

EXHIBIT "A"
2019-R115

TAX MAP DEPARTMENT

BRIER CREEK - PHASE TWO

DEDICATION

WE, THE UNDERSIGNED OWNER(S) AND HOLDERS OF LIENS AND OTHER INTERESTS IN AND TO THE LAND SHOWN ON THIS PLAT, DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO PUBLIC USE FOREVER, TO THE CITY OF GREEN AND THE COUNTY OF SUMMIT.

OWNER(S)

WITNESSES

BOETTLER FARM LIMITED
BY: JOHN F. WARMUS, PARTNER

BY:

STATE OF OHIO
COUNTY OF SUMMIT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED OWNER(S), WHO ACKNOWLEDGED THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

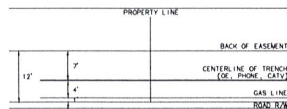
APPROVED BY THE CITY COUNCIL OF THE CITY OF GREEN, OHIO THIS _____ DAY OF _____ BY RESOLUTION NO. _____

PRESIDENT OF COUNCIL _____ CLERK OF COUNCIL _____

APPROVED BY THE MAYOR OF THE CITY OF GREEN THIS _____ DAY OF _____

MAYOR

THE UNDERSIGNED OWNERS OF THE LAND PLATED BY THIS DOCUMENT, DO HEREBY GRANT UNTO THE OHIO Edison COMPANY (EC) OR AUTHORIZED ELECTRICAL POWER PROVIDER, DOMINION EAST OHIO (DEO) OR AUTHORIZED NATURAL GAS PROVIDER, THE LOCALLY FRANCHISED GALE PROVIDER, THE TELECOMMUNICATIONS PROVIDER, THEIR SUCCESSOR AND ASSIGNS, COUNTY OF SUMMIT - A THREE FOOT (3') WIDE EASEMENT (AS IT ADJUTS THE DEDICATED STREETS HEREON, AT THE FRONT OF EACH LOT, BEING PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC RIGHT-OF-WAY WITHIN THIS ALIGNMENT, THIS EASEMENT TO BE USED TO INSTALL, OPERATE, MAINTAIN AND SERVICE DISTRIBUTION LINES, CONDUITS, CABLES, WIRES OR OTHER APPURTENANCES FOR THE SUPPLY OF ELECTRIC, GAS, COMMUNICATION AND VIDEO SIGNALS FOR PUBLIC OR PRIVATE USE, THE CITY OF GREEN RESERVES THE ULTIMATE RIGHT WITHIN THE EASEMENT FOR ITSELF AND PROVIDERS OF STORM WATER, SANITARY SEWER AND PUBLIC WATER SUPPLY AS AUTHORIZED AND APPROVED BY THE CITY. UTILIZATION OF THIS EASEMENT SHALL BE IN COMPLIANCE WITH THE FOLLOWING EXHIBIT.



THIS EASEMENT ALLOWS FOR THE PROVIDERS OF SAID UTILITIES OR SERVICES THE RIGHT TO REPLACE TREES AND LANDSCAPING WITHOUT LIABILITY AS REQUIRED TO MAINTAIN, OPERATE OR CONSTRUCT THESE FACILITIES AND THE RIGHT OF ACCESS, AS NEEDED FOR EXERCISING THE PURPOSES OF THIS EASEMENT.

EXCEPTING THAT USE OF LAND BY ANYONE OTHER THAN DEO, WITHIN DEO'S EXISTING EASEMENT AREAS AS ILLUSTRATED HEREON THESE PLAT SHEETS MUST COMPLY WITH DEO'S RESTRICTIONS.

STORMWATER MAINTENANCE

THE LOT OWNERS AND/OR PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM SEWERS AND STORMWATER MANAGEMENT FACILITIES WITHIN THE EASEMENT(S) AND/OR BLOCK(S) AND ANY REPAIR OR IMPROVEMENT COST TO THEM, WHICH SHALL BE EQUALLY DIVIDED AMONG ALL OWNERS OF THE LOTS SHOWN ON THIS PLAT. ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL BE TO THE CITY OF GREEN AND THE LOT OWNERS AND/OR PROPERTY OWNERS' ASSOCIATION. MAINTENANCE SHALL INCLUDE CLEANING, DREDGING AND OTHER WORK WITHIN THE DRAINAGE EASEMENT(S) AND/OR(S) TO MAINTAIN THE CAPACITY, ELEVATION, SLOPE AND GRADES FOR STORM SEWERS, DITCHES, AND STORMWATER FACILITIES TO THE ORIGINAL DESIGN. LOT OWNERS AND/OR PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES FOR THE SUBDIVISION. NOTIFICATION OF MAINTENANCE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CITY. MOWING AND OTHER LAND CARE ITEMS WITHIN THE DRAINAGE EASEMENT(S) AND/OR(S) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS' ASSOCIATION.

SITUATED IN THE CITY OF GREEN, FORMERLY GREEN TOWNSHIP, SUMMIT COUNTY, OHIO, AND KNOWN AS BEING PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16 OF SAID TOWNSHIP.

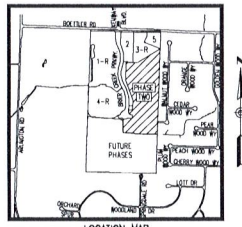
TOTAL AREA PLATTED 18.8507 AC.
AREA IN NEW ROADS TO BE DEDICATED 2.4188 AC.
NET AREA IN LOTS (R-8'S) 6.2749 AC.
NET AREA IN BLOCKS/DEDICATED OPEN SPACE 7.1378 AC.

SURVEYOR:

CORDI SURVEY
1052 INDEPENDENCE AVE.
AKRON, OH 44310
PHONE: 330-388-8146
REP.: MR. JEFFERY A. CORDI P.S.

DEVELOPER:

WARMUS BUILDERS, INC.
1531 BOETTLER RD., SUITE C
UNIONTOWN, OH 44685
PHONE: 330-898-1142
REP.: MR. JOHN F. WARMUS, P.E.



LOCATION MAP
NOT TO SCALE

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF BRIER CREEK SUBDIVISION - PHASE TWO MADE BY ME, THIS _____ DAY OF _____, 20____, AND THAT THE SURVEY, BALANCES AND CLOSURES AND THE IMPROVEMENTS SHOWN HEREON ARE SET OR TO BE SET AS SHOWN, AND ALL DIMENSIONAL AND GEODESIC DETAILS ARE CORRECT, AND THAT THE EASEMENTS SHOWN THEREON EXIST OR SHALL BE SET AS SHOWN.

JEFFERY A. CORDI
1501 INDEPENDENCE AVE.
AKRON, OHIO 44310
330-388-8146
CORDISURV@GMAIL.COM



STATE OF OHIO
COUNTY OF SUMMIT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED SURVEYOR WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVED BY THE ENGINEER OF THE CITY OF GREEN THIS _____ DAY OF _____

CITY ENGINEER

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GREEN THIS _____ DAY OF _____

CHAIRPERSON

SECRETARY

SANITARY SEWER EASEMENTS ACCEPTED BY COUNTY OF SUMMIT THIS _____ DAY OF _____

TITLE SHIPING, EXECUTIVE

CONVEYANTS, RESTRICTIONS & HOMEOWNERS ASSOCIATION BYLAWS
DECLARATION OF CONVEYANTS, RESTRICTIONS AND HOMEOWNERS ASSOCIATION BYLAWS FOR SAID SUBDIVISION ARE AS RECORDED IN RECEPTION NO. _____ OF SUMMIT COUNTY RECORDS, AND THE SAME ARE INCORPORATED HEREIN BY REFERENCE AS IF FULLY REWRITTEN HEREIN.

OPEN SPACE PRESERVATION
THE BRIER CREEK PHASE TWO DEDICATED OPEN SPACE SHALL BE PERMANENTLY PRESERVED AS FOLLOWS:
1. DETENTION WATER QUALITY POND, DRAINAGE EASEMENT AND DEDICATED OPEN SPACE; MAINTENANCE AND/OR REPAIR OF STORM SEWERS AND WATER QUALITY PIPES, SEDIMENT REMOVAL AND/OR REPAIR OF DETENTION WATER QUALITY POND, PLUS CONSTRUCTION, MAINTENANCE AND/OR REPAIR OF FUTURE ENHANCED RIPARIAN PATHWAY INCLUDING ROCKS, BENCHES AND OTHER WADABLE PATHWAY FEATURES EXEMPTED.
2. NO PERMANENT STRUCTURES OR HARD SURFACE PERMANENT WHATSOEVER SHALL BE PERMITTED WITHIN ANY WETLANDS OR RIPARIAN AREA.

AUDITOR'S STAMP

RECORDS'S STAMP

BRIER CREEK - PHASE TWO
SHEET 1 OF 3
5/125

CURVE TABLE						
CURVE	STATION	PIVOT	DELTA	CHORD LENGTH	CHORD BEARING	
C1	72.80	83.00	54.5331°	12.16	74.80	N 88.51°15' E
C2	12.41	41.00	26.7330°	12.76	28.59	N 77.15°50' W
C3	25.16	254.00	8.4100°	21.80	43.00	S 88.02°41' E
C4	38.86	111.00	20.4800°	30.34	58.86	S 71.61°02' E
C5	13.85	21.00	27.4144°	7.16	14.65	S 27.41°44' E
C6	14.34	82.00	02.1108°	7.16	14.35	N 2.11°47' W
C7	8.14	41.00	17.4234°	4.96	8.12	S 22.22°37' E
C8	46.30	13.00	20.1718°	23.34	46.88	S 20.82°17' E
C9	186.50	254.00	7.7241°	88.34	183.58	N 87.12°30' E
C10	362.18	376.00	8.7623°	25.48	50.64	N 89.18°48' E
C11	261.48	376.00	27.1118°	103.30	188.88	S 23.19°17' E
C12	202.31	376.00	18.2827°	188.88	367.64	S 80.18°48' E
C13	56.77	361.00	83.7311°	27.80	56.70	N 3.76°47' W
C14	13.88	111.00	12.2242°	13.84	13.87	N 88.57°48' E
C15	13.88	138.00	31.6118°	8.24	15.45	N 64.37°48' E
C16	816.80	340.00	87.0230°	222.88	488.37	N 88.70°28' E
C17	217.80	400.00	87.1118°	111.87	215.17	S 17.81°17' E
C18	44.47	83.00	8.0981°	38.86	40.86	N 3.10°18' W
C19	184.78	82.00	180.0000°	12.40	12.40	S 12.47°30' W
C20	26.37	28.00	84.1701°	1.68	36.79	S 7.53°20' W
C21	184.47	340.00	26.7330°	82.87	178.26	S 22.47°15' E
C22	856.48	400.00	78.3744°	333.08	311.80	N 61.11°42' E
C23	17.38	28.00	84.8813°	25.10	33.87	S 01.10°11' E
C24	184.47	340.00	26.7330°	12.77	267.18	S 68.49°47' E
C25	201.48	400.00	48.3834°	171.70	218.87	S 88.17°47' E
C26	83.81	28.00	77.8808°	38.17	21.42	N 81.67°28' W
C27	82.78	288.00	71.1117°	17.82	32.70	N 87.41°17' E
C28	83.07	338.00	1.2618°	11.86	83.08	N 79.38°40' E
C29	3.76	340.00	0.9618°	3.80	3.76	S 48.18°37' W
C30	83.37	278.00	21.8137°	48.03	55.79	S 81.23°38' W
C31	76.78	340.00	1.2842°	45.08	76.57	S 41.18°37' W
C32	76.78	340.00	1.2842°	45.08	76.57	S 37.41°37' W
C33	76.78	340.00	1.2842°	45.08	76.57	S 12.23°37' W
C34	76.78	340.00	1.2842°	45.08	76.57	S 00.71°00' W
C35	76.78	340.00	1.2842°	45.08	76.57	S 17.38°30' E
C36	76.78	340.00	1.2842°	45.08	76.57	S 30.56°19' E
C37	12.82	240.00	1.0812°	16.47	12.82	S 30.11°03' E
C38	26.81	400.00	2.4241°	13.84	26.81	S 30.17°03' E
C39	83.47	400.00	7.3030°	26.30	83.20	S 29.71°14' E
C40	83.47	400.00	7.3030°	26.30	83.20	S 22.04°41' E
C41	83.47	400.00	7.3030°	26.30	83.20	S 16.36°17' E
C42	16.47	400.00	17.7130°	12.22	16.47	S 16.36°17' E
C43	88.47	83.00	17.7130°	18.40	88.47	S 08.47°00' W
C44	33.48	83.00	30.3700°	13.17	33.60	S 41.14°48' W
C45	3.87	83.00	24.4730°	1.40	3.87	S 58.37°34' W
C46	41.47	83.00	38.1130°	33.17	41.68	S 78.31°48' W
C47	41.47	83.00	38.1130°	33.17	41.68	N 81.14°10' W
C48	41.47	83.00	38.1130°	33.17	41.68	N 33.02°17' W
C49	41.47	83.00	38.1130°	33.17	41.68	N 17.00°00' E
C50	23.37	83.00	22.3230°	11.37	23.16	N 47.00°18' E

CURVE TABLE						
CURVE	STATION	PIVOT	DELTA	CHORD LENGTH	CHORD BEARING	
C51	87.88	240.00	11.7130°	12.84	87.00	N 12.14°18' W
C52	10.88	240.00	11.7130°	12.84	70.00	N 30.50°48' W
C53	51.38	400.00	7.7147°	38.77	51.38	N 34.34°31' W
C54	2.85	340.00	0.7307°	1.48	2.85	N 27.00°18' W
C55	22.47	400.00	7.3030°	26.29	22.48	N 30.36°18' W
C56	32.47	400.00	7.3030°	26.29	32.48	N 18.77°47' W
C57	32.47	400.00	7.3030°	26.29	32.48	N 11.57°18' W
C58	32.47	400.00	7.3030°	26.29	32.48	N 01.26°18' W
C59	32.47	400.00	7.3030°	26.29	32.48	N 4.83°14' E
C60	32.47	400.00	7.3030°	26.29	32.48	N 12.34°18' E
C61	32.47	400.00	7.3030°	26.29	32.48	N 18.41°17' E
C62	32.47	400.00	7.3030°	26.29	32.48	N 28.39°17' E
C63	84.17	400.00	12.2812°	42.27	84.00	N 35.34°18' E
C64	83.18	240.00	12.2812°	21.10	83.00	N 49.13°48' W
C65	88.38	240.00	13.0217°	14.80	88.07	N 41.18°11' W
C66	88.48	240.00	18.3810°	45.80	88.17	N 77.48°48' W
C67	82.38	400.00	7.3030°	26.29	82.38	S 82.43°17' E
C68	82.38	400.00	7.3030°	26.29	82.38	S 78.11°27' E
C69	82.38	400.00	7.3030°	26.29	82.38	S 70.47°27' E
C70	82.38	400.00	7.3030°	26.29	82.38	S 62.01°10' E
C71	82.38	400.00	7.3030°	26.29	82.38	S 50.03°10' E
C72	82.38	400.00	7.3030°	26.29	82.38	S 47.02°10' E
C73	172.37	288.00	21.8137°	8.90	173.17	N 80.53°43' E
C74	172.37	288.00	21.8137°	8.90	173.17	N 41.03°48' E
C75	20.88	240.00	0.4408°	13.80	20.81	N 88.14°00' E
C76	172.37	288.00	21.8137°	8.90	173.17	N 78.53°43' E
C77	1.68	158.00	1.0812°	1.68	1.68	N 30.13°17' E
C78	43.10	250.00	8.4100°	11.80	43.00	S 88.02°41' E
C79	28.40	278.00	8.4738°	13.20	28.30	N 78.54°15' E
C80	28.37	340.00	23.0137°	42.48	28.31	S 47.41°48' E
C81	6.37	400.00	0.7147°	0.10	6.37	S 88.30°48' E
C82	78.84	250.00	18.0250°	30.00	78.84	S 33.47°18' E
C83	78.84	250.00	18.0250°	30.00	78.84	N 32.47°38' W