Final Plat

Lakeview Pines

Montville Township

Meeting:	September 4, 2024	**Open Space:**	24.4991 acres
App. No.:	064-2024-FP	**Zoning:**	R-2 Single-Family Suburban Residential with Controlled Density Planned Residential Development
Owner &	Jakejosh Land Co. LLC		
Developer:	John Sumodi		
Engineer:	Davey Resource Group	**Utilities:**	Central Sewer and Water
Parcel No.:	031-11B-22-060	**School Dist.:**	Highland Local
Site Area:	40.2964 acres	**Reviewer:**	Rob Henwood
Sublots:	37		

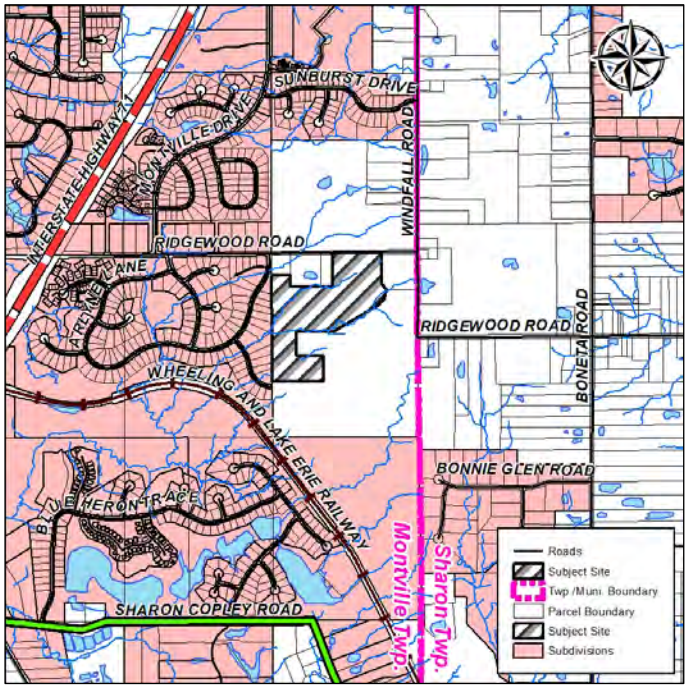
EXECUTIVE SUMMARY

The 40.2964-acre site is located south of Ridgewood Road and west of Windfall Road. All 37 sublots are to be served by public sewer and water.

Recommendation: **APPROVE WITH MODIFICATIONS**

Proposal: The applicant proposes to the following on the 40.2964-acre site:

- 37 sublots;
- Open Space Block A of 24.4991 acres;
- Two Stormwater Management basins; and
- Two public streets: Grayson and Knob Oak Drives.



Access: Grayson Drive terminates in permanent cul-de-sacs to the east and west and Knob Oak Drive accesses Ridgewood Road.

Zoning: The subject property is zoned R-2 Single-Family Suburban Residential. The applicant has elected to utilize the Controlled Density PRD zoning option.

Section 414 (2)B of the Montville Township Zoning Resolution states, "Controlled Density PRDs shall be permitted in R-1, R-2, and R-3 Districts, the objective of which is to provide alternative housing types and the preservation of open space through the flexible arrangement of buildings in a unified development."

History: The most recently approved Preliminary Plan was occurred in February 2024 as demonstrated in the table to the right.

MCPC Approval	Date
Concept Plan	September 2019
Preliminary Plan	November 2019
Revised Preliminary Plan	June 2021
Preliminary Plan Extension	May 2023
Revised Preliminary Plan	February 2024

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

Erik Malinoski, Medina County Engineer's Office: CONDITIONAL APPROVAL
emalinoski@medinaco.org
330.764.8879

1. *All plat pages to be stamped and signed by the surveyor.*
2. *In the Acceptance section, edit owner name from JakeJack to JakeJosh Land Co.*
3. *Update date in the Covenants, Restrictions & Easements sections to correspond with date filed.*
4. *Label stream, wetland and riparian setbacks as Montville Township.*

Jared Feller, ODOT District 3
Jared.Feller@dot.ohio.gov
419.207.7058

Since Lakeview Pines does not have direct access to a state highway, ODOT has no objections regarding the final plat.

Christian Putzier
Ohio Edison
cputzier@firstenergycorp.gov
440.326.3208

This is OE territory, and our facilities are on Ridgewood to serve this preliminary plan.

Paul Jeffers, Montville Township Planning and Zoning: APPROVAL
zoning@montvilletwp.org
330.725.8313

Montville Township Zoning Commission has approved the final plan on July 24, 2024 as per the plat submitted which shows the total lots as 37.

Russell Johnson
Columbia Gas Transmission LLC
Russell Johnson@tcenergy.com
330.721.4163

This project does not affect Columbia Gas Transmission LLC's Pipeline.

Ben Romine, Medina County Sanitary Engineer's Office: APPROVAL
bromine@ohmedinaco.org
330.723.9575

The proposed plat is acceptable to the Medina County Sanitary Engineer. The plat can be signed upon receipt if our utilities have been satisfactorily installed or financial guarantees have been met.

Medina County Tax Map Department
taxmaps@medinaco.org
330.722.9777

1. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
2. *Lakeview Pines has been added to the reserved subdivision name list. Knob Oak Drive and Grayson Drive have been added to the reserved road name list.*
3. *Remove existing parcel numbers from Final Plat.*
4. *Any subdivision with Phase numbers or replat number are subject to change at the time of Recording.*
5. *Please contact Nikki Roche, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat.*
   Contact information: nikki.l.roche@usps.gov 216-443-4024
6. *Subject to Medina County Engineer Land Conveyence Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*
7. *Please find additional comments made on the face of the attached plat.*

Jim Smith, Medina County Soil and Water District
jsmith@medinaco.org
330.764.8879

1. *All comments from May 2023 are still relevant.*
2. *Wetland and riparian setbacks should be observed and maintained.*
3. *Sediment and erosion control BMPS should remain in place where needed until vegetation is established.*

Department of Planning Services Staff Comments:

1. The applicant submitted the following documents with the application:
   a. Declaration of Covenants, Conditions, Restrictions and Easements of Lakeview Pines Homeowners' Association, Inc. Medina, Medina County, Ohio.
   b. Army Corps of Engineer's Permit No. LRB-2019-01035, Nationwide Permit No. 29.
2. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section 404.C of the Subdivision Regulations:

a. (2)b.9. Oil and/or gas wells, storage tanks and separator units; including the distances of these facilities from existing or proposed property lines, existing or proposed streets and existing or proposed habitable buildings. If oil/gas wells have been abandoned and plugged, documentation of such from ODNR must be submitted.
b. (2)d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.

3. 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 Plat.
   b. (2)f.14. Land for public use - Show boundaries and identify the use of all parcels, which are to be dedicated or reserved for public use or easements.
   c. (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
   d. (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 plat.
   e. (2)g.1. 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.
   f. (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 mylar.
   g. (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.
   h. (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**.**
   i. (2)h. Covenants and Restrictions and/or deed restrictions…. Such covenants and/or Deed Restrictions shall be on a page or pages of the proposed Final Plat or referenced thereon and approved by the Medina County Prosecutors Office as to form and correctness.
   j. (5)b.1. and 2. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
   k. (5)b.3. The Final Plat is in substantial conformity with the Preliminary Plan and approval conditions.
   l. (5)b.4. The proposed subdivision appears to be in conformity with the Montville Township Zoning Resolution.
   m. (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.

n. (5)b.7. 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.

4. The applicant shall make the following corrections on the Final Plat:
   a. The title makes reference to a deed dated December 21, 2024. This must be corrected.
   b. The covenants , restrictions, and easement certification indicates that the Homeowner's Association was filed on June 25th 2021; this is incorrect and must be corrected.
   c. Block A must be shown as "Open Space Block A."

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Lakeview Pines Final Plat pending submission of the required data/information and satisfying all regulatory agency comments.

Lakeview Pines

Creating Sublot Nos. 1 through 37 and Block 'A' and dedicating Knob Oak Drive, Grayson Drive, and a Portion of Ridgewood Road

Situated in the Township of Montville, County of Medina and State of Ohio and being part of Original Montville Township Lot No. 104 and further known as being a parcel of land conveyed to JakeJosh Land Co. LLC. by deed dated December 21, ~~2024~~ 2020, recorded in Document No. 202OOR033101 of the Medina County Recorder's Records

APPROVALS

The Township Trustees of Montville Township on this day of _____ , 20____ . hereby certify this plat meets all the requirements of the Township Zoning Resolution

_____
Chairman, Trustees

_____
Trustee

_____
Trustee

Approved by the Medina County Planning Commission on this ____ day of _____ , 20_____.

_____
Director

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer on 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:_____.

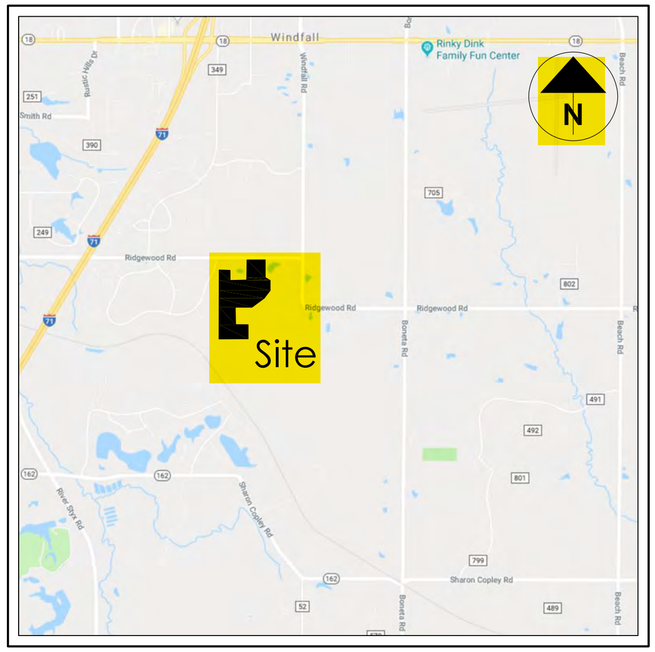
_____
Medina County Recorder

The Medina County Commissioners on this day _____ of _____ , 20____ hereby accept all offers of dedication by the owners of the subdivision and certify that the required improvements have been constructed and accepted by the Medina County Engineer.

_____
President, Commissioners

_____
Commissioner

_____
Commissioner



LOCATION MAP
N.T.S.

LATITUDE: 41°06'58.3" LONGITUDE: 81°47'18.5"

NOTES

REFERENCES:

Deed & Plat documents of the Medina County Recorder's Records are as referenced by survey.

"Montville Lakes Subdivision Phase II Replat" by Thomas James King Jr., P.S. 7503, on file in P.B. 28, Page 125 of the Medina County Recorder's Records.

"Survey for Frank & Edith Hastings" by John A. Bambeck, P.S. 5141, on file in Survey Book 5, Page 128b of the Medina County Engineer's Survey Records.

"Plat of Survey to Accompany Legal Descriptions for Montville Lakes Subdivision Phase II" by John Dailey, P.S. 5151, on file in Survey Book 30, Page 325 of the Medina County Engineer's Survey Records.

BASIS OF BEARINGS:

Centerline bearing of Ridgewood Road (~~T.H.~~ C.H. 60) was calculated to be North 89°37'00" East between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

Note: All 5/8 inch by 30 inch iron pins set are affixed with a plastic cap bearing the inscription "DAVEY RESOURCE GROUP"

ACCEPTANCE

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

owner/agent of ~~JakeJack~~ JakeJosh Land Co. LLC, owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and hereby dedicate to the public use forever the streets shown shaded and grant all easements as shown. 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

_____
Witness

AREA TABLE	
NAME	ACRES
Sublots (37)	12.5297
Block 'A' Open Space	24.4991
Dedicated Right of Way	3.2676
TOTAL	40.2964

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.

original ink signature required on final

_____
Daniel P. Engle P.S. No. S-8452 Date

seal required on all pages

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 25 day of June, 2021 and recorded in Document No. _____ in the Medina County Recorders Records, State of Ohio.

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○M.N.F.	X
MONUMENT BOX	[M]	[M]
IRON PIN	○I.P.F.	●
IRON PIPE	◎P.F.	
IRON PIN W/ CAP "DAVEY RESOURCE GROUP"	⊗	
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	——— – – ——— – – ———	

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

LAKEVIEW PINES

TITLE

PROJECT NUMBER
2091-R

DATE
2024-08-05

1
4

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Note:

All iron pins are 5/8" x 30" with a plastic cap bearing the inscription "DRG ENG 7631-8557", found and used unless otherwise noted.

All monument boxes contain a 3/4 inch by 30 inch iron pin with a plastic cap bearing the inscription "DRG ENG 7631-8557", found and used unless otherwise noted.

All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "DAVEY RESOURCE GROUP".

All monument boxes set contain a 3/4 inch by 30 inch iron pin with a plastic cap bearing the inscription "DAVEY RESOURCE GROUP".

Wetlands Area

1 1/2" Iron Pin Found @ 30.10'

5/8" Iron Pin w/ Cap "Lewis Land Professionals" Found @ 25.17'

LOT 88 LOT 105 LOT 89 LOT 104

Ridgewood Road (C.H. 60), varies

N 89°37'00" E 2146.61' Rec. 2146.79' Msd.

722.45' Dd. & Msd.

443.50' Dd. & Msd.

5/8" Iron Pin w/ cap "Medina Co. Engineer" in Mon. Box Assembly Found & Used

Montville Township LOT 105

LOT 20 Sharon Township

LOT 104

JakeJosh ~~JakeJosh~~ Land LLC 06/27/2024 Doc. No. 2024OR009768

Rory Dean and Carla Jeanne Leightner, Trustees 05/20/2024 Doc. No. 2024OR007467

492.00' Dd. & Msd.

N 00°57'00" W

add this distance

Knob Oak Drive, 60' T.H.

S 00°31'48" E 465.44' Dd. & Msd.

add this distance

Lisa A. and Christopher Hastings, Trustees 02/29/2024 Doc. No. 2024OR002967

Ryan & Kristin McManus ~~Julie and Theodore Corbick~~ 06/30/2017 Doc. No. 2017OR014609

N 89°37'00" E 271.80' Dd. & Msd.

S 00°57'00" E 169.63' Dd. & Msd.

N 89°37'00" E 623.50' Dd. & Msd.

S 39°12'18" E 108.53' Dd. & Msd.

Windfall Estates Phase 1 Doc. No. 2021PL000034

S 13°01'30" W 154.83' Dd. & Msd.

Windfall Estates Phase 1 Doc. No. 2021PL000034

S 48°09'49" W 148.15' Dd. & Msd.

Windfall Estates Phase 1 Doc. No. 2021PL000034

S 00°28'54" E 1246.00' Rec. 1258.98' Msd.

Windfall Road (C.H. 101), 60'

258.32'

450.66'

Montville Lakes Subdivision Phase II Replat Plat Vol. 28, Pg. 125

S/L 81 S/L 80 S/L 79 S/L 78 S/L 77 S/L 76 S/L 75 S/L 73 S/L 72 S/L 71 S/L 70 S/L 69

SL:1 SL:2 SL:3 SL:4 SL:5 SL:6 SL:7 SL:8 SL:9 SL:10 SL:11 SL:12 SL:13 SL:14 SL:15 SL:16 SL:17 SL:18 SL:19 SL:20 SL:21 SL:22 SL:23 SL:24 SL:25 SL:26 SL:27 SL:28 SL:29 SL:30 SL:31 SL:32 SL:33 SL:34 SL:35 SL:36 SL:37

Grayson Drive, 60' T.H.

5/8" Iron Pin w/ Cap "6762" Found 0.17' East of Line

5/8" Iron Pin w/ Cap "Jones" Found 0.16' West of Line

Wetland Setback

Waterway

Riparian Setback

S 60°06'59" W 746.48' Dd. & Msd.

Windfall Estates Phase 1 Doc. No. 2021PL000034

Torrey Pine Dr., 60' T.H. 1012

Windfall Estates Phase ~~2~~ 1 Doc. No. ~~2022PL000062~~ 2021PL000034 Block B

SL:1 SL:2 SL:3 SL:4 SL:5 SL:6 SL:7 SL:8 SL:9 SL:10 SL:11 SL:12 SL:13 SL:14 SL:15 SL:16 SL:17 SL:18 SL:19 SL:20 SL:21 SL:22 SL:23 SL:24 SL:25 SL:26

N 90°00'00" W 528.64' Dd. & Msd.

Windfall Estates Phase 1 Doc. No. 2021PL000034 Block A

362.68' Dd. & Msd.

S 00°00'00" E

1571.00' Dd. & Msd.

N 00°24'09" W

JakeJosh Land Co LLC 12/21/2020 Doc. No. 2020OR033101 40.2964 Ac. Dd.

N 90°00'00" E 403.37' Dd. & Msd.

Block 'A' 1,067,181 SF 24.4991 AC

365.00' Dd. & Msd.

S 00°00'00" E

5/8" Iron Pin w/ Cap "Landmark" Found 0.19' East of Line

Block G Windfall Estates Phase ~~1~~ 3 Doc. No. ~~2022PL000062~~ 2023PL000072

Lacebark Pine Dr., 60' T.H. 1013

Foxtail Pine Dr., 60' T.H. 1014

Block C

SL:1 SL:2 SL:3 SL:4 SL:5 SL:6 SL:7 SL:8 SL:9 SL:10 SL:11 SL:12 SL:13 SL:14 SL:15 SL:16 SL:17 SL:18 SL:19 SL:20 SL:21 SL:22 SL:23 SL:24 SL:25 SL:26 SL:27 SL:28 SL:29 SL:30 SL:31 SL:32 SL:33 SL:34 SL:35 SL:36 SL:37 SL:38 SL:39 SL:40 SL:41 SL:42 SL:43 SL:44 SL:45 SL:46 SL:47 SL:48 SL:49 SL:50 SL:51 SL:52 SL:53 SL:54 SL:55 SL:56 SL:57 SL:58 SL:59

Block E Windfall Estates Phase 2 Doc. No. 2022PL000062

5/8" Iron Pin Found @ 20.00' Used for E-W

LOT 20 LOT 21

Ridgewood Road (C.H. 60), varies

Weeping Pine Drive, 60' T.H. 1018

SL:60 SL:61 SL:62 SL:63 SL:64 SL:65 SL:66 SL:67 SL:68 SL:69 SL:70 SL:71 SL:74 SL:75 SL:76 SL:92

S 89°35'51" W 756.49' Dd. & Msd.

Robert Gary Ct. (T.H. 565), 60' (a public right of way)

LOT 89 LOT 104

seal required on all pages

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

0 75 150 300
SCALE (IN FEET)
1 inch = 150 ft.

N

LAKEVIEW PINES

OVERALL

PROJECT NUMBER
2091-R

DATE
2024-08-05

2
4

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Building Setbacks

- Front: 40 Feet
- Side: 7.5 Feet
- Rear: 20 Feet

* UNLESS OTHERWISE NOTED

EASEMENT LINE TABLE		
SEGMENT	LENGTH	DIRECTION
E1	71.16′	N 74°46′54″ E
E2	71.29′	S 74°46′54″ W
E3	23.55′	N 73°03′34″ W
E4	25.39′	N 18°29′00″ W
E5	72.40′	S 74°46′54″ W
E6	18.81′	N 00°23′00″ W
E7	65.96′	N 74°46′54″ E
E8	24.16′	N 18°29′00″ W
E9	55.06′	S 76°46′55″ W
E10	40.15′	N 76°46′55″ E
E11	39.39′	N 00°05′19″ W
E12	29.54′	S 62°23′03″ W
E13	24.60′	N 88°53′07″ W

GENERAL CURVE TABLE					
#	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
C1	132.09′	200.00′	129.70′	S 18°32′13″ W	37°50′27″
C2	132.09′	200.00′	129.70′	S 18°32′14″ W	37°50′26″
C3	102.98′	200.00′	101.84′	S 15°08′01″ E	29°30′01″
C4	208.63′	400.00′	206.27′	N 75°03′29″ E	29°53′01″
C5	50.11′	30.00′	44.48′	N 42°32′09″ W	95°41′42″
C6	17.22′	170.00′	17.22′	N 08°12′51″ E	5°48′18″
C7	68.98′	170.00′	68.50′	N 22°44′25″ E	23°14′50″
C8	9.18′	170.00′	9.18′	N 35°54′38″ E	3°05′37″
C9	19.77′	230.00′	19.77′	N 34°59′41″ E	4°55′32″
C10	69.37′	230.00′	69.11′	N 23°53′28″ E	17°16′54″
C11	62.76′	230.00′	62.56′	N 07°26′00″ E	15°38′01″
C12	12.36′	230.00′	12.36′	N 01°55′22″ W	3°04′43″
C13	106.06′	230.00′	105.13′	N 16°40′22″ W	26°25′19″
C14	47.12′	30.00′	42.43′	N 15°06′59″ E	90°00′00″
C15	106.54′	370.00′	106.18′	N 68°21′56″ E	16°29′55″
C16	64.10′	430.00′	64.04′	S 70°33′04″ W	8°32′29″
C17	46.26′	430.00′	46.24′	S 63°11′54″ W	6°09′51″
C18	43.96′	40.00′	41.78′	N 88°24′06″ W	62°57′52″
C19	4.42′	70.00′	4.42′	N 58°43′49″ W	3°37′18″
C20	78.74′	70.00′	74.65′	S 87°14′10″ W	64°26′44″
C21	41.99′	70.00′	41.36′	S 37°49′43″ W	34°22′11″
C22	41.99′	70.00′	41.36′	S 03°27′33″ W	34°22′11″
C23	41.99′	70.00′	41.36′	N 30°54′38″ W	34°22′11″
C24	41.99′	70.00′	41.36′	S 65°16′48″ E	34°22′11″
C25	41.99′	70.00′	41.36′	N 80°21′01″ E	34°22′11″
C26	46.60′	70.00′	45.75′	N 44°05′33″ E	38°08′46″
C27	24.50′	40.00′	24.12′	N 42°34′04″ E	35°05′48″
C28	47.12′	30.00′	42.43′	S 74°53′01″ E	90°00′00″
C29	87.53′	170.00′	86.57′	S 15°08′01″ E	29°30′01″
C30	112.27′	170.00′	110.24′	S 18°32′13″ W	37°50′27″
C31	51.89′	230.00′	51.78′	S 30°59′40″ W	12°55′33″
C32	66.00′	230.00′	65.77′	S 16°18′40″ W	16°26′28″
C33	21.72′	230.00′	21.71′	S 05°23′06″ W	5°24′39″
C34	45.52′	30.00′	41.28′	S 46°08′53″ W	86°56′13″
C35	339.72′	70.00′	91.79′	S 15°57′00″ E	278°03′40″

GENERAL CURVE TABLE					
#	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
EC36	32.63′	30.00′	31.04′	S 88°43′41″ E	62°18′40″
EC37	11.11′	40.00′	11.08′	N 32°58′43″ E	15°55′05″
EC38	1.89′	170.00′	1.89′	S 00°03′56″ E	0°38′08″
EC39	22.38′	170.00′	22.37′	S 13°23′05″ W	7°32′39″

Dedicated 60′ Right of Way

Sanitary Easement (10′ Typical, unless noted)

Storm Water Management Easement

12′ General Utility Easement

office use only: take note that an additional 10 ft of ROW is being dedicated in Ridgewood Road

need this total distance shown

need this distance shown

Lisa A. and Christopher Hastings, Trustees
02/29/2024
Doc. No. 2024OR002967

seal required on all pages

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

SCALE (IN FEET)
1 inch = 60 ft.

LAKEVIEW PINES

DETAIL EAST

PROJECT NUMBER
2091-R
DATE
2024-08-05

3
4

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Building Setbacks

- Front: 40 Feet
- Side: 7.5 Feet
- Rear: 20 Feet

* UNLESS OTHERWISE NOTED

where are curves36-39?

GENERAL CURVE TABLE					
#	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
C4	208.63′	400.00′	206.27′	N 75°03′29″ E	29°53′01″
C40	64.10′	430.00′	64.04′	S 79°05′32″ W	8°32′29″
C41	49.81′	430.00′	49.78′	S 86°40′53″ W	6°38′13″
C42	35.24′	40.00′	34.11′	S 64°45′38″ W	50°28′44″
C43	343.25′	70.00′	89.09′	N 00°00′00″ E	280°57′27″
C44	55.94′	70.00′	54.46′	N 89°57′50″ E	45°47′13″
C45	41.99′	70.00′	41.36′	S 49°57′29″ E	34°22′11″
C46	41.99′	70.00′	41.36′	N 15°35′18″ W	34°22′11″
C47	41.99′	70.00′	41.36′	N 18°46′53″ E	34°22′11″
C48	41.99′	70.00′	41.36′	N 53°09′03″ E	34°22′11″
C49	52.81′	70.00′	51.57′	S 88°03′01″ E	43°13′42″
C50	32.88′	70.00′	32.58′	S 52°58′43″ E	26°54′54″
C51	35.24′	40.00′	34.11′	S 64°45′38″ E	50°28′44″
C52	86.44′	370.00′	86.24′	N 83°18′27″ E	13°23′06″
C53	343.25′	70.00′	89.09′	N 00°00′00″ E	280°57′27″
EC54	20.92′	40.00′	20.68′	N 75°01′02″ W	29°57′55″

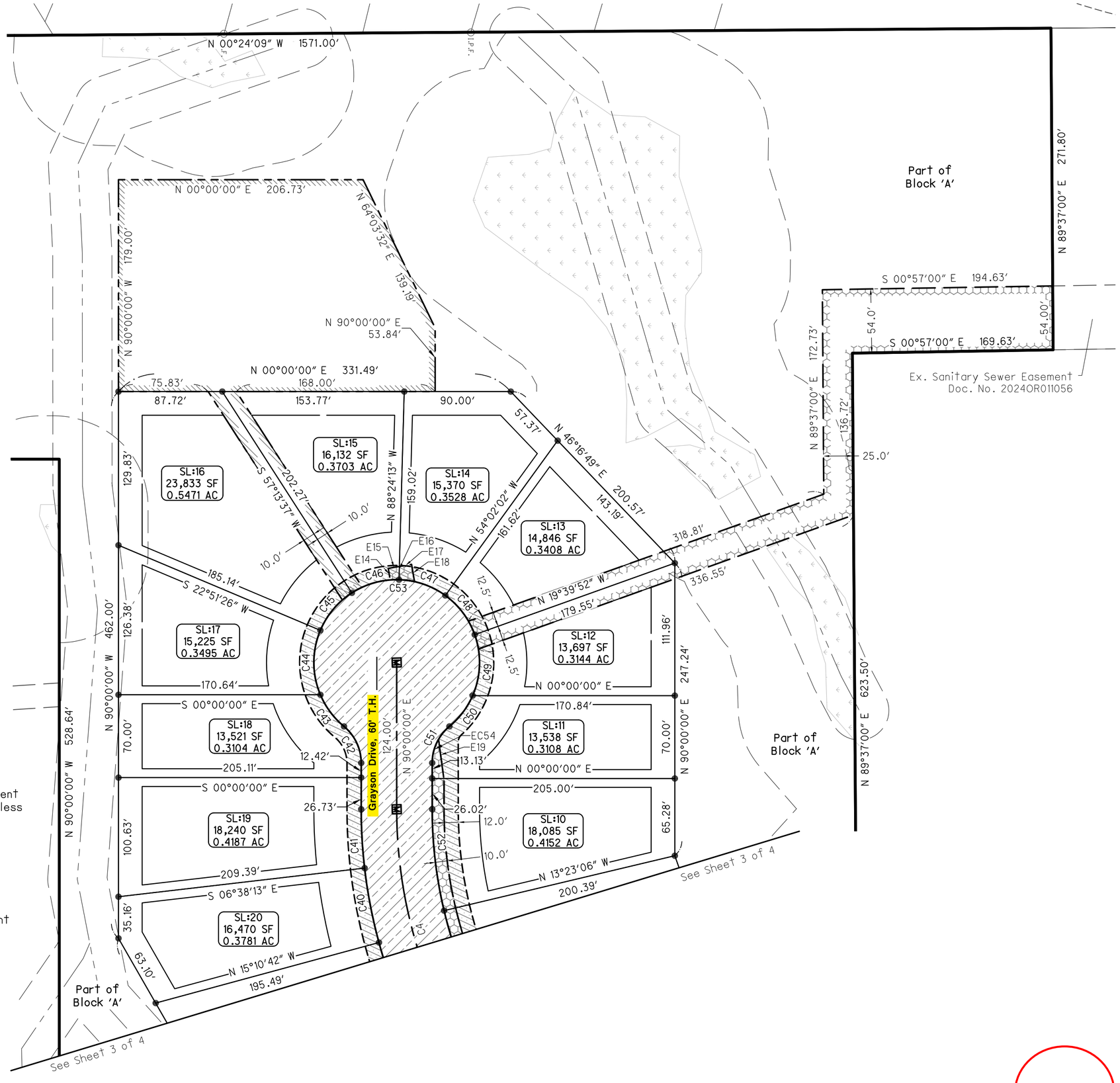
EASEMENT LINE TABLE		
SEGMENT	LENGTH	DIRECTION
E14	9.89′	N 80°15′01″ E
E15	9.55′	N 09°44′59″ W
E16	11.19′	N 88°24′13″ W
E17	10.45′	N 09°44′59″ W
E18	14.78′	S 80°15′01″ W
E19	34.63′	S 82°16′40″ W

Dedicated 60′ Right of Way

Sanitary Easement (10′ Typical, unless noted)

Storm Water Management Easement

12′ General Utility Easement



seal required on all pages

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SCALE (IN FEET)
1 inch = 60 ft.
0 30 60 120

LAKEVIEW PINES

DETAIL WEST

PROJECT NUMBER
2091-R

DATE
2024-08-05

4
4

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Lakeview Pines

Creating Sublot Nos. 1 through 37 and Block 'A' and dedicating Knob Oak Drive, Grayson Drive, and a Portion of Ridgewood Road

Situated in the Township of Montville, County of Medina and State of Ohio and being part of Original Montville Township Lot No. 104 and further known as being a parcel of land conveyed to JakeJosh Land Co. LLC. by deed dated December 21, 2024, recorded in Document No. 20200R033101 of the Medina County Recorder's Records

APPROVALS

The Township Trustees of Montville Township on this day of _____ , 20____ . hereby certify this plat meets all the requirements of the Township Zoning Resolution

_____
Chairman, Trustees

_____
Trustee

_____
Trustee

Approved by the Medina County Planning Commission on this ____ day of _____ , 20_____.

_____
Director

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer on 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

The Medina County Commissioners on this day _____ of _____ , 20____ hereby accept all offers of dedication by the owners of the subdivision and certify that the required improvements have been constructed and accepted by the Medina County Engineer.

_____
President, Commissioners

_____
Commissioner

_____
Commissioner

LOCATION MAP
N.T.S.
LATITUDE: 41°06'58.3" LONGITUDE: 81°47'18.5"

NOTES

REFERENCES:

Deed & Plat documents of the Medina County Recorder's Records are as referenced by survey.

"Montville Lakes Subdivision Phase II Replat" by Thomas James King Jr., P.S. 7503, on file in P.B. 28, Page 125 of the Medina County Recorder's Records.

"Survey for Frank & Edith Hastings" by John A. Bambeck, P.S. 5141, on file in Survey Book 5, Page 128b of the Medina County Engineer's Survey Records.

"Plat of Survey to Accompany Legal Descriptions for Montville Lakes Subdivision Phase II" by John Dailey, P.S. 5151, on file in Survey Book 30, Page 325 of the Medina County Engineer's Survey Records.

BASIS OF BEARINGS:

Centerline bearing of Ridgewood Road (T.H. 60) was calculated to be North 89°37'00" East between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

Note: All 5/8 inch by 30 inch iron pins set are affixed with a plastic cap bearing the inscription "DAVEY RESOURCE GROUP"

ACCEPTANCE

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

owner/agent of JakeJack Land Co. LLC, owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and hereby dedicate to the public use forever the streets shown shaded and grant all easements as shown. 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

_____
Witness

AREA TABLE	
NAME	ACRES
Sublots (37)	12.5297
Block 'A' Open Space	24.4991
Dedicated Right of Way	3.2676
TOTAL	40.2964

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.

_____
Daniel P. Engle P.S. No. S-8452 Date

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 25 day of June, 2021 and recorded in Document No. _____ in the Medina County Recorders Records, State of Ohio.

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○M.N.F.	X
MONUMENT BOX	[M]	[M]
IRON PIN	○I.P.F.	●
IRON PIPE	◎P.F.	
IRON PIN W/ CAP "DAVEY RESOURCE GROUP"	⊗	
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	——— – – ——— – – ———	

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

LAKEVIEW PINES

TITLE

PROJECT NUMBER
2091-R

DATE
2024-08-05

1
4

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Note:

⊗ All iron pins are 5/8" x 30" with a plastic cap bearing the inscription "DRG ENG 7631-8557", found and used unless otherwise noted.

Ⓜ All monument boxes contain a 3/4 inch by 30 inch iron pin with a plastic cap bearing the inscription "DRG ENG 7631-8557", found and used unless otherwise noted.

● All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "DAVEY RESOURCE GROUP".

Ⓜ All monument boxes set contain a 3/4 inch by 30 inch iron pin with a plastic cap bearing the inscription "DAVEY RESOURCE GROUP".

Wetlands Area

1 1/2" Iron Pin Found @ 30.10'

5/8" Iron Pin w/ Cap "Lewis Land Professionals" Found @ 25.17'

Ridgewood Road (C.H. 60), varies

N 89°37'00" E 2146.61' Rec. 2146.79' Msd.

722.45' Dd. & Msd.

443.50' Dd. & Msd.

5/8" Iron Pin w/ cap "Medina Co. Engineer" in Mon. Box Assembly Found & Used

Montville Township LOT 105

LOT 20 Sharon Township

LOT 88 | LOT 105

LOT 89 | LOT 104

LOT 104

Jakejosh Land LLC
06/27/2024
Doc. No. 20240R009768

Rory Dean and Carla Jeanne Leightner
05/20/2024
Doc. No. 20240R007467

Julie and Theodore Gerbick
06/30/2017
Doc. No. 2017OR014609

N 89°37'00" E
271.80' Dd. & Msd.

S 00°57'00" E
169.63' Dd. & Msd.

N 89°37'00" E 623.50' Dd. & Msd.

N 00°57'00" W 492.00' Dd. & Msd.

S 00°31'48" E
465.44' Dd. & Msd.

Lisa A. and Christopher Hastings, Trustees
02/29/2024
Doc. No. 20240R002967

S 39°12'18" E
108.53' Dd. & Msd.

Windfall Estates Phase 1
Doc. No. 2021PL000034

S 13°01'30" W
154.83' Dd. & Msd.

S 48°09'49" W
148.15' Dd. & Msd.

Knob Oak Drive, 60' T.H.

Grayson Drive, 60' T.H.

Montville Lakes Subdivision Phase II Replat
Plat Vol. 28, Pg. 125

S/L 81 | S/L 80 | S/L 79 | S/L 78 | S/L 77 | S/L 76 | S/L 75 | S/L 73 | S/L 72 | S/L 71 | S/L 70 | S/L 69

5/8" Iron Pin w/ Cap "6762" Found 0.17' East of Line

5/8" Iron Pin w/ Cap "Jones" Found 0.16' West of Line

Wetland Setback

Waterway

Riparian Setback

S 60°06'59" W 746.48' Dd. & Msd.

Windfall Estates Phase 1
Doc. No. 2021PL000034

Torrey Pine Dr., 60' T.H. 1012

Windfall Estates Phase 2
Doc. No. 2022PL000062

N 90°00'00" W 528.64' Dd. & Msd.

Windfall Estates Phase 1
Doc. No. 2021PL000034
Block A

362.68' Dd. & Msd. S 00°00'00" E

Lacebark Pine Dr., 60' T.H. 1013

Block C

Foxtail Pine Dr., 60' T.H. 1014

LOT 20 R/W 5/8" Iron Pin Found @ 20.00' Used for E-W R/W LOT 21

Ridgewood Road (C.H. 60), varies

JakeJosh Land Co LLC
12/21/2020
Doc. No. 20200R033101
40.2964 Ac. Dd.

N 90°00'00" E
403.37' Dd. & Msd.

Block 'A'
1,067,181 SF
24.4991 AC

5/8" Iron Pin w/ Cap "Landmark" Found 0.19' East of Line

365.00' Dd. & Msd. S 00°00'00" E

Windfall Estates Phase 2
Doc. No. 2022PL000062

S 89°35'51" W 756.49' Dd. & Msd.

Weeping Pine Drive, 60' T.H. 1018

Robert Gary Ct. (T.H. 565), 60'
(a public right of way)

LOT 89 | LOT 104

N 00°24'09" W 1571.00' Dd. & Msd.

Windfall Estates Phase 1 Doc. No. 2021PL000034 Block A

Windfall Estates Phase 2 Doc. No. 2022PL000062

Windfall Road (C.H. 101), 60'

S 00°28'54" E 1246.00' Rec. 1258.98' Msd.

258.32'

450.66'

Davey Resource Group
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(PHONE) 330.590.8004 (FAX) 888.820.8423

DAVEY Resource Group

0 75 150 300
SCALE (IN FEET)
1 inch = 150 ft.

N

LAKEVIEW PINES

OVERALL

PROJECT NUMBER
2091-R

DATE
2024-08-05

2
4

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Building Setbacks

- Front: 40 Feet
- Side: 7.5 Feet
- Rear: 20 Feet

* UNLESS OTHERWISE NOTED

EASEMENT LINE TABLE		
SEGMENT	LENGTH	DIRECTION
E1	71.16′	N 74°46′54″ E
E2	71.29′	S 74°46′54″ W
E3	23.55′	N 73°03′34″ W
E4	25.39′	N 18°29′00″ W
E5	72.40′	S 74°46′54″ W
E6	18.81′	N 00°23′00″ W
E7	65.96′	N 74°46′54″ E
E8	24.16′	N 18°29′00″ W
E9	55.06′	S 76°46′55″ W
E10	40.15′	N 76°46′55″ E
E11	39.39′	N 00°05′19″ W
E12	29.54′	S 62°23′03″ W
E13	24.60′	N 88°53′07″ W

GENERAL CURVE TABLE					
#	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
C1	132.09′	200.00′	129.70′	S 18°32′13″ W	37°50′27″
C2	132.09′	200.00′	129.70′	S 18°32′14″ W	37°50′26″
C3	102.98′	200.00′	101.84′	S 15°08′01″ E	29°30′01″
C4	208.63′	400.00′	206.27′	N 75°03′29″ E	29°53′01″
C5	50.11′	30.00′	44.48′	N 42°32′09″ W	95°41′42″
C6	17.22′	170.00′	17.22′	N 08°12′51″ E	5°48′18″
C7	68.98′	170.00′	68.50′	N 22°44′25″ E	23°14′50″
C8	9.18′	170.00′	9.18′	N 35°54′38″ E	3°05′37″
C9	19.77′	230.00′	19.77′	N 34°59′41″ E	4°55′32″
C10	69.37′	230.00′	69.11′	N 23°53′28″ E	17°16′54″
C11	62.76′	230.00′	62.56′	N 07°26′00″ E	15°38′01″
C12	12.36′	230.00′	12.36′	N 01°55′22″ W	3°04′43″
C13	106.06′	230.00′	105.13′	N 16°40′22″ W	26°25′19″
C14	47.12′	30.00′	42.43′	N 15°06′59″ E	90°00′00″
C15	106.54′	370.00′	106.18′	N 68°21′56″ E	16°29′55″
C16	64.10′	430.00′	64.04′	S 70°33′04″ W	8°32′29″
C17	46.26′	430.00′	46.24′	S 63°11′54″ W	6°09′51″
C18	43.96′	40.00′	41.78′	N 88°24′06″ W	62°57′52″
C19	4.42′	70.00′	4.42′	N 58°43′49″ W	3°37′18″
C20	78.74′	70.00′	74.65′	S 87°14′10″ W	64°26′44″
C21	41.99′	70.00′	41.36′	S 37°49′43″ W	34°22′11″
C22	41.99′	70.00′	41.36′	S 03°27′33″ W	34°22′11″
C23	41.99′	70.00′	41.36′	N 30°54′38″ W	34°22′11″
C24	41.99′	70.00′	41.36′	S 65°16′48″ E	34°22′11″
C25	41.99′	70.00′	41.36′	N 80°21′01″ E	34°22′11″
C26	46.60′	70.00′	45.75′	N 44°05′33″ E	38°08′46″
C27	24.50′	40.00′	24.12′	N 42°34′04″ E	35°05′48″
C28	47.12′	30.00′	42.43′	S 74°53′01″ E	90°00′00″
C29	87.53′	170.00′	86.57′	S 15°08′01″ E	29°30′01″
C30	112.27′	170.00′	110.24′	S 18°32′13″ W	37°50′27″
C31	51.89′	230.00′	51.78′	S 30°59′40″ W	12°55′33″
C32	66.00′	230.00′	65.77′	S 16°18′40″ W	16°26′28″
C33	21.72′	230.00′	21.71′	S 05°23′06″ W	5°24′39″
C34	45.52′	30.00′	41.28′	S 46°08′53″ W	86°56′13″
C35	339.72′	70.00′	91.79′	S 15°57′00″ E	278°03′40″

GENERAL CURVE TABLE					
#	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
EC36	32.63′	30.00′	31.04′	S 88°43′41″ E	62°18′40″
EC37	11.11′	40.00′	11.08′	N 32°58′43″ E	15°55′05″
EC38	1.89′	170.00′	1.89′	S 00°03′56″ E	0°38′08″
EC39	22.38′	170.00′	22.37′	S 13°23′05″ W	7°32′39″

Dedicated 60′ Right of Way

Sanitary Easement (10′ Typical, unless noted)

Storm Water Management Easement

12′ General Utility Easement

See Sheet 4 of 4

See Sheet 4 of 4

N 13°23′06″ W 200.39′

SL:9 18,657 SF 0.4283 AC

N 70°30′36″ E 71.17′ 207.17′

195.49′ S 15°10′42″ E

SL:21 14,484 SF 0.3325 AC

93.44′ S 60°06′59″ W 84.82′ 381.36′

178.52′ S 23°43′11″ E

SL:22 13,228 SF 0.3037 AC

19.48′

175.00′ S 29°53′01″ E

SL:23 12,250 SF 0.2812 AC

175.00′ S 29°53′01″ E

SL:24 12,250 SF 0.2812 AC

175.00′ S 29°53′01″ E

SL:25 13,125 SF 0.3013 AC

200.00′ S 29°53′01″ E

SL:26 14,000 SF 0.3214 AC

200.00′ S 29°53′01″ E

SL:27 14,000 SF 0.3214 AC

200.00′ S 29°53′01″ E

SL:28 14,875 SF 0.3415 AC

225.00′ S 29°53′01″ E

SL:29 15,477 SF 0.3553 AC

199.31′ S 29°53′01″ E

SL:30 12,786 SF 0.2935 AC

165.94′ S 34°59′12″ E

SL:31 14,846 SF 0.3408 AC

S 79°46′12″ W 74.33′

S 60°06′59″ W 746.48′

142.36′ S 41°18′59″ W

S 48°09′49″ W 148.15′

154.83′ S 13°01′30″ W

S 39°12′18″ E 108.53′

140.90′ S 02°43′50″ E

SL:32 14,374 SF 0.3300 AC

175.00′ S 69°21′22″ E

159.10′ N 76°16′21″ E

SL:33 13,511 SF 0.3102 AC

161.65′ N 41°54′17″ E

136.15′ S 29°53′01″ E

SL:34 15,813 SF 0.3630 AC

149.82′ S 53°15′44″ E

194.31′ N 07°32′06″ E

SL:35 14,213 SF 0.3263 AC

140.21′ N 26°50′04″ W

SL:36 16,003 SF 0.3674 AC

88.46′ N 60°06′59″ E

273.97′ N 60°06′59″ E

133.97′

SL:4 19,299 SF 0.4430 AC

170.00′ N 29°53′01″ W

SL:5 11,900 SF 0.2732 AC

170.00′ N 29°53′01″ W

SL:6 11,900 SF 0.2732 AC

170.00′ N 29°53′01″ W

SL:7 12,349 SF 0.2835 AC

182.84′ N 29°53′01″ W

SL:8 13,248 SF 0.3041 AC

195.68′ N 29°53′01″ W

SL:9 18,657 SF 0.4283 AC

Part of Block 'A'

Part of Block 'A'

Part of Block 'A'

N 89°37′00″ E 623.50′

N 00°57′00″ W 492.00′

452.00′

40.00′

N 00°23′00″ W 189.00′

63.00′ 63.00′ 63.00′

S 89°37′00″ W 191.83′

SL:3 12,860 SF 0.2952 AC

S 89°37′00″ W 220.25′

SL:2 15,354 SF 0.3525 AC

S 89°37′00″ W 267.80′

SL:1 17,878 SF 0.4104 AC

N 89°37′00″ E 294.70′

322.56′

N 89°37′00″ E 722.45′

383.65′

Ridgewood Road (C.H. 60), varies

S 00°31′48″ E 51.30′

E1 E2

C12 37.09′ 51.34′ C11 C10 C9 C8

C13 C3 C14 37.66′ 97.66′ S 29°53′01″ E

Knob Oak Drive, 60′ T.H.

88.83′ S 00°23′00″ E 79.01′

60.20′ E6 EC38 EC39 E9 E10 E11 E8 E7 E5 E4 E3

C29 9.82′ C28 37.66′ EC36 E12 10.90′ E13 EC37 C27 C26 C25 C24 C23 C22 C21 C20 C19 C18 C17 C16 C15 C4 C5 C6 C7 C30 C2 C1 C31 C32 C33 C34

S 37°27′27″ W 50.00′ 50.00′ 50.00′

N 37°27′27″ E 46.69′

20.0′ 20.0′

26.11′ 30.00′

S 00°23′00″ E 56.11′

N 60°06′59″ E 149.42′

S 60°06′59″ W 130.55′

111.41′ N 89°37′00″ E

SL:37 8,167 SF 0.1875 AC

N 89°37′00″ E 121.84′

S 00°23′00″ E 63.00′

49.84′

279.27′

338.80′

N 75°55′39″ E 50.85′

S 55°52′53″ W 175.81′

S 77°46′35″ E 79.15′

Part of Block 'A'

N 79°55′44″ E 63.99′

S 46°09′34″ W 87.86′

52.41′ 57.63′ 40.00′

S 00°31′48″ E 465.44′

Lisa A. and Christopher Hastings, Trustees 02/29/2024 Doc. No. 2024OR002967

Davey Resource Group
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SHARON-CENTER, OHIO 44274
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DAVEY Resource Group

0 30 60 120
SCALE (IN FEET)
1 inch = 60 ft.

N

LAKEVIEW PINES

DETAIL EAST

PROJECT NUMBER
2091-R

DATE
2024-08-05

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4

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Building Setbacks

- Front: 40 Feet
- Side: 7.5 Feet
- Rear: 20 Feet

* UNLESS OTHERWISE NOTED

GENERAL CURVE TABLE					
#	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
C4	208.63′	400.00′	206.27′	N 75°03′29″ E	29°53′01″
C40	64.10′	430.00′	64.04′	S 79°05′32″ W	8°32′29″
C41	49.81′	430.00′	49.78′	S 86°40′53″ W	6°38′13″
C42	35.24′	40.00′	34.11′	S 64°45′38″ W	50°28′44″
C43	343.25′	70.00′	89.09′	N 00°00′00″ E	280°57′27″
C44	55.94′	70.00′	54.46′	N 89°57′50″ E	45°47′13″
C45	41.99′	70.00′	41.36′	S 49°57′29″ E	34°22′11″
C46	41.99′	70.00′	41.36′	N 15°35′18″ W	34°22′11″
C47	41.99′	70.00′	41.36′	N 18°46′53″ E	34°22′11″
C48	41.99′	70.00′	41.36′	N 53°09′03″ E	34°22′11″
C49	52.81′	70.00′	51.57′	S 88°03′01″ E	43°13′42″
C50	32.88′	70.00′	32.58′	S 52°58′43″ E	26°54′54″
C51	35.24′	40.00′	34.11′	S 64°45′38″ E	50°28′44″
C52	86.44′	370.00′	86.24′	N 83°18′27″ E	13°23′06″
C53	343.25′	70.00′	89.09′	N 00°00′00″ E	280°57′27″
EC54	20.92′	40.00′	20.68′	N 75°01′02″ W	29°57′55″

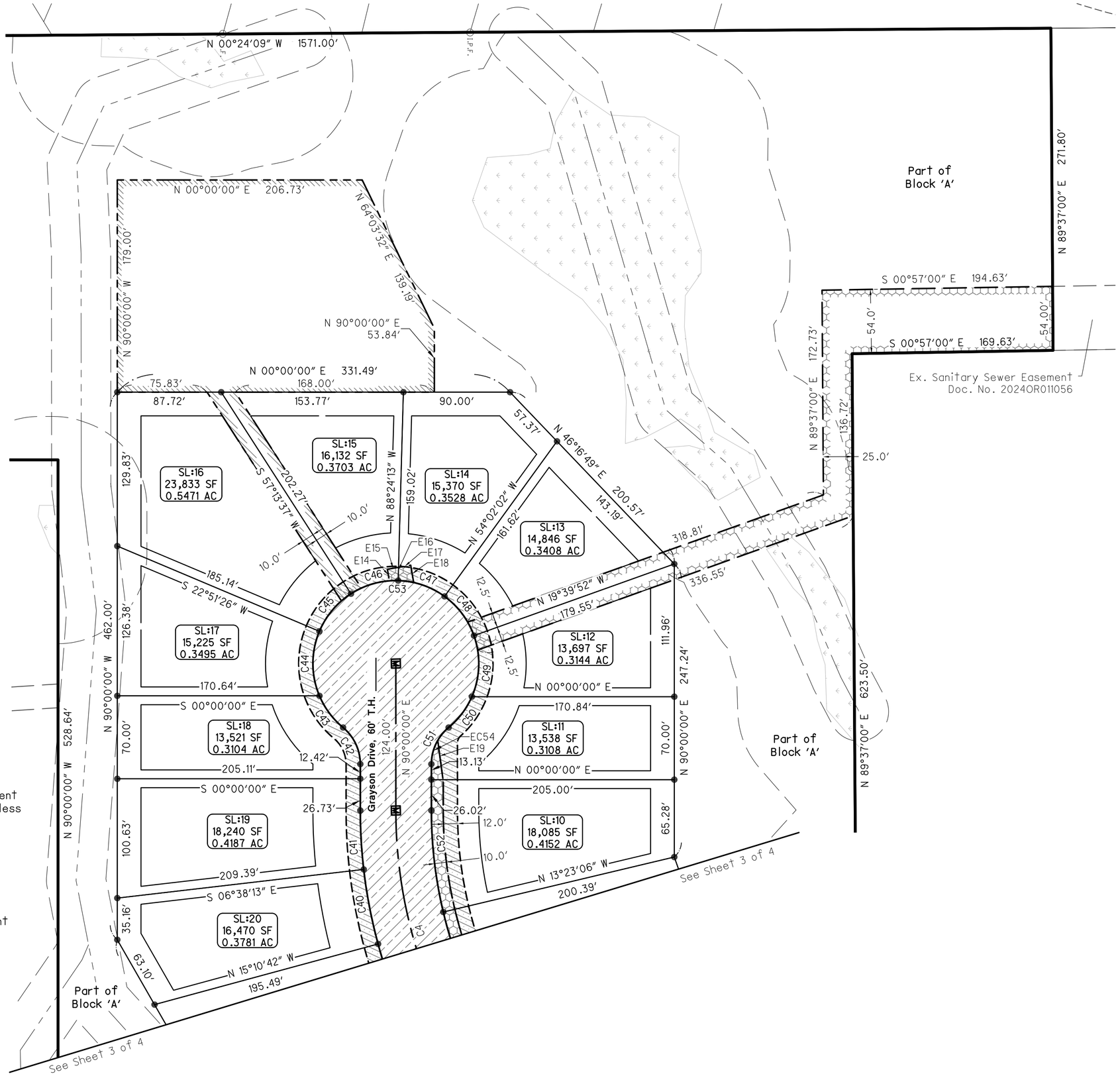
EASEMENT LINE TABLE		
SEGMENT	LENGTH	DIRECTION
E14	9.89′	N 80°15′01″ E
E15	9.55′	N 09°44′59″ W
E16	11.19′	N 88°24′13″ W
E17	10.45′	N 09°44′59″ W
E18	14.78′	S 80°15′01″ W
E19	34.63′	S 82°16′40″ W

Dedicated 60′ Right of Way

Sanitary Easement (10′ Typical, unless noted)

Storm Water Management Easement

12′ General Utility Easement



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SCALE (IN FEET)
1 inch = 60 ft.
0 30 60 120

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DETAIL WEST

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