Planning Commission
Final Plat

Woodhaven Preserve, Ph. 2

Wadsworth Township

Meeting:	July 3, 2018	**Sublots:**	11
App. No:	044-2018-FP	**Parcel No:**	038-17C-27-027
Applicant:	Helen Scott Custom Builders, LLC	**Zoning:**	R-R Rural Residential
		Utilities:	On-site wells and sanitary sewer
Engineer:	GBC Design, Inc.	**School Dist.:**	Wadsworth City
Area:	47.7137 acres	**Reviewer:**	Rob Henwood

EXECUTIVE SUMMARY

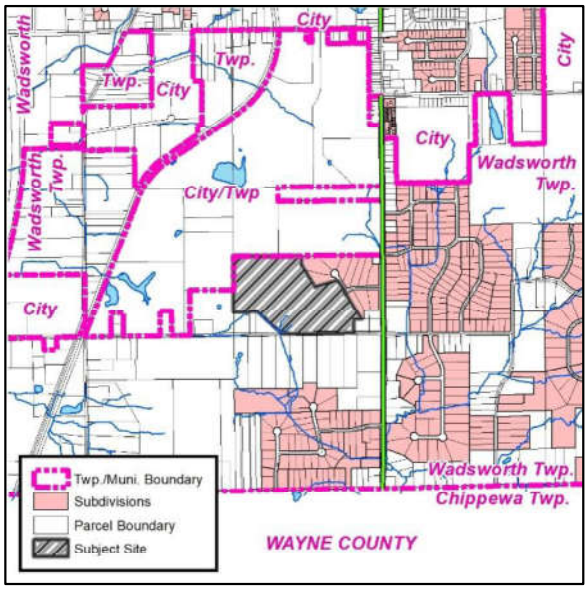
The site is located on the north side of Wall Road, west of Mount Eaton Road (SR 94) (see location map). Phase 1 is platted. The applicant proposes 11 sublots served by a public temporary cul-de-sac. The site is proposed to be served by on-site wells and central sewer.

Recommendation: **APPROVAL WITH MODIFICATIONS**

Proposal: The applicant proposes the following: [1]

- Extend Bolich Drive, a public street with 60 foot rights-of-way (ROW) and associated utility easements.
- 11 sublots.
- Block B-R, 29.2865 acres for future development.
- All sublots are to be served by central sewer and on-site wells.
- Drainage and storm sewer easements.

Phase 1 is platted.



Map 1: Location Map

History: The most recently approved Preliminary Plan was approved by the Medina County Planning Commission (MCPC) in March of 2018. The Preliminary Plan was originally approved by the MCPC in May of 2005 and the Final Plat for Phase 1 in July of 2007 (see Table 1 below for complete approval history). A variance for the length of the street was approved by the MCPC in December of 2017.

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

Tax Maps, Beth Mika, 6/27/2018. *CONDITIONAL APPROVAL*

1. *Remove existing parcel numbers from final plat.*

[1] The following document was utilized for this review: *Woodhaven Preserve Subdivision – Phase Two: Creating Sublots 3 thru 9 and27, 28, 37 and 38, and Block B-R….* GBC Design, Inc., April 2018. Sheets 1 and 2. Date stamped by DPS staff on 2/9/2018.

2. *Please address all comments from a Tax Map Dept. review returned to GBC Design Inc. on April 30, 2018.*
3. *Subject to all Tax Map Dept. comments from previous Planning Dept. reviews and/or extension requests.*
4. *Subject to Medina County Engineer Land Conveyence Standards found at:* *http://engineer.medinaco.org/surveying/landconveystds.pdf*

MCPC Approval	Date
Concept Plan	December 2004
Preliminary Plan	May 2005
Preliminary Plan Extension	June 2007
Final Plat, Phase 1	July 2007
Replat	August 2012
Replat	February 2013
Preliminary Plan	June 2015
Preliminary Plan	December 2017
Revised Preliminary Plan	March 2018

Table 1: Approval History

Highway Engineer, Matt Martin, 6/19/2018
1. Acreage summary to match areas shown on the plat.
2. Construction drawings are still under review. Can provide a complete review once drawing review is complete.

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

Sanitary Engineer, Jeremy Sinko, 6/12/2018. *We do not have any utilities at this location.*

Health Department, Steve Mazak, 6/11/2018. *The Woodhaven Preserve Subdivision will be served by sanitary sewers. Therefore our office has no further comment.*

Prosecutor's Office, Mike Lyons, 5/18/2018. *I reviewed the Woodhaven Preserve Declaration of Covenants, Easements and Restrictions and I have no additions or corrections. The document meets with my approval.*

Wadsworth City Schools, Superintendent, Andrew Hill, 2/16/2018. *We believe the subdivision* [is proposed] *within the Wadsworth City School Districts' boundary* [clarification provided by author].

Ohio Department of Transportation, District 3, Jared Feller, 2/13/2018. *No objections.*

Staff Comments:
1. The applicant submitted a letter dated November 8, 2017 from Erik Flickinger of Flickinger Wetland Company, in lieu of correspondence with the U.S. Army Corp of Engineers District Office (USACE), indicating that the proposed subdivision will not require a permit.
2. 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. Sublot and block identification. § 404(D)(2)f.16. ***Change Block B-R to B1.***
   c. Land for public use - Show boundaries and identify the use of all parcels…. § 404(D)(2)f.14. ***Indicate Block B-1 is for future development on Sheets 2 and 3.***
   d. 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.***
   e. Notarized certification by the owner or owners of the subdivision…. § 404(D)(2)f.17. ***Provide notarized signatures of the owners.***

f. 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.***

g. A subdivision served by a public central sanitary sewer shall be certified by the… appropriate regulatory agency, stating all required wastewater disposal 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 City of Wadsworth 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. Certification by the Medina County Engineer stating, "Construction plans have been approved." § 404(D)(2)g.6. ***Edit the County Engineer's certification language to read "Construction plans have been approved and all required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer."***

k. 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)h. ***Add a notation on the cover sheet of the plat indicating that the subdivision is subject to the amended homeowner's association and provide a notation referencing the recorded document information.***

3. The Soil and Water Conservation District (SWCD) is not signatory to the Final Plat. ***Delete the approval block for the SWCD.***
4. The reservation strip/easement language included on Sheets 2 and 3 should be dedicated to the Medina County Commissioners and not the Engineer. ***Dedicate the reservation strip/easement language to the Medina County Commissioners.***
5. 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.
6. The proposed Final Plat is in substantial conformance with the approved Preliminary Plan per § 404(D)(5)b.3.
7. The Final Plat appears to conform with Wadsworth Township Zoning per § 404(D)(5)b.4.
8. The City of Wadsworth 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.
9. 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 Woodhaven Preserve Subdivision subject to the following modifications**:**

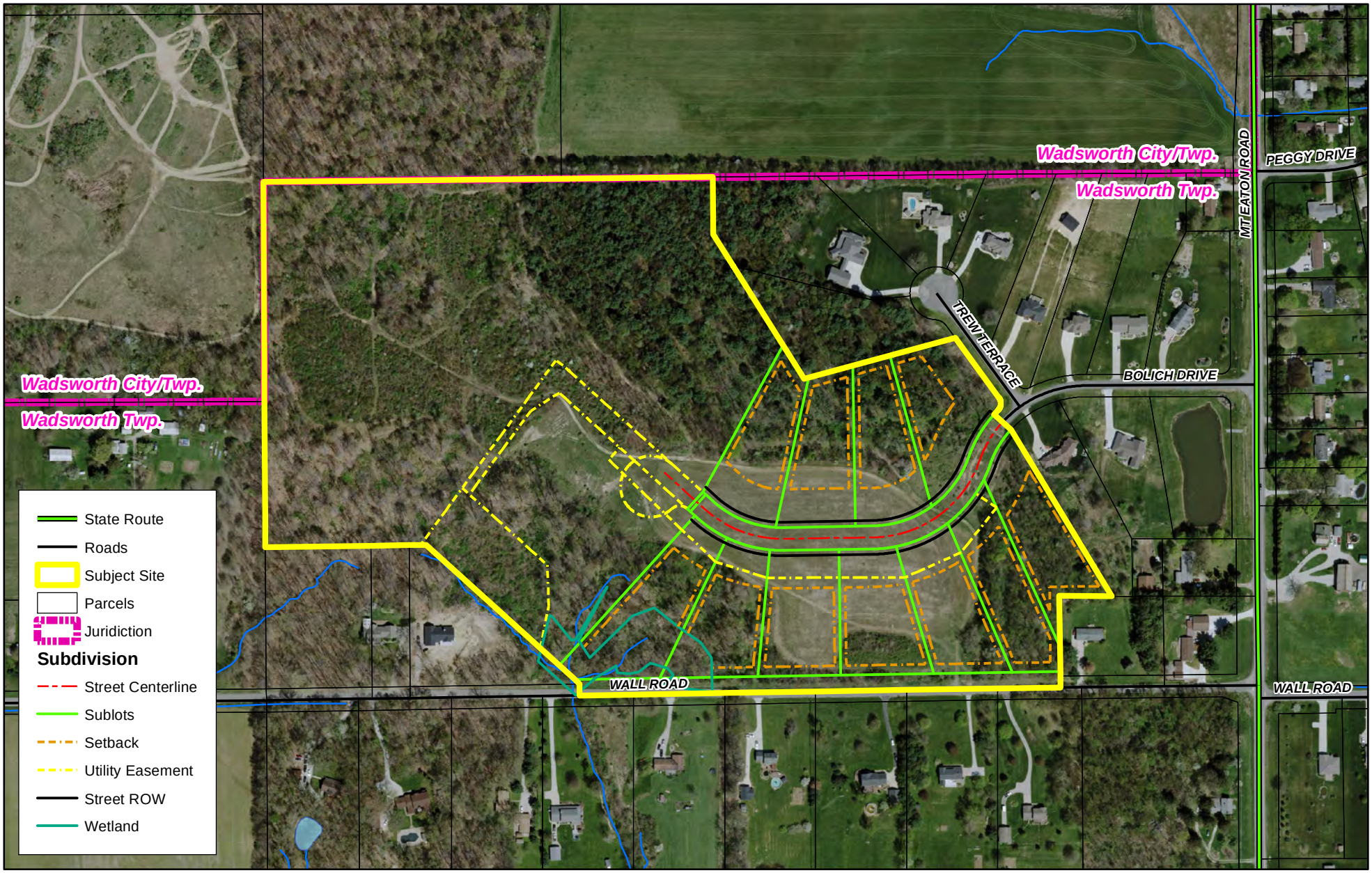
1. Make the above corrections as required by the Tax Map and the Highway Engineer's offices.
2. Satisfy the concerns as indicated above by the Tax Map and the Highway Engineer's offices.
3. Provide all above listed missing data, information, or corrections on or with a corrected Final Plat.
4. Provide 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\woodhaven_preserve_ph_2\woodhaven_preserve_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

Woodhaven Preserve, Ph. 2
Final Plat
Apps. 044-2018-FP
Wadsworth Township

Meeting Date: 7/3/2018
Zoning: RR Rural Res.
Sublots: 11
Area: 47.7137 acres

1 inch = 350 feet
0 50 100 200 300 400 500
Feet

WOODHAVEN PRESERVE SUBDIVISION – PHASE TWO

CREATING SUBLOTS 3 thru 9 and 27, 28, 37 and 38 AND BLOCK B–R

A REPLAT OF BLOCK B OF WOODHAVEN PRESERVE SUBDIVISION – PHASE ONE
AS RECORDED IN DOCUMENT No. 2008PL000032
SITUATED IN THE TOWNSHIP OF WADSWORTH, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF WADSWORTH TOWNSHIP LOT 24, TRACT 8

PLAT PREPARED BY:

GBC DESIGN, INC.

565 White Pond Drive Akron, OH 44320
Phone 330-836-0228 Fax 330-836-5782

OWNER/DEVELOPER:

HELEN SCOTT CUSTOM BUILDERS, INC.
165 5th ST. S.E., UNIT B
BARBERTON, OHIO 44203
PH: 440-725-0758
REP: MR. SCOTT STRAYER

ACREAGE SUMMARY

TOTAL AREA	=	47.7137 ACRES
DEDICATED ROADS	=	1.3493 ACRES
AREA IN BLOCK B–R	=	29.2865 ACRES
AREA IN SUBLOTS	=	16.0779 ACRES

TOTAL NUMBER OF SUBLOTS = 11

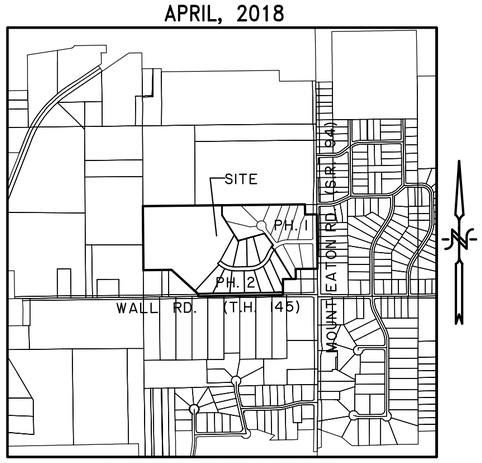
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, THAT THIS 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 — JEFFREY A. CORDI P.S.–8270 — REGISTERED PROFESSIONAL SURVEYOR

JEFFREY A. CORDI DATE
REGISTERED SURVEYOR No. 8270

APRIL, 2018



LOCATION MAP

APPROVALS:

APPROVED BY THE MEDINA COUNTY SOIL AND WATER CONSERVATION DISTRICT THIS_____DAY OF_____, 20_____. _____

_____
COORDINATOR

ALL REQUIRED CENTRAL WASTEWATER DISPOSAL FACILITIES HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE CITY OF WADSWORTH ENGINEER.

_____
CITY OF WADSWORTH ENGINEER DATE

THE TOWNSHIP TRUSTEES OF WADSWORTH TOWNSHIP ON THIS_____ DAY OF_____, 20_____HEREBY CERFITY THIS PLAT MEETS ALL THE REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

_____ _____ _____
CHAIRMAN TRUSTEES TRUSTEE TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION THIS_____DAY OF_____, 20_____.

_____
DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THE_____DAY OF_____ _____, 20_____HEREBY ACCEPT ALL OFFERS OF DEDICATION BY THE OWNERS OF THIS SUBDIVISION AND CERTIFY THAT REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE MEDINA COUNTY ENGINEER.

_____ _____ _____
PRES. COMMISSIONERS COMMISSIONER COMMISSIONER

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_____, 20_____.

_____
TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS_____DAY OF_____, 20_____.

_____
COUNTY AUDITOR

RECEIVED FOR RECORD THIS_____DAY OF_____, 20_____.

AT_____A.M./P.M. IN PLAT DOCUMENT No._____.

FEE $_____.

_____
MEDINA COUNTY RECORDER

DEDICATION and ACCEPTANCE:

I THE UNDERSIGNED OWNER OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AS SHOWN (HATCH PATTERN, SEE LEGEND) ON THIS PLAT, AND DO HEREBY GRANT THE EASEMENTS AS SHOWN (HATCH PATTERN, SEE LEGEND) ON THIS PLAT. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS EMBRACED WITHIN THIS SUBDIVISION.

OWNER:

_____
MR. SCOTT STRAYER, PRESIDENT
FOR: HELEN SCOTT CUSTOM BUILDERS, INC.

NOTARIAL ACKNOWLEDGEMENT:

STATE OF OHIO, _____ COUNTY ss

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED SCOTT STRAYER OF HELEN SCOTT CUSTOM BUILDERS, INC. 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 SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS_____DAY OF_____, 20 _____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____ 20 _____

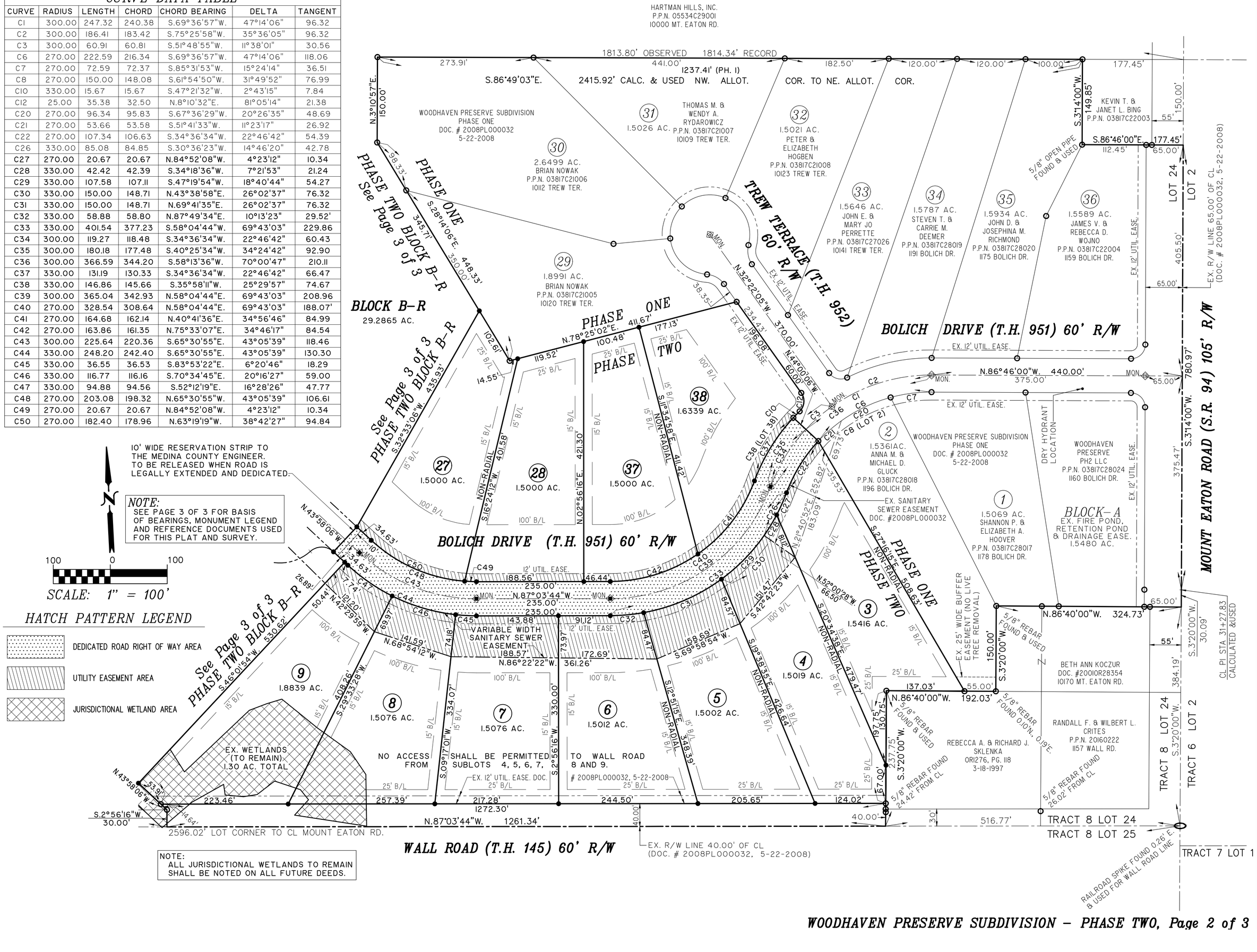
EASEMENTS:

1. IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A TWELVE (12.00) FOOT WIDE EASEMENT AT THE FRONT OF EACH LOT, BEING PARALLEL WITH AND CONTIGUOUS TO, THE STREETS AND HIGHWAYS WITHIN OR ADJACENT TO THIS ALLOTMENT SHALL BE RESERVED FOR THE OHIO EDISON COMPANY, DOMINION EAST OHIO AND APPLICABLE TELEPHONE AND CABLE T.V. COMPANIES, TO BE USED FOR INSTALLING, OPERATING, MAINTAINING AND SERVICING OF POLE LINES, UNDERGROUND CABLES AND CONDUITS. THE CHARACTER OF THE INSTALLATION AND STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON, AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES SUCH AS GUYS, CONDUITS, POLES, ANCHORS, TRANSFORMERS, PAD MOUNTED TRANSFORMERS, PADS, HANDHOLES, ETC. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN EASEMENT PREMISES, FOR EXCERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

2. AN EASEMENT TWELVE (12.00) FEET IN WIDTH, BEING PARALLEL WITH AND CONTIGUOUS TO THE STREETS WITHIN AND ADJACENT TO THIS SUBDIVISION (AS SHOWN AND REFERENCED ON THIS PLAT AS "12' UTIL. EASE."), IS HEREBY RESERVED FOR THE COUNTY OF MEDINA, THE TOWNSHIP OF WADSWORTH, THE CITY OF WADSWORTH (FOR SANITARY SEWERS) AND ANY PUBLIC UTILITY COMPANY FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING OPEN OR CLOSED STORM SEWERS, SANITARY SEWERS, WATER MAINS, ELECTRIC, CABLE T.V., TELEPHONE, GAS OR ANY OTHER UTILITIES AND THEIR APPURTENANCES.

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C1	300.00	247.32	240.38	S.69°36'57"W.	47°14'06"	96.32
C2	300.00	186.41	183.42	S.75°25'58"W.	35°36'05"	96.32
C3	300.00	60.91	60.81	S.51°48'55"W.	11°38'01"	30.56
C6	270.00	222.59	216.34	S.69°36'57"W.	47°14'06"	118.06
C7	270.00	72.59	72.37	S.85°31'53"W.	15°24'14"	36.51
C8	270.00	150.00	148.08	S.61°54'50"W.	31°49'52"	76.99
C10	330.00	15.67	15.67	S.47°21'32"W.	2°43'15"	7.84
C12	25.00	35.38	32.50	N.8°10'32"E.	81°05'14"	21.38
C20	270.00	96.34	95.83	S.67°36'29"W.	20°26'35"	48.69
C21	270.00	53.66	53.58	S.51°41'33"W.	11°23'17"	26.92
C22	270.00	107.34	106.63	S.34°36'34"W.	22°46'42"	54.39
C26	330.00	85.08	84.85	S.30°36'23"W.	14°46'20"	42.78
C27	270.00	20.67	20.67	N.84°52'08"W.	4°23'12"	10.34
C28	330.00	42.42	42.39	S.34°18'36"W.	7°21'53"	21.24
C29	330.00	107.58	107.11	S.47°19'54"W.	18°40'44"	54.27
C30	330.00	150.00	148.71	N.43°38'58"E.	26°02'37"	76.32
C31	330.00	150.00	148.71	N.69°41'35"E.	26°02'37"	76.32
C32	330.00	58.88	58.80	N.87°49'34"E.	10°13'23"	29.52'
C33	330.00	401.54	377.23	S.58°04'44"W.	69°43'03"	229.86
C34	300.00	119.27	118.48	S.34°36'34"W.	22°46'42"	60.43
C35	300.00	180.18	177.48	S.40°25'34"W.	34°24'42"	92.90
C36	300.00	366.59	344.20	S.58°13'36"W.	70°00'47"	210.11
C37	330.00	131.19	130.33	S.34°36'34"W.	22°46'42"	66.47
C38	330.00	146.86	145.66	S.35°58'11"W.	25°29'57"	74.67
C39	300.00	365.04	342.93	N.58°04'44"E.	69°43'03"	208.96
C40	270.00	328.54	308.64	N.58°04'44"E.	69°43'03"	188.07'
C41	270.00	164.68	162.14	N.40°41'36"E.	34°56'46"	84.99
C42	270.00	163.86	161.35	N.75°33'07"E.	34°46'17"	84.54
C43	300.00	225.64	220.36	S.65°30'55"E.	43°05'39"	118.46
C44	330.00	248.20	242.40	S.65°30'55"E.	43°05'39"	130.30
C45	330.00	36.55	36.53	S.83°53'22"E.	6°20'46"	18.29
C46	330.00	116.77	116.16	S.70°34'45"E.	20°16'27"	59.00
C47	330.00	94.88	94.56	S.52°12'19"E.	16°28'26"	47.77
C48	270.00	203.08	198.32	N.65°30'55"W.	43°05'39"	106.61
C49	270.00	20.67	20.67	N.84°52'08"W.	4°23'12"	10.34
C50	270.00	182.40	178.96	N.63°19'19"W.	38°42'27"	94.84



STONE BROTHERS FARMS LLC
& PJS PROPERTIES LLC
P.P.N. 05534C26004

HARTMAN HILLS, INC.
P.P.N. 05534C29001
10000 MT. EATON RD.

1" SQUARE BAR FOUND AND USED FOR LINE

779.57' CALCULATED 777.31' RECORD 1178.51' (BLOCK B-R) 1813.80' OBSERVED 1814.34' RECORD TO CL MT. EATON RD.

S.86°49'03"E. 2415.92' CALC. & USED NW. ALLOT. COR. TO NE. ALLOT. COR.

N.3°10'57"E. 150.00'

TRACT 8 LOT 23

TRACT 8 LOT 24

574.81' OBSERVED 956.35'

STONE BROTHERS FARMS LLC
& PJS PROPERTIES LLC
P.P.N. 05534C26002

N.3°22'27"E.

5/8" REBAR FOUND & USED FOR LINE

30
2.6499 AC.
BRIAN NOWAK
P.P.N. 03817C21006
10112 TREW TER.

98.33'

PHASE ONE

WOODHAVEN PRESERVE SUBDIVISION
PHASE ONE
DOC. # 2008PL000032
5-22-2008

S.28°14'06"E. 345.71' 448.33' 350.00'

29
1.8991 AC.
BRIAN NOWAK
P.P.N. 03817C21005
10120 TREW TER.

BLOCK B-R
29.2865 AC.

VARIABLE WIDTH STORM SEWER AND DRAINAGE EASEMENT

C53

VARIABLE WIDTH STORM SEWER AND DRAINAGE EASEMENT

10' WIDE RESERVATION STRIP TO THE MEDINA COUNTY ENGINEER. TO BE RELEASED WHEN ROAD IS LEGALLY EXTENDED AND DEDICATED.

S.60°42'06"W. 88.26

60'

N.43°58'06"W. 599.48'

S.40°07'40"W. 414.92' 125.13' 272.08'

N.43°58'06"W. 473.29'

S.46°01'54"W. 42.33'

S.46°01'54"W. 90.00'

S.46°01'54"W. 60.00'

N.37°36'46"W. 15.09'

VARIABLE WIDTH SANITARY SEWER EASEMENT

TEMPORARY TURN-AROUND EASEMENT TO THE MEDINA COUNTY ENGINEER. TO BE RELEASED TO ADJACENT PROPERTY OWNERS WHEN ROAD IS LEGALLY EXTENDED AND DEDICATED.

N.43°58'06"W. 453.28'

239.35' TO R/W

C52 372.53' R=80 N.42°29'59"W. 259.33'

N.43°58'06"W. 110.00'

10.00'

C51

N.43°58'06"W. 0.46' FROM END PH. 2 R/W TO P.C. TEMP. TURN-AROUND EASE.

34.63'

10' MON.

34.63'

26.89'

7.74'

50.44'

S.32°33'06"W. 435.93'

PHASE TWO LOT 27
See Page 2 of 3

27
1.5000 AC.

BOLICH DRIVE (T.H. 951) 60' R/W
See Page 2 of 3

S.46°01'54"W. 530.62'

PHASE TWO LOT 9
See Page 2 of 3

9
1.8839 AC.

OSCAR S. & LINDA S. MAGYAR
D.V. 450, PG. 176
10-31-1973
P.N. 03817C27019
1427 WALL RD.

5/8" REBAR FOUND

5/8" REBAR FOUND

782.31' RECORD

N.87°03'44"W. 419.40'

275.00' 100.00' 44.40'

5/8" REBAR FOUND 0.12'W., 0.08'N.

5/8" REBAR FOUND 0.12'W., 0.08'S.

781.54' OBSERVED 400.00'

ANTHONY FRANK & LUCINDA JANE HORN
O.R. 709, PG. 698
6-12-1992
P.P.N. 03817C27015

ANTHONY FRANK & LUCINDA JANE HORN
O.R. 719, PG. 914
7-21-1992
1361 WALL RD.

N.3°22'27"E. 400.00' 370.00'

S.87°03'44"E. 12.55'

184.56'

N.43°58'06"W. 275.78'

RETENTION POND AND WATER QUALITY POND AND DRAINAGE EASEMENT

526.91' (PH. 2) 473.00' 405.38' (BLOCK B-R) (ESMT.)

30'

EX. 30' WIDE DRAINAGE EASEMENT DOC. #2008OR011457 5-22-2008

S.43°58'06"E. 541.55' TO ALLOT. COR.

N.01°55'49"E. 107.23'

113.88'

N.15°24'47"E. 67.62'

EX. WETLANDS (TO REMAIN) 1.30 AC. TOTAL

T.R. & LUCILE M. STATEN
P.P.N. 03817C27024
1357 WALL RD.

5/8" REBAR FOUND 0.04'E.

BOLT FOUND 0.79'S.

442.68'

TRACT 8 LOT 23 TRACT 8 LOT 24 275.00' 375.00' 100.00' 30.00' 442.91' 30'

TRACT 8 LOT 26 TRACT 8 LOT 25

RAILROAD SPIKE FOUND & USED

RAILROAD SPIKE FOUND & USED

S.87°03'44"E. 2596.02' TO CL MOUNT EATON RD.

WALL ROAD (T.H. 145) 60' R/W

NOTE:
ALL JURISDICTIONAL WETLANDS TO REMAIN SHALL BE NOTED ON ALL FUTURE DEEDS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS, (N.3°14'00"E.), IS THE CENTERLINE OF MOUNT EATON ROAD (STATE ROUTE 94) BETWEEN PI STATIONS 31+27.83 AND 54+06.55 AS SHOWN ON PAGE 41 OF 47 OF THE O.D.O.T. PLANS TITLED "WAY-548-21.36 MED-548-0.00" AND AS RECORDED IN PLAT BOOK 7, PAGE 31 OF THE MEDINA COUNTY RECORDER'S RECORDS.

N

100 0 100

SCALE: 1" = 100'

HATCH PATTERN LEGEND

- DEDICATED ROAD RIGHT OF WAY AREA
- UTILITY EASEMENT AREA
- JURISDICTIONAL WETLAND AREA

LEGEND

- ○ - 5/8" REBAR FOUND WITH YELLOW CAP MARKED "R.L.S. 8270", UNLESS OTHERWISE NOTED
- ⬭ - RAILROAD SPIKE FOUND
- ⊙ - CONCRETE WITNESS MONUMENT
- ⊕ - 5/8" REBAR WITH YELLOW CAP MARKED "R.L.S. 8270", FOUND INSIDE MONUMENT BOX
- ⊕ - MONUMENT BOX TO BE SET w/ 5/8" DIA. REBAR, 30" LONG, CAPPED "R.L.S. 8270", SET INSIDE
- ● - 5/8" REBAR, 30" LONG, SET 2" HIGH, CAPPED "R.L.S. 8270"

REFERENCE DOCUMENTS USED

SURVEYS:
BOOK: BOOK 28, PAGE: SURV340
BOOK: BOOK 24, PAGE: SURV324

ROAD RECORDS:
OHIO DEPARTMENT OF TRANSPORTATION
WAY-548-21.36 MED-548-0.00
(P.B. 7, PG. 31, MEDINA COUNTY RECORDER'S RECORDS)

DEEDS:

O.R. 709, PG. 698	DOC. # 20060R003996
O.R. 719, PG. 914	D.V. 450. PG. 176
D.V. 189, PG. 1	D.V. 83, PG. 8
DOC. #20020R029988	DOC. #20040R029202
DOC. #20010R28354	DOC. #20040R011146
O.R. 1276, PG. 118	O.R. 1000, PG. 681

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C51	30.00	44.39	40.45	N.86°21'37"W.	84°47'03"	27.39
C52	80.00	369.71	118.17	N.3°38'23"E.	264°47'02"	-
C53	330.00	43.78	43.75	N.47°46'08"W.	7°36'05"	21.92