

**VACATION OF STORM SEWER EASEMENT**

THE STORM SEWER EASEMENT RECORDED IN PLAT BOOK VOLUME 42, PAGES 8 - 9 OF THE GEauga COUNTY PLAT RECORDS OVER FORMER SUBLOTS 16 AND 17 AS SHOWN HEREIN IS HEREBY RESCINDED AND FOREVER VACATED BY THE GATES LANDING HOMEOWNERS ASSOCIATION, INC.

Eric Payne 3/1/16  
GATES LANDING HOMEOWNERS ASSOC., INC. PRINT NAME  
WITNESS Jill Calo PRINT NAME  
WITNESS Kathy Bosler PRINT NAME

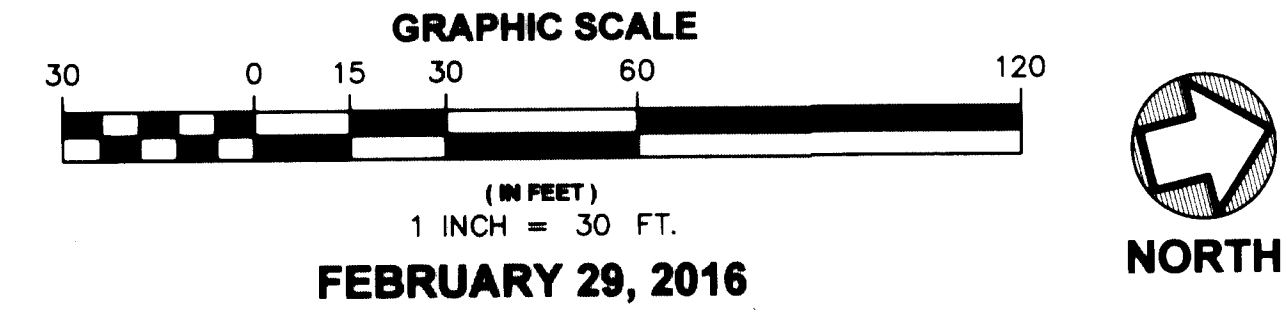
STATE OF OHIO } S.S.  
COUNTY OF Cuyahoga  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Eric Payne WHO ACKNOWLEDGES THAT HE DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE DEED OF GATES LANDING HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES THEREIN EXPRESSED.  
IN WITNESS, WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Chardon OHIO, THIS 1 DAY OF March, 2016.

NOTARY PUBLIC Brett Dawson  
MY COMMISSION EXPIRES 1/20/19

20 FT. STORM SEWER EASEMENT GRANTED HEREIN - 0.0386 ACRES  
20 FT. STORM SEWER EASEMENT VACATED HEREIN - 0.0417 ACRES

**REPLAT of SUBLOTS 16 and 17 of GATES LANDING SUBDIVISION**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 3, TRACT NO. 2 AND ADDITIONALLY BEING KNOWN AS SUBLOTS 16 AND 17 IN GATES LANDING SUBDIVISION AS RECORDED IN VOLUME 42, PAGES 8-9 OF GEauga COUNTY PLAT RECORDS, AND CONTAINING 0.53558 ACRES, REPRESENTING PERMANENT PARCEL NUMBERS 02-421272 (S/L 16) AND 02-421273 (S/L 17).



**GATES LANDING DRIVE (PRIVATE)**

**ACCEPTANCE OF STORM SEWER EASEMENT**

THE 20 FT. STORM SEWER EASEMENT GRANTED HEREIN IS HEREBY ACCEPTED BY THE GATES LANDING HOMEOWNERS ASSOCIATION, INC. THIS 1 DAY OF MARCH, 2016.

Eric Payne  
GATES LANDING HOMEOWNERS ASSOC., INC. PRINT NAME  
WITNESS Jill Calo PRINT NAME  
WITNESS Kathy Bosler PRINT NAME

STATE OF OHIO } S.S.  
COUNTY OF Cuyahoga  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Eric Payne WHO ACKNOWLEDGES THAT HE DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE DEED OF GATES LANDING HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES THEREIN EXPRESSED.  
IN WITNESS, WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Chardon OHIO, THIS 1 DAY OF MARCH, 2016.

NOTARY PUBLIC Brett Dawson  
MY COMMISSION EXPIRES 1/20/19

**ACCEPTANCE**

EDDM, LLC, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR "REPLAT OF SUBLOTS 16 AND 17 GATES LANDING SUBDIVISION" CONTAINING FORMER SUBLOTS 16 AND 17 NOW CONSOLIDATED INTO SUBLOT 16-A AND DO HEREBY ACCEPT THIS PLAT OF THE SAME. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN ACCORDANCE 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 20 FT. STORM SEWER EASEMENT SHOWN HEREIN IS HEREBY GRANTED TO THE GATES LANDING HOMEOWNERS ASSOCIATION, INC. THIS 1 DAY OF MARCH, 2016.

Eric Payne  
EDDM, LLC PRINT NAME  
WITNESS Jill Calo PRINT NAME  
WITNESS Kathy Bosler PRINT NAME

STATE OF OHIO } S.S.  
COUNTY OF Cuyahoga  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Eric Payne WHO ACKNOWLEDGES THAT HE DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE DEED OF EDDM, LLC FOR THE PURPOSES THEREIN EXPRESSED.  
IN WITNESS, WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Chardon OHIO, THIS 1 DAY OF MARCH, 2016.

NOTARY PUBLIC Brett Dawson  
MY COMMISSION EXPIRES 1/20/19

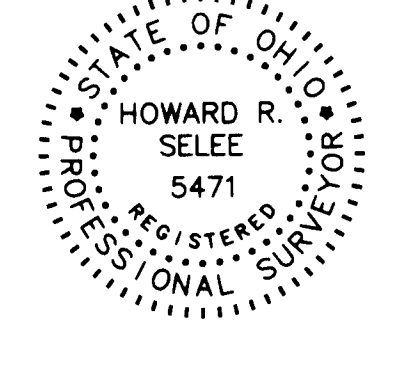
**SURVEYOR CERTIFICATION**

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 INCH YELLOW CAPPED-SELEE 5471 IRON REBAR PINS, 30 INCHES LONG, TO BE SET AT ALL CORNERS BEFORE FINAL INSPECTION AND ACCEPTANCE BY THE COUNTY ENGINEER.

Howard R. Selee 02/29/2016  
HOWARD R. SELEE, REGISTERED SURVEYOR #5471 DATE

**LEGEND:**  
5/8" CAPPED (5471) IRON PIN SET (30 INCH LENGTH)

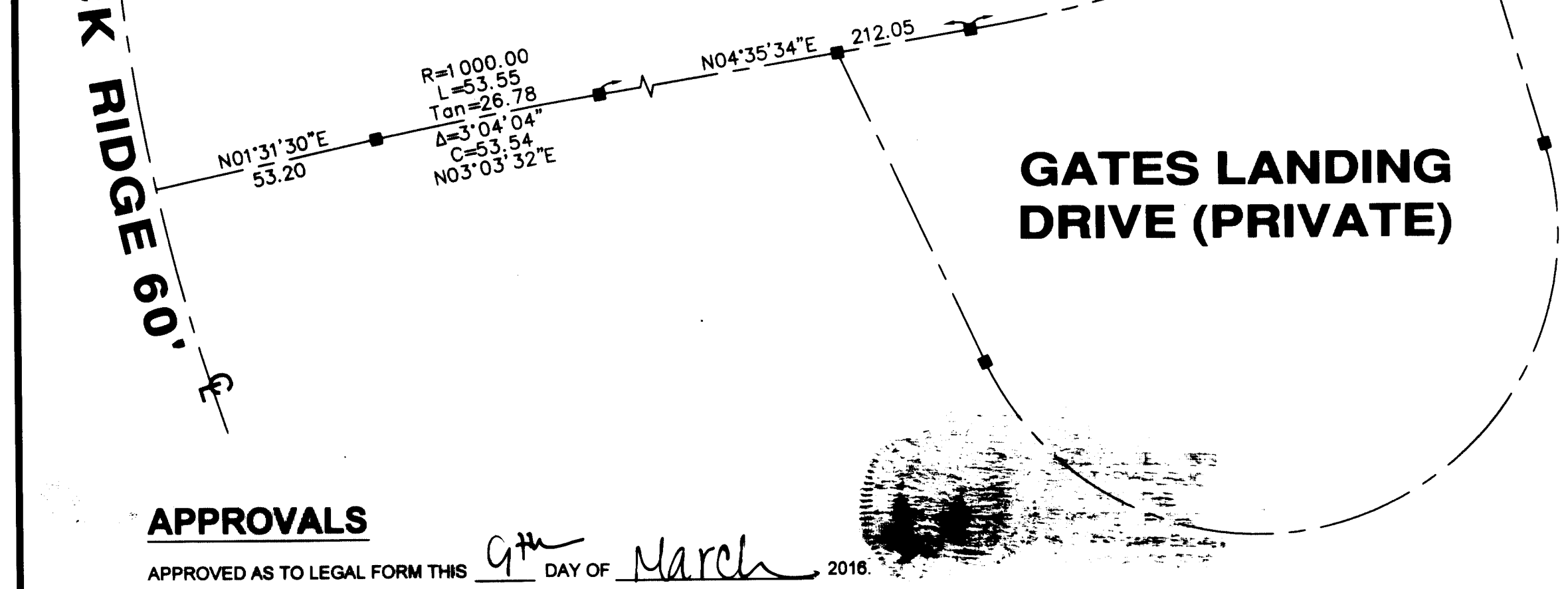
**AREA TABULATION**  
PROPOSED LOTS  
SUBLOT NO. 16-A 0.53558 ACRES



**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS**

ALL SUBLOTS AND PROPERTY DEPICTED HEREON SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR GATES LANDING HOMEOWNERS ASSOCIATION, INC. FILED SEPTEMBER 30, 2014 AND RECORDED IN DEED VOLUME 1978, PAGE 2744 OF GEauga COUNTY DEED RECORDS. SUPPLEMENTAL VOLUME 1978, PAGE 3186. SUPPLEMENTAL VOLUME 2006, PAGE 2666-2663.  
THE DECLARATION OF RESTRICTIVE COVENANTS FOR INSPECTION AND MAINTENANCE OF STORM WATER DETENTION FACILITIES IS RECORDED IN DEED VOLUME 1978, PAGE 2744 OF GEauga COUNTY DEED RECORDS. SUPPLEMENTAL VOLUME 2006, PAGE 2666-2663.  
THE FIRST AMENDMENT AND RESTATEMENT OF MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CANYON LAKES COLONY CO. IS RECORDED IN DEED VOLUME 881, PAGE 1131 OF GEauga COUNTY DEED RECORDS AS AMENDED.

FLINTLOCK RIDGE 60'



**GATES LANDING DRIVE (PRIVATE)**

**APPROVALS**  
APPROVED AS TO LEGAL FORM THIS 9<sup>th</sup> DAY OF March, 2016.  
Susan Wieland  
SUSAN WIELAND, ASSISTANT GEauga COUNTY PROSECUTOR

APPROVED THIS 8<sup>th</sup> DAY OF March, 2016.  
Christine Peace  
CHAIRMAN - GEauga COUNTY PLANNING COMMISSION

APPROVED THIS 22<sup>nd</sup> DAY OF MARCH, 2016.  
Walter A. Claypool  
GEauga COUNTY COMMISSIONER  
Blake A. Bear  
GEauga COUNTY COMMISSIONER

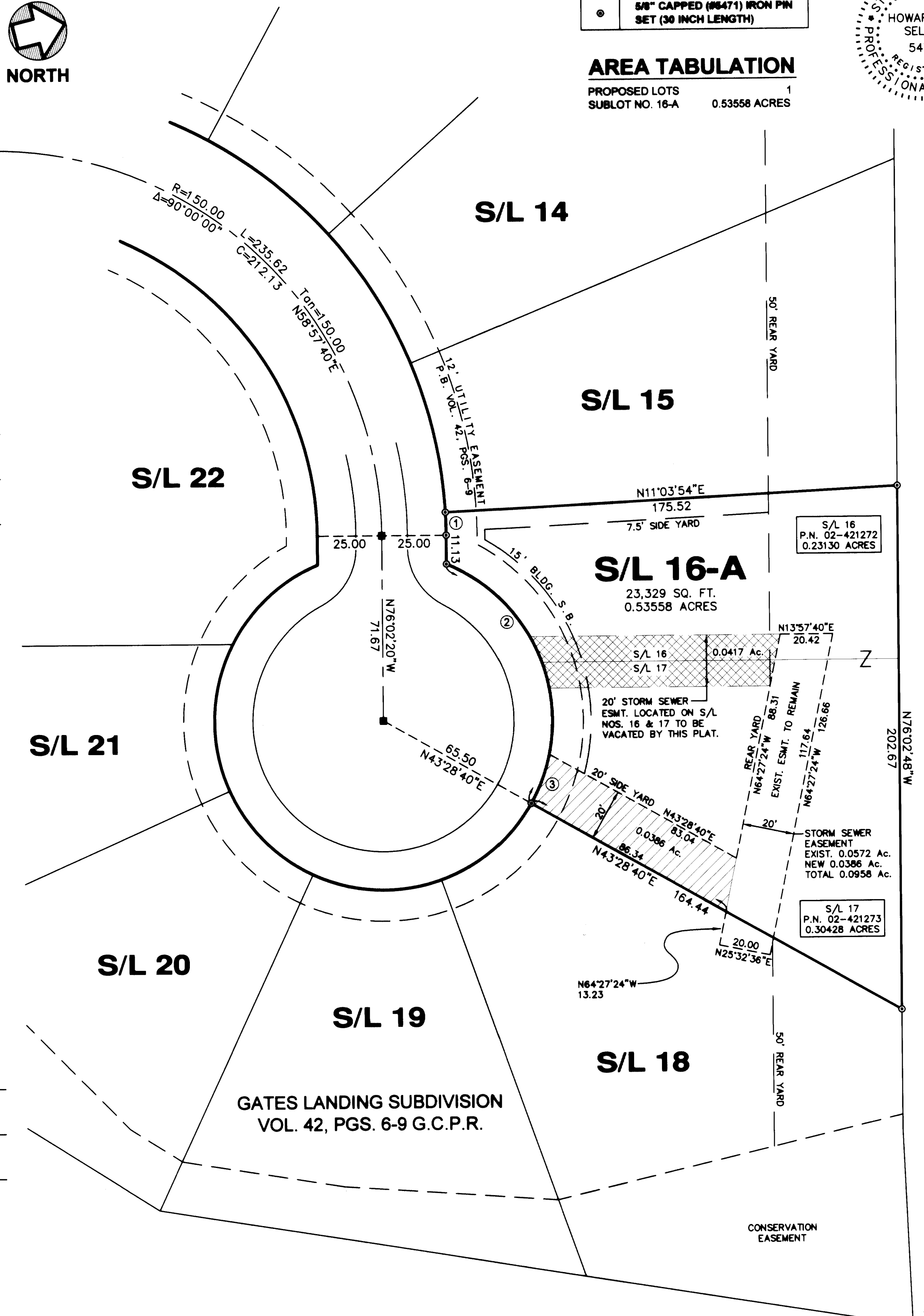
THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.  
APPROVED THIS 10<sup>th</sup> DAY OF MARCH, 2016.  
Joe Cattell  
GEauga COUNTY ENGINEER

**APPROVALS**  
TRANSFERRED THIS 24 DAY OF March, 2016.  
Frank J. Gliha  
GEauga COUNTY AUDITOR

FILED FOR RECORD THIS 24<sup>th</sup> DAY OF March, 2016 AT 12:50 PM  
RECORDED THIS 24<sup>th</sup> DAY OF March, 2016.  
IN PLAT BOOK VOLUME 42, PAGE 24.  
Sharon C. Gingerich  
GEauga COUNTY RECORDER

**ZONING STATEMENT**

THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTIONS AS SET FORTH IN THE AGREED JUDGMENT ENTRY CASE NO. 97M00585 DATED JULY 9, 1998. SUPPLEMENTAL, SECOND SUPPLEMENTAL AND THIRD SUPPLEMENTAL JUDGMENT ENTRY CASE NO. 97M00585 DATED APRIL 4, 2007.  
THIS 1<sup>ST</sup> DAY OF March, 2016.  
Karen Endres  
BAINBRIDGE TOWNSHIP ZONING INSPECTOR



- ① R = 175.00  
Δ = 02°53'46"  
A = 8.85  
T = 4.42  
C = 8.84  
N77°29'13"W
- ② R = 65.50  
Δ = 97°04'44"  
A = 110.98  
T = 74.14  
C = 98.17  
N84°56'18"E
- ③ R = 65.50  
Δ = 17°46'44"  
A = 20.32  
T = 10.24  
C = 20.24  
N55°24'42"W

V.42 P.34

BLOCK A-1  
RE-SUBDIVISION PLAT FOR SUBLOTS 10, 11 AND BLOCK A OF RESERVES AT BRIGHTON VOL. 41, PGS. 71-72 G.C.P.R.