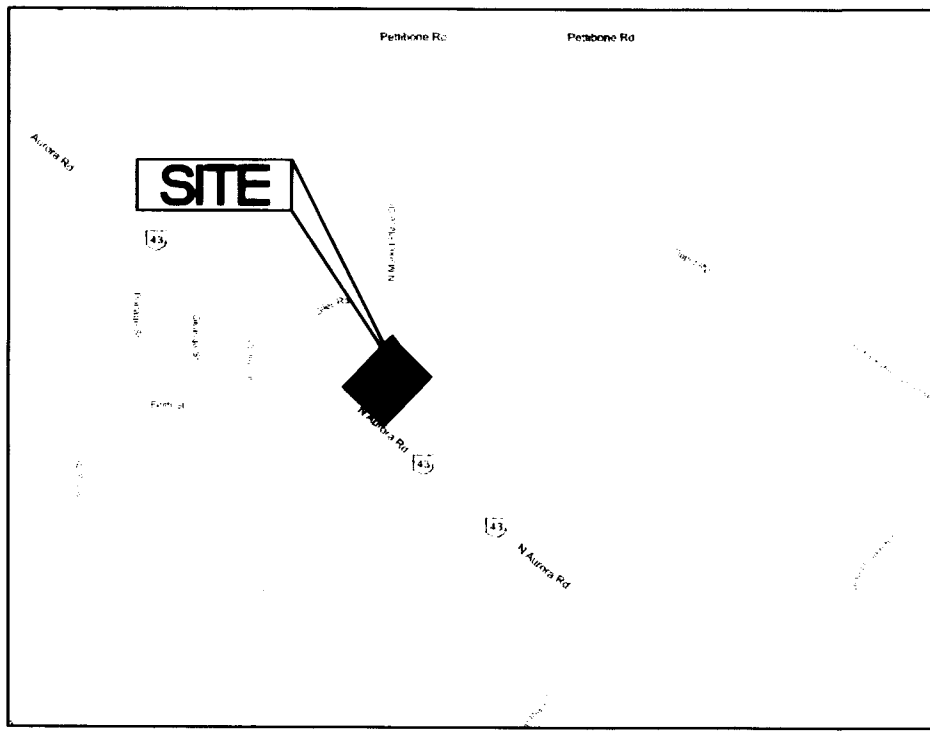


REPLAT OF SUBLOT 3A FOR THE SHOPS AT MARKETPLACE

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF TRACT 3, ORIGINAL LOT 30, IN SAID TOWNSHIP AND CONTAINING 3.6700 ACRES AND BEING PART OF THE LAND CONVEYED TO V & V LAKESHORE LTD IN THE DEED RECORDED IN VOLUME 1889, PAGE 2861, OF THE GEAGA COUNTY RECORDS AND KNOWN AS SUBLOT 3A OF THE "RESUBDIVISION OF SUBLOTS 3 & 4 FOR THE SHOPS AT MARKETPLACE" AS RECORDED IN PLAT VOL. 39, PG. 99-102 OF GEAGA COUNTY PLAT RECORDS AND REPRESENTING PERMANENT PARCEL NUMBER 02-420976

LEGEND:		
○ S	SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL, LLC"	VOL VOLUME
* S	SET MAG NAIL	PG PAGE
⊙ F	FOUND MONUMENTATION AS SHOWN	CALC. CALCULATED
⊙	CENTERLINE	OBS. OBSERVED
R/W	RIGHT OF WAY	REC. RECORD
P.P.N.	PERMANENT PARCEL NUMBER	SQ. FT. SQUARE FEET



VICINITY MAP
(NOT TO SCALE)

OWNERS SIGNATURE AND ACCEPTANCE:

WE THE UNDERSIGNED OWNER, V & V LAKESHORE, LTD. OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR REPLAT OF SUBLOT 3A FOR THE SHOPS AT MARKETPLACE, SAID SUBLOT NOW IDENTIFY HEREIN AS SUBLOTS 3A-1, AND 3A-2 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, PLATING, 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 ABOVE AND BENEATH THE SURFACE OF THE GROUND, THIS 8TH DAY OF OCTOBER 2015.

BY: Vincent Ford Jr.
MEMBER
PRINT: VINCENT FORD JR.
COMPANY: V & V LAKESHORE, LTD
WITNESS: Kenneth A. Hanek
PRINT NAME: Kenneth A. HANEK
WITNESS: Renee Ford
PRINT NAME: Renee Ford

APPROVALS:

APPROVED AS TO LEGAL FORM THIS 15TH DAY OF October 2015.
Susan Wieland
GEAGA COUNTY PROSECUTOR
SUSAN WIELAND, APA

APPROVED THIS 13TH DAY OF October, 2015.
Christine Peace
Acting CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

THIS PLAT MEETS THE APPLICABLE REQUIREMENTS OF THE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.
THIS 9TH DAY OF October, 2015.
Jeanne Endres Karen Endres
BAINBRIDGE TOWNSHIP 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 19TH DAY OF October, 2015.
Joe Cattell Joe Cattell, P.E., P.S.
GEAGA COUNTY ENGINEER

APPROVED THIS 27TH DAY OF October, 2015.
Walter Claypool
GEAGA COUNTY COMMISSIONER
Ralph Spidalieri
GEAGA COUNTY COMMISSIONER
Blake A. Rear Blake A. Rear
GEAGA COUNTY COMMISSIONER

NOTARY:

STATE OF OHIO
COUNTY OF Trombly
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Vincent Ford Jr. & V & V LAKESHORE, LTD. WHO ACKNOWLEDGED, THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF V & V LAKESHORE LTD. FOR THE USES AND PURPOSES EXPRESSED THEREIN, THIS 8TH DAY OF October, 2015.

IN WITNESS WHEREOF Tiffany A. Nespeca HAS HERE INTO SET HIS HAND AND OFFICIAL SEAL THIS 9TH DAY OF October, 2015.

MY COMMISSION EXPIRES JANUARY 15, 2018
NOTARY PUBLIC STATE OF OHIO
Tiffany A. Nespeca
NOTARY PUBLIC STATE OF OHIO
Recorded in Mahoning County My Comm. Exp. 1/21/2020

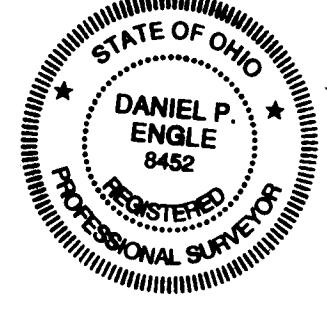
SURVEY REFERENCES:
THE SHOPS AT MARKETPLACE, V39 P63-67 GEAGA COUNTY RECORDER
ODOT PLANS "GSA-43-00"
RESUBDIVISION OF SUBLOTS 3 & 4 FOR THE SHOPS AT MARKETPLACE, V39 P99-102 GEAGA COUNTY RECORDER

NOTE:
AN OPERATION AND EASEMENT AGREEMENT (OEA) GOVERNING THE SHOPS AT MARKETPLACE IS RECORDED IN OR BOOK 1782 PAGE 2343 OF THE GEAGA COUNTY RECORDS, FIRST AMENDMENT IS RECORDED IN OR BOOK 1782 PAGE 2445, SECOND AMENDMENT IS RECORDED IN OR BOOK 1800 PAGE 1326, AND A THIRD AMENDMENT IS RECORDED IN OR BOOK 1819 PAGE 998 OF THE GEAGA COUNTY RECORDS.

	AREA INSIDE R/W		AREA OUTSIDE R/W		TOTAL AREA	
	SQ FT	ACRES	SQ FT	ACRES	SQ FT	ACRES
3A-1	6420	0.1474	59712	1.3708	66132	1.5182
3A-2	4540	0.1042	89192	2.0476	93732	2.1518
TOTALS	10960	0.2516	148904	3.4184	159864	3.6700

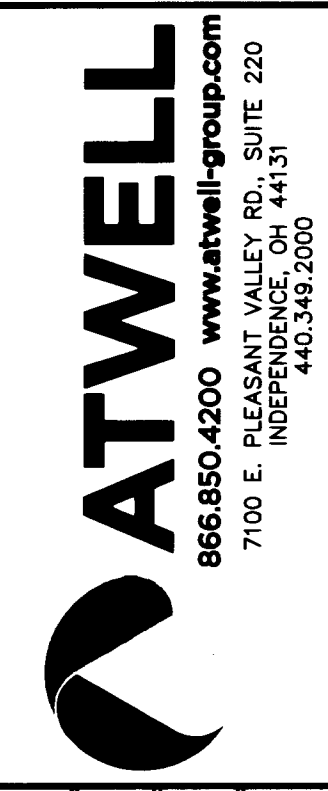
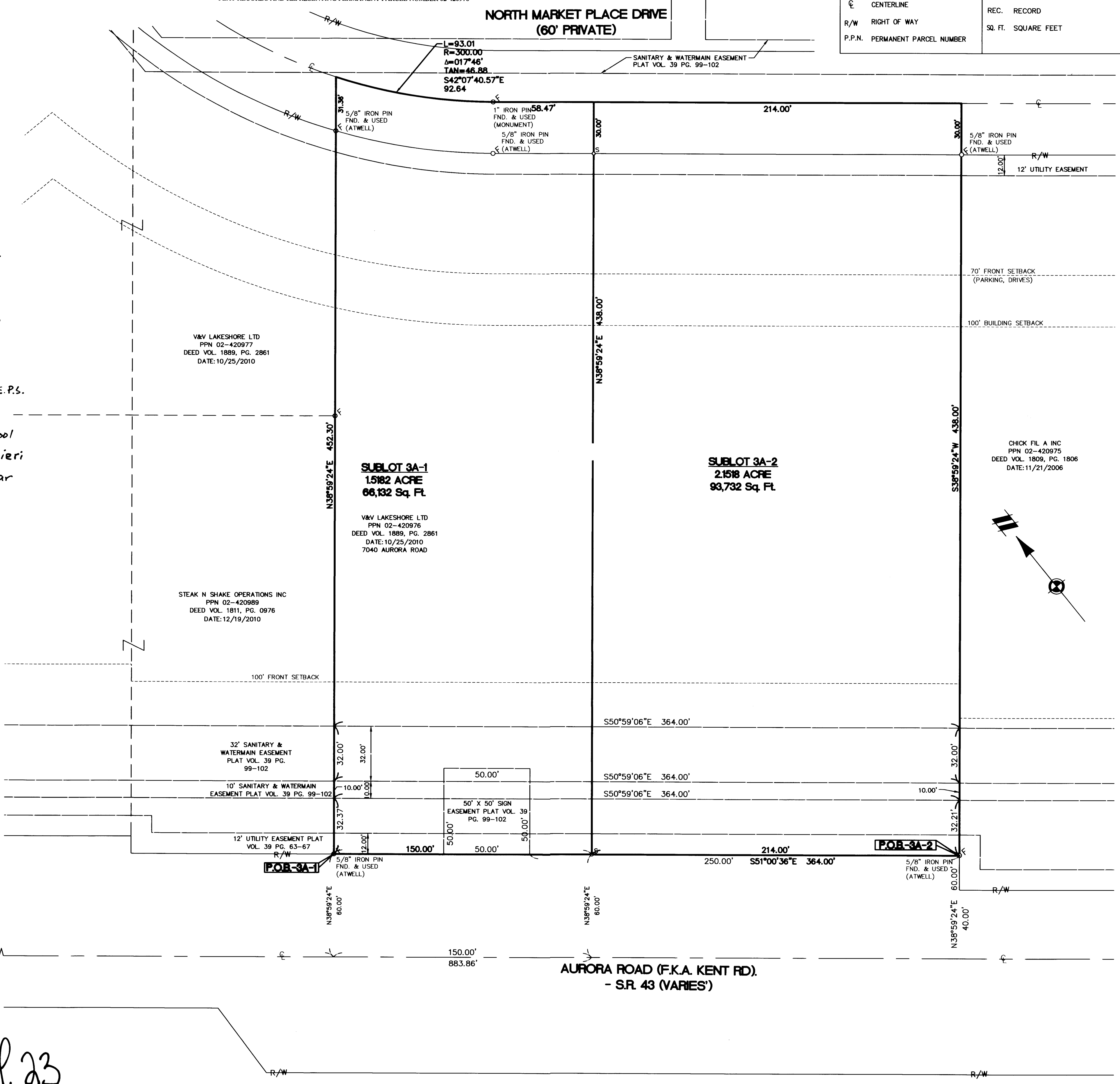
CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND COUNTY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY 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 BY THE COUNTY ENGINEER.

Daniel P. Engle
DANIEL P. ENGLE, PS NO. 8452
REGISTERED PROFESSIONAL SURVEYOR
ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE OHIO 44131
440-349-2000



10/2/2015
DATE

V.42 P.23



DATE	9/2/2015
REVISIONS	
SCALE	0 15 30 1" = 30 FEET
DR. DPE	Ch. RP
P.M. A MARKS	
BOOK	
JOB	11001670.01
SHEET NO.	1 OF 1