*Planning Commission*
Phase 2, Final Plat

# Weymouth Crossing

*Medina Township*

| | | | |
|---|---|---|---|
| **Meeting:** | April 5, 2017 | **Sublots:** | 33 |
| **App. No.:** | 045-2018-FP | **Open Space:** | 13.8793 acres (4 blocks) |
| **Applicant:** | The Meritage Group, Jill Allen | **Zoning:** | UR Urban Residential |
| **Engineer:** | Rolling & Hocevar, Inc. Andy Planet | **Utilities:** | Central water and sanitary sewers |
| **Site Area:** | 27.8195 acres | **School Dist.:** | Medina City |
| **Parcel Ids:** | 026-06D-11-053, 054, 055, 065, 070, & 072 | **Reviewer:** | Robert Henwood |

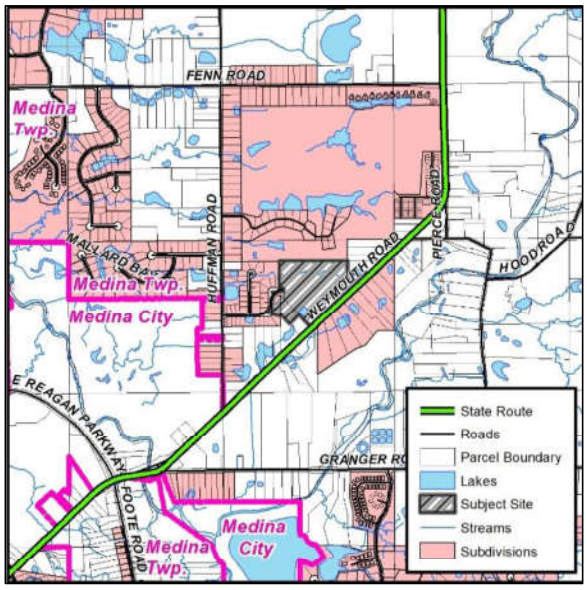
## EXECUTIVE SUMMARY

The site is located on the east side of Huffman Road and the west side of Weymouth Road (SR 3), north of the intersection of both roads (see location map). The proposal for the 27.82 acre site includes 33 single family sublots on public streets with 13.88 acres of open space. The site will be served by central water and sanitary sewers. Phase two will complete the subdivision.

**Recommendation:** **APPROVAL WITH MODIFICATIONS**

**Proposal:** The applicant proposes the following:

- Two public streets with 60 foot rights-of-way (ROW) and associated utility easements:
  - Extend Crimson Harvest Lane to the west to terminate in a permanent cul-de-sac.
  - Create Amber Glen Drive to connect with Weymouth Road (SR 3).
- 33 sublots.
- 13.8793 acres to be subdivided into four blocks:
  - Open Space Block J, 10.4168 acres.
  - Open Space Block K, 2.9529 acres.
  - Open Space Block L, 0.0451 acres (the cul-de-sac island at the terminus of Crimson Harvest Lane).
  - Block M, 0.4645 acres to be transferred to the Ohio Department of Transportation (ODOT) for ROW to be added to SR 3.
- All sublots are to be served by central sewer and water.
- Drainage and storm sewer easements.




***Map 1: Location***

**Access:** Access to the site is provided via the proposed Crimson Harvest Lane to Huffman Road and Amber Glen Drive to Weymouth Road. Crimson Harvest Lane and Ivory Rose Court terminate in permanent cul-de-sacs. Street stubs to the north and south are not practical.

| MCPC Approval | Date |
|---|---|
| Concept Plan | March 2015 |
| Preliminary Plan | May 2015 |
| Rev. Preliminary Plan<br>Admin. Approval | July 2016 |
| Final Plat, Phase 1 | Aug. 2016 |
| Rev. Preliminary Plan | April 2017 |

***Table 1: Subdivision Approval History***

**Background:** A Concept Plan for this subdivision was held in March of 2015. The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in May of 2015 and was revised administratively in July of 2016 (phase line adjustment). The Final Plat for Phase 1 of the subdivision was approved in August of 2016. An acre of additional land and two sublots were added to the subdivision in April of 2017.

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

**Tax Maps**, Beth Mika, 6/25/2018. *APPROVED*

1. *Our standards state that acreages should be to four decimal places.*
2. *Block M should not be labeled as such (page 5). This should be labeled as 'not a part of this subdivision'. Optimally, it should be transferred to the State, with a metes and bounds description, when the subdivision is recorded. Or, can it possibly be dedicated? Otherwise, Weymouth Crossing LLC, will retain ownership.*
3. *Subsequently, the acreage summary should be adjusted to reflect the removal of Block M.*
4. *Line type for Blocks J & K should be depicted as a bold line, along northwest ROW of Weymouth Road and the north and south ROW of Crimson Harvest Lane, to show the limits of each block.*
5. *It is recommended that you submit the final subdivision plat to Tax Maps for review, before obtaining signatures.*
6. *Subject to Medina County Engineer Land Conveyence Standards found at: http://engineer.medinaco.org/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

**Medina Township, Zoning Commission,** Alliss Strogin, 6/20/2018. *APPROVED*
*Phase 2 has changed from the original submission. Additional land has been added along with additional lots. These changes comply with Medina Township zoning, therefore recommend approval.*

**Highway Engineer**, Matt Martin, 6/19/2018. *CONDITIONAL APPROVAL. Acreage summary totals to match areas labeled on the plat.*

**Prosecutor's Office**, Mike Lyons, 6/15/2018. *The Supplement to the Declarations looks okay. It subjects Phase 2 to the previously filed Declarations, so I don't see any problems with the language.*

**Columbia Gas,** Russ Johnson, 6/13/2018. *APPROVED*

**Sanitary Engineer**, Jeremy Sinko, 6/13/2018. *APPROVED*

**Ohio Department of Transportation** (ODOT), Jared Feller, 6/11/2018. *No objections.*

**Health Dept,** Steve Mazak**,** 6/11/2018. *No comment.*

**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. Land for public use - Show boundaries and identify the use of all parcels…. § 404(D)(2)f.14. ***Remove Block M from the subdivision.***
   c. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. ***Include the surveyor's signature and seal on each sheet of the plat.***
   d. Notarized certification by the owner or owners of the subdivision…. § 404(D)(2)f.17. ***Provide notarized signatures of the owners.***
   e. 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.***
   f. All appropriate documentation and permits from County and State regulatory agencies…. § 404(D)(2)g.2. and [f]or new subdivisions with planned public improvements… written approval by the applicable U.S. Army Corps of Engineers District Office… is required before acceptance of public improvements or dedication of public easements. § 404(D)(2)g.9. ***Provide a copy of an applicable U.S. Army Corps of Engineers permit for the subdivision.***
   g. A subdivision served by a public central sanitary sewer [and water] shall be certified by the Sanitary Engineer stating all required wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved. Such Certification shall be in the form of an executed signature block on the original mylar. § 404(D)(2)g.4. ***Provide the signature of the Sanitary Engineer.***
   h. 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.5. ***Provide the signature of the Highway Engineer.***
   i. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved. § 404(D)(2)g.6. ***Provide the signatures of the County Commissioners.***
   j. Protective covenants, conditions and restrictions… shall be … recorded separately as a separate instrument, provided volume and page reference thereto is indicated on the plat. § 404(D)(2)g.5. ***Move the recorded Homeowner's Association reference note from Sheet 6 to the cover sheet. Also spell out the term "Homeowner's Association" in the note.***

2. The proposed Final Plat fulfills the purpose and intent and substantially 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 conformance with the approved Preliminary Plan per § 404(D)(5)b.3.
4. The Final Plat appears to conform with York Township Zoning per § 404(D)(5)b.4.
5. The Sanitary Engineer has determined that all required central wastewater disposal facilities have been satisfactorily installed or adequate financial guarantees have been approved per § 404(D)(5)b.6.
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 Phase 2 Final Plat for the Weymouth Crossing Subdivision subject to the following modifications**:**

1. Make the above corrections as required by the Tam Map and the Highway Engineers' offices.
2. Provide all above listed missing data, information, or corrections on or with a corrected Final Plat.
3. Provide all the above listed required signatures.

The following steps must be completed to finalize the Final Plat approval:

1. Three copies of the corrected Final Plat and a PDF of the layout must be submitted to the Department of Planning Services (DPS) for transmittal to the appropriate agencies.
2. All approval conditions must be satisfied prior to the Director signing the Final Plat.
3. Upon recordation, the applicant shall provide a copy of the recorded Final Plat to the DPS.

**Attachments:** GIS map
Final Plat

R:\wp\planning\major_subdivisions\2018\Weymouth_Crossing_Ph_2_Final_Plat\weymouth_crossing_ph2_final_07032018.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

Weymouth Crossing, Ph. 2
Final Plat
App. 045-2018-FP
Medina Township

Meeting Date: 7/3/2018
Zoning: UR Urban Residential
Sublots: 33
Area: 27.8195 acres

1 inch = 200 feet
0 27.5 55 110 165 220 275
Feet

# WEYMOUTH CROSSING SUBDIVISION PHASE 2

## CREATING SUBLOTS Nos. 28A, 29A, 30A, 40 THRU 72 and BLOCKS "J", "K", "L", and "M"

SITUATED IN THE TOWNSHIP OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO AND KNOWN AS BEING PART OF MEDINA TOWNSHIP LOT No. 51, AND BEING A REPLAT OF THE WHOLE OF SUBLOT Nos. 28, 29, 30 AND BLOCK "F" OF WEYMOUTH CROSSING SUBDIVISION PHASE 1 AS RECORDED IN DOCUMENT No. 2016PL000058 OF THE MEDINA COUNTY RECORDER'S RECORDS.

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 AS SHOWN.

STATE OF OHIO
ANDREW G. PLANET S-7802
REGISTERED PROFESSIONAL SURVEYOR

ANDREW G. PLANET  REG. OHIO SURVEYOR NO. S-7802

ROLLING & HOCEVAR, INC.  CIVIL ENGINEERS, SURVEYORS

## ACCEPTANCE & DEDICATION

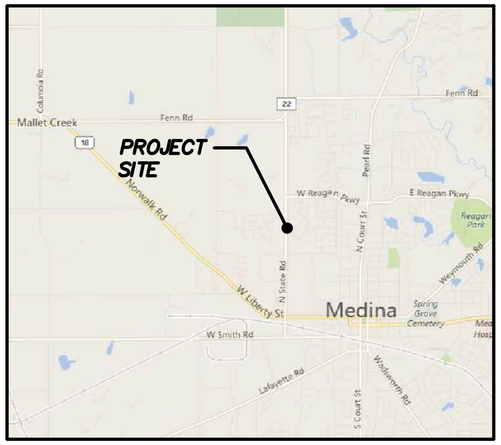
I THE UNDERSIGNED OWNER OR DULY APPOINTED REPRESENTATIVE THEREOF OF THE LANDS EMBRACED WITHIN THIS PLAT, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS SHOWN SHADED AND GRANT EASEMENTS SHOWN HATCHED. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THESE LANDS.

JAMES C. RUMBAUGH, MEMBER
WEYMOUTH CROSSING LLC

IN COUNTY OF _____
IN STATE OF _____ } ss

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____ WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC




LOCATION MAP

### ACREAGE SUMMARY

| | | |
|---|---|---|
| LAND IN 33 SUBLOTS: | **11.7918** | ACRES |
| LAND IN DED. R.-O.-W: | **2.1484** | ACRES |
| LAND IN 4 BLOCKS : | **13.8793** | ACRES |
| SUBDIVISION TOTAL: | **27.8195** | ACRES |

ALL REQUIRED CENTRAL WASTEWATER DISPOSAL FACILITIES AND CENTRAL WATER FACILITIES HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY SANITARY ENGINEER.

DATE  MEDINA COUNTY SANITARY ENGINEER

## APPROVALS

THE TOWNSHIP TRUSTEES OF MEDINA TOWNSHIP ON THIS ____ DAY OF _____ 2018 HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

CHAIRMAN TRUSTEES  TRUSTEE  TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION THIS ____ DAY OF _____ 2018.

DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THIS ___ DAY OF _____2018 HEREBY ACCEPT ALL OFFERS OF DEDICATION BY THE OWNER OF THIS SUBDIVISION AND CERTIFY THAT REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE MEDINA COUNTY ENGINEER.

PRES. COMMISSIONERS  COMMISSIONER  COMMISSIONER

CONSTRUCTION PLANS FOR THIS SUBDIVISION HAVE BEEN APPROVED AND ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY ENGINEER.

MEDINA COUNTY ENGINEER  DATE

APPROVED FOR TRANSFER THIS ___ DAY OF _____, 2018.

TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS ____ DAY OF _____, 2018.

COUNTY AUDITOR

RECEIVED AND RECORDED THIS ___ DAY OF _____, 2018.

AT _____ A.M./P.M. IN DOCUMENT No. _____.

MEDINA COUNTY RECORDER

P.N.: 22,315

BLOCK "B"
THE COURTS OF WEYMOUTH CLUSTER HOMES
SUBDIVISION PHASE II
PLAT VOL. 27, PG. 219

MARK L. & JACQUELINE R. HUFFMAN
DOC. No. 20050R041612
12/01/2005

RICKY D. DOBER & ROSALIE BRISENO
2.430 Ac.
O.R. VOL. 313, PG. 458
07/08/1986

WEYMOUTH CROSSING LLC
25.0266 Ac.
DOC. No. 20160R002491
02/08/2016

HUFFMAN ROAD (T.H. 141) 60'

IVORY ROSE COURT (T.H. 981) 60'

CRIMSON HARVEST LANE (T.H. 980) 60'

AMBER GLEN DRIVE (T.H. ) 60'

WEYMOUTH ROAD (S.R. 3) 60'

TWP. LOT No. 50

TWP. LOT No. 51

SHEET 4

SHEET 5

SHEET 6

WEYMOUTH CROSSING LLC
3.6457 Ac.
DOC. No. 20160R015627
07/19/2016

STATE OF OHIO
0.6578 Acres
DOC. No. 20170R029539
12/29/2017

WEYMOUTH CROSSING SUBDIVISION PHASE 1
DOC. No. 2016PL000058

BRADLEY C. & PATRICIA A. CAMPBELL
1.0000 Ac.
DOC. No. 20150R009079
05/08/2015

JOY FALSON
EDWARD C. LAFOLLETTE
5.3729 Ac.
DOC. No. 20020R036528
09/13/2002

KEVIN P. & JOYCE M. SCHEMP
2.5880 Ac.
DOC. No. 20050R032945
09/27/2005

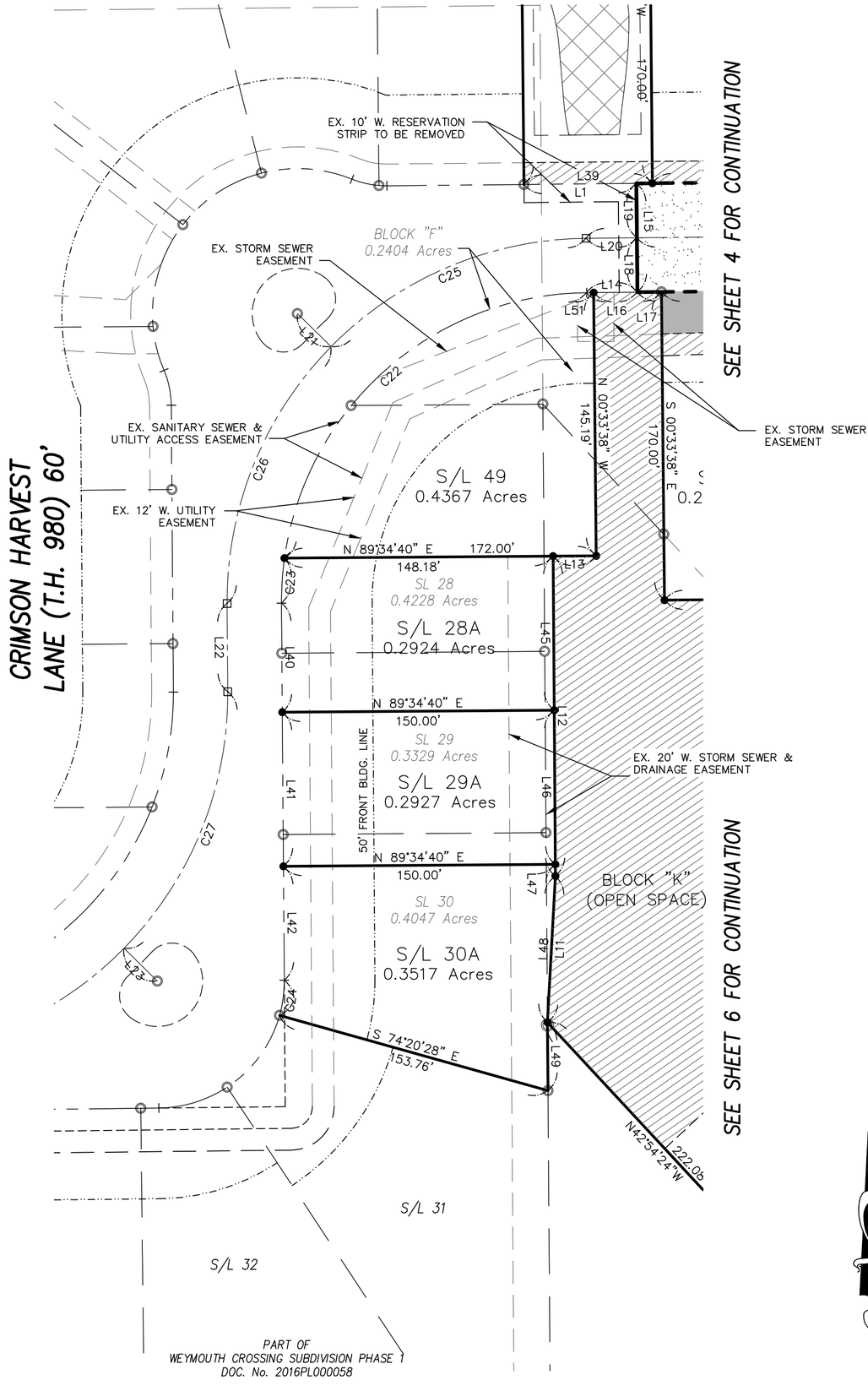
JOHN & DARLENE SEYMOUR
2.2977 Ac.
DOC. No. 19980R005537
07/09/1998

RICHARD T. NICOLORF
MARY A ZABO
2.0012 Ac.
OR. VOL. 1292, PG. 175
08/27/1997

BRIAN TKACZ
3.1420 Ac.
DOC. No. 20160R013895
06/28/2016

STATE OF OHIO
0.2164 Acres
DOC. No. 20170R029538
12/29/2017

NORTH




| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHORD | BEARING |
| C1 | 400.00' | 295.64' | 42°20'48" | 154.94' | 288.95' | S 21°44'02" E |
| C2 | 30.00' | 46.34' | 88°30'17" | 29.23' | 41.87' | N 46°18'29" W |
| C3 | 30.00' | 48.18' | 92°01'24" | 31.08' | 43.17' | S 43°25'40" W |
| C4 | 40.00' | 35.24' | 50°28'44" | 18.86' | 34.11' | N 64°12'00" E |
| C5 | 70.00' | 61.67' | 50°28'44" | 33.00' | 59.70' | S 64°12'00" W |
| C6 | 70.00' | 58.28' | 47°41'58" | 30.95' | 56.61' | N 66°42'39" W |
| C7 | 70.00' | 56.00' | 45°50'12" | 29.60' | 54.52' | N 19°56'34" W |
| C8 | 70.00' | 56.00' | 45°50'12" | 29.60' | 54.52' | N 25°53'38" E |
| C9 | 70.00' | 56.00' | 45°50'12" | 29.60' | 54.52' | N 71°43'50" E |
| C10 | 70.00' | 55.31' | 45°16'10" | 29.19' | 53.88' | S 62°42'59" E |
| C11 | 40.00' | 33.74' | 48°20'01" | 17.95' | 32.75' | N 64°14'55" W |
| C12 | 40.00' | 1.50' | 2°08'42" | 0.75' | 1.50' | N 89°29'17" W |
| C13 | 370.00' | 143.58' | 22°13'59" | 72.70' | 142.68' | S 13°42'02" E |
| C14 | 370.00' | 116.82' | 18°05'24" | 58.90' | 116.34' | S 33°51'43" E |
| C15 | 30.00' | 47.12' | 90°00'00" | 30.00' | 42.43' | S 87°54'26" E |
| C16 | 430.00' | 95.41' | 12°42'48" | 47.90' | 95.22' | S 08°24'45" E |
| C17 | 430.00' | 22.38' | 2°58'55" | 11.19' | 22.38' | S 16°15'36" E |
| C18 | 430.00' | 79.85' | 10°38'21" | 40.04' | 79.73' | S 23°04'14" E |
| C19 | 430.00' | 76.13' | 10°08'38" | 38.16' | 76.03' | S 33°27'44" E |
| C20 | 430.00' | 32.82' | 4°22'22" | 16.42' | 32.81' | S 40°43'14" E |
| C21 | 30.00' | 47.12' | 90°00'00" | 30.00' | 42.43' | N 02°05'34" E |
| C22 | 170.00' | 241.72' | 81°28'01" | 146.40' | 221.86' | S 48°42'21" W |
| C23 | 170.00' | 24.91' | 8°23'41" | 12.48' | 24.89' | S 03°46'30" W |
| C24 | 70.00' | 19.65' | 16°04'52" | 9.89' | 19.58' | N 07°37'06" E |
| C25 | 200.00' | 156.84' | 44°55'51" | 82.70' | 152.85' | S 66°58'27" W |
| C26 | 200.00' | 156.84' | 44°55'51" | 82.70' | 152.85' | S 22°02'36" W |
| C27 | 200.00' | 156.68' | 44°53'05" | 82.61' | 152.70' | N 22°01'13" E |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S 89°26'22" W | 61.96' |
| L2 | N 42°54'26" W | 30.00' |
| L3 | S 48°51'04" W | 423.68' |
| L4 | S 47°05'34" W | 306.93' |
| L5 | S 47°05'34" W | 53.35' |
| L6 | S 43°16'08" W | 194.93' |
| L7 | S 48°51'04" W | 423.68' |
| L8 | S 47°05'34" W | 1.93' |
| L9 | S 47°05'34" W | 120.00' |
| L10 | S 47°05'34" W | 185.00' |
| L11 | N 03°07'31" E | 80.79' |
| L12 | N 00°25'20" W | 176.48' |
| L13 | N 89°34'40" E | 23.82' |
| L14 | S 89°26'22" W | 28.00' |
| L15 | N 00°33'38" W | 60.00' |
| L16 | N 89°26'22" E | 24.12' |
| L17 | N 89°26'22" E | 13.30' |
| L18 | N 00°33'38" W | 30.00' |
| L19 | N 00°33'38" W | 30.00' |
| L20 | S 89°26'22" W | 28.00' |
| L21 | N 45°29'29" W | 26.00' |
| L22 | S 00°25'20" E | 48.64' |
| L23 | S 45°32'15" E | 25.82' |
| L24 | S 00°33'38" E | 48.00' |
| L25 | N 42°54'26" W | 43.00' |
| L26 | N 38°48'33" W | 30.08' |
| L28 | N 00°33'38" W | 6.25' |
| L29 | S 42°51'40" E | 20.00' |
| L30 | S 02°58'32" W | 20.00' |
| L31 | S 48°48'44" W | 20.00' |
| L32 | S 42°51'40" E | 10.00' |
| L33 | S 42°51'40" E | 10.00' |
| L34 | S 02°58'32" W | 10.00' |
| L35 | S 02°58'32" W | 10.00' |
| L36 | S 48°48'44" W | 10.00' |
| L37 | S 48°48'44" W | 10.00' |
| L38 | N 47°05'34" E | 68.97' |
| L39 | S 89°26'22" W | 70.85' |
| L40 | S 00°25'20" E | 60.18' |
| L41 | S 00°25'20" E | 85.00' |
| L42 | S 00°25'20" E | 62.82' |
| L45 | S 00°25'20" E | 85.00' |
| L46 | S 00°25'20" E | 85.00' |
| L47 | S 00°25'20" E | 6.48' |
| L48 | S 03°07'31" W | 80.79' |
| L49 | S 00°25'19" E | 37.68' |
| L50 | S 42°54'26" E | 27.06' |
| L51 | S 89°26'22" W | 3.88' |

0 50 100

SCALE: 1" = 50'

NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.

HERON

LEGEND

- ◕ – 5/8" IRON PIN FOUND W/CAP
- ● – 5/8" IRON PIN SET W/CAP ROLLING~HOCEVAR
- ⊡ – MONUMENT BOX W/ IRON PIN FOUND
- ○ – 5/8" IRON PIN FOUND (NO CAP)
- ◉ – IRON PIPE FOUND
- ■ – MONUMENT BOX W/ 3/4" IRON PIN SET
- ☼ – RAILROAD SPIKE FOUND
- △ – AXEL FOUND

Fnd. – FOUND
Msd. – MEASURED
Obs. – OBSERVED
Rec. – RECORD
Usd. – USED

DESIGNATED WETLANDS

RIGHT OF WAY DEDICATION

UTILITY EASEMENT

SANITARY SEWER & UTILITY ACCESS EASEMENT

BLOCK "B"
THE COURTS OF WEYMOUTH CLUSTER HOMES
SUBDIVISION PHASE II
PLAT VOL. 27, PG. 219

N89°26'22"E

BLOCK "I"
WEYMOUTH CROSSING SUBDIVISION PHASE 1
DOC. No. 2016PL000058

BLOCK "J"
(OPEN SPACE)
10.4168 Acres

WEYMOUTH CROSSING LLC
25.0266 Acres
DOC. NO. 20160R002491
02/08/2016

EXISTING WETLAND CONSERVATION EASEMENT
(DOC. No. 20160R013250)

EXISTING DESIGNATED WETLAND

N 00°33'38" W

450.00'

N 89°26'22" E

750.00'

75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00'

S/L 50 0.2927 Acres | S/L 51 0.2927 Acres | S/L 52 0.2927 Acres | S/L 53 0.2927 Acres | S/L 54 0.2927 Acres | S/L 55 0.2927 Acres | S/L 56 0.2927 Acres | S/L 57 0.2927 Acr

N 00°33'38" W 170.00'

50' FRONT BLDG. LINE

12' W. UTILITY EASEMENT

CRIMSON HARVEST LANE (T.H. 980) 60'

SANITARY SEWER & UTILITY ACCESS EASEMENT

380.53'

871.89'

12' W. UTILITY EASEMENT

S/L 24

BLOCK "G"

S/L 23

S/L 22

S/L 26

S/L 27

S/L 25

S/L 49 0.4367 Acres

S/L 48 0.2927 Acres | S/L 47 0.29270 Acres | S/L 46 0.2927 Acres | S/L 45 0.4311 Acres

S/L 69 0.4460 Acres

S/L 28 (ORIG.)
S/L 28A
0.2924 Acres

N 89°34'40" E 172.00'
148.18'

S 00°33'38" E 170.00'

82.39' | 74.42' | 94.79' | 92.33' | 193.05'

N89°26'22"E 299.42'

BLOCK "K"
(OPEN SPACE)

DRAINAGE & STORM SEWER EASEMENT

20' W. STORM SEWER EASEMENT

20' W. DRAINAGE & STORM SEWER EASEMENT

SEE SHEET 3 FOR CONTINUATION

AMBER GLEN DRIVE
(T.H. ) 60'

SEE SHEET 6 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

0 50 100
SCALE: 1" = 50'

NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.

EASEMENT NOTE:
SEE SHEET No. 7 FOR EASEMENT BOUNDARY INFORMATION.

LEGEND

- – 5/8" IRON PIN FOUND W/CAP
- – 5/8" IRON PIN SET W/CAP ROLLING~HOCEVAR
- – MONUMENT BOX W/ IRON PIN FOUND
- – 5/8" IRON PIN FOUND (NO CAP)
- – IRON PIPE FOUND
- – MONUMENT BOX W/ 3/4" IRON PIN SET
- – RAILROAD SPIKE FOUND
- – AXEL FOUND

Fnd. – FOUND
Msd. – MEASURED
Obs. – OBSERVED
Rec. – RECORD
Usd. – USED

DESIGNATED WETLANDS
RIGHT OF WAY DEDICATION
UTILITY EASEMENT
SANITARY SEWER & UTILITY ACCESS EASEMENT

BLOCK "B"
THE COURTS OF WEYMOUTH CLUSTER HOMES
SUBDIVISION PHASE II
PLAT VOL. 27, PG. 219

1178.90'

EXISTING DESIGNATED WETLAND

WEYMOUTH CROSSING LLC
25.0266 Acres
DOC. NO. 20160R002491
02/08/2016

EXISTING WETLAND CONSERVATION EASEMENT
(DOC. No. 20160R013250)

S00°20'41"E
200.00'

RICKY D. DOBER & ROSALIE BRISENO
2.430 Ac.
O.R. VOL. 313, PG. 458
07/08/1986

NORTH

S 89°27'29" E
378.83'
422.45'
43.62'

L28
N 89°26'22" E
85.00'
163.33'
78.33'
S 57°22'31" E
92.79'

75.00' 75.00' 75.00'

S/L 57
0.2927 Acres
S/L 58
0.2927 Acres
S/L 59
0.2927 Acres
S/L 60
0.3008 Acres
S/L 61
0.3934 Acres

N 00°33'38" W
170.00'
136.25'

L29
L32
L33
N 47°08'20" E
150.00'
S 19°56'34" E
152.92'

658.64'
690.31'

BLOCK "J"
(OPEN SPACE)
10.4168 Acres

BLOCK "M" (FUTURE TRANSFER TO STATE OF OHIO) – 0.4645 Acres

CRIMSON HARVEST LANE (T.H. 980) 60'

50' FRONT BLDG. LINE

12' W. UTILITY EASEMENT

C5 C6 C7 C8 C9 C10 C11 C12

BLOCK "L" (OPEN SPACE)
0.0451 Acres
R=25.00'

S/L 62
0.3680 Acres

S 87°01'28" E
150.00'
L34 L35 L30

871.89'
463.36'
73.50'

SANITARY SEWER & UTILITY ACCESS EASEMENT

S/L 63
0.3680 Acres

S 41°11'16" E
150.00'
152.92'
S 25°53'38" W

S/L 68
0.2927 Acres
S/L 67
0.3111 Acres
S/L 66
0.3271 Acres
S/L 65
0.2986 Acres
S/L 64
0.3676 Acres

S 00°33'38" E
170.00'
190.00'
189.97'
150.29'

20' W. STORM SEWER EASEMENT

20' W. DRAINAGE & STORM SEWER EASEMENT

L36 L37 L31 L27
S 65°00'24" W
112.46'

75.00' 25.72' L26 31.05' 75.00' 77.00' 39.63'
193.05'
111.34' 111.34'
N89°26'22"E
222.68'

S 47°05'34" W
S47°05'34"W

WEYMOUTH ROAD (S.R. 3) 60'

EX. 15' WATER MAIN EASEMENT
VOL. 1303, PG. 184

STATE OF OHIO
0.6578 Acres
DOC. No. 20170R029539
12/29/2017

0 50 100
SCALE: 1" = 50'

NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.

EASEMENT NOTE:
SEE SHEET No. 7 FOR EASEMENT BOUNDARY INFORMATION.

LEGEND

- ◪ – 5/8" IRON PIN FOUND W/CAP
- ● – 5/8" IRON PIN SET W/CAP ROLLING~HOCEVAR
- ⊡ – MONUMENT BOX W/ IRON PIN FOUND
- ○ – 5/8" IRON PIN FOUND (NO CAP)
- ◉ – IRON PIPE FOUND
- ■ – MONUMENT BOX W/ 3/4" IRON PIN SET
- ☼ – RAILROAD SPIKE FOUND
- △ – AXEL FOUND

Fnd. – FOUND
Msd. – MEASURED
Obs. – OBSERVED
Rec. – RECORD
Usd. – USED

DESIGNATED WETLANDS
RIGHT OF WAY DEDICATION
UTILITY EASEMENT
SANITARY SEWER & UTILITY ACCESS EASEMENT

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

S/L 46 | S/L 45 | S/L 44 | S/L 43 | S/L 69 | S/L 68 | S/L 67 | S/L 66 | S/L 65 | S/L 64

75.00' | 75.00' | 75.00' | 74.42' | 92.33' | 75.00' | 25.72' | 31.05' | 75.00' | 77.00' | 39.63' | 112.46'

N89°26'22"E | 299.42' | 193.05' | 111.34' | 111.34' | 222.68' | S 65°00'24" W

DRAINAGE & STORM SEWER EASEMENT

SANITARY SEWER & UTILITY ACCESS EASEMENT

S/L 44
0.3374 Acres

S/L 43
0.3036 Acres

S/L 42
0.2930 Acres

S/L 41
0.2927 Acres

S/L 40
0.2927 Acres

S/L 70
0.35166 Acres

S/L 71
0.34800 Acres

S/L 72
0.48968 Acres

210.78' | S47°05'34"W | 183.73' | 171.25' | 170.00' | 170.00' | 160.97' | N47°05'34"E | 243.26' | N47°05'34"E | 325.55'

12' W. UTILITY EASEMENT

12' W. UTILITY EASEMENT

50' FRONT BLDG. LINE

20' W. DRAINAGE & STORM SEWER EASEMENT

5' W. COMMUNICATION EASEMENT

AMBER GLEN DRIVE (T.H.) 60'

BLOCK "K"
(OPEN SPACE)
2.9529 Acres

BLOCK "J"
(OPEN SPACE)

485.41' | 980.41'

EX. 15' WATER MAIN EASEMENT
VOL. 1303, PG. 184

STATE OF OHIO
0.6578 Acres
DOC. No. 20170R029539
12/29/2017

75.00' | S42°54'26"E | 192.21' | 274.21' | 82.00'

N42°54'24"W 222.08' | 230.30' | N42°54'26"W 375.00' | 287.00' | 245.00' | S47°05'34"W

277.09' | S47°05'34"W

WEYMOUTH CROSSING LLC
3.6457 Acres
DOC. NO. 20160R015627
07/19/2016

(NOT PART OF THIS SUBDIVISION)

WEYMOUTH ROAD (S.R. 3) 60'

EX. 15' WATER MAIN EASEMENT
VOL. 1303, PG. 185

20' W. SANITARY SEWEREASEMENT

5' W. COMMUNICATION EASEMENT

55.00' | N38°48'33"W 275.70'

BRIAN TKACZ
3.1420 Ac.
DOC. No. 20160R013895
06/28/2016

250.00'

STATE OF OHIO
0.2164 Acres
DOC. No. 20170R029538
12/29/2017

NORTH

0 50 100

SCALE: 1" = 50'

NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.

EASEMENT NOTE:
SEE SHEET No. 7 FOR EASEMENT BOUNDARY INFORMATION.

WEYMOUTH CROSSING SUBDIVISION PHASE 2, IS GOVERNED BY A HOA AGREEMENT RECORDED ON _____ IN DOCUMENT No. _____

## LEGEND

- – 5/8" IRON PIN FOUND W/CAP
- – 5/8" IRON PIN SET W/CAP ROLLING~HOCEVAR
- – MONUMENT BOX W/ IRON PIN FOUND
- – 5/8" IRON PIN FOUND (NO CAP)
- – IRON PIPE FOUND
- – MONUMENT BOX W/ 3/4" IRON PIN SET
- – RAILROAD SPIKE FOUND
- – AXEL FOUND

Fnd. – FOUND
Msd. – MEASURED
Obs. – OBSERVED
Rec. – RECORD
Usd. – USED

DESIGNATED WETLANDS

RIGHT OF WAY DEDICATION

UTILITY EASEMENT

SANITARY SEWER & UTILITY ACCESS EASEMENT

## REFERENCES

**MEDINA COUNTY TAX MAPS RECORDS:**

BOOK M, PG. 388B / BOOK X, PG. 42a / BOOK Y, PG. 120a / BOOK 3, PG. 4b / BOOK 12, PG. 24a / BOOK 21, PG. 68a

**MEDINA COUNTY RECORDER'S RECORDS:**

PLAT VOL. 15, PG. 46 / PLAT VOL. 27, PG. 219 / DOC. No. 2016PL000058

S/L 48
0.2927 Acres

S/L 47
0.29270 Acres

S/L 46
0.2927 Acres

S/L 45
0.4311 Acres

S/L 69
0.4460 Acres

S/L 68
0.2927 Acres

S/L 67
0.3111 Acres

S/L 66
0.3271 Acres

S/L 65
0.2986 Acres

0.3676 Acres

S/L 70
0.35166 Acres

S/L 71

S/L 72

S/L 44

S/L 43

S/L 42

S/L 41

S/L 40

BLOCK "K"
2.9529 Acres

BLOCK "J"
10.4168 Acres

AMBER GLEN DRIVE (TH) 60'

WEYMOUTH ROAD (S.R. 3) 60'

NOT PART OF THIS SUBDIVISION

SANITARY SEWER & UTILITY ACCESS EASEMENT

12' W. UTILITY EASEMENT

DRAINAGE & STORM SEWER EASEMENT

20' W. STORM SEWER EASEMENT

20' W. DRAINAGE & STORM SEWER EASEMENT

5' W. COMMUNICATION EASEMENT

20' W. SANITARY SEWEREASEMENT

50' FRONT BLDG. LINE

EX. 15' WATER MAIN EASEMENT
VOL. 1303, PG. 184

E-100 E-101 E-102 E-103 E-104 E-105 E-106 E-107 E-108 E-109 E-110 E-111 E-112 E-113 E-114 E-115 E-116 E-117 E-118 E-119 E-120 E-121 E-122 E-123 E-124 E-125 E-126 E-127 E-128 E-129 E-130 E-131 E-132 E-133 E-134 E-135 E-136 E-137 E-138 E-139 E-140 E-141 E-142 E-143 E-144 E-145 E-146

0 50 100

SCALE: 1" = 50'

NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.

NORTH

DESIGNATED WETLANDS

RIGHT OF WAY DEDICATION

UTILITY EASEMENT

SANITARY SEWER & UTILITY ACCESS EASEMENT

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHORD | BEARING |
| EC-100 | 442.00' | 89.32' | 11°34'43" | 44.81' | 89.17' | S 07°34'23" E |
| EC-101 | 430.00' | 59.47' | 7°55'27" | 29.78' | 59.42' | S 18°43'52" E |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| E-100 | S 00°33'38" E | 23.23' |
| E-101 | N 88°03'58" E | 333.60' |
| E-102 | N 88°03'58" E | 325.43' |
| E-103 | N 25°32'30" W | 42.74' |
| E-104 | S 89°26'22" W | 50.79' |
| E-105 | S 47°05'34" W | 370.91' |
| E-106 | S 42°54'26" E | 95.67' |
| E-107 | S 47°05'34" W | 51.84' |
| E-108 | S 47°05'34" W | 20.00' |
| E-109 | N 42°54'26" W | 95.67' |
| E-110 | S 47°05'34" W | 43.34' |
| E-111 | N 42°54'24" W | 95.08' |
| E-112 | S 07°44'52" E | 85.29' |
| E-113 | S 07°48'29" E | 117.62' |
| E-114 | S 42°54'26" E | 302.52' |
| E-115 | S 47°05'34" W | 350.85' |
| E-116 | S 42°54'26" E | 20.00' |
| E-117 | N 47°05'34" E | 5.83' |
| E-118 | S 42°54'26" E | 29.93' |
| E-119 | N 43°16'08" E | 106.06' |
| E-120 | N 43°16'08" E | 20.04' |
| E-121 | N 42°54'26" W | 28.59' |
| E-122 | N 47°05'34" E | 336.42' |
| E-123 | N 89°26'22" E | 86.66' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| E-124 | N 00°33'38" W | 160.00' |
| E-125 | S 00°33'38" E | 161.24' |
| E-126 | S 82°57'57" E | 141.91' |
| E-127 | N 89°26'22" E | 161.34' |
| E-128 | S 00°33'38" E | 20.00' |
| E-129 | S 89°26'22" W | 162.66' |
| E-130 | N 82°57'57" W | 151.29' |
| E-131 | S 89°26'22" W | 87.03' |
| E-132 | N 47°05'34" E | 381.23' |
| E-133 | S 78°45'22" E | 22.78' |
| E-134 | S 48°51'04" W | 50.13' |
| E-135 | S 48°51'04" W | 6.31' |
| E-136 | N 78°45'22" W | 16.37' |
| E-137 | S 07°48'29" E | 120.82' |
| E-138 | S 42°54'26" E | 349.71' |
| E-139 | N 03°07'31" E | 80.79' |
| E-140 | N 00°25'20" W | 176.48' |
| E-141 | N 89°34'40" E | 23.82' |
| E-142 | N 00°33'38" W | 145.19' |
| E-143 | N 89°26'22" E | 37.41' |
| E-144 | S 00°33'38" E | 170.00' |
| E-145 | N 89°26'22" E | 299.42' |
| E-146 | N 47°05'34" E | 68.97' |

**WEYMOUTH CROSSING SUBDIVISION PHASE 2**
**SHEET 7 of 7**