

GLENCAIRN FOREST PHASE X

PART OF ORIGINAL LOTS 4
AND 5, TRACT 3
TOWNSHIP OF RICHFIELD
COUNTY OF SUMMIT
STATE OF OHIO

We, the undersigned owners and holders of liens and other interests in and to the lands embraced within this subdivision do hereby declare this plat to be our free act and deed and do hereby dedicate to public use forever the streets, easements and parks shown upon this plat. All blocks will be given to the Homeowners Association. The blocks may not be transferred for a buildable parcel.

Owners: THE GLENCAIRN CORPORATION Witnesses

By: James M. Biggar President and C.E.O.
Janice M. Biggar Janice M. Biggar
Janice M. Biggar Janice M. Biggar

State of Ohio }
County of Summit } SS

Before me, a Notary Public in and for said county and state, personally appeared the above, Glencairn Corp. by James M. Biggar, as President and C.E.O., who acknowledges the foregoing instrument to be a true statement by and on behalf of the Glencairn Corporation.

In testimony whereof, I have hereto set my hand and official seal at Akron, Ohio this 29th day of January, 2009.

Janice Ann Buchagen
Notary Public

My commission expires 4-25-2012, 2012.



JANICE ANN BUCHAGEN
Notary Public, State of Ohio
Commission Expires 4-25-12

I hereby certify that I have surveyed the land shown on this plat, and that this plat is a correct representation of the land surveyed and the subdivision thereof, and that I have found or set the pins and monuments shown on this plat and that all lots conform to the Township Zoning Resolution.

Dennis W. Stoffer
Dennis W. Stoffer Registered Surveyor No. 7604

State of Ohio }
County of Summit } SS

Before me, a Notary Public in and for said county and state, personally appeared the above Dennis W. Stoffer who acknowledged the foregoing instrument to be a true statement.

In testimony whereof I have hereunto set my hand and official seal at Akron, Ohio this 7th day of JANUARY, 2009.

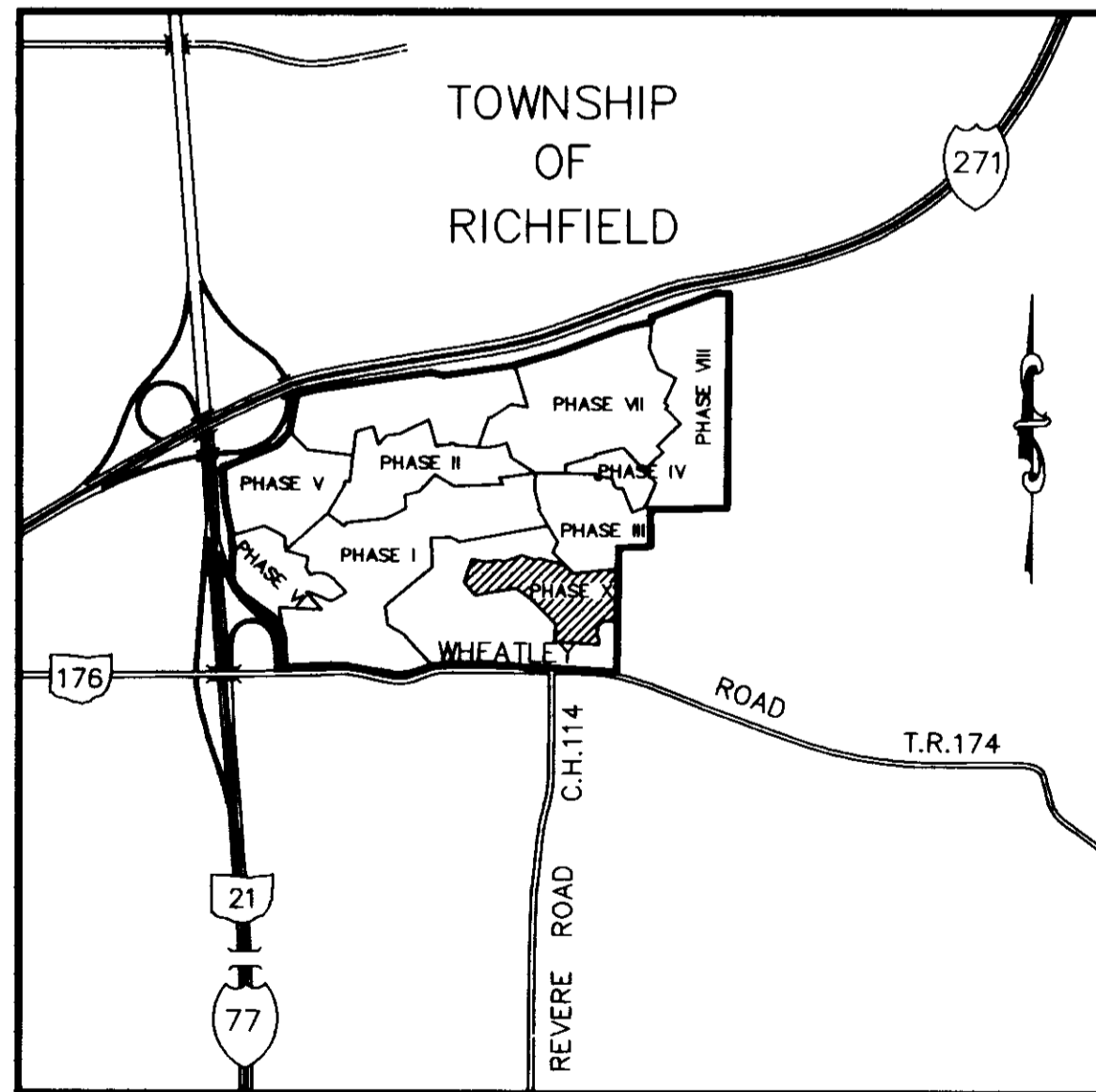
James M. Stoffer
Notary Public

My commission expires March 24 2009, 2009.
James M. Stoffer
Resident Medina County
Notary Public, State of Ohio
My commission expires March 24 2009

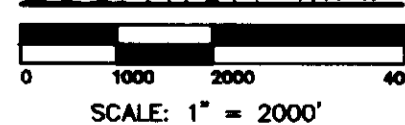
LOTS	19.4504	Acres	(12 LOTS)
BLOCKS	2.4118	Acres	(1 BLOCK)
STREETS	0.9340	Acres	
TOTAL	22.7962	Acres	

PRIOR TO THE CONSTRUCTION OF THE FOOTING/FOUNDATION FOR THE BUILDING TO BE CONSTRUCTED ON EACH OF THE LOTS, THE BUILDER OF SUCH BUILDING SHALL CONFER WITH THE SUMMIT COUNTY BUILDING STANDARDS DEPARTMENT FOR THE PURPOSE OF DETERMINING IF SPECIAL FOUNDATION AND/OR BASEMENT CONSTRUCTION TECHNIQUES AND/OR MATERIALS ARE TO BE EMPLOYED ON SUCH LOT.

10.58% GREENSPACE (TOTAL FOR PHASE X)
MARCH, 2007



LOCATION MAP



EMERGENCY ACCESS NOTES:

- INSTALL GATES ON BOTH ENDS OF DRIVE. GATE DESIGN PER FIRE DEPARTMENT APPROVAL. PROVIDE LOCKING SYSTEM TO ALLOW FIRE DEPARTMENT ACCESS WITH "KNOX" LOCK KEYS TO THEIR SYSTEM, AS WELL AS A KEYING SYSTEM TO ALLOW ACCESS BY AUTHORIZED PERSONNEL FOR MAINTENANCE AND SNOW PLOWING.
- HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR MAINTENANCE AND SNOW PLOWING.

CHICAGO TITLE INSURANCE CO.
ORDER NO. 29430970 HCCW

THIS PROPERTY CONTAINS FEDERALLY PROTECTED WETLANDS. NO FILL, WHETHER NATURAL OR MAN-MADE MAY BE PLACED IN WETLANDS WITHOUT PERMISSION FROM THE U.S. ARMY CORP. OF ENGINEERS.
WETLAND PERMIT NUMBER 93-512-29

DRAINAGE MAINTENANCE ASSESSMENT

ALL FEE HOLDERS AND ALL RECEIVING TITLE TO THE FEE THROUGH THEM ARE SUBJECT TO PAYMENT OF DRAINAGE MAINTENANCE FEES ASSESSED OR TO BE ASSESSED TO THE COUNTY PURSUANT TO R.C. 6137. AND FOLLOWING:

COVENANTS

(1) THESE LOTS ARE SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF GLENCAIRN FOREST THAT WERE RECORDED IN O.R. 1685, PAGES 310-356, AND O.R. 2080, PAGES 2033-2073, OF THE SUMMIT COUNTY RECORDS AND SUBSEQUENT AMENDMENTS.

(2) UTILITIES EASEMENT

A 10' EASEMENT IS HEREBY RESERVED ON THE FRONT OF ALL LOTS IN THIS SUBDIVISION TO: COUNTY OF SUMMIT, TOWNSHIP OF RICHFIELD, THE VILLAGE OF RICHFIELD, THE OHIO EDISON COMPANY, THE EAST OHIO GAS COMPANY, THE CITY OF CLEVELAND DIVISION OF WATER, AND ANY P.U.C.O. REGULATED UTILITY FOR THE PURPOSES OF THE CONSTRUCTION, ERECTION AND OR MAINTENANCE OF ANY UNDERGROUND TRANSMISSION LINES, PIPES, CONDUITS, CABLES, WIRES, SWALES OR OTHER APPURTENANCES FOR THE TRANSMISSION OF POWER, ELECTRIC, COMMUNICATIONS, STORM WATER OR SANITARY SEWER WASTES, WATER AND OR ANY FUTURE DEVELOPED PUBLIC UTILITY. THIS EASEMENT GIVES ALL OF UTILITIES THE RIGHT TO REMOVE TREES AND LANDSCAPING, WITHOUT LIABILITY, AS REQUIRED TO MAINTAIN, OPERATE OR CONSTRUCT THESE FACILITIES. AN EASEMENT IS RESERVED OVER ALL BLOCKS AND PRIVATE DRIVES FOR SANITARY SEWER, STORM SEWER, AND WATER MAIN. ALL SANITARY SEWER EASEMENTS ARE RESERVED FOR THE VILLAGE OF RICHFIELD.

(3) STORMWATER MANAGEMENT EASEMENT

(a) DECLARANT GRANTS TO THE HOMEOWNERS ASSOCIATION AND TO THE COUNTY OF SUMMIT STORM WATER MANAGEMENT EASEMENTS TO MAINTAIN, REPAIR, AND REPLACE STORM WATER RETENTION BASINS AND CONTROLS THEREFORE TO MANAGE AND CONTROL STORM WATER THAT DEVELOPS WITH THE SUBDIVISION AND A PERPETUAL EASEMENT OF INGRESS AND EGRESS TO SAID BASINS TO MAINTAIN THE SAME.

(b) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR:

- (I) MAINTAINING THE POND CONTROL STRUCTURES, STORM CONTROL STRUCTURE, POND AND RETENTION BASINS, ALSO KNOWN AS THE STORM WATER CONTROL FACILITIES, LOCATED IN SAID EASEMENT AREAS SHOWN ON THE PLAT;
- (II) MAINTAINING AND MANAGING THE STORM WATER CONTROL FACILITIES SO AS TO RETAIN AND CONTROL THE DISCHARGE OF STORM WATER AS PER ITS INTENDED DESIGN; AND
- (III) PAYING THE COST OF AND BEING RESPONSIBLE FOR MAINTAINING, OPERATING, REPAIRING AND CORRECTING THE RETENTION BASINS LOCATED IN THE AREA SHOWN ON THE PLAT.

(c) THE COUNTY OF SUMMIT AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO OBLIGATION TO PAY FOR THE COSTS OF OR BE RESPONSIBLE FOR MAINTAINING, OPERATING, REPAIRING AND CORRECTING THE RETENTION BASINS EXCEPT AS SPECIFIED HEREIN.

IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, FAIL TO:

- (I) PERFORM THE RESPONSIBILITIES OUTLINED IN SUBPARAGRAPH (b), ABOVE AFTER 30 DAYS WRITTEN NOTICE FROM THE COUNTY OF SUMMIT ENGINEER; OR
- (II) AFTER 30 DAYS WRITTEN NOTICE FROM THE COUNTY OF SUMMIT ENGINEER IN HIS SOLE OPINION, FAILS TO CORRECT ANY DEFICIENCY IN THE MAINTENANCE OR OPERATION OF THE RETENTION BASINS; OR
- (III) IN THE EVENT OF AN EMERGENCY AS DETERMINED BY THE COUNTY OF SUMMIT ENGINEER, IN HIS SOLE DISCRETION, AND WITHOUT NOTICE TO THE HOMEOWNERS ASSOCIATION,

THE COUNTY OF SUMMIT, ITS EMPLOYEES AND AGENTS, MAY ENTER UPON THE AFORESAID EASEMENT AREA SHOWN ON THE PLAT TO MAKE REPAIRS OR CORRECTIONS AND PERFORM MAINTENANCE. THE COSTS OF REPAIRS, CORRECTIONS AND MAINTENANCE MADE BY THE GRANTEE OR THE COUNTY OF SUMMIT ENGINEER SHALL BE ASSESSED AGAINST THE HOMEOWNERS ASSOCIATION OR AGAINST ALL LOTS WITHIN SAID SUBDIVISION ON A PROPORTIONAL BASIS. SUCH ENTRY UPON THE AREAS SHOWN ON THE PLAT SHALL NOT BE DEEMED A TRESPASS.

F:\GLENCAIRN\DWG\PHASE10\2-10 PLAT TITLE 1/06/09

CHICAGO TITLE

TAX MAP DEPARTMENT	REVISIONS	DATE
2/1/24 Plat Approved By 6/25/09 GIS K. Pruep SK	PER ENGINEER'S COMMENTS	4-06-09
	PER SUMMIT COUNTY PLANNING COMMISSION COMMENTS	4-27-09

Approved by the County of Summit Planning Commission this 15th day of May, 2009.

Alan Mavrides Chairman
Ileng Shapiro Secretary

Approved by the Summit County Engineers Office this 21st day of May, 2009.

Alan Brubaker
Summit County Engineer

Approved by the County Executive of the County of Summit this 16th day of June, 2009.

Russell M. Fry County Executive
Russell M. Fry

Approved by Ordinance No. 09-218 of the County of Summit this 15th day of June, 2009.

Nick Kostandaras Council President
Sharley F. Green Clerk

Approved by the Richfield Township Zoning Inspector this 29th day of JANUARY, 2009.

John A. Donofrio Zoning Inspector
Prepared By
SPAGNUOLO & ASSOCIATES, LLC
ENGINEERS - SURVEYORS
3057 WEST MARKET STREET, SUITE 201
FAIRLAWN, OHIO 44333
PHONE (330) 836-6661
FAX (330) 836-6115

FISCAL OFFICER'S STAMP John A. Donofrio, Summit Fiscal Officer	RECORDING DEPARTMENT STAMP 55633836 Pg. 1 of 4 05/25/2009 02:19P PL 172.80 TRANSFERRED IN COMPLIANCE WITH 4315 SEC. 319.202 REV. CODE \$ <u>1000</u> FEE Consideration <u>1000</u> JOHN A. DONOFRIO By <u>John A. Donofrio</u> Fiscal Officer Deputy Fiscal Officer
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