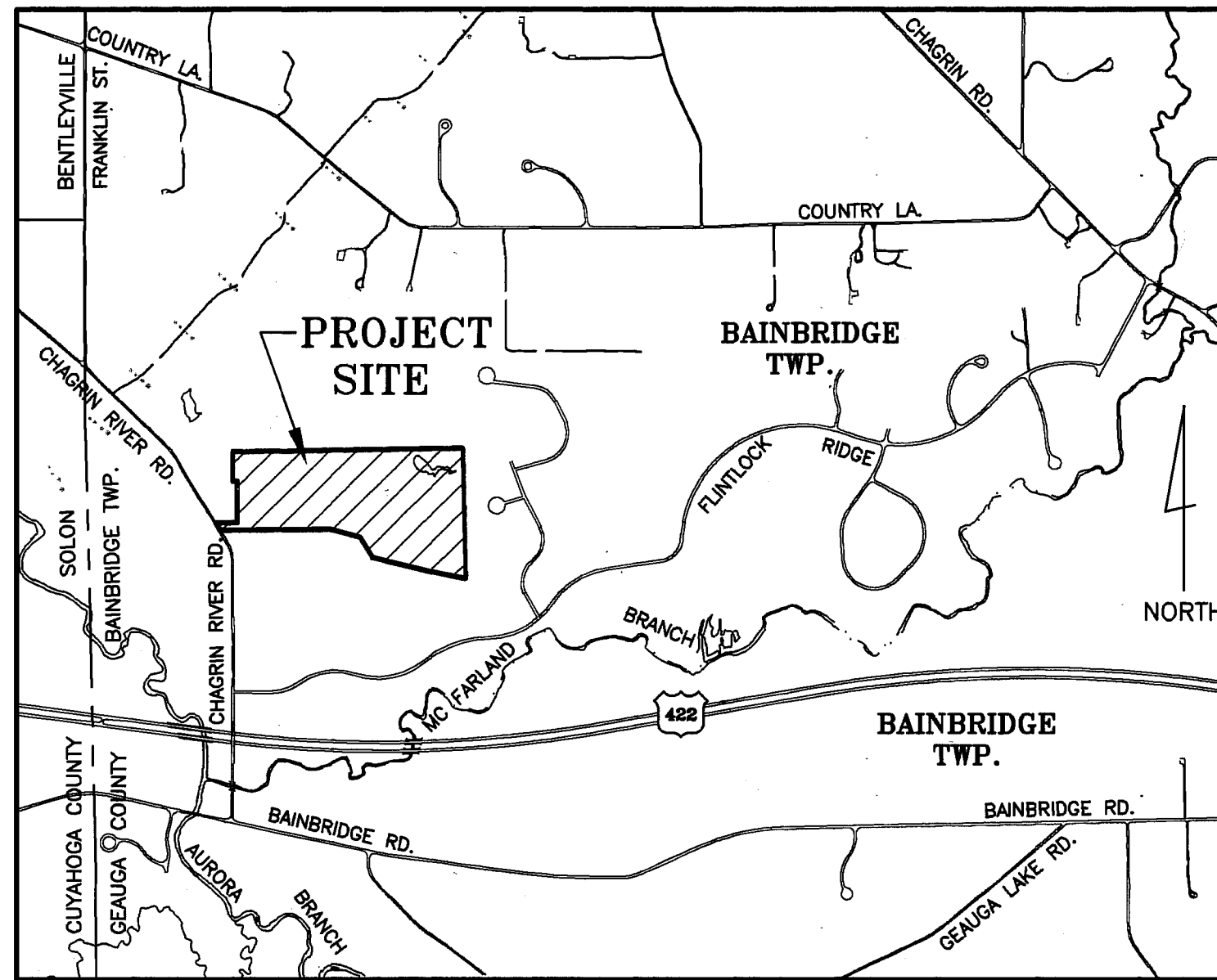
DINALLO & WITTRUP HOMES, INC.
33165 SOLON ROAD, SUITE 201
SOLON, OHIO 44139
(440) 349-4664
CONTACT: RICK DINALLO

FINAL PLAT

FOR

RESERVES AT BRIGHTON PARK ESTATES

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS 1, 2 & 3, TRACT 2 AND FURTHER BEING KNOWN AS PART OF A PARCEL OF LAND CONVEYED TO DINALLO AND WITTRUP HOMES, INC. BY DEEDS RECORDED IN VOLUME 1712, PAGE 2015 AND VOLUME 1749, PAGE 1698 OF THE GEAUGA COUNTY DEED RECORDS AND CONTAINING 47.0188 ACRES, REPRESENTING PERMANENT PARCEL NOS. 02-257500, 02-257600 AND 02-420901.



VICINITY MAP

SCALE 1"=1500'

UTILITY EASEMENT:

DINALLO & WITTRUP HOMES, INC., THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, ALTEL, DOMINION EAST OHIO GAS, ADELPHIA CABLE 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 BLOCKS 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 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 HERETO SET HIS HAND THIS 4<sup>th</sup> DAY OF AUGUST, 2006.

DINALLO & WITTRUP HOMES, INC.
BY: Richard Dinallo
(PRINT NAME AND TITLE)

John R. Male, Terri Grodell
WITNESS (PRINT NAME)

UTILITY EASEMENT ACCEPTED BY:
Ralph N. DeLuigi 7/21/06
STEVEN D. BARTIZAL 9/22/06
DOMINION EAST OHIO

Cheryl L. Scott 11-15-06
LARRY BOCK 9-20-06
Time Warner Cable

AN AGREEMENT PERTAINING TO THE FORMATION OF A DRAINAGE MAINTENANCE DISTRICT BY AND BETWEEN DINALLO & WITTRUP HOMES, INC. AND THE GEAUGA COUNTY BOARD OF COMMISSIONERS WAS APPROVED BY SEPARATE RESOLUTION NUMBER 07 - 145 OF THE BOARD ON AUGUST 2, 2007. THE PERPETUAL EASEMENTS FOR STORM WATER FACILITIES INCLUDING RETENTION BASINS, DETENTION BASINS, DITCHES, VEGETATIVE BERMS, FORESTE D. BUFFERS, SWALES, PIPES, AND ANY APPURTENANCES RELATED THERETO INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF SAID FACILITIES ARE HEREBY ACCEPTED.

LEVEL SPREADERS

ACCEPTANCE CERTIFICATION AND DEDICATION:

THE UNDERSIGNED, DINALLO & WITTRUP HOMES, INC., OWNER OF THE LAND SHOWN ON THIS PLAT DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS RESERVES AT BRIGHTON PARK ESTATES, A SUBDIVISION CONSISTING OF SUBLOTS 1 THROUGH 15, BLOCK "A" AND BRIGHTON PARK COURT (60 FEET WIDE), DOES HEREBY ACCEPT THIS PLAT OF THE SAME, AUTHORIZE RECORDING OF THE SAME, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL PARTS OF THE ROAD SHOWN HEREON AND NOT HERETOFORE DEDICATED, KNOWN AS BRIGHTON PARK COURT.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF OURSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE UNDERSIGNED HEREBY DEDICATE, GIVE, CONVEY, AND RELEASE TO THE GEAUGA COUNTY BOARD OF COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, A PERPETUAL EASEMENT FOR CONSTRUCTION, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RENEWING OF SANITARY SEWERS AND/OR WATER LINES AND ALL APPURTENANCES WITHIN, OVER, THROUGH, UNDER, AND UPON THE LAND WITHIN SAID EASEMENT INCLUDED IN THIS PLAT AND AS DESCRIBED HEREIN. SAID EASEMENT SHALL REMAIN UNOBSERVED AND SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS AND/OR THE RIGHT TO PROHIBIT SUCH LANDSCAPING EXCEPT LAWNS FROM BEING INSTALLED.

Richard Dinallo, John R. Male, Terri Grodell
DINALLO & WITTRUP HOMES, INC. 8/4/06
WITNESS (PRINT NAME)

NOTARY

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DINALLO & WITTRUP HOMES, INC. BY RICHARD DINALLO, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID DINALLO & WITTRUP HOMES, INC. FOR THE PURPOSES HEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Solon, OHIO, THIS 4<sup>th</sup> DAY OF August, 2006.

Theresa Grodell
NOTARY PUBLIC
MY COMMISSION EXPIRES:

MORTGAGE RELEASE:

PARK VIEW FEDERAL SAVINGS BANK, MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION, DOES HEREBY JOIN WITH THE OWNERS OF THIS SUBDIVISION IN THE DEDICATION OF BRIGHTON PARK COURT FOR PUBLIC USE, AND HEREBY RELEASE FROM THE LIEN OF OUR MORTGAGE AND WAIVE ANY RIGHT WHICH WE MIGHT HAVE IN SAID ROAD, THIS 4<sup>th</sup> DAY OF August, 2006.

John R. Male, John R. Male, Terri Grodell, Bruce Bernardino
PARK VIEW FEDERAL SAVINGS BANK CHAIRMAN
WITNESS (PRINT NAME)

NOTARY

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED PARK VIEW FEDERAL SAVINGS BANK, BY John R. Male, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID PARK VIEW FEDERAL SAVINGS BANK FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Solon, OHIO, THIS 4<sup>th</sup> DAY OF August, 2006.

Theresa Grodell
NOTARY PUBLIC
MY COMMISSION EXPIRES:

\*NOTARY

STATE OF OHIO
COUNTY OF GARIHUA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CRAIG S. ALBERT, MARY E. SAMIDE, AND WILLIAM S. YOUNG, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS FOR THE PURPOSES HEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Garrettsville, OHIO, THIS 2<sup>nd</sup> DAY OF AUGUST, 2006.

DAVID LAIR
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/09/2008

NOTARY FOR UTILITY EASEMENT

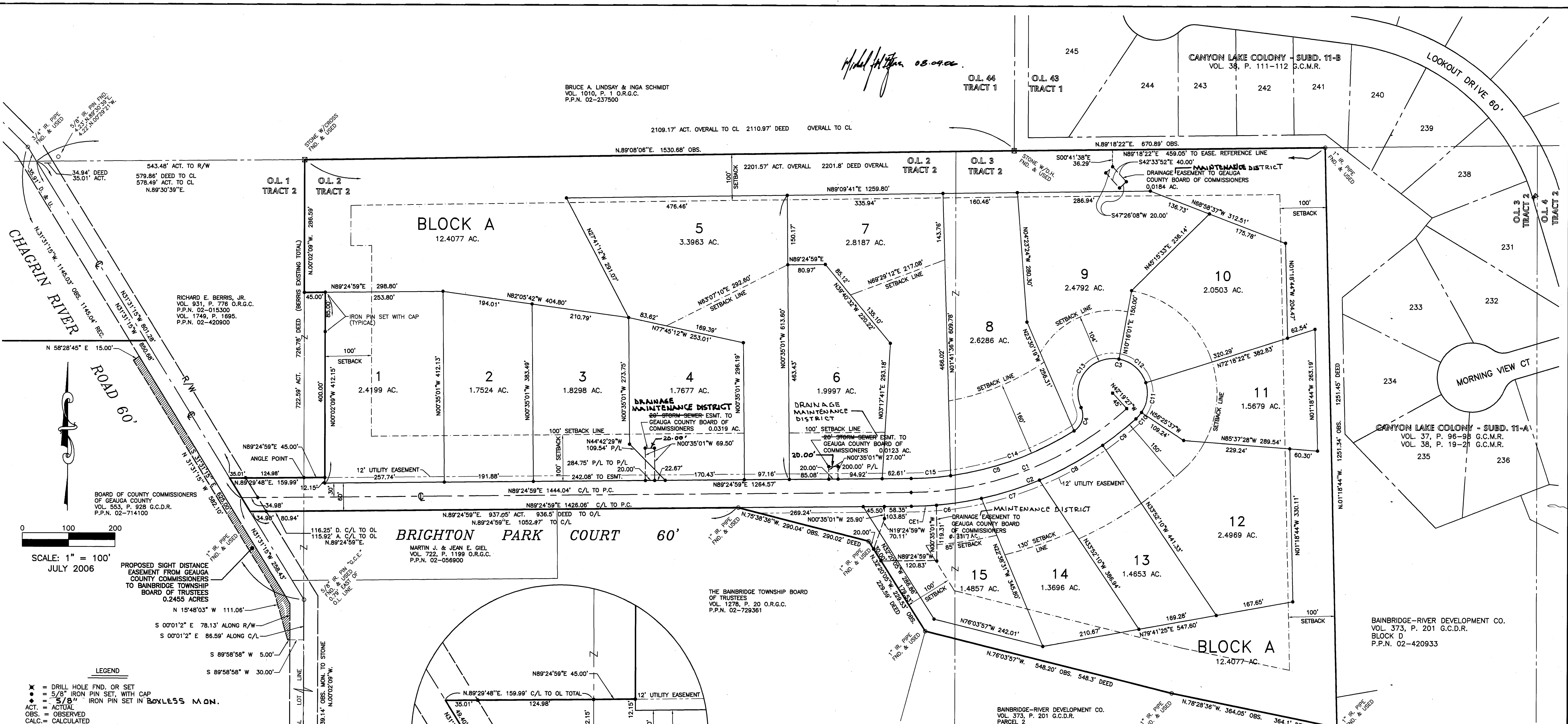
STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DINALLO & WITTRUP HOMES, INC. BY RICHARD DINALLO, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID DINALLO & WITTRUP HOMES, INC. FOR THE PURPOSES HEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Solon, OHIO, THIS 4<sup>th</sup> DAY OF August, 2006.

Richard Dinallo
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/5/09

V.40 P.49



SCALE: 1" = 100'  
JULY 2006

- LEGEND**
- = DRILL HOLE FND. OR SET
  - = 5/8" IRON PIN SET, WITH CAP
  - = 5/8" IRON PIN SET IN BOXLESS MON.
  - ACT. = ACTUAL
  - OBS. = OBSERVED
  - CALC. = CALCULATED
  - REC. = RECORD
  - FND. = FOUND
  - D. & U. = DEED & USED
  - P/L = PROPERTY LINE
  - C/L, CL = CENTERLINE
  - OL = ORIGINAL LOT LINE
  - MSD. = MEASURED
  - VOL. = VOLUME
  - P.P.N. = PERMANENT PARCEL NUMBER
  - G.C.D.R. = GEauga COUNTY DEED RECORD
  - O.R.G.C. = OFFICIAL RECORD GEauga COUNTY
  - DINALLO = DINALLO & WITTRUP HOMES, INC.



# FINAL PLAT FOR RESERVES AT BRIGHTON PARK ESTATES

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS 1, 2 & 3, TRACT 2

PARCELS	AREA
AREA IN SUBLOTS	31.5280 AC.
AREA IN BLOCK A (OPEN SPACE)	12.4077 AC.
AREA IN RIGHT OF WAY	3.0831 AC.
TOTAL AREA	47.0188 AC.
TOTAL NUMBER OF SUBLOTS	15
LENGTH OF ROAD	1954 L.F.

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
C1	700.00'	509.96'	41°44'25"	266.89'	498.75'	N68°32'46"E
C2	730.00'	531.81'	41°44'25"	278.32'	520.13'	N68°32'46"E
C3	75.00'	330.56'	28°28'50"	120.96'	576.33'	N76°28'50"E
C4	40.00'	57.60'	82°30'19"	35.08'	52.75'	N18°28'53"E
C5	670.00'	370.87'	31°42'56"	190.32'	366.16'	N73°33'30"E
C6	730.00'	152.63'	11°58'46"	76.59'	152.35'	N83°25'36"E
C7	730.00'	131.13'	10°17'31"	65.74'	130.95'	N72°17'27"E
C8	730.00'	168.04'	12°14'48"	78.32'	155.74'	N61°01'17"E
C9	730.00'	92.02'	0°13'20"	48.07'	91.96'	N51°17'13"E
C10	75.00'	18.46'	14°08'10"	9.28'	18.41'	N40°37'28"E
C11	75.00'	67.11'	51°18'01"	35.99'	64.89'	N07°56'23"E
C12	75.00'	81.21'	62°02'21"	45.10'	77.30'	S49°49'48"E
C13	75.00'	163.72'	125°04'18"	144.29'	133.09'	N37°43'59"E
C14	670.00'	285.51'	24°24'56"	144.95'	283.35'	N89°54'30"E
C15	670.00'	85.37'	0°18'01"	42.74'	85.31'	N85°45'58"E

BAINBRIDGE TOWNSHIP BOARD OF TRUSTEES HEREBY APPROVES AND ACCEPTS THE SIGHT DISTANCE EASEMENT AS DEPICTED AND GRANTED ON THIS FINAL PLAT.

THIS 12<sup>th</sup> DAY OF SEPTEMBER, 2007.

*Jeffrey S. Marley*  
BAINBRIDGE TOWNSHIP TRUSTEE  
PRINT NAME: JEFFREY S. MARLEY

*Christopher A. ...*  
BAINBRIDGE TOWNSHIP TRUSTEE  
PRINT NAME: CHRISTOPHER A. ...

*Jinda W. White*  
BAINBRIDGE TOWNSHIP TRUSTEE  
PRINT NAME: JINDA W. WHITE

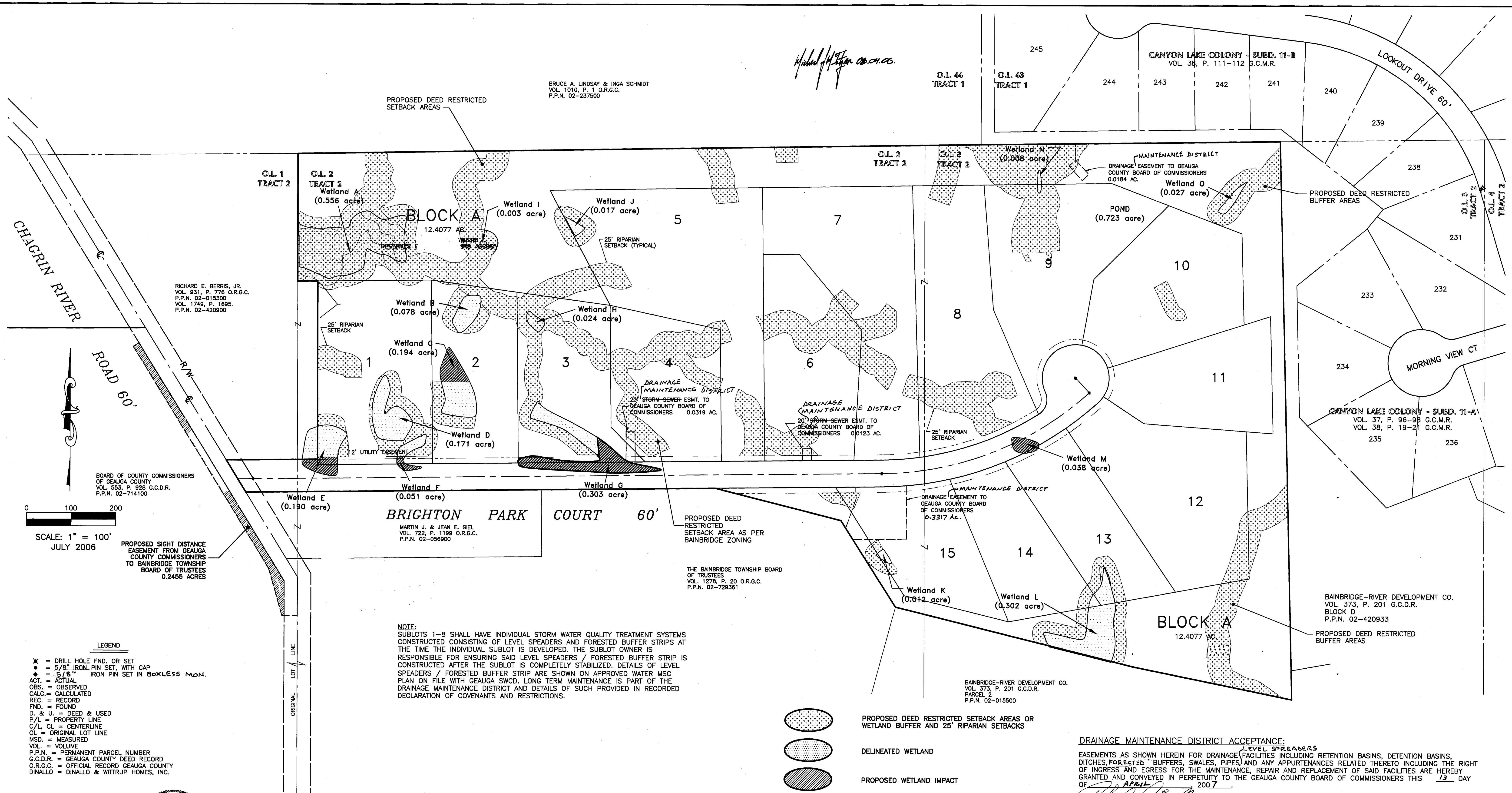
WETLANDS DELINEATION PERFORMED BY DAVEY RESOURCE GROUP ON JUNE 22, 2004 AND REVISED AUGUST 31, 2005 PER CORPUS OF ENGINEERS (COE) SITE VISIT. COE APPLICATION NO. 2005-01822 (1), NATIONWIDE PERMIT NO. (39) ISSUED AS PER LETTER DATED FEBRUARY 28, 2006.

PUBLIC WATER SUPPLY AND SANITARY SEWER TO BE INSTALLED ALONG BRIGHTON PARK COURT AND TO EACH INDIVIDUAL SUBLOT, WATER SYSTEM AND SANITARY SEWERS SHALL BE UNDER THE JURISDICTION OF THE GEAGA COUNTY DEPARTMENT OF WATER RESOURCES.

PROPOSED SUBDIVISION IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN AS PER COMMUNITY-PANEL NUMBER 390190 0125 B, EFFECTIVE DATE: NOVEMBER 4, 1988.

RESERVES AT BRIGHTON PARK ESTATES - FINAL PLAT  
BAINBRIDGE TOWNSHIP, GEAGA COUNTY, OHIO

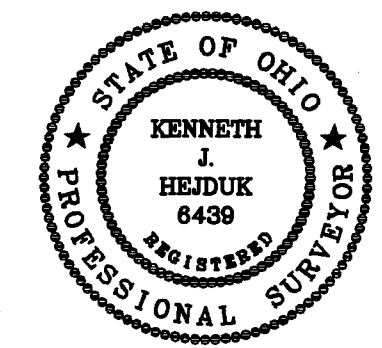
**HEJDUK-COX AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
32145 Old South Mass Road, Solon, Ohio 44139 440-248-1330 440-248-8885



BOARD OF COUNTY COMMISSIONERS OF GEAGA COUNTY VOL. 553, P. 928 G.C.D.R. P.P.N. 02-714100

SCALE: 1" = 100' JULY 2006

- LEGEND**
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  - = 3/8" IRON PIN SET IN BOXLESS MON.
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  - DINALLO = DINALLO & WITTRUP HOMES, INC.



**NOTE:**  
 SUBLOTS 1-8 SHALL HAVE INDIVIDUAL STORM WATER QUALITY TREATMENT SYSTEMS CONSTRUCTED CONSISTING OF LEVEL SPREADERS AND FORESTED BUFFER STRIPS AT THE TIME THE INDIVIDUAL SUBLOT IS DEVELOPED. THE SUBLOT OWNER IS RESPONSIBLE FOR ENSURING SAID LEVEL SPREADERS / FORESTED BUFFER STRIP IS CONSTRUCTED AFTER THE SUBLOT IS COMPLETELY STABILIZED. DETAILS OF LEVEL SPREADERS / FORESTED BUFFER STRIP ARE SHOWN ON APPROVED WATER MSC PLAN ON FILE WITH GEAGA SWCD. LONG TERM MAINTENANCE IS PART OF THE DRAINAGE MAINTENANCE DISTRICT AND DETAILS OF SUCH PROVIDED IN RECORDED DECLARATION OF COVENANTS AND RESTRICTIONS.

- PROPOSED DEED RESTRICTED SETBACK AREAS OR WETLAND BUFFER AND 25' RIPARIAN SETBACKS
- DELINEATED WETLAND
- PROPOSED WETLAND IMPACT

PARCELS	AREA
AREA IN SUBLOTS	31.5280 AC.
AREA IN BLOCK A (OPEN SPACE)	12.4077 AC.
AREA IN RIGHT OF WAY	3.0831 AC.
TOTAL AREA	47.0188 AC.
TOTAL NUMBER OF SUBLOTS	15
LENGTH OF ROAD	1954 L.F.

**DRAINAGE MAINTENANCE DISTRICT ACCEPTANCE:**  
 EASEMENTS AS SHOWN HEREIN FOR DRAINAGE FACILITIES INCLUDING RETENTION BASINS, DETENTION BASINS, DITCHES, FORESTED BUFFERS, SWALES, PIPES, AND ANY APPURTENANCES RELATED THERETO INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF SAID FACILITIES ARE HEREBY GRANTED AND CONVEYED IN PERPETUITY TO THE GEAGA COUNTY BOARD OF COMMISSIONERS THIS 13 DAY OF APRIL 2007.

*Richard Dinallo*  
 DINALLO & WITTRUP HOMES, INC. DATE: 13 APRIL 2007

*Pauline Wittrup*  
 WITNESS (PRINT NAME) PAULINE WITTRUP

*Kenneth J. Hejduk*  
 WITNESS (PRINT NAME) KENNETH J. HEJDUK

**NOTARY**  
 STATE OF OHIO  
 COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DINALLO & WITTRUP HOMES, INC. BY RICHARD DINALLO, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID DINALLO & WITTRUP HOMES, INC. FOR THE PURPOSES HEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Solon OHIO, THIS 13 DAY OF APRIL, 2007.

*Pauline Wittrup*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 2/15/09

WETLANDS DELINEATION PERFORMED BY DAVEY RESOURCE GROUP ON JUNE 22, 2004 AND REVISED AUGUST 31, 2005 PER CORPS OF ENGINEERS (COE) SITE VISIT. COE APPLICATION NO. 2005-01822 (1), NATIONWIDE PERMIT NO. (39) ISSUED AS PER LETTER DATED FEBRUARY 28, 2006.

PUBLIC WATER SUPPLY AND SANITARY SEWER TO BE INSTALLED ALONG BRIGHTON PARK COURT AND TO EACH INDIVIDUAL SUBLOT. WATER SYSTEM AND SANITARY SEWERS SHALL BE UNDER THE JURISDICTION OF THE GEAGA COUNTY DEPARTMENT OF WATER RESOURCES.

PROPOSED SUBDIVISION IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN AS PER COMMUNITY-PANEL NUMBER 390190 0125 B, EFFECTIVE DATE: NOVEMBER 4, 1988.

# FINAL PLAT FOR RESERVES AT BRIGHTON PARK ESTATES

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS 1, 2 & 3, TRACT 2

RESERVES AT BRIGHTON PARK ESTATES - FINAL PLAT BAINBRIDGE TOWNSHIP, GEAGA COUNTY, OHIO

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