Planning Commission
Final Plan

Sharon Preserve, Ph. 1

Sharon Township

Meeting:	August 2, 2017	**Site Area:**	23.2191 acres
App. No:	059-2017-FP	**Sublots:**	10
Applicant:	Sharon Preserve, LLC	**Zoning:**	R-1 Residential
Owners:	Sharon Acres, Inc.	**Utilities:**	Central sewer and water
Engineer:	Lewis Land Professionals	**School Dist.:**	Highland Local
Parcel No:	033-12B-24-061	**Reviewer:**	Rob Henwood

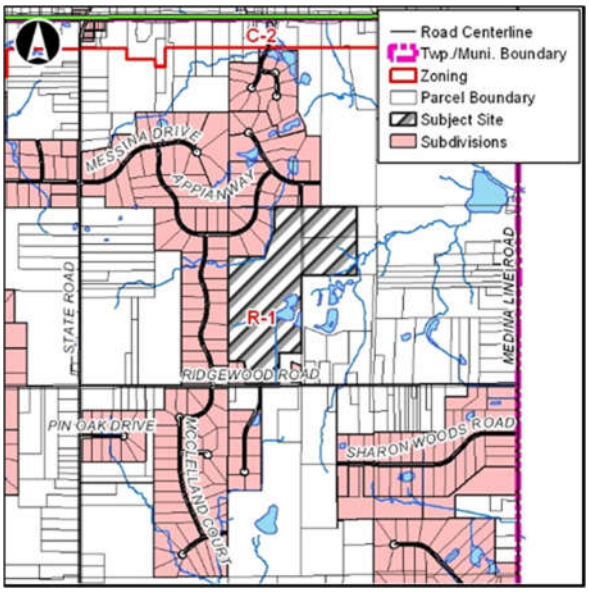
EXECUTIVE SUMMARY

The site is located on the north side of Ridgewood Road between Ridge and Medina Line Roads (see location map below). The proposed Phase 1 of the subdivision will create 10 sublots on the 23.2191 acres site, all of which will be served by central water and sewer. All streets are public. When completed, the subdivision will contain 38 sublots in four phases and 100.55 acres.

Recommendation: **APPROVAL WITH MODIFICATIONS**

Proposal: The following elements are proposed on the 23.2191 acre site: [1]

- 10 sublots served by central water and sewer.
- Extension of Stags Leap Drive and creation of Estates Drive which terminates with temporary cul-de-sacs, reservation strips, and associated turn-around easements to the east and south.
- Water, sanitary sewer, and general utility easements associated with the proposed street right-of-ways (ROW).



Access: The subdivision accesses Stags Leap to the north into Estates of Sharon Falls (see attached aerial photo map). Both proposed streets are public with 60 feet of ROW.

History: The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in July of 2007. Most recently the Preliminary Plan was administratively revised in in February of 2017. See the complete history of MCPC approvals in the summary table on the following page.

[1] For the purposes of this staff review the following Final Plat document was utilized: Sharon Preserve Subdivision Phase 1: Creating Sublots…. Lewis Land Professionals, Inc.: Project No. 17-040. Date stamped by DPS staff on July 7, 2017.

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

MCPC Approval	Approval Date
Concept Plan	May 2007
Preliminary Plan	July 2007
Preliminary Plan Extension	July 2009
Preliminary Plan Extension	June 2010
Preliminary Plan	Nov. 2013
Preliminary Plan Extension	Nov. 2015
Preliminary Plan Extension	Dec. 2016
Revised Preliminary Plan	Feb. 2017

Sharon Township Zoning, Neil Jones, 7/26/2017.

- *Sublots 2, 6, 7, 8, and 9 all diminish in width as they deepen – remember the 200 feet unbroken to the building site - § 501-2b.*
- *25 foot rear yard and 15 foot side setbacks not shown.*
- *Need easement area shown for landscape and signage.*

Sharon Township, Fire Department, Michael Stanec, Assistant Fire Chief, 7/24/2017. *APPROVED. The Sharon Township Fire Department would like the placement/spacing of fire hydrants to not exceed five hundred feet, in compliance with NFPA 1141, Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas, 2017.*

Highway Engineer, Andy Conrad, 7/24/2017. *CONDITIONAL APPROVAL. Correct the acreage summary chart.*

Tax Maps, Beth Mika, 7/21/2017. *APPROVED.*

1. *Subject to all Tax Map Dept. comments from previous Planning Dept. reviews.*
2. *Subject to the Medina County Land Conveyance Standards which can be found at http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf*

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

Sanitary Engineer, Jeremy Sinko, 7/20/2017. *APPROVED.*

Health Department, Christine Fienga, 7/13/2017. *No comment since sanitary sewer is available.*

Ohio Dept. of Transportation (ODOT), Jared Feller. 7/13/2017. *Since the Sharon Preserve subdivision does not have direct access to a state highway, ODOT does not have any objections.*

Staff Comments:

1. The applicant shall provide the required correction noted in the February 28, 2017 Conditional Approval Notice for the Revised Preliminary Plan. Per the notice, the applicant shall show a "a temporary cul-de-sac turnaround… at the Phase I southern terminus of Street B on a Corrected Preliminary Plan consistent with § 604(B)(9)." The Preliminary Plan should be updated to reflect that Street B is to be named Estates Drive consistent with the submitted Phase 1 Final Plat. While not included in the above referenced letter and since the corrected Revised Preliminary Plan has not yet been submitted, the applicant shall also show temporary turnarounds at all phase boundaries where street extensions will be required for future phases. Submit three copies of the corrected Revised Preliminary Plan.

2. The applicant has submitted the following information in support of the Final Plat application (Subdivision Regulation § references are included):
   a. Ohio Department of Natural Resources well plugging information for a well with permit number 23251. § 404(C)(2)b.9.
   b. A copy of the applicant's Ohio Environmental Protection Agency Notice of Intent to obtain a stormwater management permit. § 404(C)(2)d.7.
   c. A letter dated March 27, 2017 addressed to Jason Brenner, engineer for the project, Jason McKenney, HZW Environmental Consultants, LLC indicates that "[b]ased on the plan sheets provided to HZW, the site features and grading limits do not encroach on any of the jurisdictional wetland areas so no coordination with the [U.S. Army] Corp [of Engineers] is required at this time for this phase of development (Phase I)" [clarification added by author]. § 404(D)(2)g.9.
3. 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's 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 owner.***
   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 served by a public central sanitary sewer shall be certified by the Medina County 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.***
   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.5. ***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.6. ***Provide the signatures of the County Commissioners.***
   h. Covenants and Restrictions and/or deed restrictions including establishment of an Owners Association, and if applicable, assignment of responsibilities, ownership of common areas, and any other areas of responsibility or concern relative to public or private maintenance of areas or facilities. Such covenants and/or Deed Restrictions shall be… approved by the Medina County Prosecutors Office as to form and correctness. § 404(D)(2)h.
      i. ***No Homeowners Association (HOA) documents have been submitted.***

ii. ***Provide evidence that the appropriate HOA documents have been reviewed and approved by the Prosecutor's Office.***

i. 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)i. ***Provide volume and page reference for the HOA documents to be recorded as a separate instrument on the first sheet of the Final Plat.***

4. 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.
5. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan and conditions of approval per § 404(D)(5)b.3.
6. The Final Plat appears to be in conformity with the Sharon Township Zoning Resolution per § 404(D)(5)b.4.
7. … [T] the Medina County Sanitary Engineer has determined that all required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved per § 404(D)(5)b.6.
8. 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 **APPROVAL WITH MODIFICATIONS** of the Final Plat for Sharon Preserve Phase 1. The Final Plat application must be corrected as follows:

1. Submit three copies of the corrected Revised Preliminary Plan.
2. Satisfy the concerns of the Sharon Township Fire Department per the comments above.
3. Satisfy the concerns from Sharon Township Zoning per the comments listed above.
4. Correct the acreage summary chart per the Highway Engineer's comment above.
5. Provide the following data/information on or with the corrected Final Plat:
   a. Submit the original mylar.
   b. Provide the above listed signatures.
   c. Submit appropriate HOA documents.
   d. Provide evidence that the appropriate HOA documents have been reviewed and approved by the Prosecutor's Office.
   e. Provide volume and page reference for the HOA documents to be recorded as a separate instrument on the first sheet of the Final Plat.

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.

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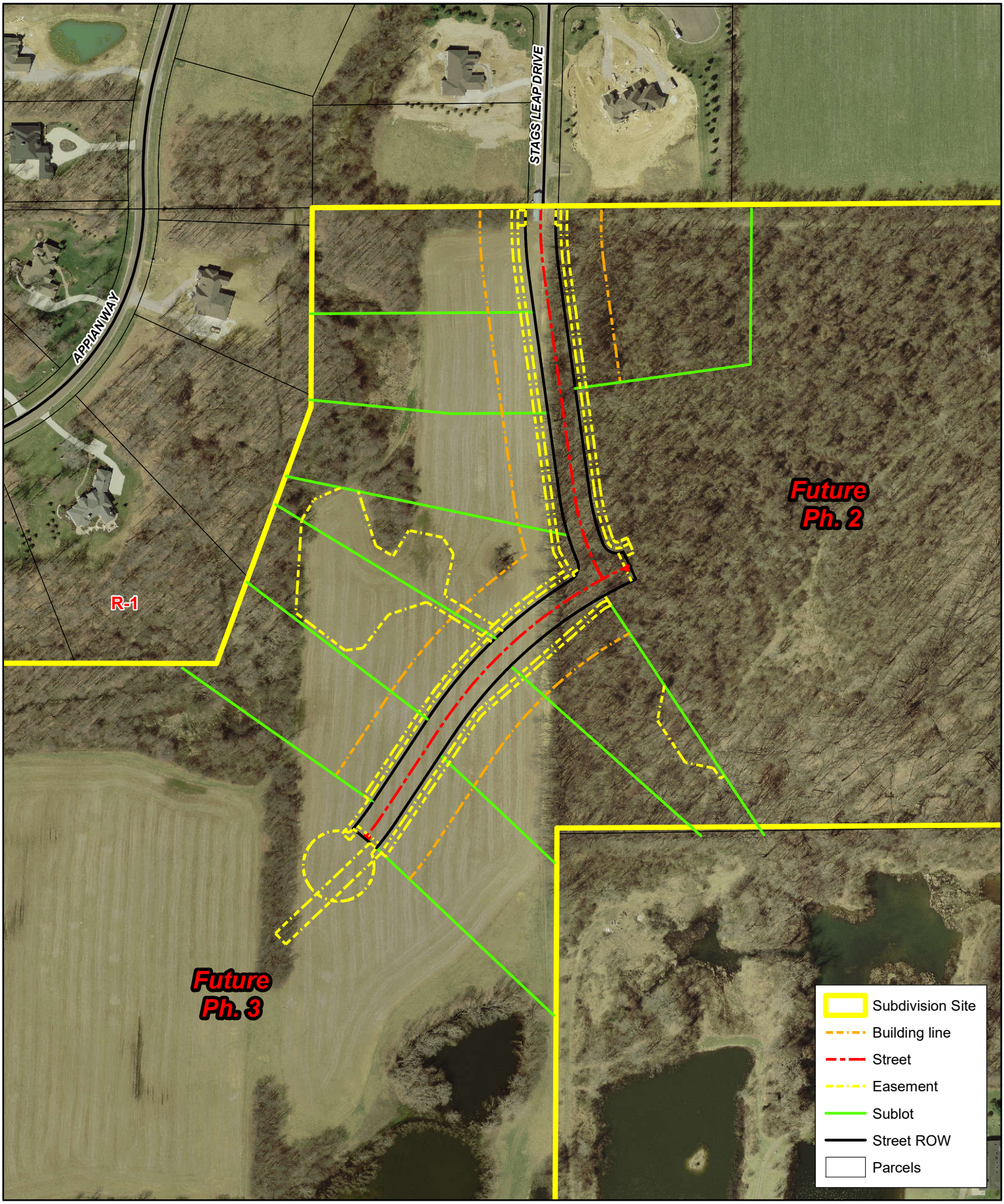


Prepared by:
Department of
Planning Services
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Sharon Preserve, Ph. 1
Final Plat
App. 059-2017-FP
Sharon Township

Meeting Date: 8/2/2017
Zoning: R-1 Residential
Area: 23.1680 acres
Sublots: 10

N
1:3,000
0 35 70 140 210 280
Feet

SHARON PRESERVE SUBDIVISION PHASE I

CREATING SUBLOTS 1 THROUGH 10 INCLUSIVE, DEDICATION OF ESTATES DRIVE AND A PORTION OF T.H. 954 STAGS LEAP DRIVE

SITUATED IN THE TOWNSHIP OF SHARON, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF TOWNSHIP LOT 12

LEWIS LAND PROFESSIONALS, INC.
CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE & DEDICATION

Known all men by these present, that I, Mark Michaels, President, Sharon Acres 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.

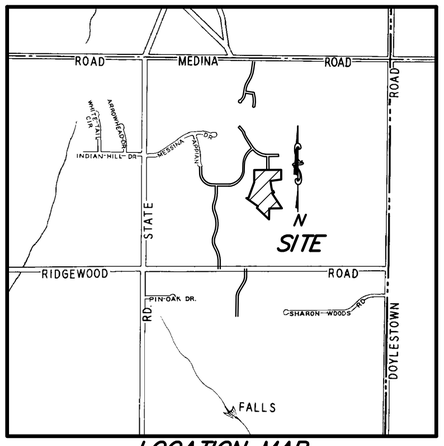
The undersigned owner of the within platted land, does hereby grant unto the East Ohio Gas Company d/b/a Dominion East Ohio, their successors and assigns (hereinafter referred to as grantee) a permanent right-of-way and easement as shown, under, over and through the parcels shown hereon to construct,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

_____
Mark Michaels, President
Sharon Acres Inc.

State of Ohio
Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, Mark Michaels, 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 (10)	21.1680 ACRES
AREA OF RIGHT-OF-WAY TO BE DEDICATED	2.0511 ACRES
TOTAL AREA	**23.2191 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: _____

Approved this ____ day of _____ , 201_ by the Medina County Sanitary Engineer

Medina County Sanitary Engineer: _____

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
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STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

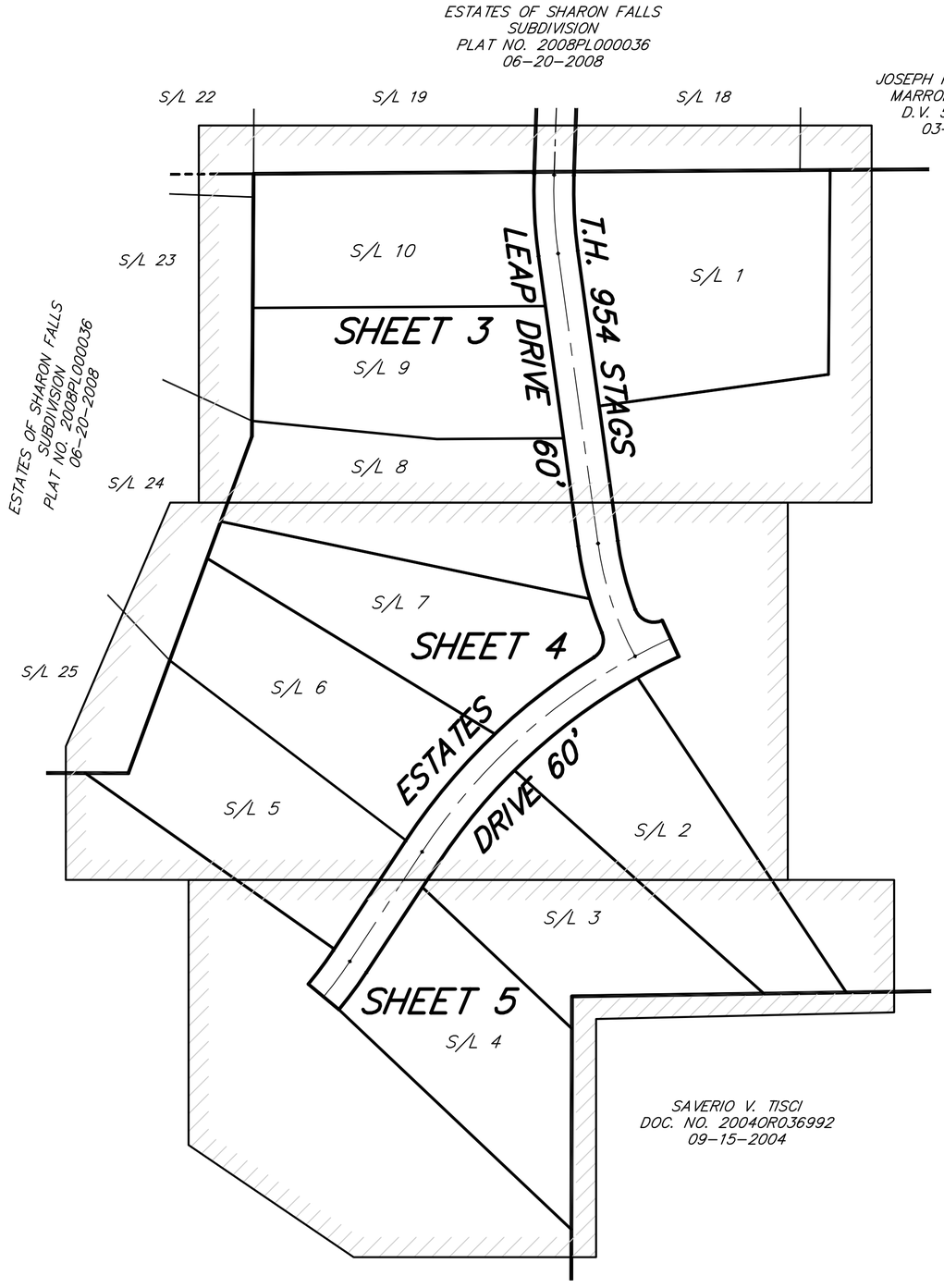
SHARON PRESERVE SUBDIVISION PHASE I
SHEET 1 OF 6
PROJ. No. 17-040 DRAWING NAME 17-040_Plat.dwg

REFERENCES
MEDINA COUNTY RECORDER'S RECORDS

DEEDS & PLATS AS SHOWN & LISTED;
DOC. NO. 201708008957.

REFERENCES
MEDINA COUNTY ENGINEER'S RECORDS

SURVEY BOOK/PAGES:
B/12, 19/22, 19/23, 19/39, 19/87, 19/109, 28/143, 33/186, 34/153, 41/149, 44/132, and 50/33.



SUBJECT PARCEL:
SHARON ACRES INC.
DOC. NO. 201708008957
04-25-2017

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.

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

SHARON PRESERVE SUBDIVISION PHASE I
SHEET 2 OF 6

PROJ. No. 17-040 DRAWING NAME 17-040_Plat.dwg

T.H. 953 ARBOR FALLS DRIVE 60'

EX. CONSERVATION AREA
PLAT NO. 2008PL000036

ESTATES OF SHARON FALLS
SUBDIVISION
PLAT NO. 2008PL000036
06-20-2008

EX. 12' UTILITY EASEMENT
PLAT NO. 2008PL000036

JOSEPH P. & GIZELLA A.
MARRONE, TRUSTEES
D.V. 519, PG. 319
03-26-1979

S/L 22 | S/L 19 | S/L 18

LOT 9
LOT 12

424.46'

N1°54'26"E
425.30'
P & U

3/4" HEX SHAPED
IRON PIN FOUND
S87°14'04"E, 12.97'

N89°37'52"E 1475.13' R & U
387.13'

603.49'

LOT 9
LOT 12

LOT 11

LOT 10

L3 | L1 | L2

60.05'

UTILITY EASEMENT TRANSITION AREA
SEE INSET BELOW FOR DETAILS

10' WATERMAIN EASEMENT
0.1711 ACRES

90' BUILDING LINE

C21 | C1 | C2

SANITARY SEWER EASEMENT
12' UTILITY EASEMENT

75.96'

12' UTILITY EASEMENT
10' WATERMAIN EASEMENT
92.92'

S/L 10
2.0025 ACRES

S/L 1
2.8363 ACRES

S/L 23

EX. CONSERVATION AREA
PLAT NO. 2008PL000036

S0°21'03"W 397.15' R & U

202.80'

N89°37'52"E 442.36'

SANITARY SEWER
EASEMENT
SEE SHEET 6 OF
6 FOR DETAILS

15'

12'

12'

10'

201.71'

S7°50'18"E 442.35'

S82°09'42"W 349.80'

308.98'

S02°03'E

170.83'

S/L 9
2.0034 ACRES

S84°24'01"E 280.62'

23.52'

N89°37'52"E 191.63'

90' BUILDING LINE

SANITARY SEWER EASEMENT
12' UTILITY EASEMENT

89.91'

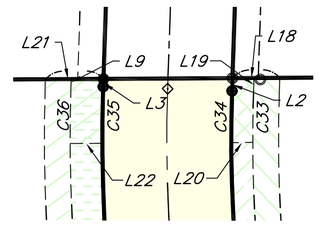
12' UTILITY EASEMENT
10' WATERMAIN EASEMENT
65.92'

S/L 24

136.67'

PART OF S/L 8

SHARON ACRES INC.
DOC. NO. 201708008957
04-25-2017



UTILITY EASEMENT TRANSITION AREA

MATCH LINE - SEE SHEET 4 OF 6

SEE SHEET 6 OF 6 FOR
CURVE AND LINE TABLES.

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" x 30" Iron Pin w/cap Lewis Land Professionals unless otherwise 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.

STATE OF OHIO
JOSEPH
A.
BURGOON
8325
REGISTERED
SURVEYOR

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 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.

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SHARON PRESERVE SUBDIVISION PHASE I
SHEET 3 OF 6

PROJ. No. 17-040 DRAWING NAME 17-040_Plat.dwg

MATCH LINE – SEE SHEET 3 OF 6

T.H. 954 STAGS LEAP DRIVE 60'

ESTATES OF SHARON FALLS SUBDIVISION PLAT NO. 2008PL000036 06-20-2008

EX. CONSERVATION AREA PLAT NO. 2008PL000036

S/L 24

S/L 25

S/L 8
2.2458 ACRES

S/L 7
2.0071 ACRES

S/L 6
2.0026 ACRES

S/L 5
2.0098 ACRES

S/L 2
2.0414 ACRES

PART OF S/L 3

STORM SEWER DRAINAGE EASEMENT
1.1870 ACRES

10' WATERMAIN EASEMENT
0.1660 ACRES

STORM SEWER DRAINAGE EASEMENT
0.1767 ACRES

SANITARY SEWER EASEMENT
SEE SHEET 6 OF 6 FOR DETAILS

SANITARY SEWER EASEMENT
12' UTILITY EASEMENT

12' UTILITY EASEMENT
10' WATERMAIN EASEMENT

10' RESERVATION STRIP TO BE VACATED UPON THE EXTENSION OF ESTATES DRIVE

90' BUILDING LINE

ESTATES DRIVE 60'

SHARON ACRES INC.
DOC. NO. 20170R008957
04-25-2017

SHARON ACRES INC.
DOC. NO. 20170R008957
04-25-2017

N78°08'32"W 570.08'
110.57'
59.53'
57.88'
N66°18'45"E
35.29'
N30°46'03"E
47.92'
113.78'
S17°52'29"E
60.00'
N20°09'40"E 542.03' R & U
164.41'
N33°37'45"E 184.16'
N78°08'32"W
68.43'
N33°08'32"W
39.16'
40.00'
S59°13'57"E
60.00'
N30°46'03"E
N58°35'22"W 509.48'
84.37'
N11°51'28"E
S58°35'22"E 135.59'
79.22'
S71°46'46"W
83.36'
S37°18'04"W
N58°35'22"W 151.15'
N52°41'56"W 123.22'
S82°18'04"W
35.36'
N52°41'56"W 448.78'
181.42'
S89°56'50"E
65.39'
N54°46'12"W 461.09'
44.55'
215.00'
N11°26'06"E
70.71'
S33°33'54"E 571.05'
214.77'
N33°33'54"W
100.00'
S24°41'44"E
60.00'

C3 C5 C6 C9 C10 C11 C12 C15 C16 C17 C18 C20 C22 C23 C31 C32 L15 L16

12'
10'
12'

MATCH LINE – SEE SHEET 5 OF 6

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" x 30" Iron Pin w/cap Lewis Land Professionals unless otherwise 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.

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 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.

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SHARON PRESERVE SUBDIVISION PHASE I
SHEET 4 OF 6

PROJ. No. 17-040 DRAWING NAME 17-040_Plat.dwg

MATCH LINE – SEE SHEET 4 OF 6

PART OF S/L 5

90' BUILDING LINE

12' UTILITY EASEMENT
10' WATERMAIN EASEMENT
195.84'

S33°23'16"W 198.40'

153.85'
SANITARY SEWER EASEMENT
12' UTILITY EASEMENT

ESTATES DRIVE 60'

90' BUILDING LINE

N46°36'23"W 310.80'

S/L 3
2.0018 ACRES

N48°11'42"W 506.09'

PART OF S/L 2

56.57'
N78°33'54"W
L4
L5

141.27'

SHARON ACRES INC.
DOC. NO. 20170R008957
04–25–2017

2.55'

10' WATERMAIN EASEMENT

C28 C14 C4 L6 C26 L7 C27 C13

12'

N50°14'38"W
60.00'

R=70'
L17

C24

C25

10' RESERVATION STRIP TO BE VACATED UPON THE EXTENSION OF ESTATES DRIVE

290.21'
S89°11'34"W 992.93' R & U
124.46'
578.26'

48.82'

3/4" HEX SHAPED IRON PIN FOUND 12.58' EAST OF CORNER

5/8" IRON PIN W/CAP "6781" FOUND AND USED

SAVERIO V. TISCI
DOC. NO. 20040R036992
09–15–2004

S/L 4
2.0073 ACRES

30' SANITARY SEWER EASEMENT

30' SANITARY SEWER EASEMENT

TEMPORARY TURNAROUND EASEMENT
0.3637 ACRES

N46°36'23"W 483.63'

303.40'

SANITARY SEWER EASEMENT
SEE SHEET 6 OF 6 FOR DETAILS

SHARON ACRES INC.
DOC. NO. 20170R008957
04–25–2017

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" x 30" Iron Pin w/cap Lewis Land Professionals unless otherwise 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.

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 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.

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8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone:(330) 335-8232 Fax: (330) 335-0242
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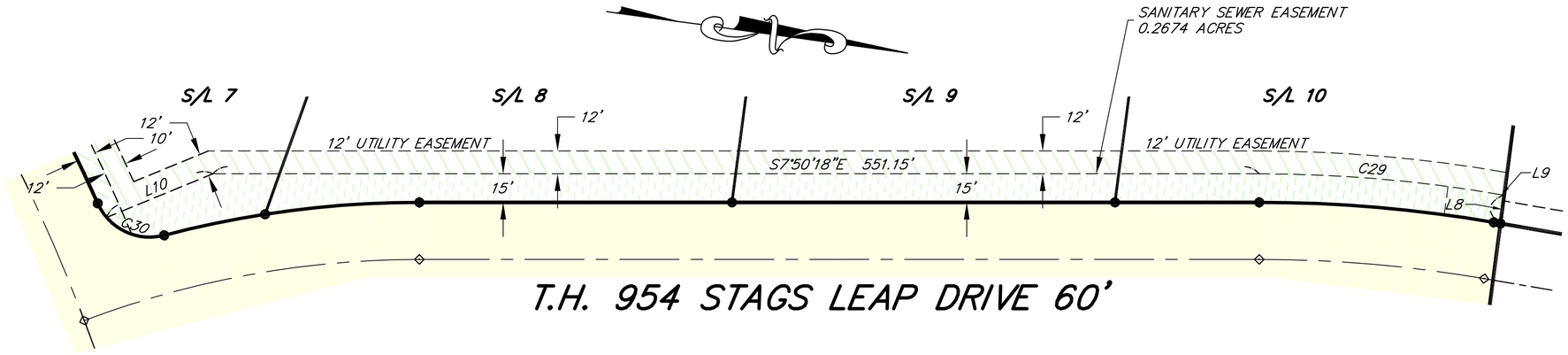
SHARON PRESERVE SUBDIVISION PHASE I
SHEET 5 OF 6

PROJ. No. 17–040 DRAWING NAME 17–040_Plat.dwg



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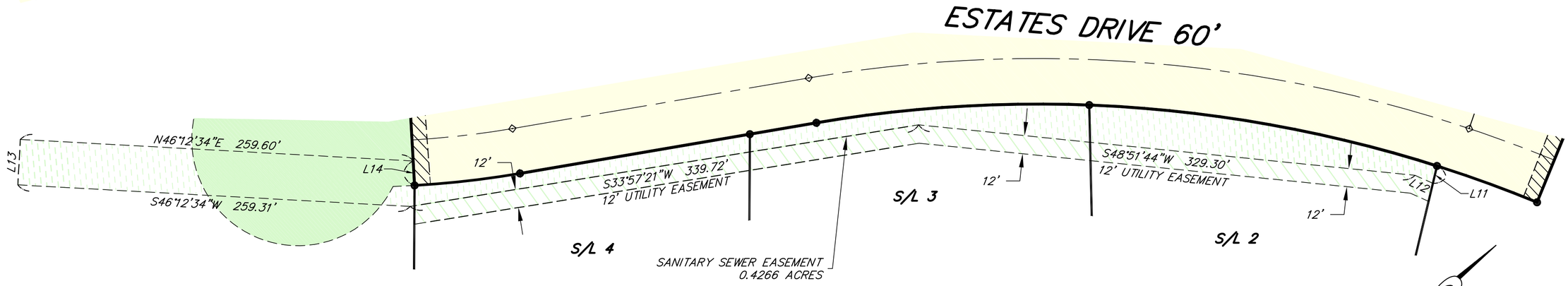

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	119.06'	700.00'	9°44'44"	S02°57'56"E	118.92'
C2	180.37'	500.00'	20°40'09"	S18°10'22"E	179.40'
C3	501.35'	900.00'	31°55'00"	S49°20'46"W	494.89'
C4	66.69'	600.00'	6°22'06"	S36°34'19"W	66.66'
C5	441.47'	900.00'	28°06'17"	N47°26'24"E	437.06'
C6	59.88'	900.00'	3°48'43"	N63°23'54"E	59.87'
C7	113.96'	670.00'	9°44'44"	S02°57'56"E	113.82'
C8	107.55'	470.00'	13°06'39"	S14°23'37"E	107.31'
C9	49.09'	30.00'	93°44'47"	S67°49'20"E	43.79'
C10	70.25'	870.00'	4°37'36"	S62°59'28"W	70.23'
C11	233.62'	870.00'	15°23'08"	S52°59'06"W	232.92'
C12	180.76'	870.00'	11°54'16"	S39°20'24"W	180.44'
C13	70.02'	630.00'	6°22'06"	N36°34'19"E	69.99'
C14	63.36'	570.00'	6°22'06"	N36°34'19"E	63.32'
C15	0.90'	930.00'	0°03'19"	N33°24'55"E	0.90'
C16	210.06'	930.00'	12°56'29"	N39°54'49"E	209.61'
C17	190.02'	930.00'	11°42'24"	N52°14'16"E	189.69'
C18	42.21'	30.00'	80°37'19"	N17°46'48"E	38.82'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	54.30'	530.00'	5°52'14"	N19°35'44"W	54.28'
C20	81.61'	530.00'	8°49'19"	N12°14'57"W	81.53'
C21	124.17'	730.00'	9°44'44"	S02°57'56"E	124.02'
C22	20.77'	930.00'	1°16'46"	S47°01'27"W	20.77'
C23	10.34'	930.00'	0°38'12"	S46°03'58"W	10.34'
C24	14.23'	630.00'	1°17'38"	N40°24'11"E	14.23'
C25	377.73'	70.00'	309°10'22"	S46°07'07"E	60.08'
C26	9.91'	570.00'	0°59'45"	N40°15'14"E	9.91'
C27	21.56'	580.01'	2°07'49"	N40°49'16"E	21.56'
C28	86.07'	560.01'	8°48'20"	N37°31'15"E	85.98'
C29	126.72'	745.00'	9°44'44"	S02°57'56"E	126.57'
C30	33.42'	30.00'	63°49'08"	N09°22'43"E	31.71'
C31	18.41'	940.00'	1°07'20"	S65°51'56"W	18.41'
C32	18.02'	920.00'	1°07'20"	S65°51'56"W	18.02'
C33	23.68'	660.00'	2°03'20"	N00°52'46"E	23.68'
C34	24.04'	670.00'	2°03'20"	S00°52'46"W	24.04'
C35	26.42'	730.00'	2°04'26"	S00°52'13"W	26.42'
C36	26.97'	745.00'	2°04'26"	S00°52'13"W	26.96'

Line Table

Line #	Length	Direction
L1	4.77'	S01°54'26"W
L2	5.96'	N01°54'26"E
L3	3.58'	N01°54'26"E
L4	24.77'	N33°33'54"W
L5	10.00'	S56°26'06"W
L6	10.01'	S50°14'38"E
L7	20.00'	N49°09'26"W
L8	1475.13'	N89°37'52"E
L9	2.98'	N01°54'26"E
L10	60.45'	S30°08'41"E
L11	571.05'	S33°33'54"E
L12	12.84'	S67°21'05"W
L13	30.00'	S43°47'26"E
L14	16.11'	S50°14'38"E
L15	20.00'	S23°34'24"E
L16	10.00'	N24°41'44"W
L17	70.00'	S69°17'43"W
L18	22.02'	N89°37'52"E
L19	6.36'	N01°54'26"E
L20	10.00'	N89°51'06"E
L21	27.02'	N89°37'52"E
L22	15.00'	S89°50'00"W

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SHEET 6 OF 6

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