Planning Commission
Final Plat, 078-2016-FP

Hidden Lakes of Sharon, Ph. 1

Sharon Township

Meeting:	September 7, 2016	**Block:**	A, Future Development, 7.2915 acres
Applicant:	JakeJosh Land Company	**Zoning:**	R-1 Residential
Engineer:	Lewis Land Professionals	**Utilities:**	Septic systems and water wells
Site Area:	53.4746 acres	**School Dist.:**	Highland Local
Sublots:	19 (21 in total)	**Reviewer:**	Susan Hirsch

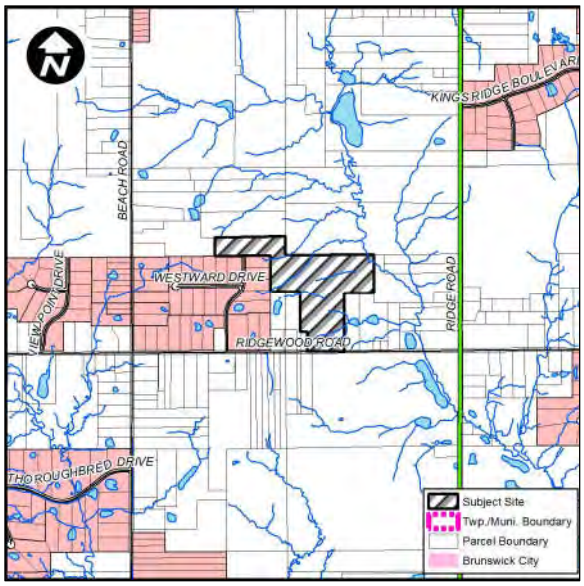
EXECUTIVE SUMMARY

The site is located west of Ridge Road (S.R. 94) and east of Beach Road, on the north side of Ridgewood Road (see location map). The proposal includes 19 single family sublots on two public streets which terminate in permanent cul-de-sacs and Block A for Future Development. All 19 sublots will be served by septic systems and water wells.

Recommendation: APPROVAL WITH MODIFICATIONS

Proposal: The applicant proposes the following:

- 19 sublots served by septic systems and water wells.
- Two public permanent cul-de-sac-streets, Graven Way and McHugh Lane, each having sixty feet of right-of-way (ROW) and a 20-foot pavement width.
- Block A for future development located at the terminus of Crooked Stick Drive.
- Two storm water management easements, which include two existing lakes located on Sublots 13 and 14 and 16 and 17, will be utilized for storm water management.
- One Fire Pond easement, which includes one existing lake on Sublots 13 and 14, will be utilized for fire suppression.



History: The Concept Plan for the subdivision was reviewed in December of 2015. The Medina County Planning Commission (MCPC) approved the Preliminary Plan in March of 2016.

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

Tax Maps, Connie Gibson, 8/30/2016. *APPROVED. The Tax Map Office has done a preliminary review on the Plat… and had forwarded the comments to the surveyor. The street names have been reserved and outside of a few technicalities, the Plat is acceptable. There were a few rounding errors in regards to some of the dimensions and the acreage summary needed to be adjusted for the total acreage on the sublots. This was brought to the attention of the surveyor and will be* [corrected].

Health Department, Christine Fienga, 8/29/2016. *CONDITIONAL APPROVAL. The Medina County Health Department received a proposed subdivision with supporting documentation for the above referenced project* [Hidden Lakes of Sharon]. *After reviewing each site evaluation with the soils report, the required minimum depth of six inches to the limiting conditions is present. Lewis Land Professionals demonstrated on the plat that a primary and replacement Monument Leaching System, and Spray Irrigation can be placed near the soil boring test holes.*

The Health Department will need to conduct a complete field site evaluation before this office can sign the final plat for this subdivision. The developer should make arrangements to schedule field site evaluations once the roadway has been cleared and access is available. The lot lines and corner lines must be clearly identified. Surveyor must be present during these site evaluations to assist in the process.

Highway Engineer, Andy Conrad, 8/24/2016. *CONDITIONAL APPROVAL. Correct "area of sublots" in acreage table.*

Sharon Township Fire Department, Michael Stanee, 8/15/2016. *The existing pond must be certified by an engineer to meet the Medina County Engineer's Standard for Subdivisions, Fire Pond/Dry Hydrant Standard.*

Sanitary Engineer, Jeremy Sinko, 8/11/2016. *We do not currently have any utilities at this location.*

Ohio Department of Transportation (ODOT), Jared Feller**,** 8/10/2016. *Since the subdivision does not have direct access to a state highway, ODOT does not have any objections.*

Columbia Gas, Russ Johnson, 8/10/2016. *APPROVED*

Sharon Township Zoning Inspector, Neil Jones, 12/15/2015. *Sublot 1 has no room for rear yard placement of an accessory building (25 foot rear yard setback).*

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. Total site data - Including… number of residential lots…. § 404(D)(2) f.13. ***Add the number of lots to the site data table.***
    c. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. ***Include the surveyor's signature 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. Certification that the Medina County Health Department has determined that the proposed lots are suitable for on-site wastewater systems and are hereby conditionally approved per § 404(D)(2)g.3. 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 Health Commissioner.***

g. 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.***

h. 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.***

i. For new subdivisions with planned public improvements… written approval by the applicable U.S. Army Corps of Engineers District Office (USACE), or other applicable agency, is required before acceptance of public improvements or dedication of public easements. § 404(D)(2)g.9. ***Provide written approval from the USACE.***

j. Covenants and Restrictions and/or deed restrictions including establishment of 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… shall be… approved by the Medina County Prosecutors Office as to form and correctness. § 404(D)(2)h. ***Provide evidence of Prosecutor's Office approval of the submitted homeowner's association (HOA) documents.***

k. Protective covenants, conditions and restrictions, if any, 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)h. ***Provide recorded HOA document reference notation on the plat.***

2. The title of the Final Plat must be edited to indicate that it is Phase One of the subdivision consistent with the approved corrected Preliminary Plan.

3. There are two existing lakes on the site that are proposed to be used for storm water management and one for a fire pond. Both lakes are located on two sublots; Sublots 13 and 14 and 16 and 17. The submitted HOA documents provide that the lakes will be maintained by the sublot owners and provide for an agreement between the co-owners of the lakes addressing use, maintenance responsibility, liability etc. Since a fire pond and a storm management facility would be for the benefit of all the residents of the subdivision, the HOA would be the more appropriate entity to maintain the lakes.

4. There was a note on the corrected Preliminary Plan that states that there will be no direct vehicular access to Ridgewood Road from Sublots 1 and 19. This note must be placed on the Final Plat and language similar to this note should also be placed within the deeds for these two sublots.

5. 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.

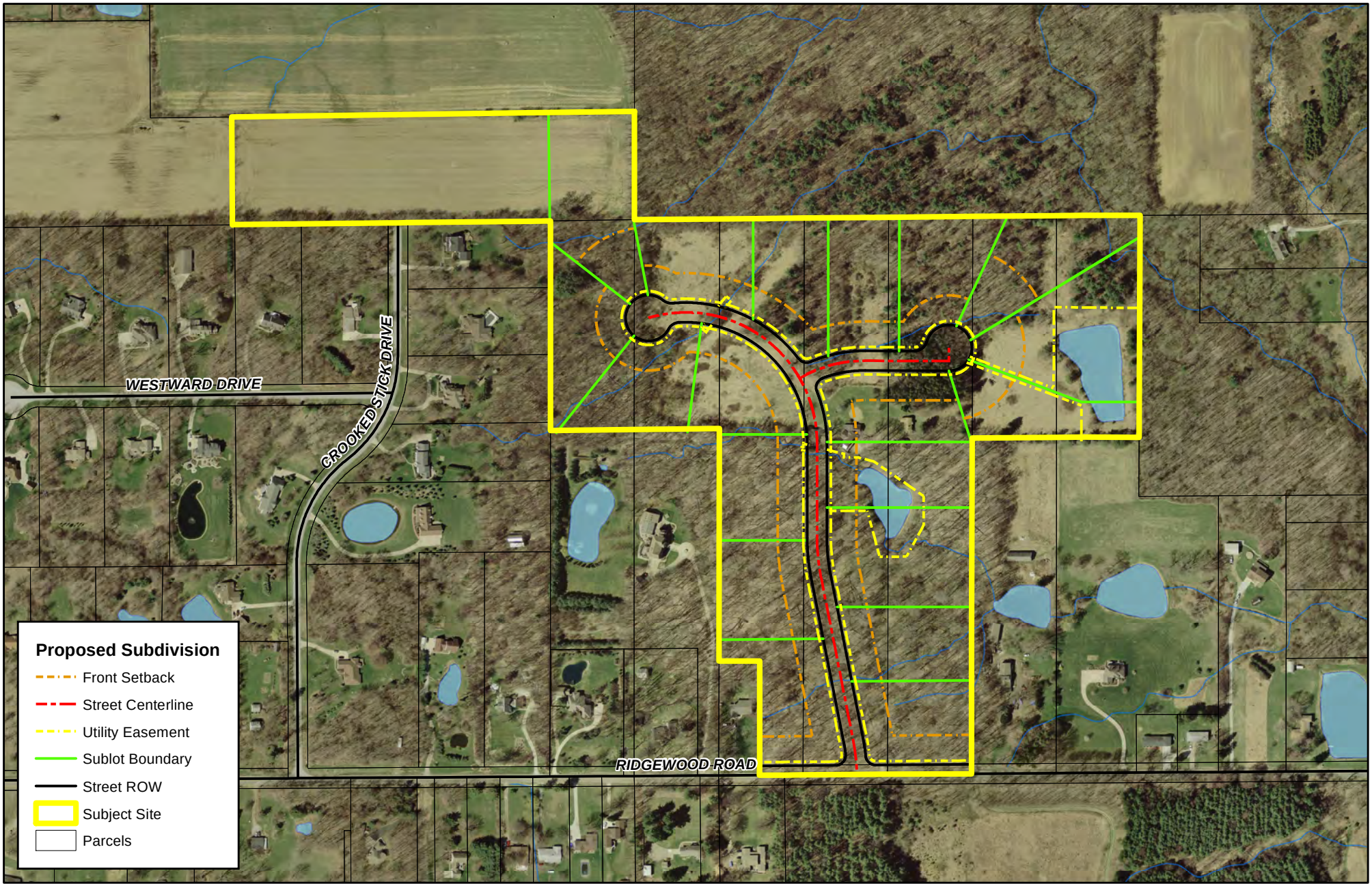
6. The proposed Final Plat is in substantial conformance with the approved corrected Preliminary Plan per § 404(D)(5)b.3.

7. The proposed Final Plat appears to be in substantial conformance with the Township Zoning Resolution per § 404(D)(5)b.4.
8. The Medina County Health Department has determined through site evaluations that the proposed lots for the subdivision are capable of supporting the installation of non-discharging sewage systems and has conditionally approved the plat as proposed, provided no changes are made and subject to conditions or limitations of note 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.

Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Final Plat for the Hidden Lakes of Sharon subject to the following:

1. Satisfy the Health Department, Highway Engineer, and Tax Maps conditions of approval as listed above.
2. Provide the above listed required data/information on or with the original Mylar of the Final Plat.
3. Edit the Final Plat title to indicate that it is Phase One of the subdivision.
4. Edit the HOA documents to clarify the responsibilities of the HOA and the sublot owners regarding the storm water management facilities and the fire pond.
5. Include language in the deeds for Sublots 1 and 19 prohibiting direct vehicular access to Ridgewood Road.

R:\wp\planning\major_subdivisions\2016\hidden lakes of sharon final\working_docs\Hidden_Lakes_of_Sharon_FinalPlat_9-7-2016.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

Hidden Lakes of Sharon
Final Plat
App. No. 076-2016-FP
Sharon Township

Meeting Date: 9/7/2016
Zoning: R-1 Residential
Sublots: 19
Area: 53.47 acres

1 inch = 400 feet
0 60 120 240 360 480 600
Feet

HIDDEN LAKES OF SHARON SUBDIVISION

CREATING SUBLOTS 1 THROUGH 19 INCLUSIVE, BLOCK "A", AND DEDICATION OF GRAVEN WAY AND MCHUGH LANE

SITUATED IN THE TOWNSHIP OF SHARON, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF TOWNSHIP LOTS 16 AND 17

LEWIS LAND PROFESSIONALS, INC.
CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE & DEDICATION

Known all men by these present, that I, John Sumodi, President, JakeJosh Land LLC, owner of the land shown hereon, have caused the same to be surveyed and platted as shown and do hereby dedicate to public use forever the streets 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.

_____
John Sumodi, President
JakeJosh Land LLC

State of Ohio
Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, John Sumodi, who acknowledged the making of the foregoing instrument and the signing of this plat to be his free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at _____, Ohio, this _____ day of _____, 2016.

_____
Notary Public

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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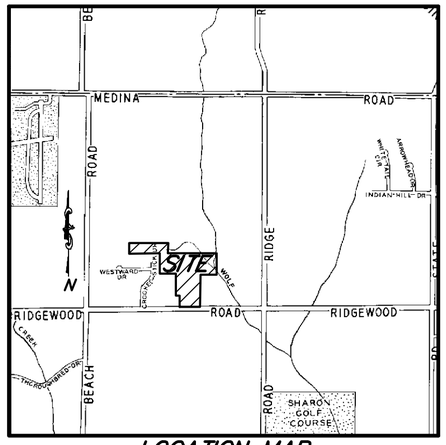
STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR



LOCATION MAP

ACREAGE SUMMARY

AREA OF SUBLOTS	42.5522 ACRES
AREA OF RIGHT-OF-WAY TO BE DEDICATED	3.6309 ACRES
BLOCK "A"	7.2915 ACRES
TOTAL AREA	**53.4746 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: _____

HIDDEN LAKES OF SHARON SUBDIVISION
SHEET 1 OF 10
PROJ. No. 15-330 DRAWING NAME 15-330_Plat.dwg

JEFFERY M. &
DOC. NO. 1
09-0

SHEE
SHEE

S/L 7

S/L 20 | S/L 21 | S/L 22 | S/L 23

OAKWOOD ACRES
SUBDIVISION PHASE 2
PLAT BOOK 24, PG. 200
09-08-1992

T.H. 489 CROOKED
STICK DRIVE 60'

OAKWOOD ACRES
SUBDIVISION PHASE 2
PLAT BOOK 24, PG. 200
09-08-1992

S/L 8

SHEET 7
SHEET 5

S/L 9

S/L 24

S/L 6

S/L 5

S/L 4

S/L 25

S/L 26

LOT 17
LOT 16

SHEET 5
SHEET 4

S/L 3

CONSTANCE SUE GERGEL
OR VOL. 1308, PG. 188
02-10-1998

S/L 2

ROBERT P. MAYNARD
AND AMY Y. CASLOW
DOC. NO. 20040R019929
05-14-2004

S/L 1

C.H. 60 F

CURRENT OWNER
JAKEJOSH LAND LLC
DOC. NO. 2016OR000661
01-12-2016

1. RECORD 9.2364 ACRES
2. RECORD 7.5990 ACRES
3. RECORD 9.0000 ACRES
4. RECORD 10.0000 ACRES
5. RECORD 10.0000 ACRES
6. RECORD 4.0000 ACRES
7. RECORD 4.0000 ACRES

GRAPHIC SCALE

150 0 75 150 300 600

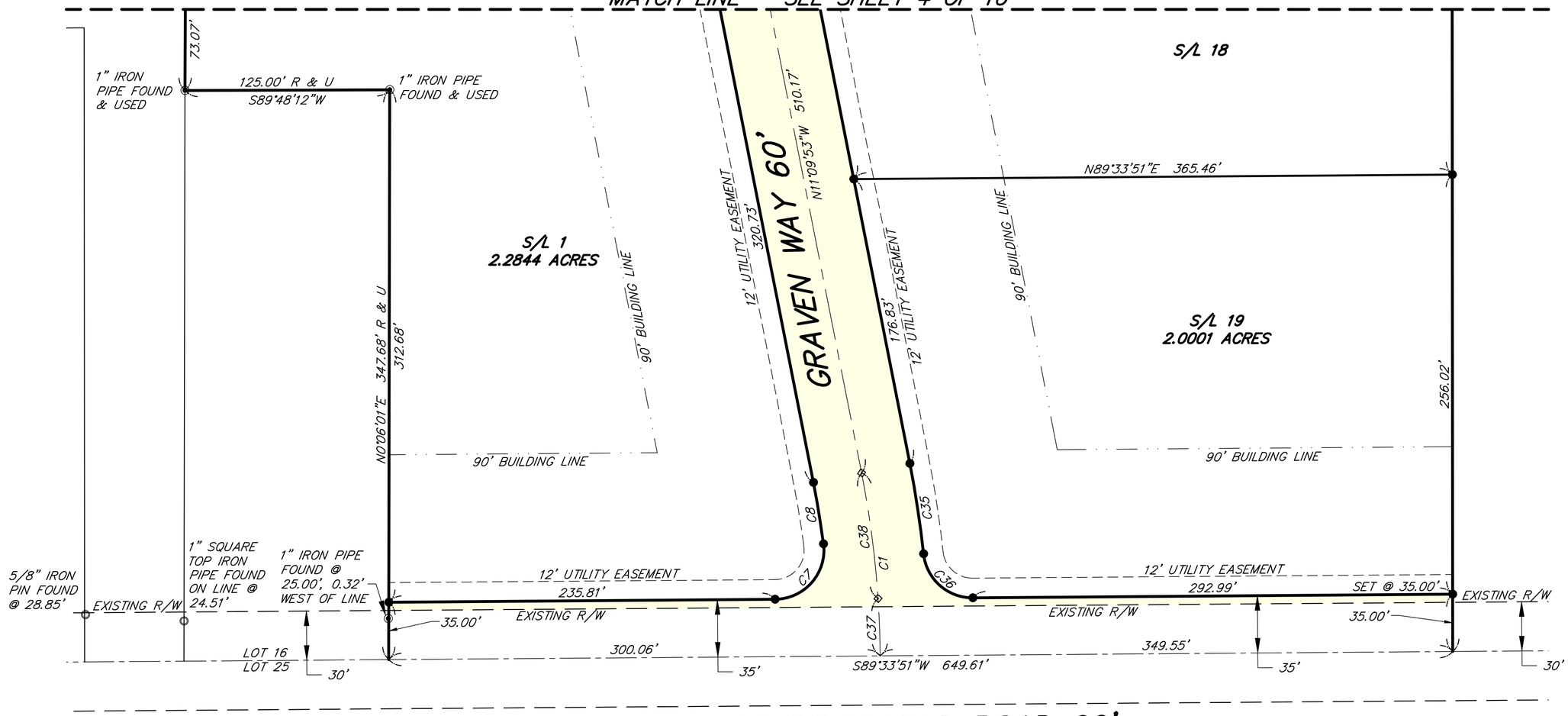
(IN FEET)
1 inch = 150 ft.

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.

STATE OF OHIO
JOSEPH
A.
BURGOON
8325
REGISTERED
SURVEYOR

MATCH LINE – SEE SHEET 4 OF 10



REFERENCES
MEDINA COUNTY ENGINEER'S RECORDS

SURVEY BOOK/PAGES:
K/160; M/296a; M/345a; 8/3b;
8/297b; 19/92; 30/361; 39/279.

REFERENCES
MEDINA COUNTY RECORDER'S RECORDS

DEEDS & PLATS AS SHOWN & LISTED;
PLAT VOL. 24, PAGE 200.

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

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
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(P) – Plat	

NOTE: SEE SHEET 10 OF 10 FOR CURVE AND LINE TABLES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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HIDDEN LAKES OF SHARON SUBDIVISION
SHEET 3 OF 10

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MATCH LINE – SEE SHEET 5 OF 10

MATCH LINE – SEE SHEET 6 OF 10

S/L 3
2.0043 ACRES

S/L 16
2.0204 ACRES

S/L 17
3.0075 ACRES

S/L 2
2.0262 ACRES

S/L 18
2.0082 ACRES

GRAVEN WAY 60'

FIRE POND AND STORM DRAINAGE EASEMENT
1.3222 ACRES

322.73'
303.35'
NO°16'36"E 706.16'
S89°55'37"E 271.18'
C10
90' BUILDING LINE
12' UTILITY EASEMENT
286.53'
NO°04'23"E 286.53'
C9
C2
C34
194.45'
92.08'
L6
N89°55'37"W 122.75'
S55°23'21"E 185.80'
S89°55'37"E 440.24'
145.25'
200.00'
303.01'
88.74'
S0°04'23"W
N15°14'33"W 145.06'
S28°32'33"W 109.31'
81.82'
S89°36'39"W
189.44'
101.80'
231.55'
S89°55'37"E 410.10'
S0°02'45"E 1017.90' R & U
223.87'
N89°33'51"E 321.22'

MATCH LINE – SEE SHEET 3 OF 10

NOTE: SEE SHEET 10 OF 10 FOR CURVE AND LINE TABLES.

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HIDDEN LAKES OF SHARON SUBDIVISION
SHEET 4 OF 10

PROJ. No. 15-330 DRAWING NAME 15-330_Plat.dwg

MATCH LINE – SEE SHEET 7 OF 10

MATCH LINE – SEE SHEET 6 OF 10

MATCH LINE – SEE SHEET 4 OF 10

S/L 7

S/L 8

S/L 9
2.0050 ACRES

S/L 6
2.0089 ACRES

S/L 5
2.1022 ACRES

S/L 4
2.0138 ACRES

S/L 3

S/L 15

LOT 17
LOT 16

207.00'

90' BUILDING LINE

N01°00'18"W 641.59' P & U (642.00' R)

583.48'

C17 C18 C19 C20

B

12' UTILITY EASEMENT

GRAVEN

C16

C14

C13
EASEMENT

C

C15
UTILITY

12'

C3
C6

C21

N01°04'23"E 413.79'

SEE SHEET 10 OF 10 FOR STORM SEWER EASEMENT DETAIL

12' UTILITY EASEMENT

C22

C23

MCHUGH LANE 60'

C4

C31

C12

WAY

N38°41'03"E 378.73'

N7°26'59"E 335.11'

EX. 20' DRAINAGE EASEMENT
PLAT BOOK 24, PG. 200

20'

20.35'

1.5" IRON PIPE FOUND 0.20' NORTH & 0.26' EAST

1" IRON PIPE OVER 3/4" IRON PIN FOUND ON LINE

399.73'
S89°45'32"W

515.64' R & U

95.56'

1.5" IRON PIPE FOUND & USED

7.01'

S89°55'37"E 268.92'

C11

A

SEE SHEET 10 OF 10 FOR STORM SEWER EASEMENT DETAIL

90' BUILDING LINE

C5

C32

60'

12' UTILITY EASEMENT

C33

L1

L2

LOT 17
LOT 16

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HIDDEN LAKES OF SHARON SUBDIVISION
SHEET 5 OF 10

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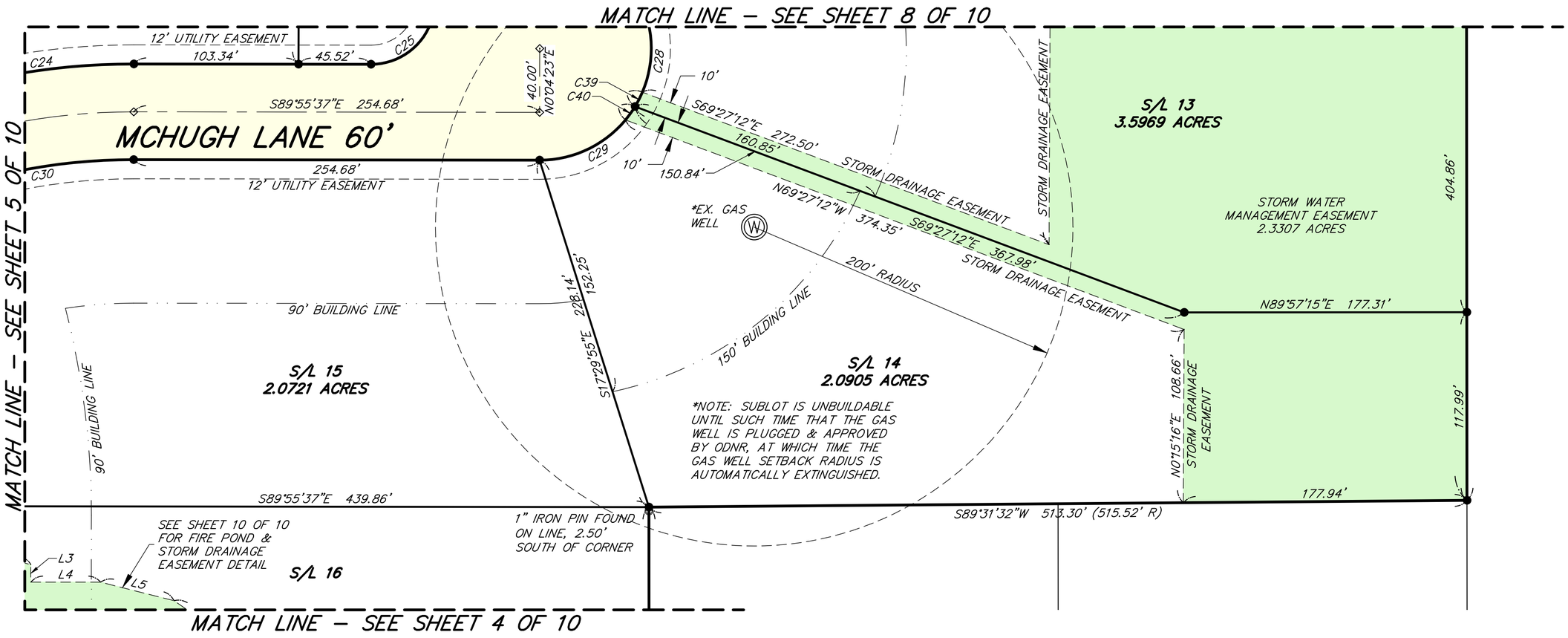

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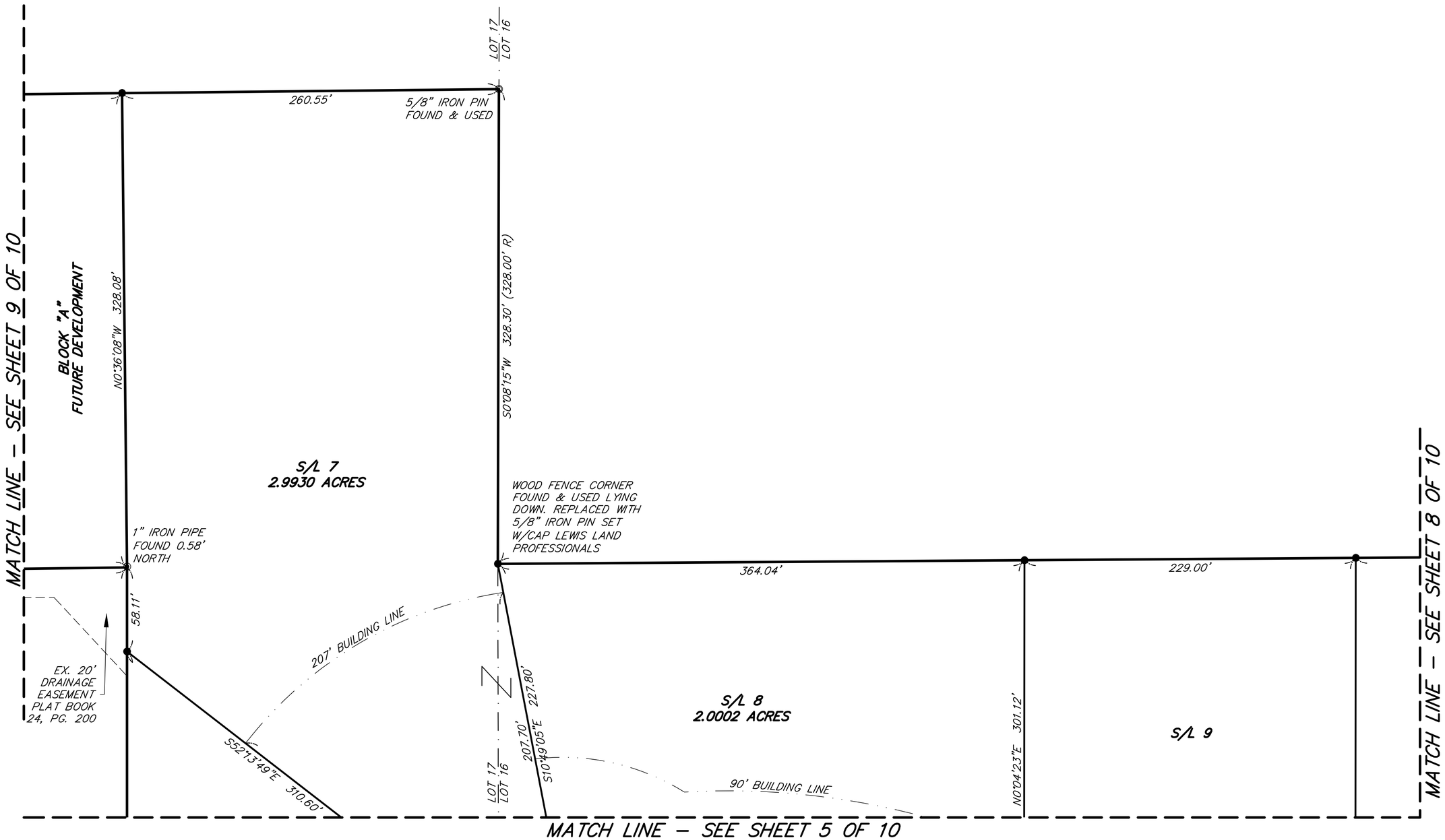

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NOTE: SEE SHEET 10 OF 10 FOR CURVE AND LINE TABLES.

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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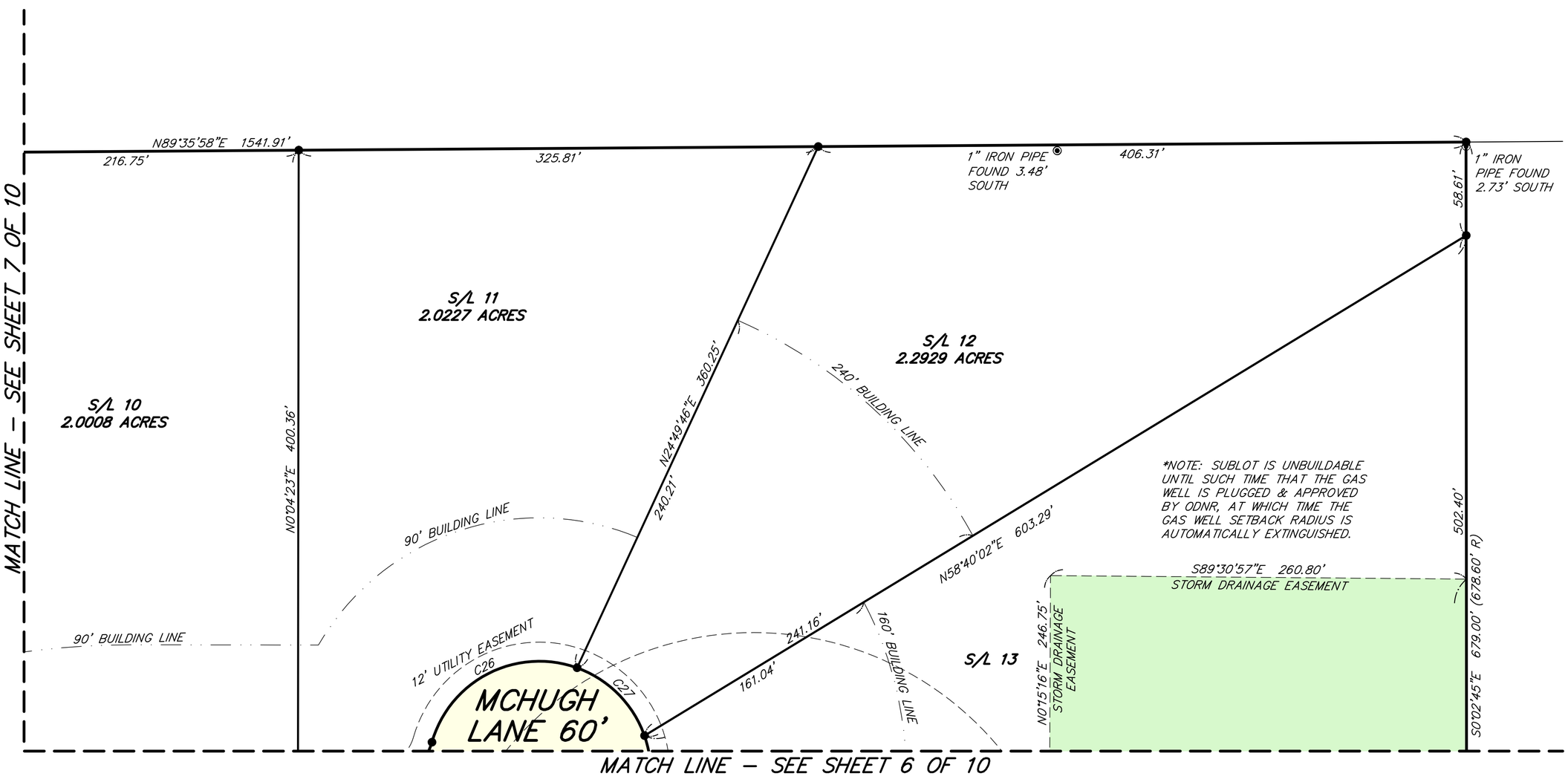
HIDDEN LAKES OF SHARON SUBDIVISION
SHEET 7 OF 10

PROJ. No. 15-330 DRAWING NAME 15-330_Plat.dwg



STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

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

SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ◇ – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals in box
- ○ – 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	

NOTE: SEE SHEET 10 OF 10 FOR CURVE AND LINE TABLES.

GRAPHIC SCALE

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HIDDEN LAKES OF SHARON SUBDIVISION
SHEET 8 OF 10

PROJ. No. 15-330 DRAWING NAME 15-330_Plat.dwg

N89°23'52"E 1224.94' R & U

964.39'

N0°08'08"E 329.19' (328.94' R)

BLOCK "A"
FUTURE DEVELOPMENT
7.2915 ACRES

MATCH LINE – SEE SHEET 7 OF 10

5/8" IRON PIN FOUND 0.30' NORTH

5/8" IRON PIN, CAPPED "C&A 5096", FOUND 0.22' SOUTH

200.00' P & U

5/8" IRON PIN, CAPPED "C&A 5096", FOUND 0.17' SOUTH

N89°20'01"E 968.63'

265.22' P & U

5/8" IRON PIN, CAPPED "C&A 5096", FOUND & USED

5/8" IRON PIN, CAPPED "C&A 5096", FOUND & USED

60.00' P & U

435.03' P & U

EX. 20' DRAINAGE EASEMENT PLAT BOOK 24, PG. 200

EX. 10' OHIO EDISON EASEMENT PLAT BOOK 24, PG. 200

EX. 10' OHIO EDISON EASEMENT PLAT BOOK 24, PG. 200

T.H. 489 CROOKED STICK DRIVE 60'

NOTE: SEE SHEET 10 OF 10 FOR CURVE AND LINE TABLES.

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

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

GRAPHIC SCALE

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(IN FEET)
1 inch = 50 ft.

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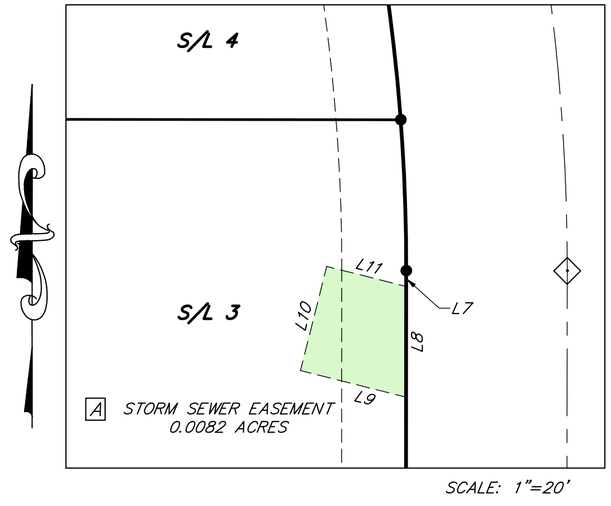
HIDDEN LAKES OF SHARON SUBDIVISION
SHEET 9 OF 10

PROJ. No. 15-330 DRAWING NAME 15-330_Plat.dwg

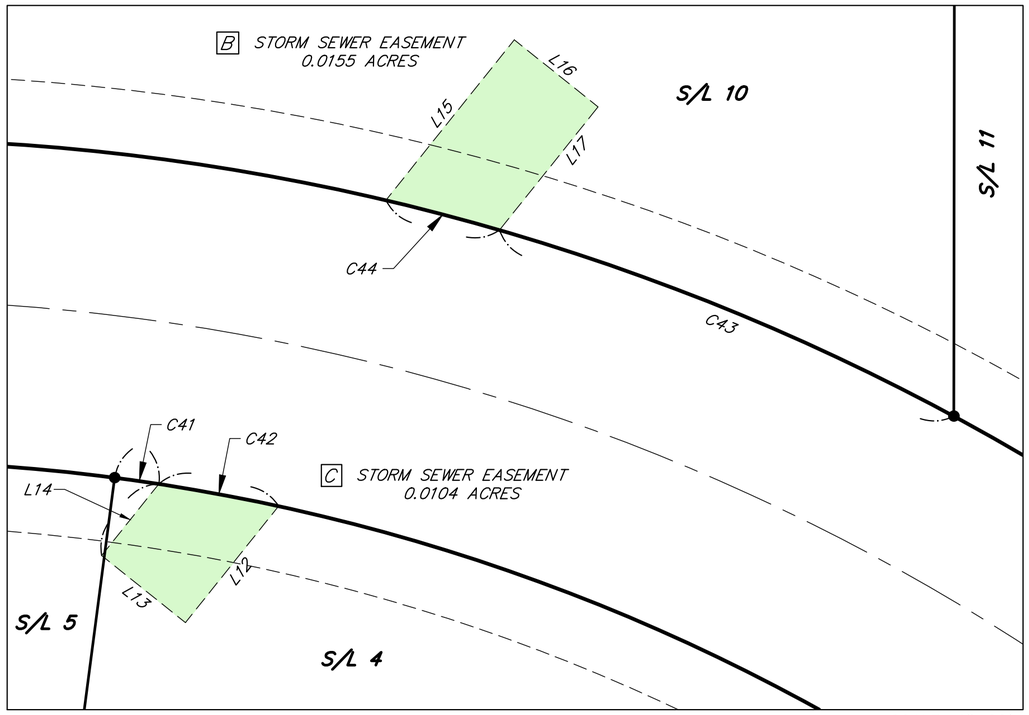
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	112.35'	600.00'	010°43'44"	S05°48'01"E	112.19'
C2	117.68'	600.00'	011°14'16"	S05°32'45"E	117.49'
C3	745.20'	400.00'	106°44'33"	S53°17'54"E	642.02'
C4	209.05'	400.00'	029°56'37"	N75°06'05"E	206.67'
C5	209.05'	400.00'	029°56'37"	N14°53'55"W	206.67'
C6	536.16'	400.00'	076°47'56"	N68°16'12"W	496.91'
C7	50.74'	30.00'	096°54'49"	N41°06'27"E	44.91'
C8	37.96'	570.00'	003°48'56"	N09°15'26"W	37.95'
C9	115.48'	630.00'	010°30'08"	N05°54'49"W	115.32'
C10	8.09'	630.00'	000°44'08"	N00°17'41"W	8.09'
C11	28.14'	370.00'	004°21'29"	N02°06'22"W	28.14'
C12	505.41'	370.00'	078°15'55"	N43°25'04"W	467.03'
C13	69.14'	370.00'	010°42'26"	N87°54'14"W	69.04'
C14	40.15'	40.00'	057°30'27"	S57°59'19"W	38.48'
C15	121.50'	70.00'	099°26'57"	S78°57'34"W	106.81'
C16	108.84'	70.00'	089°05'08"	N06°46'23"W	98.20'
C17	62.01'	70.00'	050°45'14"	N63°08'48"E	60.00'
C18	50.25'	70.00'	041°07'39"	S70°54'46"E	49.17'
C19	31.48'	40.00'	045°05'24"	S72°53'38"E	30.67'
C20	253.76'	430.00'	033°48'45"	S78°31'57"E	250.09'
C21	185.36'	430.00'	024°41'55"	S49°16'37"E	183.93'
C22	39.73'	30.00'	075°53'09"	S74°52'14"E	36.89'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C23	57.00'	430.00'	007°35'40"	N70°59'02"E	56.95'
C24	114.77'	430.00'	015°17'31"	N82°25'37"E	114.43'
C25	51.78'	40.00'	074°10'24"	N52°59'11"E	48.24'
C26	114.68'	70.00'	093°52'01"	N62°50'00"E	102.28'
C27	62.01'	70.00'	050°45'14"	S44°51'23"E	60.00'
C28	62.01'	70.00'	050°45'14"	S05°53'51"W	60.00'
C29	71.84'	70.00'	058°47'55"	S60°40'26"W	68.73'
C30	132.76'	370.00'	020°33'28"	S79°47'39"W	132.04'
C31	47.81'	30.00'	091°19'08"	S23°51'21"W	42.91'
C32	158.63'	430.00'	021°08'12"	S11°14'07"E	157.73'
C33	5.55'	430.00'	000°44'24"	S00°17'49"E	5.55'
C34	111.80'	570.00'	011°14'16"	S05°32'45"E	111.62'
C35	55.82'	630.00'	005°04'37"	N08°37'35"W	55.81'
C36	44.16'	30.00'	084°20'53"	S48°15'43"E	40.28'
C37	35.02'	600.00'	003°20'39"	N02°06'29"W	35.01'
C38	77.33'	600.00'	007°23'05"	N07°28'21"W	77.28'
C39	10.08'	70.00'	008°14'49"	N27°09'04"E	10.07'
C40	10.36'	70.00'	008°28'49"	N35°30'53"E	10.35'
C41	8.31'	370.00'	001°17'13"	S81°54'25"E	8.31'
C42	22.69'	370.00'	003°30'50"	S79°30'23"E	22.69'
C43	91.67'	430.00'	012°12'51"	N67°44'00"W	91.49'
C44	21.89'	430.00'	002°55'00"	N75°17'56"W	21.89'

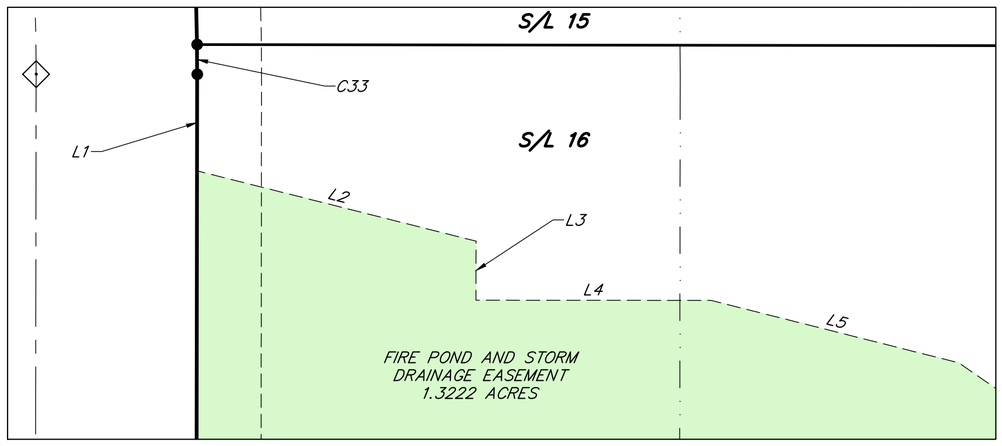
Line Table		
Line #	Length	Direction
L1	17.97'	S00°04'23"W
L2	53.61'	S75°51'42"E
L3	10.99'	S00°04'23"W
L4	43.82'	S89°56'29"E
L5	47.55'	S75°51'42"E
L6	10.00'	N00°04'23"E
L7	2.94'	S00°04'23"W
L8	20.62'	S00°04'23"W
L9	20.29'	S75°51'42"E
L10	20.00'	S14°08'18"W
L11	15.27'	S75°51'42"E
L12	27.78'	S38°40'16"W
L13	20.00'	N51°19'44"W
L14	17.07'	S38°40'16"W
L15	38.30'	S38°40'16"W
L16	20.00'	N51°19'44"W
L17	29.40'	S38°40'16"W



SCALE: 1"=20'



SCALE: 1"=20'



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SHEET 10 OF 10

PROJ. No. 15-330 DRAWING NAME 15-330_Plat.dwg