Planning Commission
Final Plat

Harp's Mill, Ph. 3

Sharon Township

Meeting:	May 3, 2017	**Area:**	43.1033 acres (Phase 3)
App. No.:	116-2015-PP	**Sublots:**	18 (Phase 3)
Applicant:	Jakejosh Land Co., John Sumodi	**Zoning:**	R-1 Residential
		Utilities:	On-site wells and sewage disposal
Engineer:	Lewis Land Professionals, Jason Brenner	**School Dist.:**	Highland Local
		Reviewer:	Rob Henwood

EXECUTIVE SUMMARY

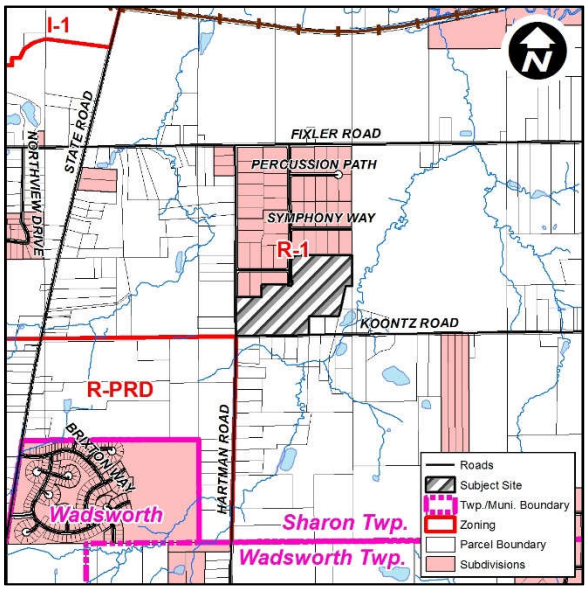
The subject site is located on the east side of Hartman Road between Fixler and Koontz Roads. The applicant proposes to create 18 sublots on two permanent cul-de-sac street on the 43.1 acre property. The site will be served by on-site water wells and septic systems. The proposed third phase is consistent with the approved Preliminary Plan and will complete the subdivision.

Recommendation: APPROVAL WITH MODIFICATIONS

Proposal: The applicant proposes the following to subdivide the remainder of the property: [1]

- 18 sublots.
- two public streets with 60 feet of right-of-way (ROW), Harps Mill Drive and Cello Circle; both streets terminate in permanent cul-de-sacs.
- The site is to be served by on-site wells and septic systems.
- Storm water basins are proposed on Sublots 49 and 57.

Phases One and Two have been platted and most of the homes have been constructed. The entire subdivision will contain 61 sublots upon completion.



Access: The site accesses Hartman and Fixler Roads via Duet and Harps Mill Drives.

Zoning: The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single family dwellings are a permitted use in the R-1 District (§ 601). The minimum lot size is two acres with a minimum 200 foot lot width or 60 feet of frontage on cul-de-sacs with 200 foot lot width, measured at the building line (§ 601-2(A & B)).

[1] For the purposes of this staff review the following Final Plat document was utilized: Harps Mill Subdivision Phase Three: Creating Sublots 44 through 61…. Lewis Land Professionals, Inc. Project No. 15-383. Drawing Name: 15-383_Plat.dwg. 7 Sheets: dated stamped by DPS staff 4/7/2017.

History: The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in June of 2005 and the Final Plat for Phases 1 and 2 in December 2003 and October 2005 respectively. Most recently the Preliminary Plan was approved in May of 2016 (see table for complete approval history).

MCPC Approval	Date
Concept Plan	April 2003
Preliminary Plan	June 2003
Final Plat, Phase 1	December 2003
Revised Preliminary Plan	September 2005
Final Plat, Phase 2	October 2005
Preliminary Plan Extension	October 2007
Preliminary Plan Extension	January 2008
Preliminary Plan	May 2016

Agency Comments: *Italicized text* indicates quotations from submitting agency comments.

Sanitary Engineer, Jeremy Sinko, 4/13/2017. *We have no utilities at this location.*

Ohio Department of Transportation (ODOT), Jared Feller**,** 4/13/2017. *Since the Harps Mill subdivision does not have direct access to a state highway, ODOT has no objections.*

Highway Engineer, Andy Conrad, 4/13/2017. *CONDITIONAL APPROVAL*
1. *Add note that sublots will not have direct access to Hartman or Koontz Roads.*

Health Department, Christine Fienga, 4/18/2017. *A site evaluation form will need to be completed and a $300.00 fee for each lot. The Health Department will need to conduct a site evaluation for each lot before approval can be given.*

Tax Maps, Beth Mika, 1/22/2016. *APPROVED*
1. *Subject to Medina County Engineer Land Conveyance Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Department reviews.*

Columbia Gas, Tom Emory, 9/18/2007. *No Facilities.*

Staff Comments:
1. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included):
   a. An original mylar of the Final Plat. § 404(D)(2)d. ***Submit the original mylar.***
   b. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. ***Add the surveyor signature on each sheet of the plat.***
   c. Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or assessments against the land contained in the plat. § 404(D)(2)f.17. ***Provide notarized signatures of the owners.***
   d. Certification from the Township that the Final Plat as submitted is in compliance with local zoning standards and requirements. Such Certification shall be in the form of an executed signature block on the original mylar and signed by at least two of the Township Trustees. § 404(D)(2)g.1. ***Provide signatures of at least two of the township trustees.***
   e. A subdivision not served by a public sanitary sewer system shall have certification by the Medina County Health Department…. Such certification shall be in the form

of an executed signature block on the original mylar and signed by the Medina County Health Commissioner. § 404(D)(2)g.3. ***Provide the signature of the Health Commissioner.***

f. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.4. ***Provide the signature of the Highway Engineer.***

g. Protective covenants, conditions and restrictions… shall be either shown on the plat or recorded separately as a separate instrument, provided volume and page reference thereto is indicated on the plat. § 404(D)(2)g.4. ***Provide a note on Sheet 1 of the plat indicating the following; "This subdivision is subject to homeowner's association available at Medina County Recorder's document number 2014OR008259."***

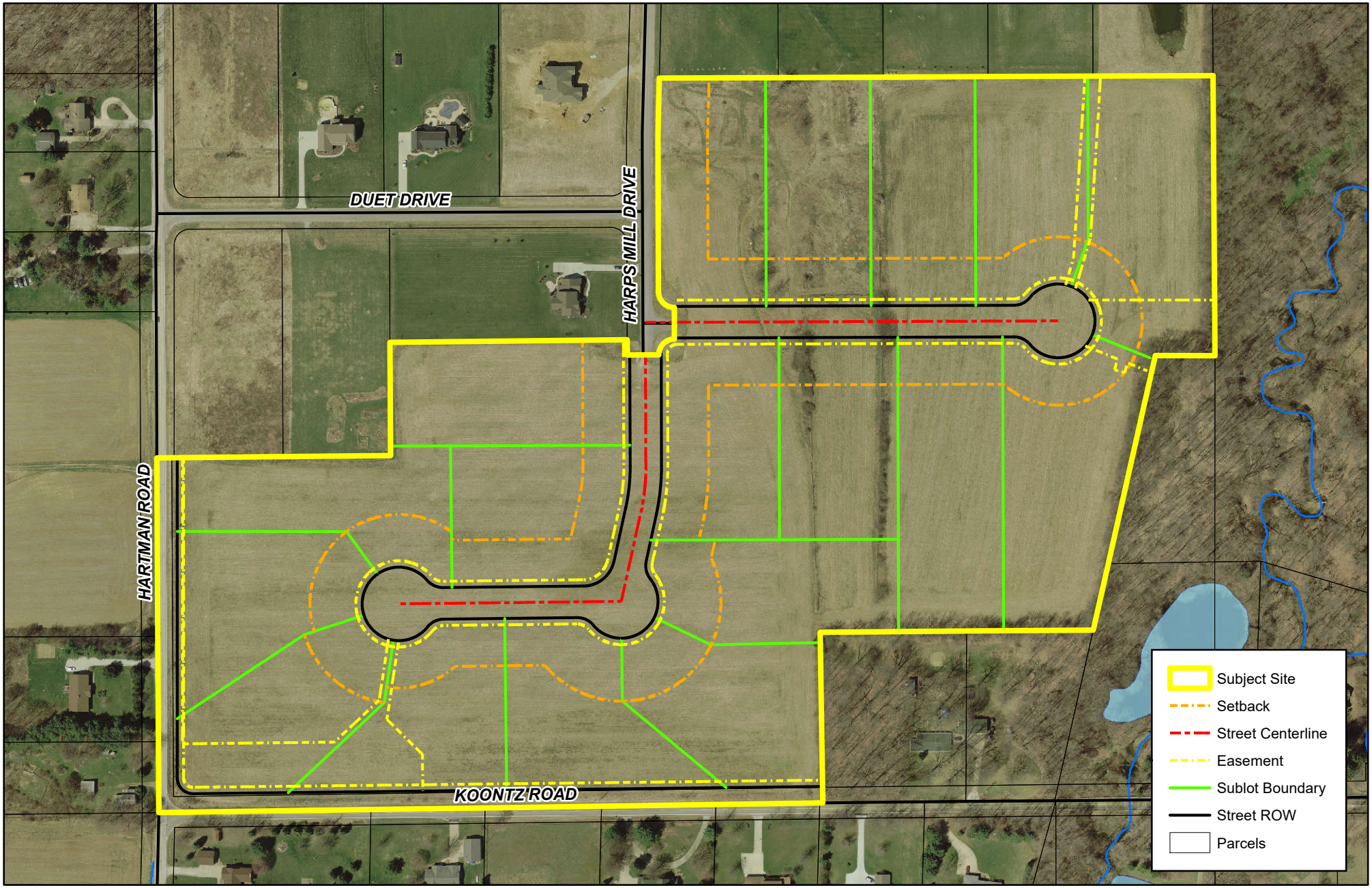
2. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations per § 404(D)(5)b.1. and 2.
3. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan and conditions of approval per § 404(D)(5)b.3.
4. The Final Plat appears to be in conformity with the Sharon Township Zoning Resolution per § 404(D)(5)b.4.
5. … [T]he Medina County Health Department **HAS NOT** determined through site evaluations that the proposed lots for the subdivision are capable of supporting the installation of non-discharging sewage systems per § 404(D)(5)b.5.
6. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director is authorized to execute the Final Plat on behalf of the Planning Commission upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided per § 404(D)(5)b.7.

Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Final Plat for Harps Mill Phase 3 subject to the following corrections to the application or additional information:

1. Provide evidence that the Medina County Health Department has determined that the proposed lots are suitable for on-site wastewater systems and water wells.
2. Satisfy the Highway Engineer's condition of approval as listed above.
3. Provide the above listed required data/information and signatures on or with the Final Plat.

The applicant is to provide three copies of the corrected Final Plat. The director will sign the Final Plat after all approval conditions are satisfied. Upon recording the applicant will submit a recorded copy of the Final Plat.

R:\wp\planning\major_subdivisions\2017\Harps_Mill_Ph3_Final\harps_mill_phase_3_final_05032017.docx



Prepared by:
Department of Planning Services
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Harp's Mill, Ph. 3
Final Plat
Sharon Township
App. No. 028-2017-FP

Meeting Date: 5/3/2017
PPN: 033-12D-25-015
Zoning: R-1 Residential
Area: 43.1033 acres

1 inch = 250 feet
0 35 70 140 210 280 350
Feet

HARPS MILL SUBDIVISION PHASE THREE

CREATING SUBLOTS 44 THROUGH 61 INCLUSIVE, DEDICATION OF CELLO CIRCLE AND A PORTION OF HARPS MILL DRIVE

SITUATED IN THE TOWNSHIP OF SHARON, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF TOWNSHIP LOT 68

LEWIS LAND PROFESSIONALS, INC.
CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE & DEDICATION

Known all men by these present, that I, John Sumodi, President, JakeJosh Land LLC, owner of the land shown hereon, have caused the same to be surveyed and platted as shown and do hereby dedicate to public use forever the right of way shown in yellow, and grant easements shown in green, and do acknowledge this to be my own free act and deed. I certify that there are no delinquent taxes or assessments against the land embraced within this subdivision.

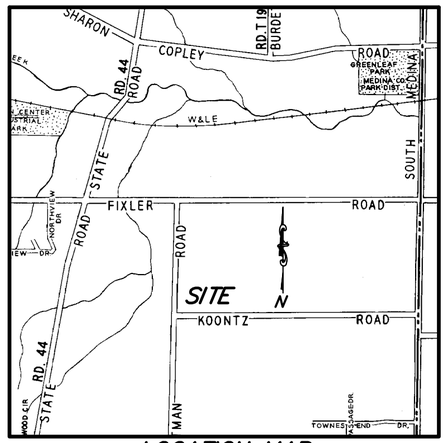
The undersigned owner of the within platted land, does hereby grant unto the East Ohio Gas Company d/b/a Dominion East Ohio, their successors and assigns (hereinafter referred to as grantee) a permanent right-of-way and easement as shown, under, over and through the parcels shown hereon to construct, place, operate, maintain, repair, reconstruct, or relocate such above ground and underground gas facilities as deemed necessary or convenient by the grantee for distributing, transporting, and transmitting gas for public and private use at such locations as the grantee may determine upon within and across the easement premises. Said easements rights shall include the right without liability therefore to remove trees and landscaping including lawns within said easement premises which may interfere with the installation, maintenance, repair or operation of said gas facilities. The right to install, repair, augment and maintain services and pipe lines from outside the above described easement premises and with the right of access, ingress, and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All lands shall be restricted to underground utility service.

_____
John Sumodi, President
JakeJosh Land LLC

State of Ohio
Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, John Sumodi, who acknowledged the making of the foregoing instrument and the signing of this plat to be his free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at _____, Ohio, this ____ day of _____, 201_.

_____
Notary Public



LOCATION MAP

ACREAGE SUMMARY

SUBLOTS (18)	38.6396 ACRES
AREA OF RIGHT-OF-WAY TO BE DEDICATED	4.4637 ACRES
TOTAL AREA	**43.1033 ACRES**

APPROVALS

Approved this ____ day of _____ , 201_ by the Trustees of Sharon Township and do hereby certify this plat meets all requirements of the township zoning resolution.

Chairman, Trustee: _____

Trustee: _____ *Trustee: _____*

The Medina County Commissioners on this_____ day of _____, 201_ hereby accept financial guarantees and have entered into construction agreements for the construction of all required improvements for this subdivision and accept all dedications shown on this plat.

_____
President

_____ _____
Commissioner *Commissioner*

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer.

Medina County Engineer: _____

The Medina County Health Department has determined through site evaluations that the proposed lots for this subdivision are capable of supporting the installation of non-discharging sewage systems and hereby conditionally approve this plat as proposed. Any changes from the submitted proposal are not included in this approval. If noted, the following conditions and/or limitations shall apply to this subdivision.

Approved this ____ day of _____ , 201_ by the Medina County Health Department

Medina County Health Commissioner: _____

Approved this ____ day of _____ , 201_ by the Medina County Planning Commission.

Director: _____

Approved for transfer this ____ day of _____ , 201_ by the Medina County Tax Map Office.

Tax Map Draftsman: _____

Received for transfer this ____ day of _____ , 201_ by the Medina County Auditor's Office.

County Auditor: _____

Received and recorded this ____ day of _____ , 201_ by the Medina County Recorder's Office and is recorded by Plat Document No._____. at _____ A.M. / P.M. *Fee: $_____*

Recorder: _____

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

Date:

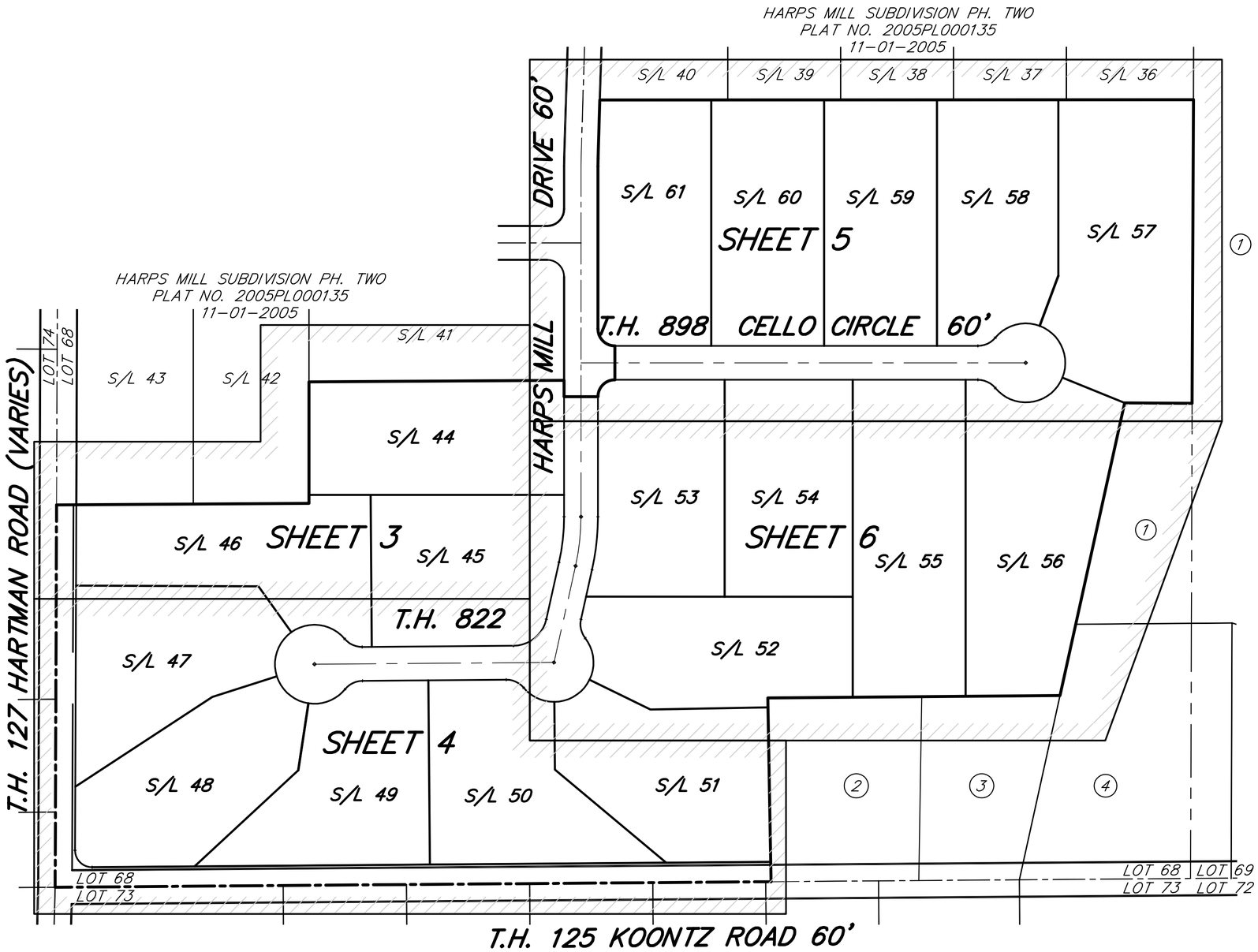
Joseph A. Burgoon *Reg. Ohio Surveyor No. PS-#8325*

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone:(330) 335-8232 Fax: (330) 335-0242
www.landprosinc.com

HARPS MILL SUBDIVISION PHASE THREE
SHEET 1 OF 7

PROJ. No. 15-383 DRAWING NAME 15-383_Plat.dwg



STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

ADJOINER INFORMATION

(1) PILLA A. C/O DIOCESE OF CLEVELAND
VOL. 1281 PG. 65
05-02-1997

(2) ROBERT M. & ELEANOR J. DANCO
VOL. 684, PG. 252
03-27-1992

(3) ROBERT M. & ELEANOR J. DANCO
DOC. NO. 201108022606
11-03-2011

(4) CAROLYN J. SUTTON TRUSTEE
DOC. NO. 201408025159
12-12-2014

REFERENCES
MEDINA COUNTY RECORDER'S RECORDS
DEEDS & PLATS AS SHOWN & LISTED.

REFERENCES
MEDINA COUNTY ENGINEER'S RECORDS
SURVEY BOOK/PAGES: 40/239.

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

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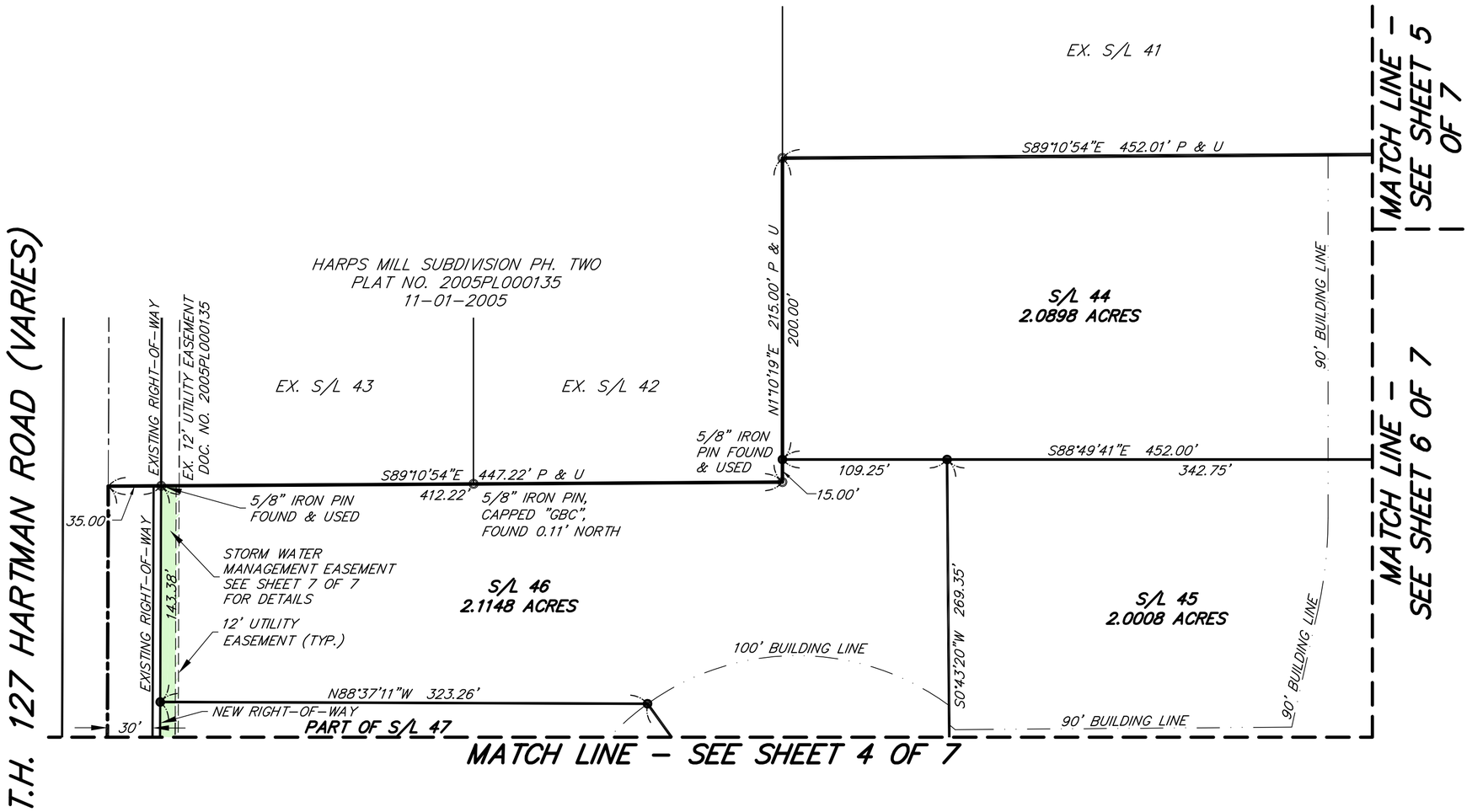
HARPS MILL SUBDIVISION PHASE THREE
SHEET 2 OF 7

PROJ. No. 15-383 DRAWING NAME 15-383_Plat.dwg



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NOTE:
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SURVEY LEGEND

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- ◇ – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals in box
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Fnd. (F) – Found	Obs. (O) – Observed
Msd. (M) – Measured	Rec. (R) – Deed
Usd. (U) – Used	Calc. (C) – Calculated
(P) – Plat	(S) – Survey

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

The "Basis of Bearings" for this survey is **S01°10'19"W,** along the centerline of Harps Mill Drive as shown on the plat of Harps Mill Subdivision Phase Two as recorded in Plat No. 2005PL000135 on November 1, 2005 in the Medina County Recorder's Records.

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HARPS MILL SUBDIVISION PHASE THREE
SHEET 3 OF 7

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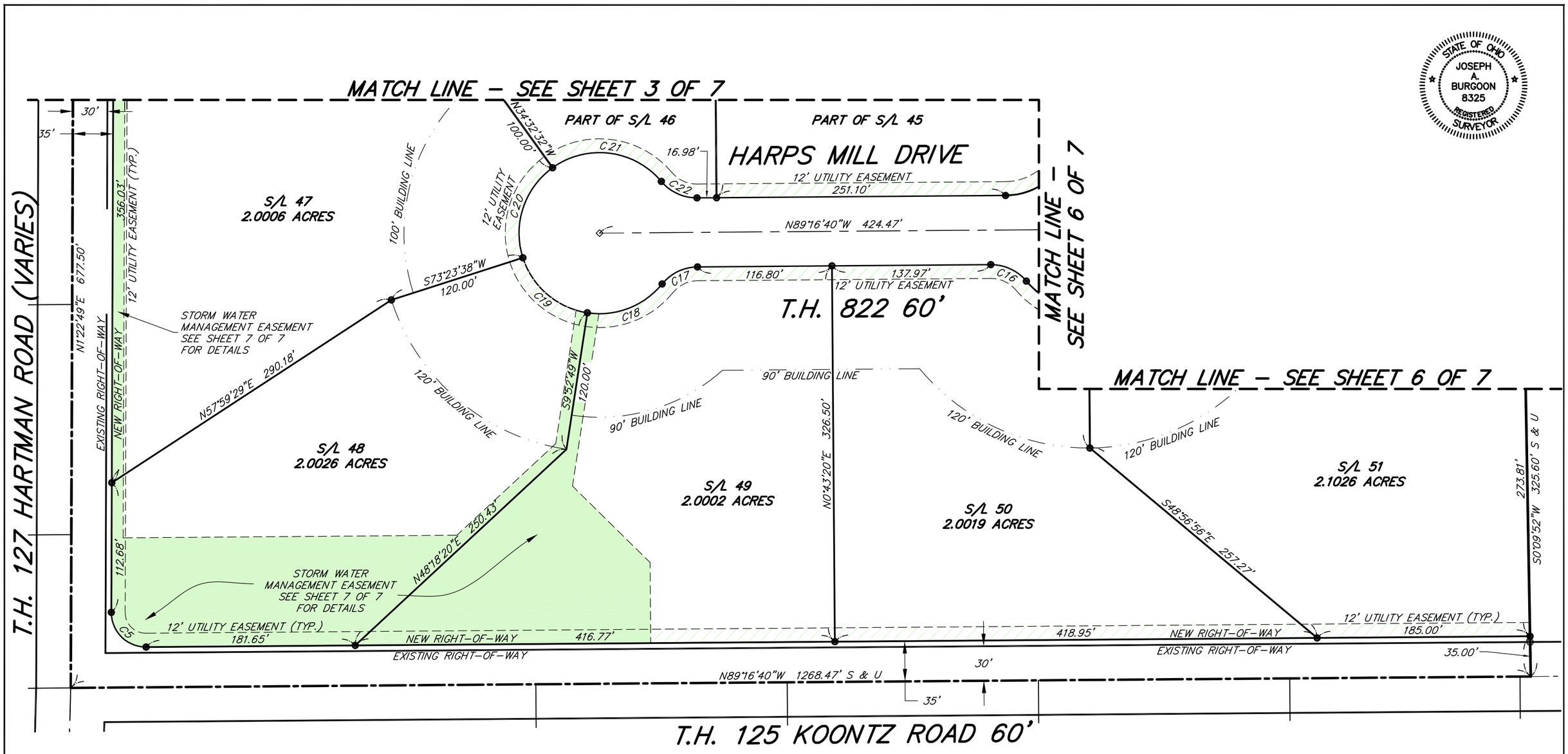

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HARPS MILL SUBDIVISION PHASE THREE
SHEET 4 OF 7

PROJ. No. 15-383 DRAWING NAME 15-383_Plat.dwg

HARPS MILL SUBDIVISION PH. TWO
PLAT NO. 2005PL000135
11-01-2005

EX. S/L 40 | EX. S/L 39 | EX. S/L 38 | EX. S/L 37 | EX. S/L 36

EX. STORM WATER MANAGEMENT EASEMENT DOC. NO. 2005PL000135

5/8" IRON PIN, CAPPED "GBC", FOUND 1.10' NORTH

S88°51'01"E 1051.91' P & U

10' | 197.50' | 10' | 200.00' | 20' | 200.00' | 10' | 215.00' | 20' | 239.41'

5/8" IRON PIN FOUND 0.14' NORTH, 0.10' WEST

EX. 20' STORM SEWER & DRAINAGE EASEMENT DOC. NO. 2005PL000135

EX. 12' UTILITY EASEMENT DOC. NO. 2005PL000135

T.H. 822 60'

N2°54'31"E 103.29' P & U

EXISTING RIGHT-OF-WAY

C3

STORM SEWER EASEMENT

STORM SEWER EASEMENT SEE SHEET 7 OF 7 FOR DETAILS

S1°10'19"W 311.83'

S/L 61	S/L 60	S/L 59	S/L 58	S/L 57
2.0005 ACRES	2.0010 ACRES	2.0014 ACRES	2.0262 ACRES	2.9016 ACRES

S1°10'19"W 435.79' | S1°10'19"W 435.86' | S1°10'19"W 435.94'

S1°25'31"W 537.66'

90' BUILDING LINE

EXISTING RIGHT-OF-WAY

N1°10'19"E 288.22' P & U

EX. 12' UTILITY EASEMENT DOC. NO. 2005PL000135

90' BUILDING LINE

90' BUILDING LINE

5/8" IRON PIN FOUND 0.22' SOUTH

EX. 12' UTILITY EASEMENT DOC. NO. 2005PL000135 N1°10'19"E 183.59' P & U

HARPS MILL DRIVE

S1°10'19"W 272.50'

212.54'

S21°41'59"W 94.64'

C7

C6

C8

12' UTILITY EASEMENT

90' BUILDING LINE

CELLO CIRCLE 60'

C2

12' UTILITY EASEMENT 170.85' | 200.00' | 200.00' | 12' UTILITY EASEMENT 72.41'

PROPOSED RIGHT-OF-WAY

STORM WATER MANAGEMENT EASEMENT SEE SHEET 7 OF 7 FOR DETAILS

S88°49'52"E 788.12' 728.11'

60.01'

S1°10'19"W 28.91' P & U

N1°10'20"E 60.00' P & U

PROPOSED RIGHT-OF-WAY

194.50' | 227.03' | 200.00'

12' UTILITY EASEMENT | 12' UTILITY EASEMENT

C1

C10

N66°45'26"W 118.94'

5/8" IRON PIN, CAPPED "5569", FOUND & USED

S88°49'41"E 60.00' P & U

EMPTY MON. BOX FOUND

PART OF S/L 53 | PART OF S/L 54 | PART OF S/L 55

21.73'

C9

N88°33'58"W 119.67' S & U

5/8" IRON PIN, CAPPED "5569", FOUND & USED

MATCH LINE - SEE SHEET 3 OF 7

MATCH LINE - SEE SHEET 6 OF 7

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

NOTE:
SEE SHEET 7 OF 7 FOR LINE TABLE, CURVE TABLE AND EASEMENT DETAILS.

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SURVEY LEGEND

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GRAPHIC SCALE

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(IN FEET)
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HARPS MILL SUBDIVISION PHASE THREE
SHEET 5 OF 7

PROJ. No. 15-383 DRAWING NAME 15-383_Plat.dwg

MATCH LINE – SEE SHEET 5 OF 7

MATCH LINE – SEE SHEET 3 OF 7

MATCH LINE – SEE SHEET 4 OF 7

MATCH LINE – SEE SHEET 4 OF 7

HARPS MILL DRIVE T.H. 822 60'

PART OF S/L 44

PART OF S/L 45

PART OF S/L 51

S/L 53
2.0007 ACRES

S/L 54
2.0028 ACRES

S/L 55
2.5781 ACRES

S/L 56
2.8067 ACRES

S/L 52
2.0073 ACRES

90' BUILDING LINE

90' BUILDING LINE

90' BUILDING LINE

120' BUILDING LINE

12' UTILITY EASEMENT

12' UTILITY EASEMENT

12' UTILITY EASEMENT

12' UTILITY EASEMENT

202.79'

212.68'

212.68'

S1°10'19"W

38.81'

103.46'

S13°45'50"W 175.00'

49.03'

41.12'

C23

C24

C4

C11

C12

C13

C14

C15

N1°10'19"E 384.28'

384.28'

N1°10'19"E 562.36'

N1°10'19"E 560.68'

245.53'

N88°49'41"W 472.56'

227.03'

178.08'

S13°37'11"W 530.75' S & U

5/8" IRON PIN
FOUND ON LINE

129.32'

N62°47'30"W
120.00'

S89°50'08"E 208.42'

16.79'

150.50'

200.01'
N89°18'35"W

517.79' S & U

167.28'

1.25" IRON PIPE
FOUND 5.00'
WEST OF CORNER

N04°43'20"E
120.00'

SURVEY LEGEND

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(IN FEET)
1 inch = 60 ft.

The "Basis of Bearings" for this survey is **S01°10'19"W,** along the centerline of Harps Mill Drive as shown on the plat of Harps Mill Subdivision Phase Two as recorded in Plat No. 2005PL000135 on November 1, 2005 in the Medina County Recorder's Records.

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

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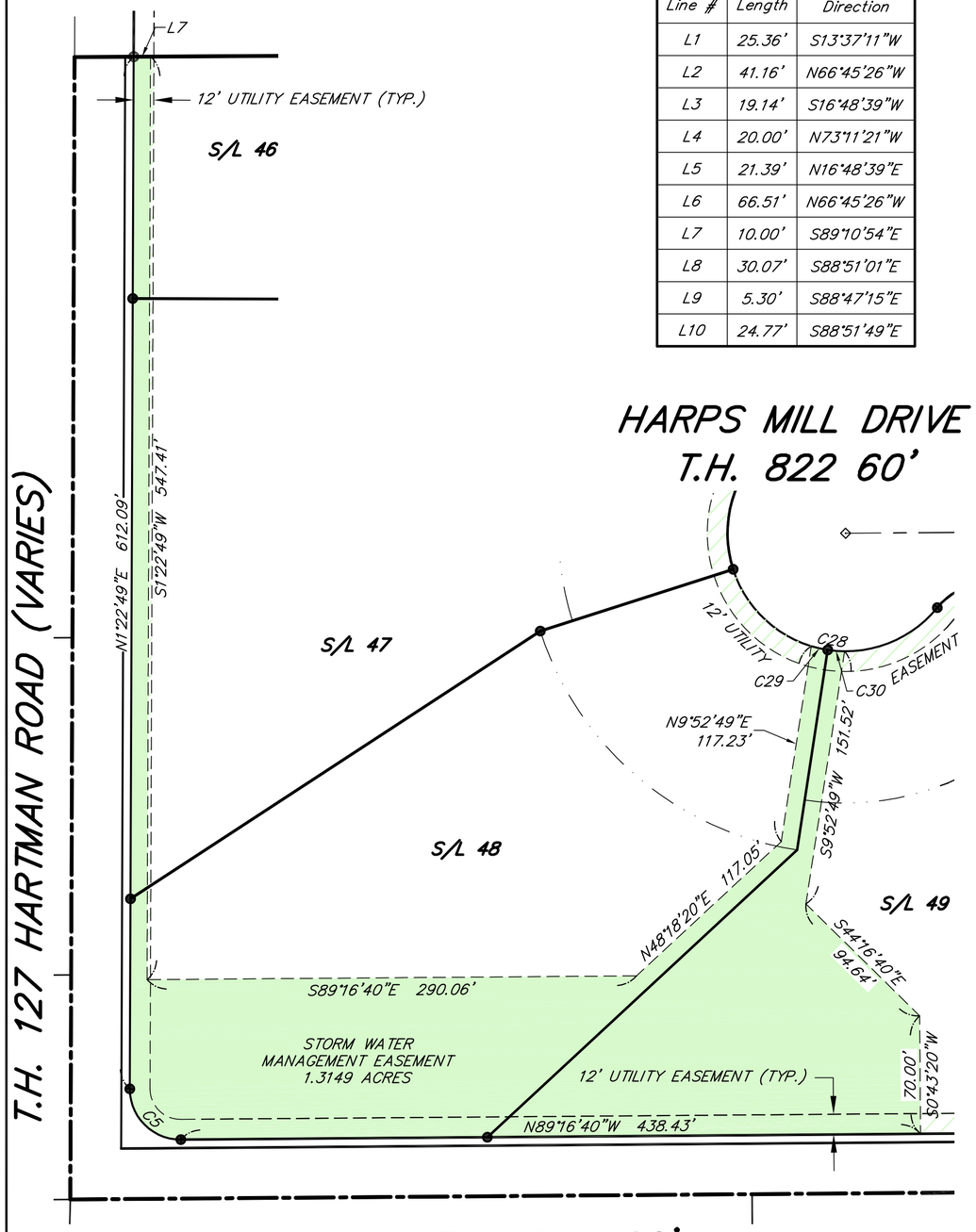
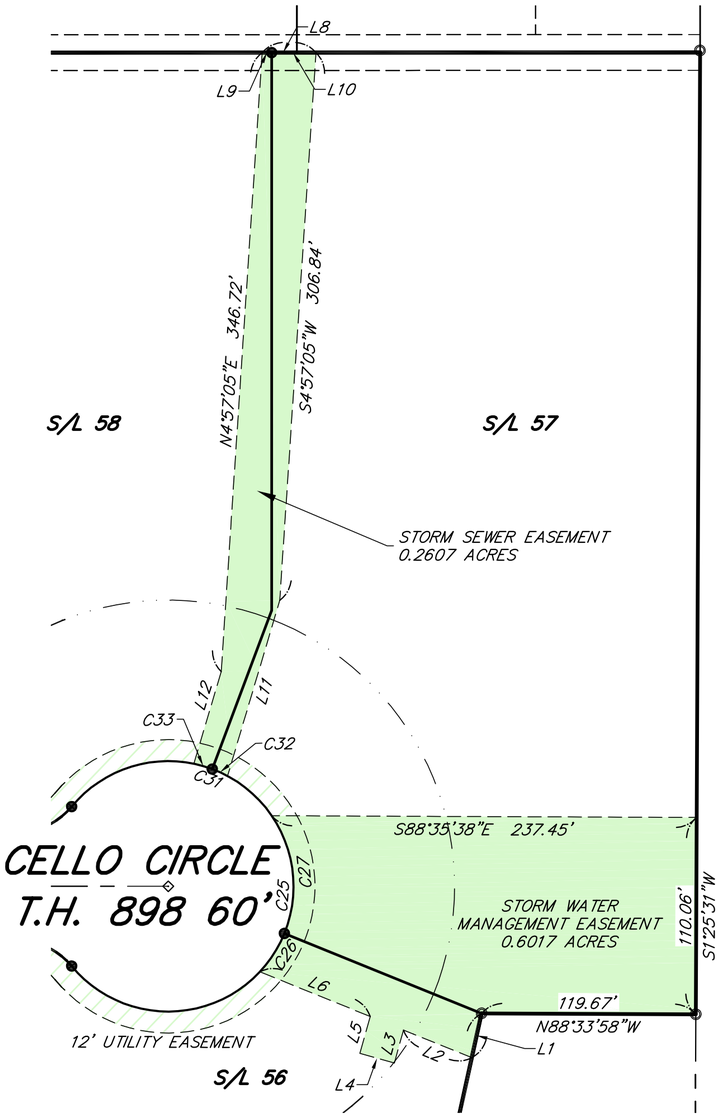
HARPS MILL SUBDIVISION PHASE THREE
SHEET 6 OF 7

PROJ. No. 15-383 DRAWING NAME 15-383_Plat.dwg

Parcel Line Table		
Line #	Length	Direction
L1	25.36'	S13°37'11"W
L2	41.16'	N66°45'26"W
L3	19.14'	S16°48'39"W
L4	20.00'	N73°11'21"W
L5	21.39'	N16°48'39"E
L6	66.51'	N66°45'26"W
L7	10.00'	S89°10'54"E
L8	30.07'	S88°51'01"E
L9	5.30'	S88°47'15"E
L10	24.77'	S88°51'49"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.12'	30.00'	90°00'00"	S46°10'19"W	42.43'
C2	47.12'	30.00'	90°00'00"	S43°49'41"E	42.43'
C3	14.25'	470.00'	1°44'12"	S2°02'25"W	14.25'
C4	87.91'	400.00'	12°35'31"	N7°28'04"E	87.73'
C5	47.47'	30.00'	90°39'30"	S43°56'56"E	42.67'
C6	35.24'	40.00'	50°28'44"	N65°55'57"E	34.11'
C7	86.75'	70.00'	71°00'24"	N76°11'47"E	81.30'
C8	111.84'	70.00'	91°32'35"	S22°31'43"E	100.32'
C9	144.66'	70.00'	118°24'29"	S82°26'48"W	120.26'
C10	35.24'	40.00'	50°28'44"	N63°35'19"W	34.11'
C11	94.50'	430.00'	12°35'31"	N7°28'04"E	94.31'
C12	35.24'	40.00'	50°28'44"	S11°28'32"E	34.11'
C13	78.10'	70.00'	63°55'24"	S4°45'12"E	74.11'
C14	77.60'	70.00'	63°30'49"	S58°57'55"W	73.68'
C15	61.67'	70.00'	50°28'44"	N64°02'19"W	59.70'
C16	35.24'	40.00'	50°28'44"	N64°02'19"W	34.11'
C17	35.24'	40.00'	50°28'44"	S65°28'58"W	34.11'
C18	72.86'	70.00'	59°38'13"	S70°03'42"W	69.62'
C19	77.60'	70.00'	63°30'49"	N48°21'46"W	73.68'
C20	88.04'	70.00'	72°03'50"	N19°25'33"E	82.35'
C21	104.76'	70.00'	85°44'35"	S81°40'14"E	95.25'
C22	35.24'	40.00'	50°28'44"	S64°02'19"E	34.11'
C23	80.59'	60.00'	76°57'30"	N52°14'35"E	74.67'
C24	81.31'	370.00'	12°35'31"	N7°28'04"E	81.15'
C25	94.48'	70.00'	77°19'59"	N5°30'04"E	87.47'
C26	25.56'	70.00'	20°55'29"	N33°42'19"E	25.42'
C27	68.92'	70.00'	56°24'30"	N4°57'41"W	66.17'
C28	20.06'	70.00'	16°25'23"	S80°07'17"E	20.00'
C29	10.03'	70.00'	8°12'48"	S76°00'47"E	10.03'
C30	10.03'	70.00'	8°12'48"	S84°13'35"E	10.03'
C31	20.11'	70.00'	16°27'23"	N68°50'00"W	20.04'
C32	9.41'	70.00'	7°41'54"	N64°27'04"W	9.40'
C33	10.70'	70.00'	8°45'41"	N72°40'51"W	10.69'





GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

The "Basis of Bearings" for this survey is **S01°10'19"W,** along the centerline of Harps Mill Drive as shown on the plat of Harps Mill Subdivision Phase Two as recorded in Plat No. 2005PL000135 on November 1, 2005 in the Medina County Recorder's Records.

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ◇ – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals in box
- ○ – 5/8" Iron Pin, Capped "GBC", Found & Used Unless Otherwise Described
- ◉ – Iron Pipe Found & Described
- ⊡ – 1" Iron Pin in Monument Box Found & Used Unless Otherwise Described
- ☼ – Railroad Spike w/punch Found & Used

Fnd. (F) – Found
Msd. (M) – Measured
Usd. (U) – Used
(P) – Plat
Obs. (O) – Observed
Rec. (R) – Deed
Calc. (C) – Calculated
(S) – Survey

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