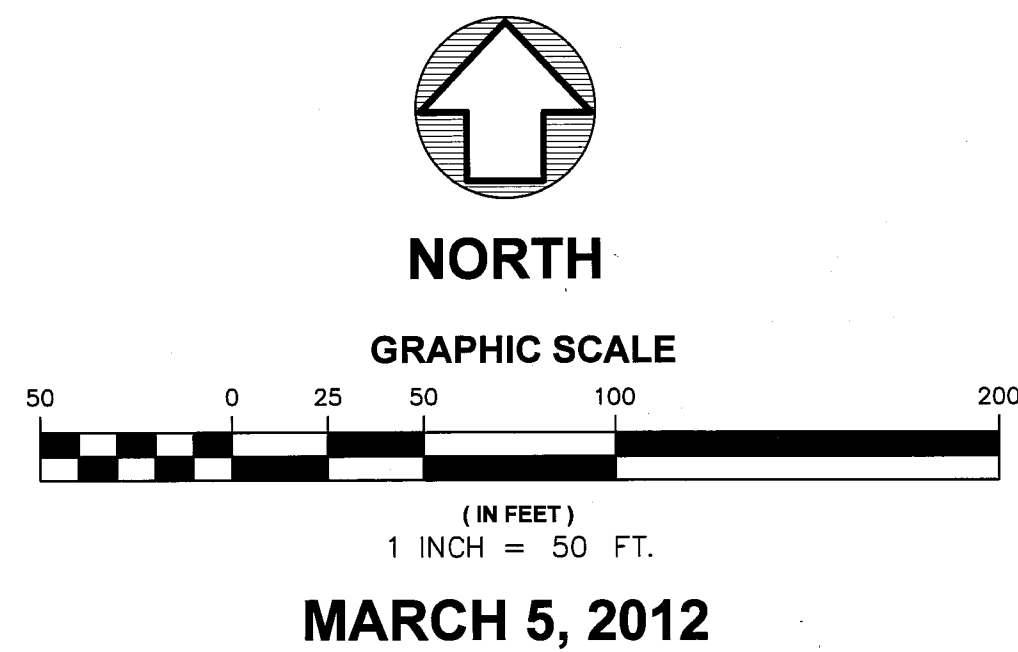


# REPLAT OF SUBLOT NUMBERS 7 and 8 OF RESERVES AT BRIGHTON PARK ESTATES

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 AND 3, TRACT 2 AND BEING SUBLOTS 7 AND 8 OF RESERVES AT BRIGHTON PARK ESTATES AS RECORDED IN VOLUME 40, PAGES 49-51 OF GEAGA COUNTY PLAT RECORDS, AND ADDITIONALLY BEING KNOWN AS LAND CONVEYED TO ROGER V. JONES AND KIMBERLY A. JONES, BY DEED RECORDED IN VOLUME 1911, PAGE 403 OF GEAGA COUNTY DEED RECORDS, REPRESENTING PERMANENT PARCEL NUMBERS 02-421013 (S/L 7) AND 02-421014 (S/L 8), AND CONTAINING 5.4473 ACRES.



MARCH 5, 2012

### COVENANTS & RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR RESERVES AT BRIGHTON PARK ESTATES SUBDIVISION IS RECORDED IN O.R. BOOK 1821, PAGE 199 (INSTRUMENT NO. 200700781565) OF GEAGA COUNTY DEED RECORDS AND THE FIRST AMENDMENT AS RECORDED IN VOLUME 1919, PAGE 2390 OF GEAGA COUNTY DEED RECORDS.

### BASIS OF BEARINGS:

THE VALUE OF NORTH 89° 24' 59" EAST ASSIGNED TO THE CENTERLINE OF BRIGHTON PARK COURT AS SHOWN IN RESERVES AT BRIGHTON PARK ESTATES SUBDIVISION, RETRACED BETWEEN MONUMENTS AS ILLUSTRATED.

### SUBDIVISION TABULATION:

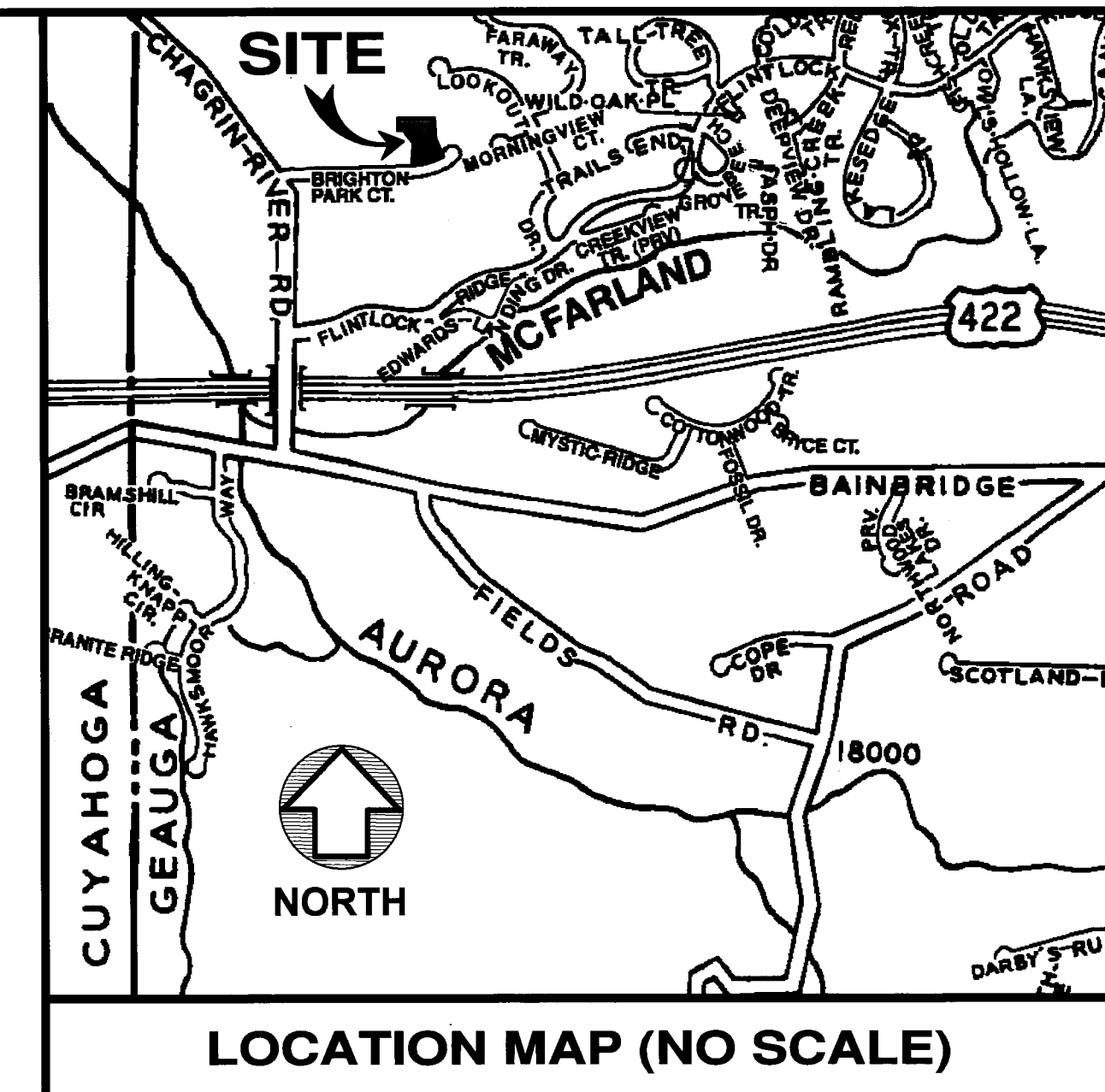
AREA IN SUBLOTS: 5.4473 ACRES  
AREA IN TOTAL SUBDIVISION: 5.4473 ACRES

### WETLAND DELINEATION:

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.

### FLOOD PLAIN:

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



LOCATION MAP (NO SCALE)

### APPROVALS

APPROVED AS TO LEGAL FORM  
THIS 16<sup>th</sup> DAY OF March, 2012.

*Rebecca A. Schlag, APA*  
REBECCA A. SCHLAG, APA  
GEAGA COUNTY ASSISTANT PROSECUTOR

APPROVED THIS 13<sup>th</sup> DAY OF March, 2012.

*Margaret Muehling*  
MARGARET MUEHLING, CHAIRPERSON  
GEAGA COUNTY PLANNING COMMISSION

THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION AND BAINBRIDGE TOWNSHIP MOTION BZA CASE NO. 2012-2. THIS 8<sup>th</sup> DAY OF March, 2012.

*Shane Wrench*  
SHANE WRENCH, BAINBRIDGE TWP. ZONING INSPECTOR

THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THIS 16<sup>th</sup> DAY OF March, 2012.

*Robert L. Phillips, P.E., P.S.*  
ROBERT L. PHILLIPS, P.E., P.S., GEAGA COUNTY ENGINEER

THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 22<sup>nd</sup> DAY OF March, 2012.

*Frank J. Gluha*  
FRANK J. GLIHA, GEAGA COUNTY COMMISSIONER

*Mary E. Swide*  
MARY E. SWIDE, GEAGA COUNTY COMMISSIONER

*William S. Young*  
WILLIAM S. YOUNG, GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS 2<sup>nd</sup> DAY OF April, 2012.

*Frank J. Gluha (sm)*  
FRANK J. GLIHA, GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 2<sup>nd</sup> DAY OF April, 2012, AT 10:41 A.M.

RECORDED THIS 2<sup>nd</sup> DAY OF April, 2012, IN PLAT BOOK VOLUME 41, PAGE 74.

*Sharon C. Gingerich*  
SHARON C. GINGERICH, GEAGA COUNTY RECORDER

201200837104  
Filed for Record in  
GEAGA COUNTY OHIO  
SHARON C. GINGERICH, RECORDER  
04-02-2012 At 10:41 a.m.  
PLAT 40.00  
OR Book 41 Page 74 - 74

### ACCEPTANCE

WE, THE UNDERSIGNED, ROGER V. JONES AND KIMBERLY A. JONES, OWNERS OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR REPLAT OF SUBLOT NUMBERS 7 AND 8 OF RESERVES AT BRIGHTON PARK ESTATES, CONTAINING SUBLOT NUMBERS 7-A AND 8-A, AND DO 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 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 HERETO SET THEIR HANDS THIS 6<sup>th</sup> DAY OF March, 2012.

*Roger V. Jones*  
ROGER V. JONES, HUSBAND

*Susan M. Jones*  
SUSAN M. JONES, WIFE

*Carol J. Richard*  
CAROL J. RICHARD, WITNESS

*Kimberly A. Jones*  
KIMBERLY A. JONES, WIFE

*Susan M. Jones*  
SUSAN M. JONES, WIFE

*Carol J. Richard*  
CAROL J. RICHARD, WITNESS

STATE OF OHIO }  
COUNTY OF Cuyahoga } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROGER V. JONES AND KIMBERLY A. JONES, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Selon, OHIO, THIS 6<sup>th</sup> DAY OF March, 2012.

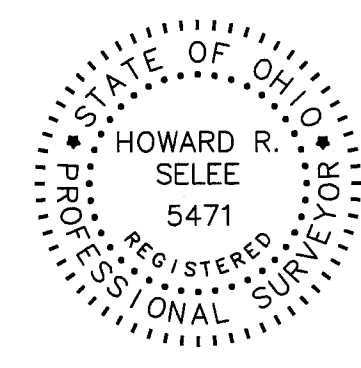
*Carol J. Richard*  
CAROL J. RICHARD  
NOTARY PUBLIC

CAROL J. RICHARD  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
May 18, 2018

### CERTIFICATION

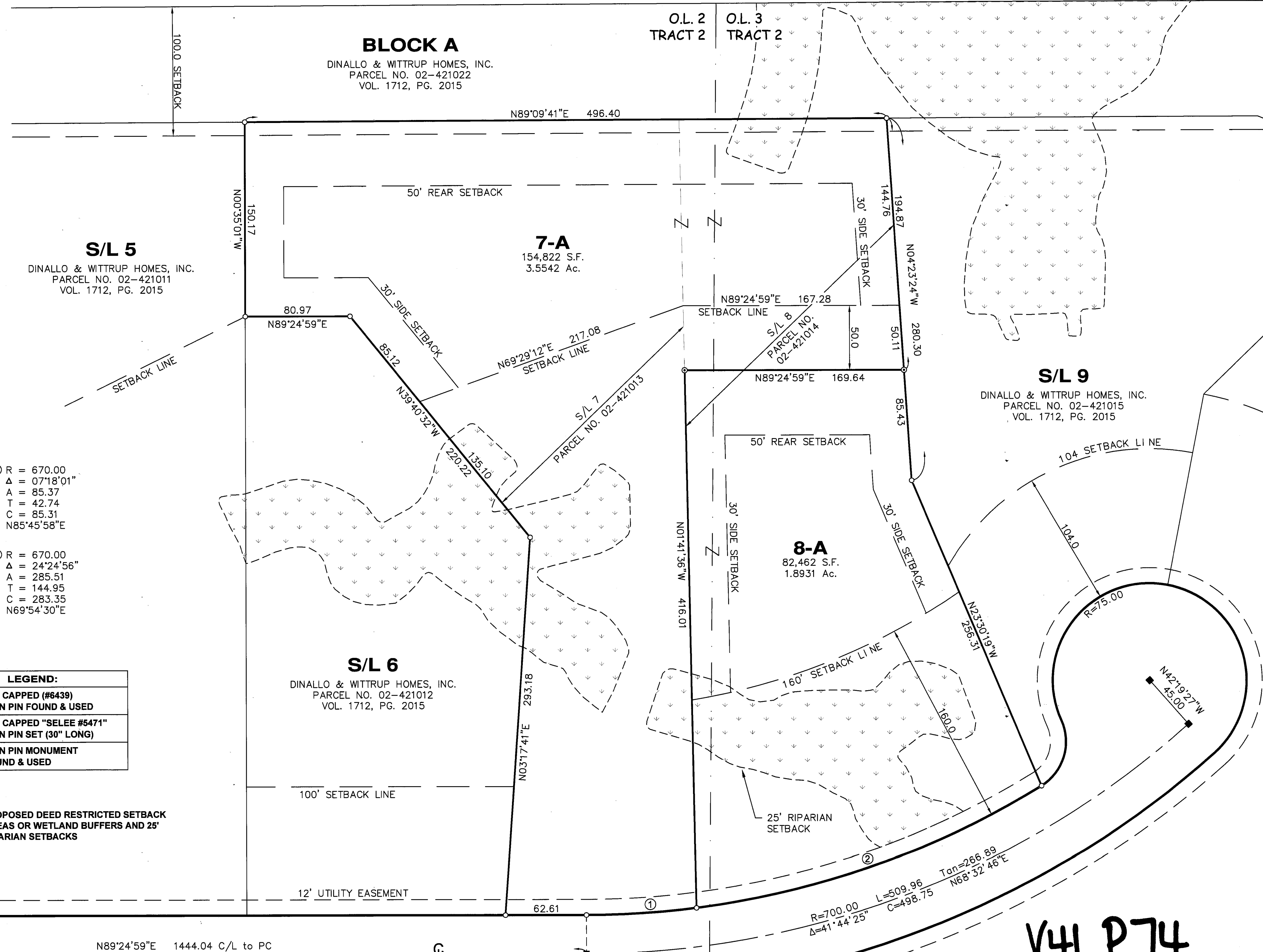
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 5/8" IRON PINS FOUND AT ALL PROPERTY CORNERS AS SHOWN HEREON.

*Howard R. Selee* 03-05-2012  
HOWARD R. SELEE, REGISTERED SURVEYOR #5471 DATE



LEGEND:	
○	5/8" CAPPED (#6439) IRON PIN FOUND & USED
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)
■	IRON PIN MONUMENT FOUND & USED

PROPOSED DEED RESTRICTED SETBACK AREAS OR WETLAND BUFFERS AND 25' RIPARIAN SETBACKS



BRIGHTON PARK COURT 60'

V.41 P.74