

RESUBDIVISION PLAT FOR SUBLOTS 10 & 11 AND BLOCK A OF RESERVES AT BRIGHTON PARK ESTATES

APPROVALS:

APPROVED AS TO LEGAL FORM THIS 21st DAY OF March, 2012.
Rebecca A. Schlag
 GEauga COUNTY PROSECUTOR: REBECCA A. SCHLAG, APA

APPROVED THIS 20th DAY OF March, 2012.
Margaret Muehling
 CHAIRMAN GEAGA COUNTY PLANNING COMMISSION:
 MARGARET MUEHLING

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

APPROVED THIS 20th DAY OF MARCH, 2012.
Robert L. Phillips
 GEAGA COUNTY ENGINEER: ROBERT L. PHILLIPS, P.E.

APPROVED THIS 22nd DAY OF MARCH, 2012.
Tracy Lemison *Mary E. Camide* *William S. Young*
 GEAGA COUNTY COMMISSIONER: TRACY LEMISON GEAGA COUNTY COMMISSIONER: MARY E. CAMIDE GEAGA COUNTY COMMISSIONER: WILLIAM S. YOUNG

TRANSFERRED THIS 22nd DAY OF MARCH, 2012.
Frank J. Gliha
 GEAGA COUNTY AUDITOR: FRANK J. GLIHA

FILED FOR RECORD THIS 22nd DAY OF March, 2012 AT 2:07 P.M.

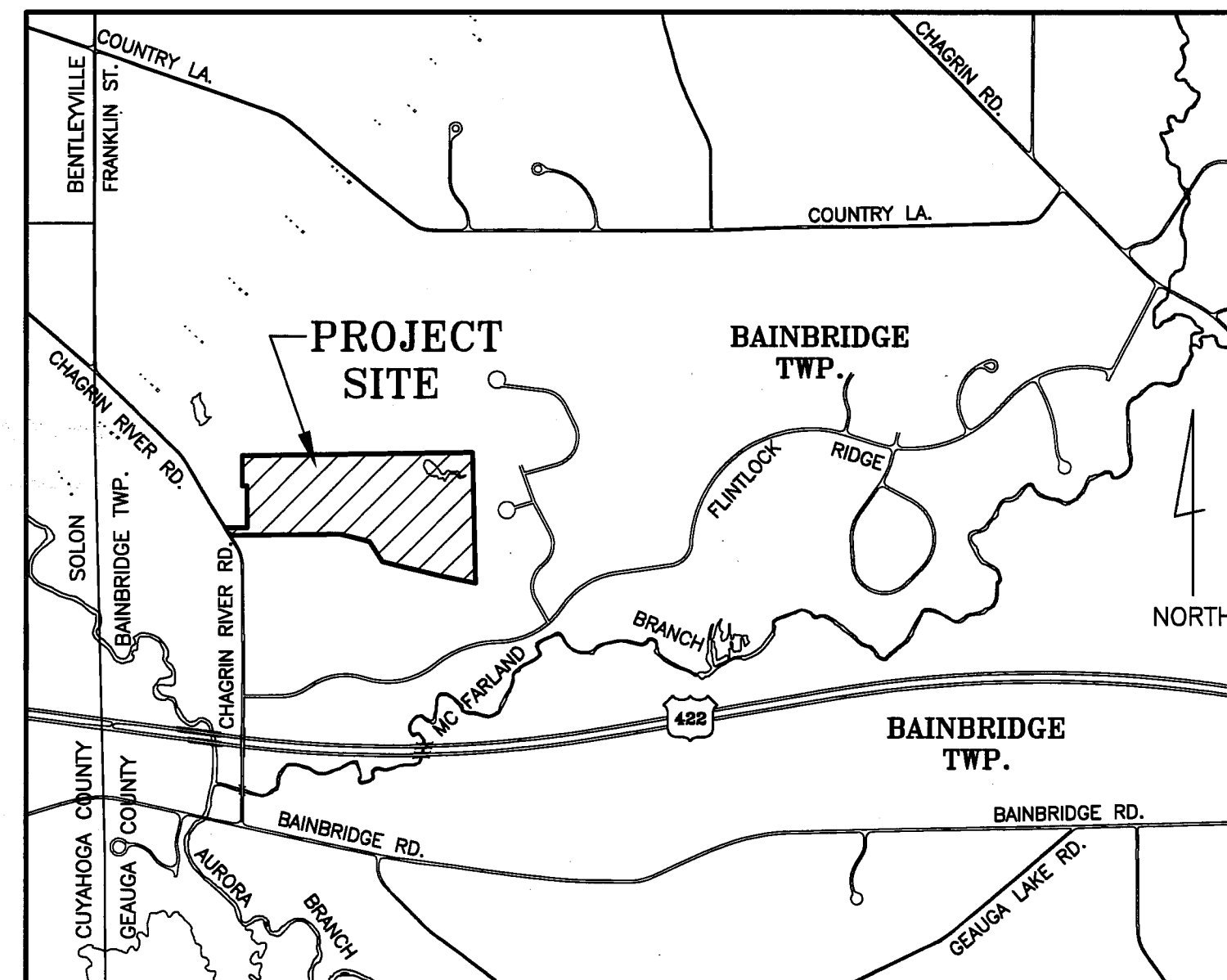
RECORDED THIS 22nd DAY OF March, 2012 IN PLAT BOOK VOLUME
41, PAGE 71-72
Sharon C. Gingerich
 GEAGA COUNTY RECORDER: SHARON C. GINGERICH

201200838638
 Filed for Record in
 GEAGA COUNTY OHIO
 SHARON C GINGERICH RECORDER
 03-22-2012 AT 02:07 PM
 PLAT 80.00
 OR Book 41 Page 71 - 72

THIS PLAT COMPLIES WITH APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION AND
 BAINBRIDGE TOWNSHIP MOTION BZA 2005-51 AND BZA 2012-05.

THIS 15 DAY OF March, 2012.
Shane Wrench
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR:
 SHANE WRENCH

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 AND BEING SUBLOTS 10 AND 11, AND BLOCK A OF RESERVES AT BRIGHTON PARK ESTATES AS RECORDED IN VOLUME 40, PAGES 49-51 OF GEAGA COUNTY PLAT RECORDS, AND FURTHER KNOWN AS BEING 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 GEAGA COUNTY DEED RECORDS. CONSISTING OF PARCEL NUMBERS 02-421016, 02-421017 AND 02-421022.



VICINITY MAP
 SCALE 1"=1500'

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

ACCEPTANCE CERTIFICATION:

THE UNDERSIGNED, DINALLO & WITTRUP HOMES, INC., OWNER OF THE LAND SHOWN ON THIS PLAT DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS A RESUBDIVISION PLAT FOR SUBLOTS 10 AND 11, AND BLOCK "A" OF RESERVES AT BRIGHTON PARK ESTATES, CONTAINING SUBLOTS 10-A, 11-A AND BLOCK A-1, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, AND AUTHORIZE RECORDING OF THE SAME.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR 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.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 7th DAY OF March, 2012.

Richard Dinallo *Toni Zavarella* *Martin Barush*
 DINALLO & WITTRUP HOMES, INC. WITNESS (PRINT NAME) WITNESS (PRINT NAME)
 RICHARD DINALLO, SECRETARY / TREASURER

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 7th DAY OF March, 2012.

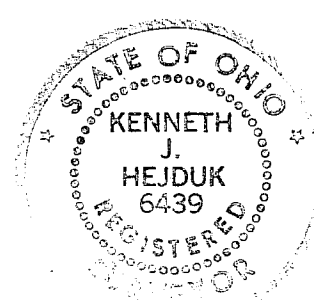
Paul H. Wittrup
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 2/21/14



PAULETTE WITTRUP
 NOTARY PUBLIC
 STATE OF OHIO
 Comm. Expires
 February 11, 2014
 Recorded in
 Lorain County

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 ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY, THE REFERENCE BEARING BEING THE CENTERLINE OF BRIGHTON PARK COURT AS SHOWN ON THE FINAL PLAT FOR RESERVES AT BRIGHTON PARK ESTATES, AS RECORDED IN VOLUME 40, PAGES 49-51 OF GEAGA COUNTY PLAT RECORDS. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. IRON MONUMENTS, IRON PINS OR P.K. NAILS HAVE BEEN FOUND OR SET AT SUBLOT CORNERS AS INDICATED HEREON.

HEJDUK-COX AND ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
Kenneth J. Hejduk 3-07-12
 KENNETH J. HEJDUK, PROFESSIONAL SURVEYOR 6439 DATE



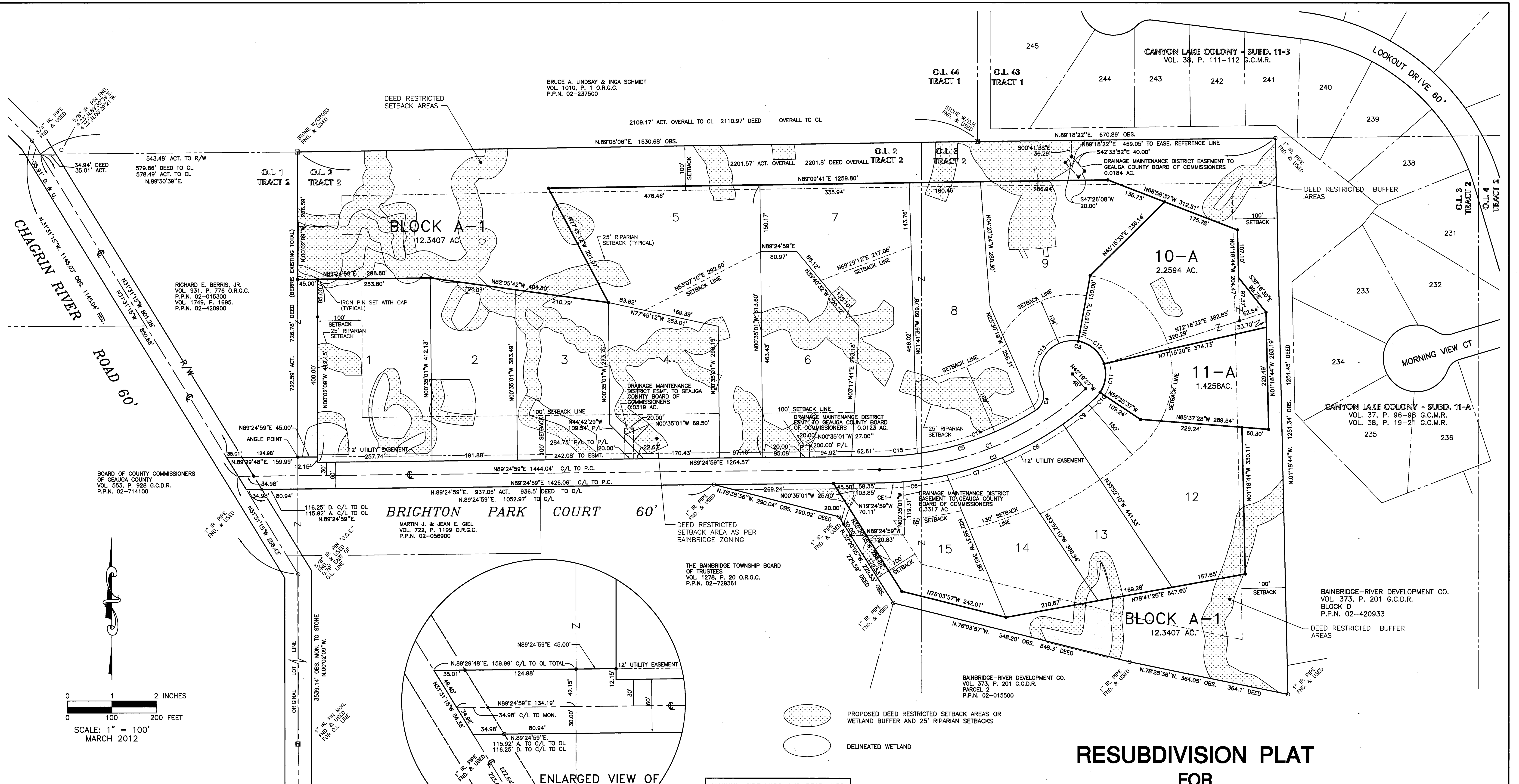
V.41 P.71

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.

AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS FOR RESERVES AT BRIGHTON PARK ESTATES ARE RECORDED IN VOLUME 1919 PAGE 3390-3392 OF THE OFFICIAL RECORDS OF GEAGA COUNTY.



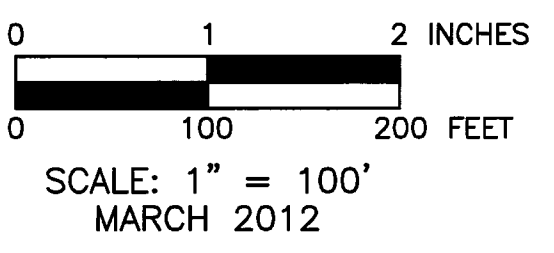
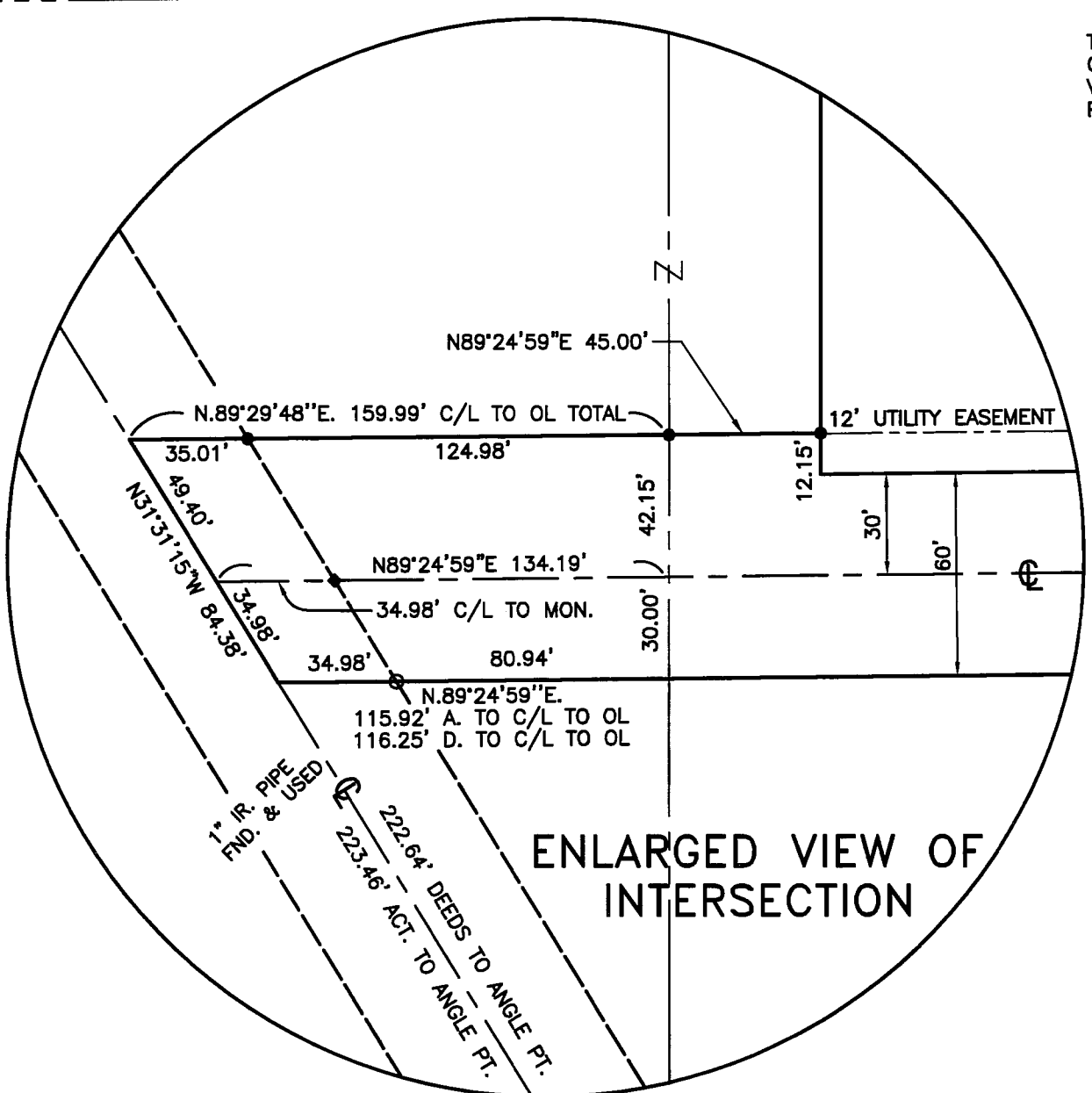
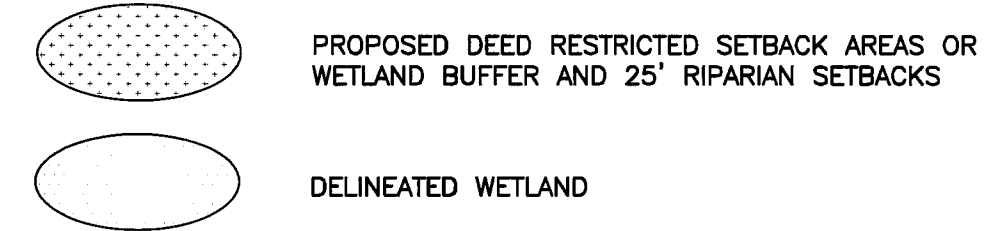
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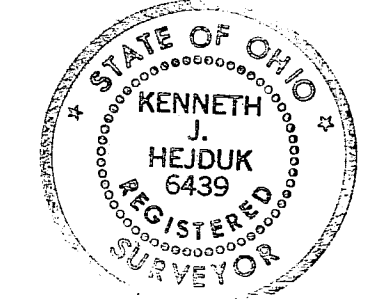
CURVE DATA						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
C01	700.00'	509.96'	41°44'25"	266.89'	498.75'	N68°32'46"E
C02	730.00'	531.81'	41°44'25"	278.32'	520.13'	N68°32'46"E
C03	75.00'	330.50'	252°28'50"	120.98'	578.33'±2"E	N18°26'53"E
C04	75.00'	37.80'	82°30'19"	35.08'	52.78'	N18°26'53"E
C05	670.00'	370.87'	314°42'56"	368.16'	573.33'±3"E	N18°26'53"E
C06	730.00'	152.63'	11°58'46"	76.59'	152.35'	N83°25'36"E
C07	730.00'	131.13'	10°17'31"	65.74'	130.95'	N72°17'27"E
C08	730.00'	156.04'	12°14'49"	78.32'	155.74'	N81°01'17"E
C09	730.00'	92.02'	07°13'20"	46.63'	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°16'01"	35.99'	64.89'	N07°56'23"E
C12	75.00'	81.21'	62°02'21"	45.10'	77.30'	S48°42'48"E
C13	75.00'	163.72'	125°04'18"	144.29'	133.09'	N37°43'52"E
C14	670.00'	285.51'	24°24'56"	144.85'	283.35'	N69°54'30"E
C15	670.00'	85.37'	07°18'01"	42.74'	85.31'	N85°45'58"E

AREA TABULATION	
PARCELS	AREA
10-A	2.2594 AC.
11-A	1.4258 AC.
BLOCK A-1	12.3407 AC.
TOTAL AREA	16.0259 AC.

MINIMUM SIDE YARD AND REAR YARD
SIDE YARD: 30' REAR YARD: 50'



- LEGEND**
- ✕ = DRILL HOLE FND. OR SET
 - = 5/8" IRON PIN SET, WITH CAP
 - ◆ = 5/8" IRON PIN 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. = GEAGA COUNTY DEED RECORD
 - O.R.G.C. = OFFICIAL RECORD GEAGA COUNTY
 - DINALLO = DINALLO & WITTRUP HOMES, INC.



V.41 P.72

ON AUGUST 2, 2007 THE GEAGA COUNTY BOARD OF COMMISSIONERS APPROVED RESOLUTION 07-145 APPROVING THE ANNUAL ASSESSMENT ON IMPROVEMENTS IN RESERVES AT BRIGHTON PARK, PERTAINING TO THE ESTABLISHMENT OF DRAINAGE MAINTENANCE DISTRICTS. DRAINAGE MAINTENANCE DISTRICT EASEMENT RECORDED IN PLAT BOOK 40, PAGES 49-51 OF GEAGA COUNTY PLAT RECORDS.