*Planning Commission*

**Final Plat**

# Bonnie Glen Subdivision

Sharon Township

| | | | |
|---|---|---|---|
| **Meeting:** | August 2, 2017 | **Sublots:** | 33 |
| **App. No.:** | 060-2017 FP | **Zoning:** | R-1 Residential |
| **Applicant:** | N.B. Thirty-Three/Spencer McDowell | **Utilities:** | Individual water wells and on-site septic systems |
| **Engineer:** | Lewis Land Professionals, Inc. | **School Dist.:** | Highland Local |
| **Site Area:** | 87.8488 acres | **Reviewer:** | Susan Hirsch |

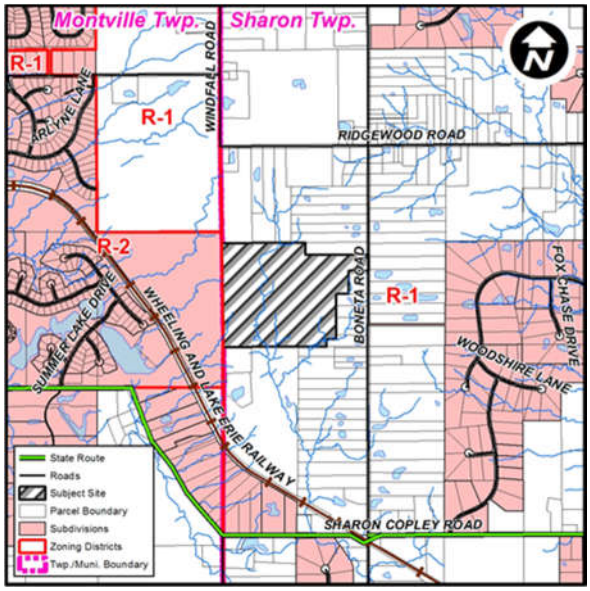
## EXECUTIVE SUMMARY

The site is located on the west side of Boneta Road south of the intersection of Boneta and Ridgewood Roads (see location map). The proposal includes 33 single family sublots on three public cul-de-sac streets. All 33 sublots will be served by on-site septic systems and water wells.

**Recommendation: APPROVAL WITH MODIFICATIONS.**

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

- 33 sublots.
- Create Bonnie Glen Road that runs east-west across the site from Boneta Road ending in a cul-de-sac approximately 212 feet from the western boundary of the site, and two permanent cul-de-sac-streets, each having 60 feet of right-of-way and a 20-foot pavement width.
- Septic systems and water wells.
- Three storm water management basins are to be located within the subdivision; Sublots 8 and 9 in the south central portion of the site, Sublots 19 and 20 in the southwest portion of the site and Sublots 15 and 16 in the central portion of the site.




**History:**

- A Concept Plan for this property was discussed at a meeting on June 15, 2016. At that meeting the need for a variance for the length of a cul-de-sac street was discussed.
- The Preliminary Plan and a variance to permit a cul-de-sac in excess of 2500 feet was "Approved with Modifications" by the Planning Commission at their August 3, 2016 meeting.

**Site Conditions:** The site is moderately rolling with steeper slopes on the western two thirds of the site; particularly the southwest and southeastern corners of the site (see GIS map). A stream flows from north to south on the western part of the site. A few smaller tributaries also drain to the southern part of the site. There is an existing pond located on Sublots 1 and 2.

Much of the site has been used for agriculture and there are wooded areas on the western half of the site.

**Access:** Access to the site is provided by Bonnie Glen Road from Boneta Road. Access to Sublots 1 and 33 is limited to Bonnie Glen Road only. Bonnie Glen Road, Macdougall Lane and Oban Court are all proposed to terminate in permanent cul-de-sacs.

**Zoning:** The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single family dwellings are permitted in the R-1 District (Section 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 (Section 601-2(A & B).

**Comprehensive Plan:** The 1996 update of the Sharon Township Development Policy Plan (Plan) does not include a Future Land Use map nor does it recommend future land uses in specified locations. The Plan does, however, indicate that the bulk of the land in the township is zoned R-1 Residential, with a two acre minimum lot size; it further recommends that this land use is appropriate. Goal I of the Plan calls for the preservation of the "rural, small-town atmosphere of Sharon Township." This subdivision proposal is consistent with this broad goal and is also consistent with the following objective and policies enumerated in the Plan:

1. **Objective IB:** Maintain the township's low-density residential environment….
2. **Policy IB.1:** … [N]ew development shall be compatible with the predominantly rural, small-town residential nature of the community.
3. **Policy IB.2:** New residential development shall be planned at densities appropriate for the township…

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

**Ohio Department of Transportation (ODOT):** Jared Feller, 7/12/2017. *Since the Bonnie Glen Subdivision does not have direct access to a state highway, ODOT has no objections to the Phase 1 Plat.*

**Columbia Gas:** Russ Johnson, 7/21/2017. *APPROVED.*

**Sanitary Engineer (SE):** Jeremy Sinko, 7/12/2017. *We do not have any utilities at this location.*

**Highway Engineer:** Andy Conrad, 7/20/2017. *CONDITIONAL APPROVAL. Show fire pond/detention basin easements.*

**Health Department:** Christine Fienga, 7/24/2017.
*The site evaluation fees for each lot have been paid. It appears that we now have access into the subdivision. All four corners of the lot must be staked out. Each lot needs to have the septic*

*system stakes in the ground showing primary and replacement. Roping off the area is not needed at this time. This office will need to conduct a complete field evaluation for each lot before approval can be given. Surveyor, land developer and/or soil scientist must be present during the site evaluation to assist in the process.*

**Tax Maps:** Beth Mika, 7/24/2017. *APPROVE*

1. *It is recommended that you submit the final subdivision plat to Tax Maps for review, before obtaining signatures.*
2. *Subject to Medina County Engineer Land Conveyance Standards found at: http://engineer.medinaco.org/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

**Sharon Township Fire Department:** 7/25/2017. *CONDITIONAL APPROVAL*
*The Sharon Township Fire Department would like the Final Plat to indicate that Storm Sewer Easements "E" and "G" are ALSO required Fire Ponds and Dry Hydrant fire protection systems, as well. They are not indicated as such on the Final Plat, as submitted.*

**Sharon Township Zoning**: Neil Jones 7/26/2017. *CONDITIONAL APPROVAL*
*Sublots 3, 13, 14, 32, and 33 are all shallow and will present difficulties in allowing rear yard only accessory buildings.*

**Medina County Soil and Water Conservation District:** Jeff Van Loon, 2/12/2014. *We have no further comments at this time.*

**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 and seal 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 stating, "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." 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 above listed certification language and 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. 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.4. ***Provide the signatures of the County Commissioners.***

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 with the following exceptions:
   - Fire ponds were indicated on the Preliminary Plan within the basins on sublots 19 and 20 and on sublots 1 and 2. The Final Plat does not indicate these fire ponds.
   - There was a note on the Preliminary Plan that stated that there will be no direct vehicular assess to Boneta Road from Sublots 1 and 33. This language must be on the Final Plat and on the deeds for these sublots as well.
4. There are three proposed storm water management basins that are located on two or more sublots each (Sublots 8 and 9, Sublots 15 and 16, and Sublots 19 and 20). If the storm water management basins will not be maintained by the homeowner association, staff suggests that there be an agreement between the co-owners of the basins addressing use, maintenance responsibility, liability etc.
5. The Final Plat appears to be in conformity with the Sharon Township Zoning Resolution per § 404(D)(5)b.4.
6. The proposed subdivision is consistent with the Sharon Township Comprehensive Plan.
7. The Plan indicates this subdivision will be developed as one phase.
8. The Health Department has **NOT** determined that the proposed lots are capable of supporting the installation of non-discharging sewage systems per § 404(D)(5)b.5.
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.
10. HOA documents have been submitted to the Department of Planning Services for review by the Prosecutor's Office and the Township. Final corrected documents must be submitted prior to the Planning Director signing the Final Plat.

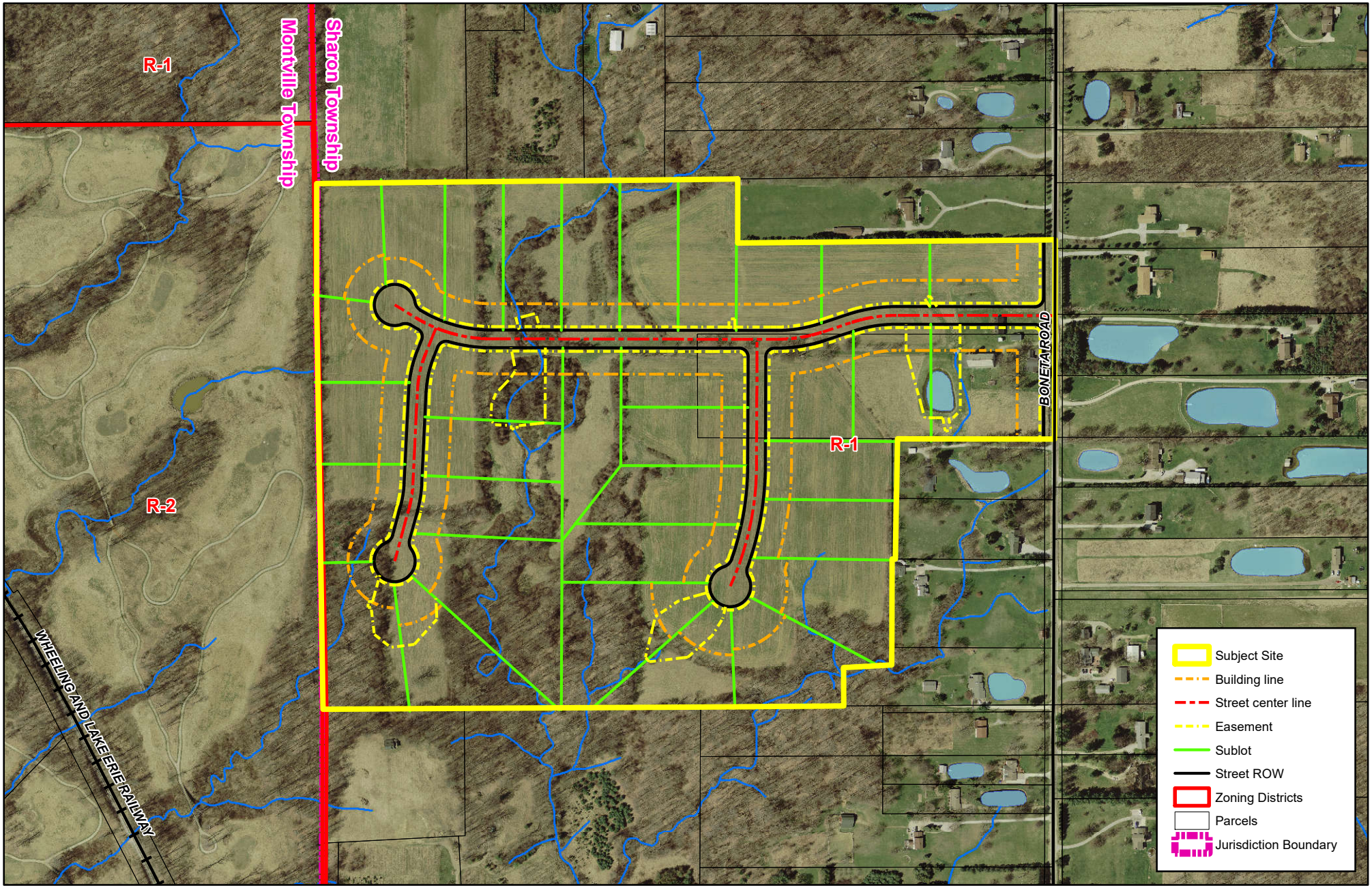
**Staff Recommendation:** Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Final Plat for Bonnie Glen Subdivision subject to the following:

1. Satisfy the comments of the Tax Map Department, Health Department and the Highway Engineer as shown above.
2. Provide all required certification language, signatures, and missing data specified in the staff comments above.

3. Rectify the inconsistencies between the approved Preliminary Plan and the Final Plat as indicated in Staff Comment No. 3 above.
4 Submit corrected HOA documents.
5. Submit three copies of the corrected Final Plat and a PDF copy of the layout/s.

The Director will sign the Final Plat upon the satisfaction of the above listed conditions of approval.

R:\arcview\wp_planning\major_subdivisions\2017\bonnie_glen_final\working_docs\Bonnie Glen_Final_Plat_08022017.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

Bonnie Glen Subdivision
Final Plat
App. No. 060-2017-FP
Sharon Township

Meeting Date: 8/3/2016
Zoning: R-1 Residential
Sublots: 34
Area: 87.30 acres

1 inch = 450 feet
0 65 130 260 390 520 650
Feet

# BONNIE GLEN SUBDIVISION

## CREATING SUBLOTS 1 THROUGH 33 INCLUSIVE, DEDICATION OF BONNIE GLEN ROAD, MACDOUGALL LANE, OBAN COURT AND A PORTION OF T.H. 53 BONETA ROAD

SITUATED IN THE TOWNSHIP OF SHARON, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF TOWNSHIP LOT 21

## LEWIS LAND PROFESSIONALS, INC.
## CIVIL ENGINEERS & SURVEYORS

## ACCEPTANCE & DEDICATION

*Known all men by these present, that I, Spicer McDowell, President, N.B. Thirty–Three Inc., 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.*

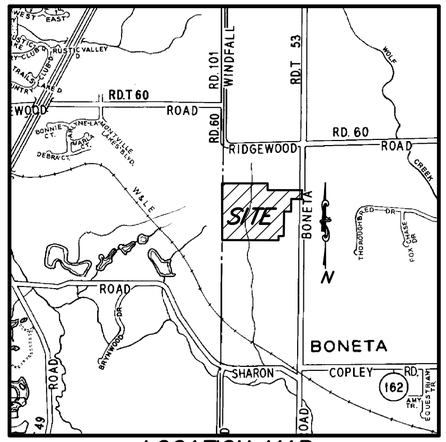
*The undersigned owner of the within platted land, does hereby grant unto the East Ohio Gas Company d/b/a Dominion East Ohio, their successors and assigns (hereinafter referred to as grantee) a permanent right–of–way and easement as shown, under, over and through the parcels shown hereon to construct, 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.*

_____
*Spicer McDowell, President*
*N.B. Thirty–Three Inc.*

*State of Ohio*
*Medina County SS*

*Before me a notary public in and for said County and State, personally appeared the above named, Spicer McDowell, 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 (33) | 81.1451 ACRES |
| AREA OF RIGHT–OF–WAY TO BE DEDICATED | 6.7037 ACRES |
| **TOTAL AREA** | **87.8488 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*


*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*


STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

**BONNIE GLEN SUBDIVISION**
**SHEET 1 OF 10**

*PROJ. No. 16–154 DRAWING NAME 16–154 Plat.dwg*

JANICE HUML & SANDRA KNAUS
OR VOL. 319, PG. 638
08–05–1986

RICHARD M. ROSSOLL
OR VOL. 381, PG. 486
06–09–1987

BRIAN J. & LORA R. KLUK
OR VOL. 1037, PG. 819
05–19–1995

PETER J. ELLIS III
DOC. NO. 2001OR034822
09–28–2001

VAL DEC
DOC. NO. 2011OR020018
09–29–2011

S/L 24 | S/L 25 | S/L 26 | S/L 27 | S/L 28 | S/L 29 | S/L 30 | S/L 31 | S/L 32 | S/L 33

SHEET 3 | SHEET 4 | SHEET 5

S/L 23 | S/L 15 | S/L 13 | S/L 3 | S/L 2 | S/L 1

S/L 22 | S/L 14 | S/L 12 | S/L 4

SHEET 6 | SHEET 7

S/L 16 | S/L 11

S/L 21 | S/L 17 | S/L 5

S/L 10

S/L 18 | S/L 6

S/L 9

S/L 20 | SHEET 8 | SHEET 9

S/L 19 | S/L 8 | S/L 7

T.H. 53 BONETA ROAD 60'

JULIA DOESBURG
DOC. NO. 2006OR025353
08–15–2006

JEFFREY A. KARLOVEC
DOC. NO. 2007OR014817
06–01–2007

ROBERT L. & BARBARA A. INGERSOLL
OR VOL. 841, PG. 217
08–11–1993

RAYMOND A. & CONNIE C. LURTZ
DOC. NO. 2000OR007262
03–21–2000

MATTHEW F. CHRONISTER
DOC. NO. 2002OR003129
01–23–2002

BRET C. CHRONISTER & HUGH O. CHRONISTER, TRUSTEE
DOC. NO.

JOHN J. PEKARCIK
OR VOL. 422, PG. 305
02–25–1988

MONTVILLE TOWNSHIP BOARD OF TRUSTEES OHIO
DOC. NO. 2016OR001995
02–01–2016

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

GRAPHIC SCALE

150 0 75 150 300 600

( IN FEET )
1 inch = 150 ft.

The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

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.

REFERENCES
MEDINA COUNTY RECORDER'S RECORDS

DEEDS & PLATS AS SHOWN & LISTED;
2015PL000060.

REFERENCES
MEDINA COUNTY ENGINEER'S RECORDS

SURVEY BOOK/PAGES:
5/260; 8/1b; 8/5b; 11/49a; 13/172a;
18/4b; 18/23; 39/135; 40/231.


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


**BONNIE GLEN SUBDIVISION**
**SHEET 2 OF 10**

PROJ. No. 16–154 DRAWING NAME 16-154 Plat.dwg

LOT 104
LOT 103

5/8" IRON PIN, CAPPED "LEWIS LAND PROFESSIONALS", FOUND & USED AT LOT CORNER

JANICE HUML & SANDRA KNAUS
OR VOL. 319, PG. 638
08-05-1986

RICHARD M. ROSSOLL
OR VOL. 381, PG. 486
06-09-1987

1/2" IRON PIN FOUND & USED ON LINE

N89°41'25"E 1461.80'

241.98' | 219.90' | 200.005' | 200.005'

MONTVILLE TOWNSHIP
SHARON TOWNSHIP

393.28'

N2°44'42"W 365.64'

S0°06'01"W 487.92'

S0°06'01"W 516.96'

**S/L 24**
**2.2819 ACRES**

**S/L 25**
**2.0100 ACRES**

**S/L 26**
**2.3372 ACRES**

**S/L 27**
**2.3768 ACRES**

MATCH LINE - SEE SHEET 4 OF 10

MONTVILLE TOWNSHIP BOARD OF TRUSTEES OHIO
DOC. NO. 201602001995
02-01-2016

90' BUILDING LINE

105' BUILDING LINE

N83°02'54"W 211.95'

298.77'

C44 C43 C45 C46 C42 C41 C40 C39 C47 C8 C3 C7 C21 C26

N58°50'37"W 84.85'

S22°17'04"W 91.35'

34.58'

34.58'

C/L

STORM SEWER EASEMENT "A" SEE SHEET 10 OF 10 FOR DETAILS

BONNIE GLEN ROAD 60'

12' UTILITY EASEMENT (TYP.)

41.29'

200.00'

246.56'

68.53'

118.03'

60.00'

12' UTILITY EASEMENT (TYP.)

PART OF S/L 15

PART OF STORM SEWER EASEMENT "B"

**S/L 23**
**2.0180 ACRES**

MATCH LINE - SEE SHEET 6 OF 10

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

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
- ○ – Iron Pin Found & Described
- ◉ – Iron Pipe Found & Described

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

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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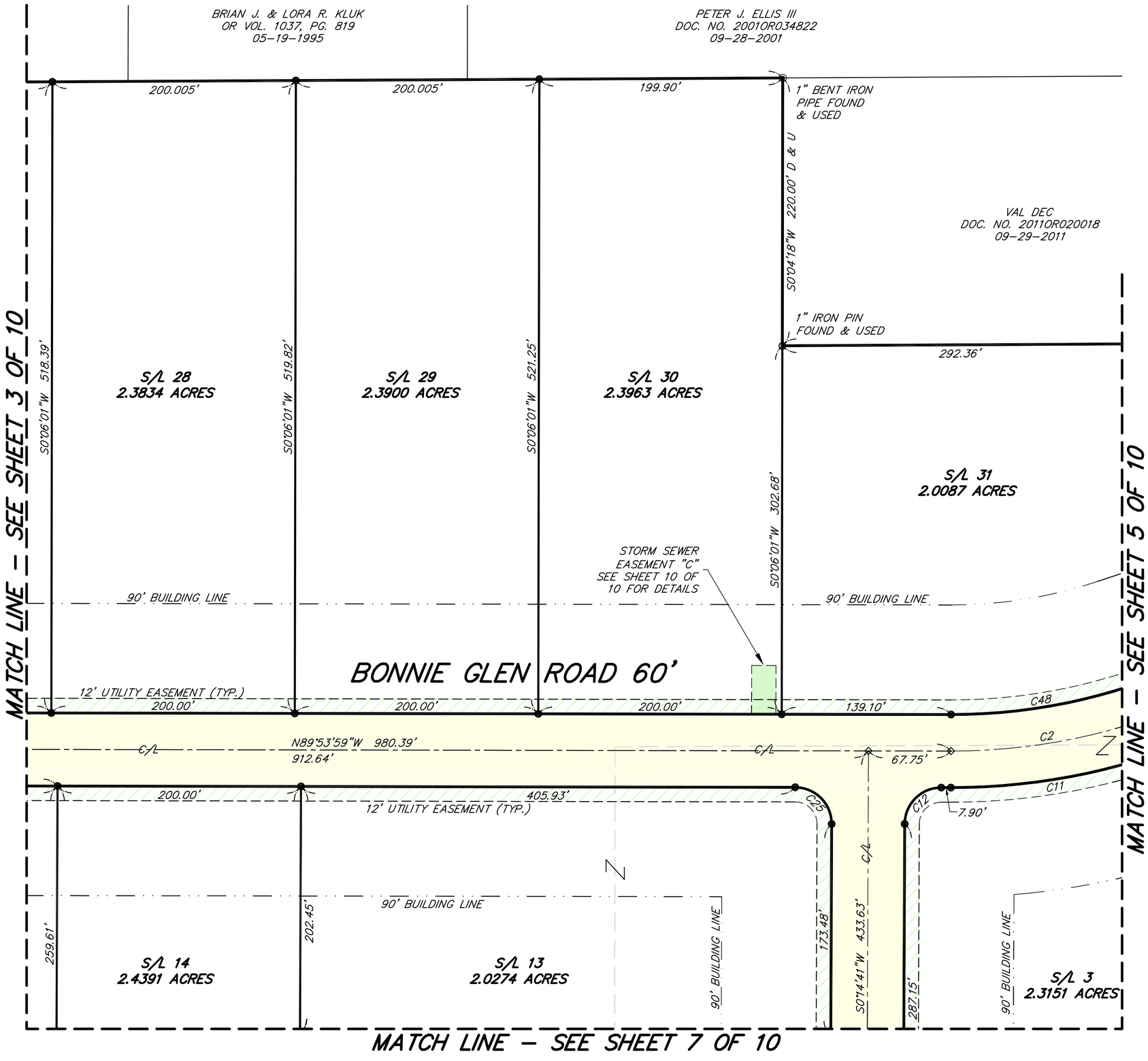
**BONNIE GLEN SUBDIVISION**
**SHEET 3 OF 10**

PROJ. No. 16-154 DRAWING NAME 16-154 Plat.dwg




STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
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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
- ○ – Iron Pin Found & Described
- ◉ – Iron Pipe Found & Described

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

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**BONNIE GLEN SUBDIVISION**
**SHEET 4 OF 10**

PROJ. No. 16-154 DRAWING NAME 16-154 Plat.dwg

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.

VAL DEC
DOC. NO. 201108020018
09-29-2011

N89°41'25"E 1089.00' D & U
371.64'
390.00'

5/8" IRON PIN FOUND & USED

EXISTING R/W
LOT 21
LOT 22
EXISTING R/W
30'
35'

S/L 32
2.0267 ACRES

S/L 33
2.0175 ACRES

STORM SEWER EASEMENT "D" SEE SHEET 10 OF 10 FOR DETAILS

S0°04'18"W 224.54'
90' BUILDING LINE
90' BUILDING LINE
197.13'
NEW R/W
EXISTING R/W
C/L

BONNIE GLEN ROAD 60'

MATCH LINE - SEE SHEET 4 OF 10

S0°06'01"W 279.11'
90' BUILDING LINE
12' UTILITY EASEMENT (TYP.)
359.99'
C50
114.40'
C49
5.00'
95.00'
C/L
N89°55'42"W 539.39'
504.39'
35.00'
C1
S71°40'48"W
100.00'
117.65'
85.00'
100.00'
356.74'
256.74'
12' UTILITY EASEMENT (TYP.)
C9
C10
32.65'
100.00'
N0°12'43"W
90.00'
5/8" IRON PIN FOUND ON LINE @ 29.82'
90' BUILDING LINE
90' BUILDING LINE
S0°04'18"W 685.75'
C/L
T.H. 53 BONETA ROAD 60'

N0°04'18"E 376.58'
PART OF S/L 3
S/L 2
2.4289 ACRES
N15°30'14"W 239.36'
S0°12'43"E 400.46'
320.46'
STORM SEWER EASEMENT "E"
1.2068 ACRES
S0°12'43"E 294.97'
S/L 1
3.5334 ACRES
90' BUILDING LINE
368.55'
30'
35'
NEW R/W
EXISTING R/W
S89°47'17"W
61.78'
L20
L19
21.87'
39.91'
L23
L21
L22
MATCH LINE - SEE SHEET 7 OF 10

S89°45'19"E 450.83'
149.67'
118.26'
384.76'
S89°47'17"W 538.02' (537.76' D)
5/8" IRON PIN FOUND 0.36' SOUTH
PART OF S/L 4
5/8" IRON PIN FOUND & USED
EXISTING R/W
C/L
EXISTING R/W

JULIA DOESBURG
DOC. NO. 200608025353
08-15-2006

MATCH LINE - SEE SHEET 7 OF 10

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

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
- ○ – Iron Pin Found & Described
- ◉ – Iron Pipe Found & Described

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

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


**BONNIE GLEN SUBDIVISION**
**SHEET 5 OF 10**
PROJ. No. 16-154 DRAWING NAME 16-154 Plat.dwg

MATCH LINE – SEE SHEET 3 OF 10

MATCH LINE – SEE SHEET 4 OF 10

MATCH LINE – SEE SHEET 7 OF 10

MATCH LINE – SEE SHEET 8 OF 10

PART OF S/L 23

N89°53'59"W 322.87'

MONTVILLE TOWNSHIP

SHARON TOWNSHIP

280.09'

N1°21'32"W 1819.90' (1807.74' D.)

MONTVILLE TOWNSHIP BOARD OF TRUSTEES OHIO
DOC. NO. 201601001995
02-01-2016

S/L 22
2.0042 ACRES

90' BUILDING LINE

MACDOUGALL LANE 60'

12' UTILITY EASEMENT (TYP.)

251.37'

N89°53'59"W 301.65'

64.47'

S/L 21
2.0339 ACRES

338.18'

90' BUILDING LINE

C38 C37 C36 C5 C6 C28 C29 C35 C34 C30 C31

S2°46'50"W 315.84'

101.61'

S15°13'50"W 186.46'

S88°38'28"W 187.98'

86.28'

200.00'

12' UTILITY EASEMENT (TYP.)

90' BUILDING LINE

N11°11'18"W 79.19'

90' BUILDING LINE

N32°48'51"E 33.93'

69.16'

N44°21'34"E

S/L 15
2.6679 ACRES

N23°34'12"E 37.68'

STORM SEWER EASEMENT "B"
0.8880 ACRES

57.88'

N2°46'50"E

S0°14'41"W 256.81'

60.05'

226.49'

N87°13'10"W 472.95'

186.41'

N87°13'10"W

55.31'

N42°13'10"W 21.21'

L18 L17 L16

S83°53'01"W 96.99'

S/L 16
2.1918 ACRES

N87°13'10"W 481.81'

29.56'

S/L 17
2.2730 ACRES

N87°13'10"W 517.94'

21.99'

PART OF S/L 18

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

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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
- ○ – Iron Pin Found & Described
- ◉ – Iron Pipe Found & Described

| | |
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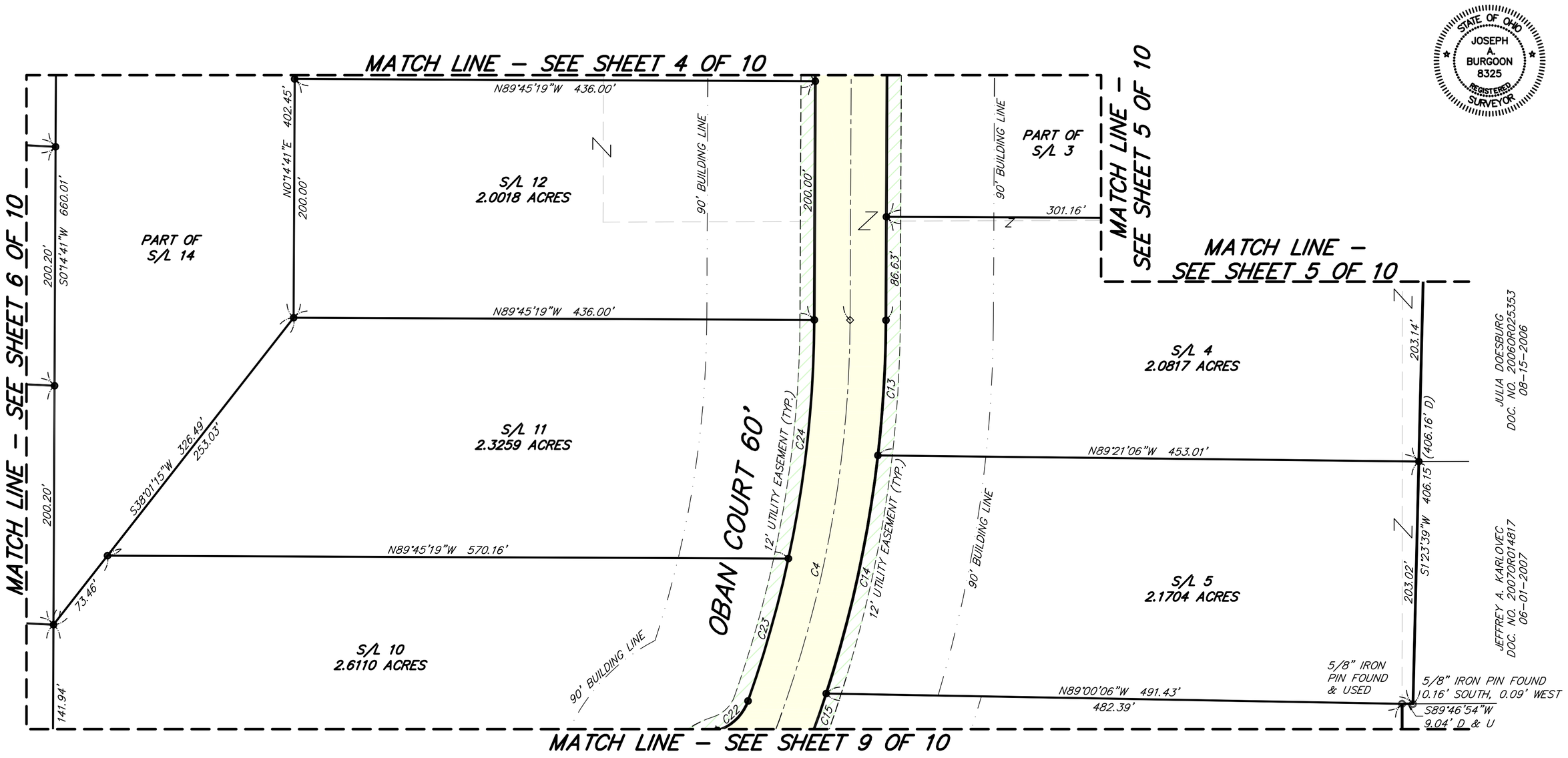
BONNIE GLEN SUBDIVISION
SHEET 6 OF 10

PROJ. No. 16-154 DRAWING NAME 16-154 Plat.dwg




STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

## SURVEY LEGEND

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- ○ – Iron Pin Found & Described
- ◉ – Iron Pipe Found & Described

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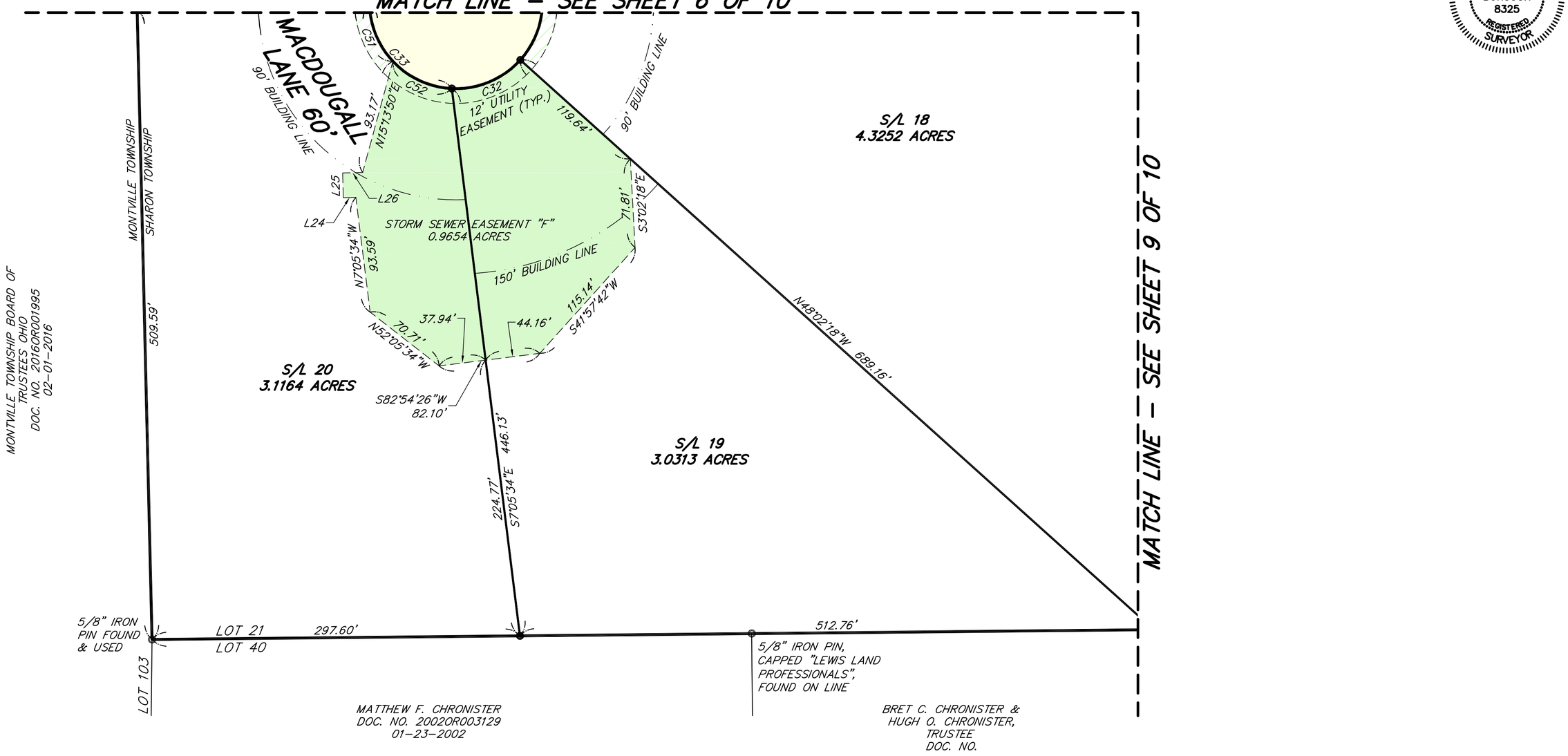
**BONNIE GLEN SUBDIVISION**
**SHEET 7 OF 10**

PROJ. No. 16-154 DRAWING NAME 16-154 Plat.dwg




STATE OF OHIO
JOSEPH A. BURGOON 8325
REGISTERED SURVEYOR

SURVEY LEGEND

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(P) – Plat
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**BONNIE GLEN SUBDIVISION**
**SHEET 8 OF 10**

PROJ. No. 16-154 DRAWING NAME 16-154 Plat.dwg

MATCH LINE – SEE SHEET 7 OF 10

MATCH LINE – SEE SHEET 8 OF 10

PART OF S/L 10

N89°45'19"W 508.49'

S01°41'41"W 577.62'

435.68'

200' BUILDING LINE

C21 C16 C53 C20 C54 C17 C19 C55 C56 C18

12' UTILITY EASEMENT (TYP.)

125' BUILDING LINE

S/L 6
2.8851 ACRES

S02°02'33"W 362.00'

ROBERT L. & BARBARA A. INGERSOLL
OR VOL. 841, PG. 217
08-11-1993

N74°13'32"E 114.13'

N55°44'19"E 96.20'

STORM SEWER EASEMENT "G"
0.9411 ACRES

S13°10'49"W 43.31'

68.84'

S31°31'36"W

N13°49'42"E 143.28'

111.98'

S48°40'49"W

165' BUILDING LINE

OBAN COURT 60'

145' BUILDING LINE

N61°51'17"W 512.01'

S/L 9
3.3911 ACRES

L27 L29 L28

S83°20'02"W 132.68'

39.00'

60.00' D & U

5/8" IRON PIN FOUND & USED

5/8" IRON PIN FOUND & USED

125.84'
S87°27'41"W 164.84'
(165.00' D)

S48°34'52"W 566.60'

257.43'

S/L 8
2.3077 ACRES

S/L 7
2.7363 ACRES

S2°10'22"E 346.60'

S0°04'52"W 132.54'
(132.00' D)

RAYMOND A. & CONNIE C. LURTZ
DOC. NO. 20000R007262
03-21-2000

7.38'

102.04'

493.20'

371.51'

S89°26'14"W 1784.49' (1781.34' D)

5/8" IRON PIN FOUND ON LINE

5/8" IRON PIN FOUND 0.65' NORTH

JOHN J. PEKARCIK
OR VOL. 422, PG. 305
02-25-1988

## SURVEY LEGEND

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GRAPHIC SCALE

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( IN FEET )
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STATE OF OHIO
JOSEPH A. BURGOON 8325
REGISTERED SURVEYOR


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**BONNIE GLEN SUBDIVISION**
**SHEET 9 OF 10**

PROJ. No. 16-154 DRAWING NAME 16-154 Plat.dwg

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 160.50' | 500.00' | 18°23'29" | S80°52'33"W | 160.50' |
| C2 | 160.75' | 500.00' | 18°25'12" | N80°53'24"E | 160.75' |
| C3 | 271.01' | 500.00' | 31°03'22" | S74°22'19"E | 271.01' |
| C4 | 423.62' | 1000.00' | 24°16'17" | N12°22'49"E | 423.62' |
| C5 | 136.16' | 400.00' | 19°30'14" | S12°31'57"W | 136.16' |
| C6 | 86.92' | 400.00' | 12°27'00" | N9°00'20"E | 86.92' |
| C7 | 193.59' | 500.00' | 22°11'03" | N78°48'28"W | 193.59' |
| C8 | 77.42' | 500.00' | 8°52'19" | N63°16'47"W | 77.42' |
| C9 | 47.12' | 30.00' | 90°00'00" | N44°55'42"W | 47.12' |
| C10 | 150.83' | 470.00' | 18°23'12" | S80°52'41"W | 150.83' |
| C11 | 170.39' | 530.00' | 18°25'12" | N80°53'24"E | 170.39' |
| C12 | 47.05' | 30.00' | 89°51'20" | S45°10'21"W | 47.05' |
| C13 | 113.50' | 1030.00' | 6°18'49" | S3°24'05"W | 113.50' |
| C14 | 204.50' | 1030.00' | 11°22'33" | S12°14'47"W | 204.50' |
| C15 | 33.80' | 1030.00' | 1°52'50" | S18°52'28"W | 33.80' |
| C16 | 33.63' | 40.00' | 48°10'04" | S4°16'09"E | 33.63' |
| C17 | 69.03' | 70.00' | 56°29'54" | S0°06'14"E | 69.03' |
| C18 | 72.92' | 70.00' | 59°40'55" | S57°59'11"W | 72.92' |
| C19 | 62.01' | 70.00' | 50°45'14" | N66°47'45"W | 62.01' |
| C20 | 62.01' | 70.00' | 50°45'14" | N16°02'31"W | 62.01' |

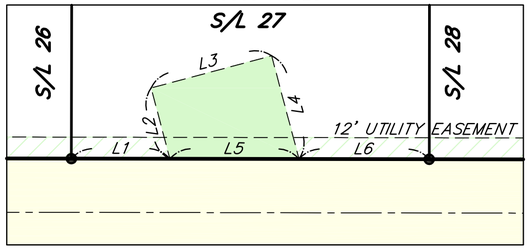
| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C21 | 77.19' | 70.00' | 63°11'03" | N40°55'37"E | 77.19' |
| C22 | 37.03' | 40.00' | 53°02'46" | N45°59'46"E | 37.03' |
| C23 | 124.09' | 970.00' | 7°19'46" | N15°48'30"E | 124.09' |
| C24 | 201.44' | 970.00' | 11°53'56" | N6°11'39"E | 201.44' |
| C25 | 47.20' | 30.00' | 90°08'40" | N44°49'39"W | 47.20' |
| C26 | 148.31' | 530.00' | 16°02'01" | S81°52'59"E | 148.31' |
| C27 | 43.90' | 30.00' | 83°50'58" | S64°12'33"W | 43.90' |
| C28 | 125.95' | 370.00' | 19°30'14" | S12°31'57"W | 125.95' |
| C29 | 93.44' | 430.00' | 12°27'00" | N9°00'20"E | 93.44' |
| C30 | 35.24' | 40.00' | 50°28'44" | S10°00'31"E | 35.24' |
| C31 | 94.33' | 70.00' | 77°12'35" | S3°21'24"W | 94.33' |
| C32 | 62.01' | 70.00' | 50°45'14" | S67°20'19"W | 62.01' |
| C33 | 104.98' | 70.00' | 85°55'32" | N44°19'18"W | 104.98' |
| C34 | 81.94' | 70.00' | 67°04'06" | N32°10'31"E | 81.94' |
| C35 | 35.24' | 40.00' | 50°28'44" | N40°28'12"E | 35.24' |
| C36 | 80.40' | 370.00' | 12°27'00" | N9°00'20"E | 80.40' |
| C37 | 29.00' | 430.00' | 3°51'53" | N4°42'47"E | 29.00' |
| C38 | 117.37' | 430.00' | 15°38'21" | N14°27'54"E | 117.37' |
| C39 | 43.90' | 30.00' | 83°50'58" | N19°38'25"W | 43.90' |
| C40 | 25.17' | 530.00' | 2°43'16" | S60°12'16"E | 25.17' |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C41 | 35.24' | 40.00' | 50°28'44" | N84°04'59"W | 35.24' |
| C42 | 142.06' | 70.00' | 116°16'27" | N51°11'08"W | 142.06' |
| C43 | 70.77' | 70.00' | 57°55'35" | N35°54'53"E | 70.77' |
| C44 | 130.43' | 70.00' | 106°45'26" | S61°44'37"E | 130.43' |
| C45 | 35.24' | 40.00' | 50°28'44" | S33°36'16"E | 35.24' |
| C46 | 92.86' | 470.00' | 11°19'14" | S64°30'14"E | 92.86' |
| C47 | 161.89' | 470.00' | 19°44'08" | S80°01'55"E | 161.89' |
| C48 | 151.10' | 470.00' | 18°25'12" | N80°53'24"E | 151.10' |
| C49 | 170.13' | 530.00' | 18°23'29" | S80°52'33"W | 170.13' |
| C50 | 47.12' | 30.00' | 90°00'00" | N45°04'18"E | 47.12' |
| C51 | 51.12' | 70.00' | 41°50'30" | S22°16'47"E | 51.12' |
| C52 | 53.86' | 70.00' | 44°05'02" | S65°14'33"E | 53.86' |
| C53 | 30.68' | 70.00' | 25°06'34" | S3°13'11"E | 30.68' |
| C54 | 31.33' | 70.00' | 25°38'40" | S28°35'48"E | 31.33' |
| C55 | 43.25' | 70.00' | 35°24'03" | S59°07'10"E | 43.25' |
| C56 | 18.76' | 70.00' | 15°21'10" | S84°29'47"E | 18.76' |

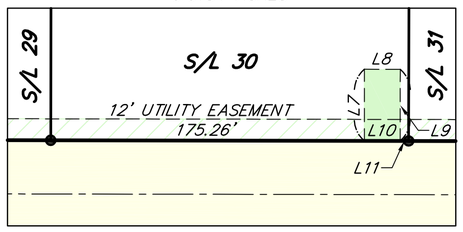
| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 55.06' | S89°53'59"E |
| L2 | 40.97' | N14°53'59"W |
| L3 | 69.72' | N75°06'01"E |
| L4 | 59.65' | S14°53'59"E |
| L5 | 72.17' | S89°53'59"E |
| L6 | 72.76' | S89°53'59"E |
| L7 | 40.00' | N0°06'01"E |
| L8 | 20.00' | N89°53'59"W |
| L9 | 40.00' | N0°06'01"E |
| L10 | 20.00' | S89°53'59"E |
| L11 | 4.74' | S89°53'59"E |
| L12 | 31.26' | N33°45'22"W |
| L13 | 20.00' | S56°14'38"W |
| L14 | 44.66' | N33°45'22"W |
| L15 | 24.08' | N89°55'42"W |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L16 | 9.21' | N6°39'55"W |
| L17 | 20.00' | N83°20'05"E |
| L18 | 12.54' | S6°39'55"E |
| L19 | 35.36' | S44°47'17"W |
| L20 | 14.74' | S89°47'17"W |
| L21 | 42.55' | S10°52'15"E |
| L22 | 20.00' | S79°07'45"W |
| L23 | 46.31' | N10°52'15"W |
| L24 | 10.20' | N88°38'28"E |
| L25 | 20.00' | S1°21'32"E |
| L26 | 16.16' | N88°38'28"E |
| L27 | 20.00' | N41°25'08"W |
| L28 | 10.00' | N41°25'08"W |
| L29 | 10.00' | N41°25'08"W |

STORM SEWER EASEMENT "A"
0.0805 ACRES




STORM SEWER EASEMENT "C"
0.0184 ACRES




STORM SEWER EASEMENT "D"
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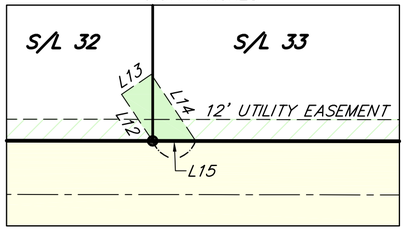


GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

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**BONNIE GLEN SUBDIVISION**
**SHEET 10 OF 10**
PROJ. No. 16-154 DRAWING NAME 16-154 Plat.dwg