Final Plat

Cobblestone Park, Phase 4C

Montville Township

App. No.:	073-2023 FP	**Sublots:**	19
Meeting:	October 4, 2023	**Blocks:**	2
Applicant:	Palmieri Builders	**Utilities:**	Central water & sewer
Engineer:	Davey Resource Group	**School Dist.:**	Medina City
Zoning:	Cobblestone Park PND	**Reviewer:**	Rob Henwood
Site Area:	21.6767 acres		

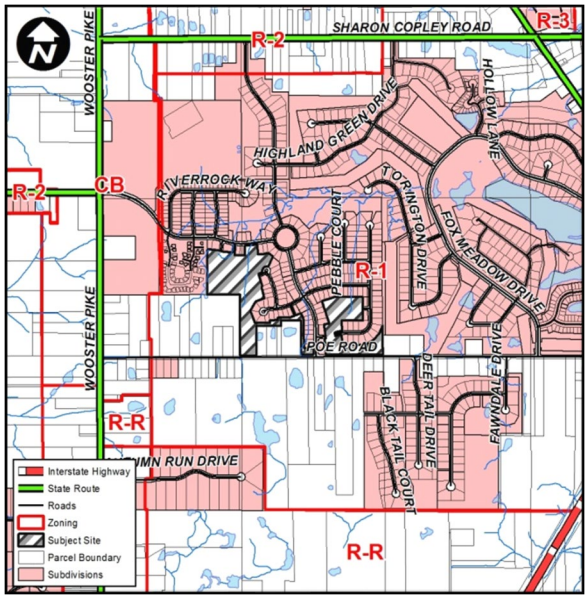
EXECUTIVE SUMMARY

The Final Plat for Phase 4C proposes 19 sublots with 21.6767 acres located in the southwestern portion of the subdivision. The Phase 4C plat is consistent with the approved Preliminary Plan. This plat will finish the subdivision.

Recommendation: **APPROVE WITH MODIFICATIONS**

Proposal: The subject site is located in the south portion of the subdivision. Cobblestone Park Subdivision is located on the east side of Wooster Pike (SR 3) between Sharon Copley and Poe Roads. The proposed Final Plat was submitted with the following components:

- 19 sublot;
- Open Space Blocks PP and QQ;
- Extension of Soapstone and Stoneyridge Drives; and
- Central sewer and water.



Access: Access to the Cobblestone Park subdivision is from Poe Road on the south, Highland Park Drive on the north and Wooster Pike Road (SR 3) on the west. Access to Phase 3B is via Ridgestone Way from Cobblefield Drive and Phase 4B is via Poe Road.

History: The Planning Commission originally approved the Preliminary Plan for the Cobblestone Park subdivision in February 2004 and it has been revised many times since. A Revised Preliminary Plan was approved in March 2023 and a Final Plat for Phase 3B and 4B were approved in June 2023. A detailed timeline is shown below.

Agency Comments: *Italicized text* indicates agency comments.

Dave Puch
Medina County Engineer's Office,
CONDITIONAL APPROVAL
330.723.9555
dpuch@medinaco.org

1. *Please update the zoning approval and County Commissioners approval language on the title sheet so that it matches the language in Appendix N of the Medina County Subdivision Regulations.*
2. *Please update the surveyor certification so that it matches the language within Appendix N of the Medina County Subdivision Regulations.*
3. *A proposed 20' stormwater management easement should be placed along the proposed 18" storm sewer network that runs along the north side of SL:321 from block A19 to Soapstone Drive.*
4. *Iron pins should be placed at the corners of all Sublots within Cobblestone Park Phase 4C, including SL: 310, SL:312, SL:313, SL:322, SL:323, SL:325 and SL:326.*
5. *A monument box should be placed at the end of C7 to delineate the beginning of the 182.41' tangent section along Stoneyridge Drive.*

Subdivision Stage	Phase/s	Approval Date
Concept Plan		Dec. 2003
Preliminary Plan		Feb. 2004
Rev. Preliminary Plan		April 2004
Rev. Preliminary Plan		May 2004
Final Plat	1A	May 2004
Final Plat	1B	Jan. 2005
Replat	1A	Feb. 2006
Rev. Preliminary Plan		March 2006
Final Plat	2A	March 2006
Final Plat	2B	March 2006
Preliminary Plan Ext		March 2008
Preliminary Plan	3A & 3B	April 2013
Rev. Preliminary Plan (admin. approval)	Created 3C	Oct. 2013
Final Plat	3A	July 2014
Preliminary Plan - Arbors at Cobblestone		Feb. 2015
Preliminary Plan	4 & 5	March 2015
Final Plat	4A	Nov. 2015
Preliminary Plan		Feb. 2017
Preliminary Plan	3B & 4B	March 2022
Rev. Preliminary Plan (admin. approval)	3B, 4B, & 4C	March 2023
Final Plat	3B & 4B	June 2023

Ben Romine
Medina County Sanitary Engineer, APPROVAL
330.723.9575
bromine@medinaco.org

The proposed plat is acceptable to the Medina County Sanitary Engineer. Once our utilities have been installed to our satisfaction or financial guarantees have been met the MCSE can sign the plat.

Tax Map Department
330.725.9798
mamartin@medinaco.org

This plat is approved.

Jared Feller, ODOT
330-725-8313
Jared.Feller@dot.ohio.gov

ODOT has no objections regarding the Cobblestone Park Phase 4C Final Plat.

Paul Jeffers
Montville Township, Planning and Zoning: APPROVED
330-725-8313
pjeffers@montvilletwp.org

In April of 2023, the Montville Township Zoning Commission approved the amended final plan for Cobblestone. The amendment was to label the phasing of the remaining lots. The plat for Phase 4C aligns with the approval granted in May by the ZC.

Jim Smith
Medina Soil and Water Conservation District
330.722.9317
jsmith@medinaco.org

- *For S/L 307, the western edge of that proposed lot is in Miner silty clay loam. A clayey subsoil and seasonal high water table are limitations for this soil.*
- *The site is primarily made up of Wadsworth silt loam with 0-2% slopes. This soil is somewhat poorly drained and has a seasonal high water table.*
- *Refer to Staff report from the March 2022 Planning Meeting: DPS comments in section 3 and 4 in regards to wetland setbacks and restrictions.*
- *It is recommended to have as minimal of an impact on designated wetlands as possible. When constructing in wetlands, there is a possibility that the project may fail without adequate material present.*
- *Vegetation and tree removal should be limited to the immediate construction site.*
- *There should be a plan in place for maintenance of ponds. This maintenance may consist of dredging, mowing, and removal of invasive species.*
- *Drainage across the property must remain the same as it has prior to any construction activities, following its natural course, according to topography data.*

Department of Planning Services (DPS) Staff Comments:

1. The following data/information was not provided on or with the Final Plat submittal as outlined in Article IV Section 404.D of the Subdivision Regulations:
   a. (2)d. An original mylar of the Final Plats.
   b. (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
   c. (2)f.17. 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 plats.
   d. (2)g.1. Certification from the Township that the Final Plats as submitted are in compliance with local zoning standards and requirements. Such Certification

shall be in the form of an executed signature block on the original mylars and signed by at least two of the Township Trustees.

e. (2)g.4. A subdivision served by a public central sanitary sewer shall be certified by the Medina County Sanitary Engineer, or appropriate regulatory agency, 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 mylars.

f. (2)g.5. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction.

g. (2)g.6. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved.

h. (2)g.8. Certification by the Medina County Engineer stating, "Construction plans have been approved."

i. (5)b.1. and 2. The proposed Final Plats fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.

j. (5)b.3. The Final Plats are in substantial conformity with Preliminary Plan and approval conditions.

k. (5)b.4. The proposed subdivision appears to be in conformity with the Montville Township Zoning Resolution.

l. (5)b.6. 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.

m. (5)b.7. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director is authorized to execute the Final Plats 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.

Recommendation: The DPS recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Cobblestone Park Subdivision Phase 4C Final Plat pending submission of the required data/information and satisfying all regulatory agency comments.

Cobblestone Park Subdivision Phase 4C

Creating Sublot 308 through 326 and Blocks 'PP' and 'QQ' and dedicating portions of Soapstone Drive (T.H. 870) and Stoneyridge Drive (T.H. 979)

Situated in the Township of Montville, County of Medina and State of Ohio and known as being part of Montville Township Lot Nos. 21 and 32, further known as being a replat of Block 'OO' as shown on Cobblestone Park Subdivision Phase 4B, recorded in Document No. _____ of the Medina County Recorder's Records.

APPROVALS

This Plat was duly accepted by the Trustees of Montville Township on the _____ day of _____ , 20____ .

_____
Chairman, Trustees

_____
Trustee

_____
Trustee

This Plat was duly accepted by the Medina County Commissioners on the _____ day of _____ , 20____ .

_____
Commissioner

_____
Commissioner

_____
Commissioner

This Plat was duly accepted by the Medina County Planning Commission at its regular meeting held on the _____ day of _____ , 20____ .

_____
Director

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer this _____ day of _____ , 20____ .

_____
Medina County Engineer

All required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer on this _____ day of _____ , 20_____.

_____
Medina County Sanitary Engineer

Approved for transfer this ____ day of _____ , 20_____.

_____
Tax Map Draftsman

Received for transfer this ____ day of _____ , 20_____.

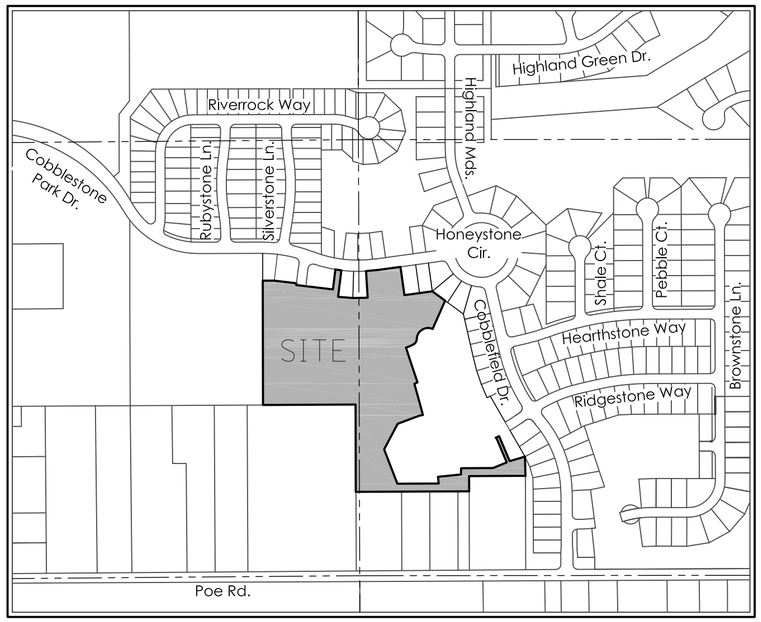
_____
Medina County Auditor

Received and recorded this ____ day of _____ , 20_____.

At _____ A.M./P.M recorded in Plat Document No._____.

Fee:_____.

_____
Medina County Recorder



LOCATION MAP
N.T.S.
LATITUDE: 41°05'41.7" LONGITUDE: 81°51'17.0"

NOTES

N

REFERENCES:

Deed & Plat documents as referenced by survey, Medina County Recorder's records.

BASIS OF BEARINGS:

Centerline bearing of Poe Road was calculated to be South 89°44'54" West, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

SURVEY CONTROL NOTE:

All iron pins set at property corners are 5/8 inch by 30 inch and affixed with cap "DAVEY RESOURCE GROUP"

All iron pins set in centerline monument boxes are 3/4 inch and affixed with cap "DAVEY RESOURCE GROUP"

All iron pins found are 5/8 inch and affixed with caps "DRG ENG 7631-8557" unless otherwise noted

AREA TABLE	
NAME	ACRES
SUBLOTS	6.4259
RIGHT OF WAY	1.7263
BLOCK 'PP'	7.3935
BLOCK 'QQ'	6.1310
TOTAL	21.6767

ACCEPTANCE

Know all men by these presents that _____ ,
(Print Name/Title)

owner/agent of DP Cobblestone Development LLC owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and do hereby dedicate to public use forever the streets shown shaded and grant easements shown hatched. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision,

_____
Owner/Agent Date

County of Medina
SS
State of Ohio

Before me a notary public in and for said county and state, personally appeared the above named _____
Owner/Agent

who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I have hereunto set my hand and official seal at _____, Ohio this day of _____, 20____.

_____ _____
Notary public My commission expires

_____
Witness

COVENANTS, RESTRICTIONS & EASEMENTS

The Subdivision shown on this plat is subject to the covenants, restrictions and easements contained in the declaration or restrictions, covenants and easements, filed for record on the 9th of May, 2006 and recorded in Document No. 2006OR014081 of the Medina County Recorders Records, State of Ohio.

SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set as shown.

STATE OF OHIO
JEREMY M. SACK
S-8557
REGISTERED
PROFESSIONAL SURVEYOR

_____
Jeremy M. Sack P.S. No. S-8557 Date

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

COBBLESTONE PARK PHASE 4C

TITLE

PROJECT NUMBER
1321-P4C

DATE
2023-05-25

1
3

File= F:\Dgn eng\projects\1321-p4b cobblestone phase 4b & 4c\dwg\1321-p4c plat (new).dwg Saved= 9/7/2023 11:56 AM (bc00114) Plotted= 9/7/2023 12:02 PM (bc00114) PlotStyle= (TDC 2017.ctb) Scale= (1:1) Page Setup= (24 BY 18 PDF)

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	37.27′	835.00′	37.27′	S 81°40′17″ E	2°33′26″
C2	63.66′	835.00′	63.64′	N 84°19′30″ E	4°22′06″
C3	137.33′	70.00′	116.34′	S 57°39′22″ W	112°24′25″
C4	41.90′	40.00′	40.01′	S 31°27′41″ W	60°01′03″
C5	50.04′	279.53′	49.97′	S 66°35′55″ W	10°15′25″
C6	23.28′	805.00′	23.28′	N 66°23′44″ E	1°39′25″

GENERAL LINE TABLE

SEGMENT	LENGTH	DIRECTION
L1	21.35′	S 80°22′13″ W
L2	41.59′	N 05°50′38″ W
L3	39.09′	N 00°09′50″ W
L4	92.24′	N 67°42′19″ E
L5	6.00′	N 56°07′09″ W
L6	99.02′	N 73°40′27″ E
L7	119.54′	S 01°23′32″ E

STATE OF OHIO
JEREMY M. SACK
S-8557
REGISTERED
PROFESSIONAL SURVEYOR

* All lengths denoted in this table are record and measured

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○M.N.F.	X
MONUMENT BOX	Ⓜ	Ⓜ
IRON PIN	○I.P.F.	●
IRON PIN W/ CAP "TGC ENG 7631-8557"	⊗	
IRON PIPE	◎P.F.	
LIMITED ACCESS R/W	—L/A—	—L/A—
CENTERLINE	———	
PROPERTY LINE	———	
RIGHT-OF-WAY LINE	—R/W—	—R/W—
EASEMENT LINE	- - - - -	
ORIGINAL PROP. LINE	. . . . .	
ORIGINAL LOT LINE	———	

SURVEY CONTROL NOTE:

All iron pins set at property corners are 5/8 inch by 30 inch and affixed with cap "DAVEY RESOURCE GROUP"

All unlabeled monument boxes are found and used and contain 5/8 inch iron pins affixed with cap "TGC ENG 7631-8557" unless otherwise noted

N 00°07′31″ W 772.26′ R. & M.

S 89°42′58″ W 574.77′ R. & M.

Robert J. and Terry R. Loyer
10/30/1987
O.R. 408, Pg. 165
12.3114 Ac. Dd.

N 00°08′10″ W 1070.05′ R. & M.

542.28′ Rec. & Msd.

I.P.F.

5/8″ Iron Pin Found 1.64′ W. 0.31′ N. from Cor.

LOT 20 | LOT 21 487.78′ | LOT 32

LOT 33

Cobblestone Park Subdivision Phase 4B
Doc. No. _____
Sublot 307

487.83′

284.55′

BLOCK 'PP'
322,060 SF
7.3935 AC

Storm Water Management Esmt. Doc. No. 2016PL000024

S 21°03′33″ E 228.62′ R. & M.

S 27°56′35″ W 179.89′ R. & M.

S 69°32′53″ W 144.58′ R. & M.

S 64°27′43″ W 21.18′ R. & M.

200.83′ S 15°19′37″ E

N 18°16′23″ W 226.89′ R. & M.

N 17°04′31″ E 182.41′

Block 'QQ'
267,067 SF
6.1310 AC

Block MM

Block NN

Block "OO"

Block "L"

Ex. Stm. Esmt. 2016PL000024

Ex. San. Esmt.

Ex. Stm. Esmt.

Ex. Gen. Util. Esmt.

Ex. Storm Water Management Esmt. Doc. No. 2016PL000024

Ex. Gen. Util. Esmt. 2016PL000024

Cobblestone Park Subdivision Phase 4A Doc. No. 2016PL000024

Cobblestone Park Subdivision Phase 1B Subdivision Phase 1B Doc. No. 2005PL000035

S 89°44′14″ W 704.55′ Rec. & Msd. 256.22′ R. & M.

N 89°44′14″ E

S 89°44′10″ W 350.00′ R. & M.

N 84°09′22″ E 144.23′ R. & M.

N 89°44′17″ E 198.35′ R. & M.

S 00°09′50″ E 94.49′ R. & M.

5/8″ Iron Pin w/ Cap "R & H" Found & Used

5/8″ Iron Pin Found & Used

Jennifer R. Goodall
09/01/1999
Doc. No. 1999OR030575
2.1205 Ac. Dd.

Norman A. and Anita L. Arnold
01/08/1990
O.R. 531, Pg. 85
2.1205 Ac. Dd.

Tobin R. and Kelly L. Most
05/28/2021
Doc. No. 2021OR015849
0.9205 Ac. Dd.

Tobin R. and Kelly L. Most
05/28/2021
Doc. No. 2021OR015849
5.00 Ac. Dd.

Cobblestone Park Subdivision Phase 1B
Doc. No. 2005PL000035
Block "S"

Poe Road (T.H. 71), Varies

Stoneyridge Drive (T.H. 979), 60′

Ridgestone Way (T.H. 875), 60′

Soapstone Drive (T.H. 870), 60′

Honeystone Circle (T.H. 872), 60′

Cobblefield Drive (T.H. 877), 70′

Cobblestone Park Drive (T.H. 837), 70′

DP Cobblestone Development, LLC
05/19/2022
Doc. No. 2022OR011127

Cobblestone Park Subdivision Phase 4B
Doc. No. _____

N 89°44′36″ E 71.85′ R. & M.

5/8″ Iron Pin w/ cap "LLP" Found 0.15′ W. 0.06′ N. from Cor.

S 83°06′03″ E 138.51′ R. & M.

S 06°53′57″ W 10.78′ R. & M.

S 83°06′03″ E 230.00′ R. & M.

5/8″ Iron Pin Found 0.17′ W. 0.15′ S. from Cor.

124.12′ R. & M. N 06°53′57″ E

5/8″ Iron Pin Found 0.09′ W. 0.08′ S. from Cor.

S 07°03′00″ W 164.85′ R. & M.

S 85°34′56″ E 91.94′ R. & M.

N 89°08′54″ E 91.94′ R. & M.

N 03°29′27″ W 164.86′ R. & M.

N 82°08′27″ E 152.32′ R. & M.

177.22′ R. & M. S 07°51′33″ E

N 82°08′27″ E 175.00′ R. & M.

S 23°51′34″ W 191.84′ R. & M.

98.38′ R. & M. S 53°47′48″ E

S 36°11′12″ W 31.65′

90.32′ S 17°19′47″ E

S 06°53′57″ W 190.85′

243.74′ N 89°42′10″ E

S/L 10 | S/L 11 | S/L 12 | S/L 13 | S/L 14 | S/L 15 | S/L 16 | S/L 17 | S/L 18 | S/L 19 | S/L 20 | S/L 21 | S/L 22 | S/L 23 | S/L 24 | S/L 25 | S/L 26 | S/L 27 | S/L 28 | S/L 279 | S/L 280 | S/L 281 | S/L 282 | S/L 283 | S/L 284 | S/L 285 | S/L 286 | S/L 287 | S/L 288 | S/L 289 | S/L 290 | S/L 291 | S/L 292 | S/L 293 | S/L 294 | S/L 295 | S/L 296 | S/L 297 | S/L 298 | S/L 299 | S/L 300 | S/L 301 | S/L 302 | S/L 303 | S/L 304 | S/L 305 | S/L 306 | S/L 308 | S/L 309 | S/L 310 | S/L 311 | S/L 312 | S/L 313 | S/L 314 | S/L 315 | S/L 316 | S/L 317 | S/L 318 | S/L 319 | S/L 320 | S/L 321 | S/L 322 | S/L 323 | S/L 324 | S/L 325 | S/L 326

Ex. Stm. Esmt 2005PL000035

Ex. San. Esmt. 2005PL000035

Ex. Gen. Util. Esmt. 2005PL000035

Ex. Stm. Esmt. 2005PL000035

LOT 21 | LOT 32

SCALE (IN FEET)
1 inch = 100 ft.
0 50 100 200

N

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

DAVEY Resource Group

COBBLESTONE PARK PHASE 4C

PLAN

PROJECT NUMBER
1321-P4C

DATE
2023-05-25

2
3

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GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C7	73.34′	309.54′	73.17′	S 64°56′22″ W	13°34′30″
C8	109.81′	350.00′	109.36′	N 80°42′54″ E	17°58′33″
C9	160.29′	130.00′	150.33′	S 53°48′48″ E	70°38′45″
C10	80.15′	130.00′	78.88′	N 71°28′29″ W	35°19′22″

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C11	80.15′	130.00′	78.88′	N 36°09′07″ W	35°19′22″
C12	126.86′	300.00′	125.92′	S 05°12′55″ E	24°13′43″
C13	77.72′	270.00′	77.45′	N 01°20′51″ W	16°29′34″
C14	36.45′	270.00′	36.42′	N 13°27′41″ W	7°44′06″
C15	122.73′	100.00′	115.17′	N 53°48′48″ W	70°19′13″
C16	100.40′	320.00′	99.99′	N 80°42′54″ E	17°58′33″
C17	52.18′	380.00′	52.14′	N 75°39′40″ E	7°52′05″
C18	62.00′	380.00′	61.93′	S 84°16′10″ W	9°20′56″
C19	5.03′	380.00′	5.03′	N 89°19′24″ E	0°45′32″
C20	48.37′	60.00′	47.07′	N 66°36′34″ E	46°11′13″
C21	33.77′	70.00′	33.45′	N 57°20′17″ E	27°38′40″
C22	60.49′	70.00′	58.63′	S 84°04′57″ E	49°30′52″
C23	52.56′	70.00′	51.33′	S 37°48′55″ E	43°01′11″
C24	55.18′	70.00′	53.76′	S 06°16′33″ W	45°09′46″
C25	35.72′	60.00′	35.19′	S 11°48′15″ W	34°06′23″
C26	12.65′	60.00′	12.63′	S 11°17′22″ E	12°04′50″
C27	51.22′	330.00′	51.17′	S 12°52′59″ E	8°53′35″
C28	71.49′	330.00′	71.35′	S 02°13′49″ E	12°24′45″
C29	16.84′	330.00′	16.83′	S 05°26′15″ W	2°55′23″
EC30	47.24′	100.00′	46.80′	S 32°11′11″ E	27°03′58″
EC31	18.83′	30.00′	18.53′	N 70°22′25″ E	35°58′18″
EC32	46.95′	60.00′	45.76′	S 67°17′16″ W	44°49′48″

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

DAVEY Resource Group

SCALE (IN FEET)
1 inch = 50 ft.

COBBLESTONE PARK PHASE 4C

SUBLOT DETAIL

PROJECT NUMBER: 1321-P4C

DATE: 2023-05-25

3 / 3

Block "A19"
Arbor Lakes at Cobblestone
Park Phase 18
Doc. No. 2017PL000095

Block "A11"
Arbor Lakes at Cobblestone
Park Phase 10
Doc. No. 2016PL000049

S/L 27 — S/L 26

S 83°06′03″ E 170.00′ — 60.00′ — 12.0′ — 4.12′ — 7.88′

BLOCK 'PP'

N 70°34′39″ E 29.43′
N 00°00′00″ E 30.00′
N 41°52′15″ W 30.29′
N 02°41′06″ W 44.62′
N 56°30′26″ W 28.50′
N 00°00′00″ E 30.00′
12.0′
N 68°32′47″ E 33.05′
24.0′
S 83°06′03″ E 170.00′
N 06°28′08″ E 86.63′
30′ Setback
20.0′
61.13′
129.72′
S 06°53′57″ W 190.85′
188.27′
58.24′
213.12′
10.0′
10.0′
60.64′
N 89°42′10″ E 171.35′
176.20′
2.58′
173.13′
Block 'QQ'
49.41′
S 61°58′17″ E
131.66′
N 38°11′26″ E
S 06°02′11″ W 44.20′
60.42′
S 52°45′06″ E
LOT 21
LOT 32
N 84°21′06″ E 51.37′
S 56°56′54″ E 23.32′
S 05°34′56″ W 101.46′
80.15′
N 03°51′21″ W 70.14′
S 60°51′59″ E 40.70′
N 89°43′48″ E 194.38′
80.00′
80.00′
60.00′
30′ Setback
S 89°42′10″ W 175.23′
N 89°42′10″ W 188.74′
S 89°42′10″ W 243.74′
N 02°13′49″ W 108.11′
S 86°01′26″ E 170.00′
40′ Setback
N 81°33′49″ E 170.00′
N 13°53′20″ W 100.15′
N 72°40′13″ E 170.00′
N 00°35′20″ E 83.95′
N 72°40′13″ E 194.50′
N 07°17′10″ W 81.25′
N 72°40′13″ E 170.01′
N 38°10′41″ W 173.17′
N 30°40′29″ E 170.00′
N 77°28′20″ W 149.50′
S 74°25′56″ W 82.93′
81.81′
S 77°37′16″ W
80.0′
12.0′
22.68′
67.32′
90.32′
S 17°19′47″ E
46.57′
T14.02′
N 15°43′13″ W
43.42′
EC30
C11
C15
C6
C10
S 36°11′12″ W 31.65′
C24
C23
C22
C21
C20
EC32
EC31
8.45′
C19
74.97′
N 88°21′34″ E 364.44′
N 88°21′34″ E 350.85′
33.0′
C18
6.0′
C17
22.41′
12.54′
N 01°38′26″ W 55.22′
6.92′
S 01°38′26″ E 45.08′
S 34°34′13″ W 20.00′
N 55°25′47″ W 10.14′
N 10°24′17″ W 97.84′
S 74°45′39″ W
S 71°43′37″ W 80.00′
S 71°18′21″ W 58.99′
N 64°27′43″ E 21.18′
N 18°16′23″ W 170.00′
S 18°16′23″ E 166.89′
N 71°40′37″ E 229.34′
N 71°10′39″ E 221.65′
14.00′
80.00′
C16
C8
C7
Ex. San. Esmt.
Ex. Gen. Util. Esmt. 2016PL000024
Storm Water Management Esmt. Doc. No. 2016PL000024
S 08°04′03″ E 16.80′
97.38′
N 81°55′57″ E
182.41′
N 71°43′37″ E 182.41′
19.10′
60.00′
12.00′
S 00°17′50″ E 170.00′
N 00°17′50″ W 170.00′
110.00′
12.0′
40′ Setback
80′ Setback
172.60′
187.12′
N 00°17′50″ W
S 00°17′50″ E 170.01′
LOT 21
LOT 32

DP Cobblestone Development, LLC
05/19/2022
Doc. No. 2022OR011127

Cobblestone Park Subdivision Phase 4B
Doc. No. _____

Block "OO"

Stoneyridge Drive (T.H. 979), 60′

Soapstone Drive (T.H. 870), 60′

SL:321 13,969 SF 0.3207 AC
SL:320 15,073 SF 0.3460 AC
SL:319 14,660 SF 0.3365 AC
SL:318 14,605 SF 0.3353 AC
SL:317 14,357 SF 0.3296 AC
SL:316 17,647 SF 0.4051 AC
SL:315 16,851 SF 0.3869 AC
SL:314 14,776 SF 0.3392 AC
SL:313 14,285 SF 0.3279 AC
SL:312 13,600 SF 0.3122 AC
SL:311 13,599 SF 0.3122 AC
SL:310 14,541 SF 0.3338 AC
SL:309 13,600 SF 0.3122 AC
SL:308 13,550 SF 0.3111 AC
SL:322 14,022 SF 0.3219 AC
SL:323 15,694 SF 0.3603 AC
SL:324 17,884 SF 0.4106 AC
SL:325 13,600 SF 0.3122 AC
SL:326 13,600 SF 0.3122 AC
Block 'QQ' 267,067 SF 6.1310 AC
BLOCK 'PP' 322,060 SF 7.3935 AC

Robert J. and Terry R. Loyer
10/30/1987
O.R. 408, Pg. 165
12.3114 Ac. Dd.

12′ General Utility Esmt.
Storm Water Management Esmt.
Sanitary Esmt.
Dedicated R.O.W.

STATE OF OHIO
JEREMY M. SACK
S-8557
REGISTERED PROFESSIONAL SURVEYOR

File= F:\Dgn_env\projects\1321-p4b cobblestone phase 4b & 4c\dwg\1321-p4c plat (new).dwg Saved= 9/7/2023 11:56 AM (bo0014) Plotted: 9/7/2023 12:02 PM (bo0014) PltStyle= (TGC 2017.ctb) Scale= (1:1) Page Setup= (24 BY 18 PDF)