Phase 1 Final Plat

The Reserve at Sharon

Sharon Township

Meeting:	November 1, 2023	**Site Area:**	23.2814 acres
App. No.:	084-2023-FP	**Sublots:**	21 Sublots
Surveyor:	Davey Resource Group, Inc	**Zoning:**	R-PRD Planned Residential District
Developer:	Pulte Homes of Ohio LLC		
Applicant:	Jeremy Krahe	**Utilities:**	Central Water and Sewer
Parcels:	033-12D-23-003 033-12D-29-002 033-12D-28-006 033-12D-23-004	**School Dist.:**	Highland Local
		Reviewer:	Denise Testa

EXECUTIVE SUMMARY

The 52-acre site including four parcels is located north of Reimer Road, south of Fixler Road, west of State Road and east of Ridge Road (SR 94). The Phase 1 Final Plat proposes 21 sublots with 5.3274 acres of open space. The applicant received approval of a variance to Subdivision Regulations Article VI Section 604(C)(3) Access Points in Major Residential Subdivisions limited 50 dwelling units with a single access subdivision.

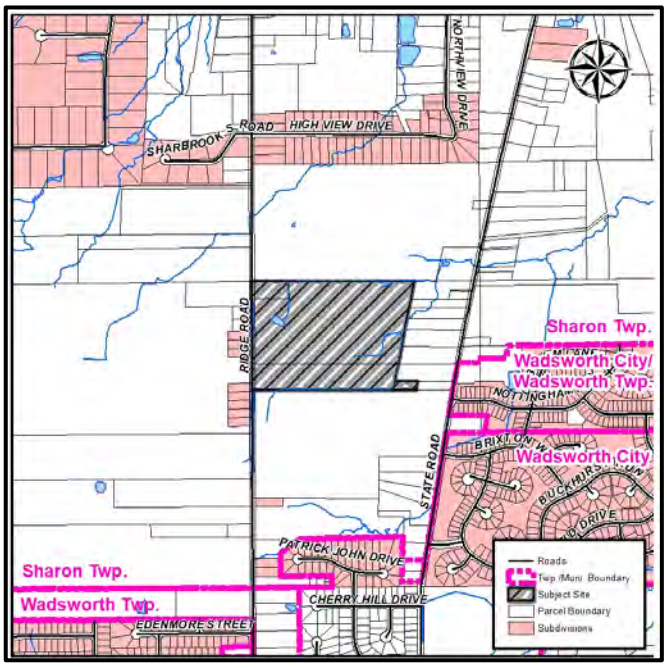
RECOMMENDATION: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Open Field/Farm
East	R-PRD Planned Residential District	Residential/Commercial
South	R-PRD Planned Residential District	Open Field/Church
West	R-PRD Planned Residential District	SR94/Residential

Proposal: The applicant proposes 52 sublots completed in three phases with an additional two sublots including existing houses; 5.4 acres of open space located at the subdivision entrance; and two water retention basins and easements.

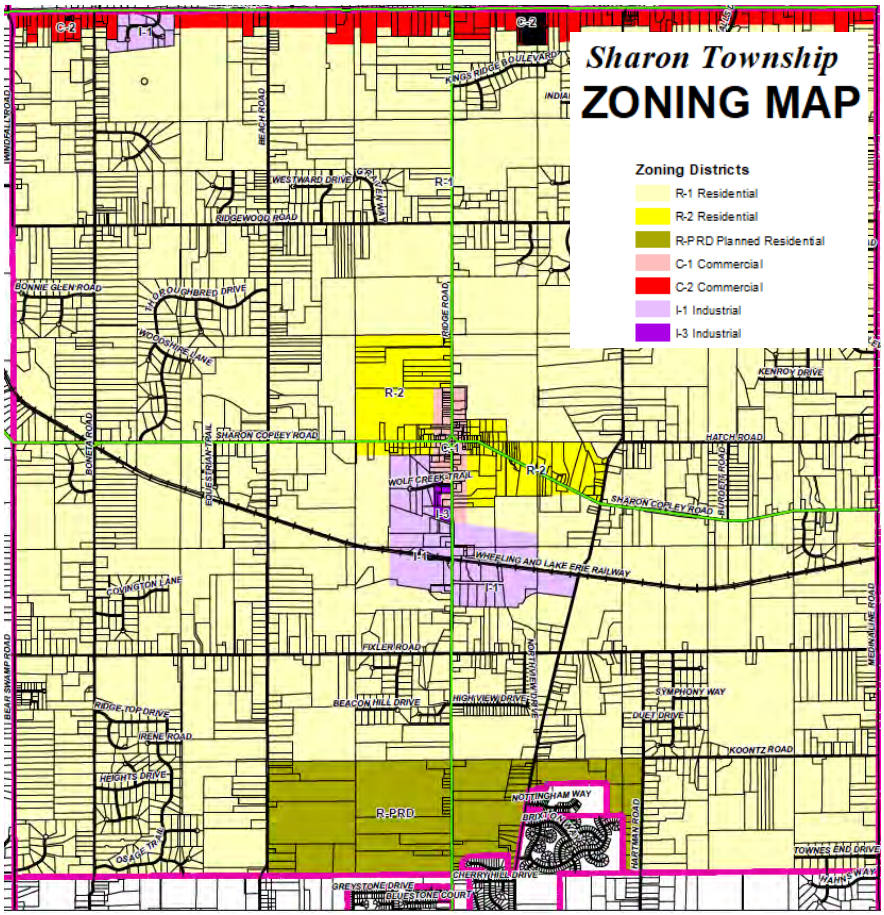
Access: Access to the site is provided from Ridge Road leading to three cul-de-sacs. A stub street to the north connects Street B to an 80-acre parcel.



Site Conditions: The majority of the undeveloped planned site includes open fields with trees. Two sublots include existing homes with access to SR94. A tank battery and oil well are located in the open space near Sublot 21.

Zoning: At a special meeting scheduled October 19, 2021, the Sharon Township Trustees indicated The Reserve at Sharon will be reviewed based on the zoning resolution described below and demonstrated in the Sharon Township Zoning Map.

The subject property is zoned R-PRD Planned Residential Development. Based on the 2021 Sharon Township Zoning Resolution, the primary objective of the R-PRD District is to "promote the health and safety of the community through the application of flexible land development techniques in the arrangement and construction of dwelling units and roads. Such flexibility is intended to accommodate development at a density of approximately 1.0 units per acre in order to provide a transition between the lower density areas in Sharon Township and more developed areas in the city of Wadsworth."



A. To encourage more efficient use of land and public services through unified development.
B. To establish development review criteria which promotes creative design solutions to ensure that new development is sensitive to the surrounding character to the area.
C. To establish a review process that maintains the local review and approval of the overall development plan and that results in the timely consideration of an application.
D. To ensure that the proposed transitional development is in compliance with the objectives of the Sharon Township Comprehensive Plan.

The Township Zoning Resolution also indicates the following project requirements listed below.

- "Minimum Project Area: The gross area of a tract of land proposed for development according to the planned residential development option shall be a minimum of fifteen (15) acres, but shall not include any area within an existing public street right-of-way. The area proposed shall be in one ownership or, if in multiple ownership, the application shall be filed jointly by all the owners of the properties included in the planned residential development."

- "The overall density of a planned residential development shall not exceed 1.00 dwelling units per acre, provided that on any one (1) acre there shall not be more than four (4) dwelling units."

- "A planned residential development shall not have more than one (1) entrance on Ridge Road (SR94)."

- "Development shall be served by individual or public sewage disposal structures consistent with the Medina County systems. Individual sewage disposal systems shall comply with all applicable regulations of the Medina County Health Department and may be located within common areas when approved by the township."

Agency Comments: *Italicized text* indicates agency comments.

Neil Jones, Sharon Township Zoning Inspector: APPROVAL
njones@sharontwp.com
330.239.4406

The plat was presented to and approved by the Sharon Township Zoning Commission on October 19, 2023.

Michael Stanec, Sharon Township Fire Department
mike.stanec@sharonfire.org
330.239.4992

The Sharon Township Fire Department has the following comments reiterating our original Preliminary Plan comments. The STFD discourages the use of the following words when naming the streets in all Phases, due to numerous existing streets in Sharon Township utilizing those words already: Brent, Fair, Falls, Field, Fox, Hidden, High, Ridge, Sharon, View, or Wood.

Mike Martin, Medina County Tax Map Office
330.722.9798
mamartin@medinaco.org

Everything is corrected from our prior preapprovals.

Ben Romine, Medina County Sanitary Engineer (MCSE): CONDITIONAL APPROVAL
330.723.9575
bromine@medinaco.org

The signature line for the Medina County Sanitary Engineer should read: "All required 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 __."
The Medina County Sanitary Engineer only owns and operates the public water system for this subdivision. The public sanitary sewer is owned and operated by the City of Wadsworth.

Erik Malinowski, Medina County Engineer's Office: CONDITIONAL APPROVAL
330.723.8879
emalinowski@medinaco.org

1. *Block B open space acreage shown in the area table does not match acreage on sheet 3.*
2. *Sublot total acreage does not match acreage in area table.*
3. *Adjust survey control note for monument boxes to say iron pins are ¾ inch by 30 inch.*
4. *Include corner lot pins between sublots 9 & 10, 14 & 15, and 18 & 19.*
5. *Match sanitary and storm easements to the approved construction plans.*
6. *If installed in Phase 1, show the easements for the rear yard lot drainage.*
7. *Reservation strips to be 10 feet.*
8. *Extend reservation strip along the east side of John Arthur Ln. between the end of pavement and rear property line of sublot 20.*
9. *The City of Wadsworth will need a signature block on the plat because the subdivision is serviced by Wadsworth Sanitary.*

Jared Feller, ODOT
Jared.feller@dot.ohio.gov
419.207.7058

The Final Plat for the Reserve at Sharon shows SR 94 right of way as "Right of Way to be Dedicated", this should not be necessary and the area to be dedicated should begin outside the SR 94 right of way. Other than this, ODOT District 3 has no concerns regarding the Final Plat. We issued the access permit for Reserve Boulevard on August 30, 2023.

Nancy Babcock, TC Energy
us_crossings@tcenergy.com
800.562.8931

Per the Land Agent, we are not impacted.

Department of Planning Services (DPS) Comments:

1. The following items were included with the Final Plat Application.
    a. US Army Corp of Engineers Permit No. LRH-2023-55-TUS-Unamed Tributary (UT) to Wolf Creek, Nationwide Permit 58 Verification.
    b. Declaration of Covenants, Conditions, Easements and Restrictions. The Prosecutor's Office is currently reviewing these documents.
    c. Letters from Tom Sours (Sublot 54) and Karen Wilson (Sublot 22) acknowledging their parcels will be included in the subdivision. These letters indicated Sublots 22 and 54 will be excluded from The Reserve at Sharon's Homeowner's Association. Staff contacted the Prosecutor's Office for guidance.
2. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section 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)c.1. All land within a proposed subdivision, exclusive of dedicated roads, shall be designated as either a Sublot or a Block. Sublots shall be numbered in numerical order and Blocks shall be designated with a letter and in alphabetical order throughout the subdivision and phases thereof. Blocks intended to remain unbuildable or developed under the respective governmental entity's definition of "Open Space" shall be further designated as "Open Space." Blocks intended for future development shall be designated "For future development."
3. Sublots 22 and 54 are not shown as part of the subdivision in the Final Plat. The plat needs to demonstrate both sublots are within the boundaries of the subdivision.
4. 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.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 plat.
    d. (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.
    e. (2)g.4. A subdivision served by a public 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.
    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**.**

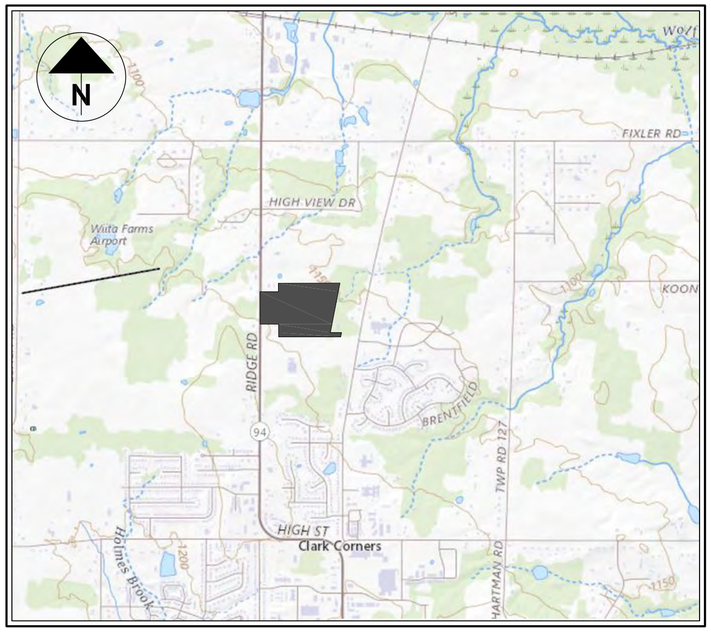
h. (2)g.8. Certification by the Medina County Engineer stating, "Construction plans have been approved."
i. (2)g.9. For new subdivisions with planned public improvements, or replatting of existing subdivisions, which modifies previous public improvements, written approval by the U.S. Army Corp of Engineers District Office, or other applicable agency, is required before acceptance of public improvements or dedication of public easements.
j. (2)h. 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. 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.
k. (2)i. 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. Said covenants, conditions and restrictions shall include:
    i. Agreements and provisions for any community association, homeowners' association or owner's association with provisions for membership and responsibility.
    ii. Agreements and provisions for the construction, administration and maintenance of all common property and/or common facilities, including all common property and common elements of property titled to individual property owners.
l. (5)b.1. and 2. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
m. (5)b.3. The Final Plat is in substantial conformity with Preliminary Plan and approval conditions with the exception of the items listed above.
n. (5)b.4. The proposed subdivision appears to be in conformity with the Hinckley Township Zoning Resolution.
o. (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.
p. (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.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **Approve with Modifications** the The Reserve at Sharon Phase 1 Final Plat pending submission of the required data/information and satisfying all regulatory agency comments.

The Reserve at Sharon Phase 1

Creating Sublot Nos. 1 through 21 and Blocks 'A', 'B', 'C' and 'D' and Dedicating Reserve Boulevard and portions of John Arthur Lane and Ridge Road (S.R. 94)

Situated in the Township of Sharon, County of Medina and State of Ohio and known as being part of Sharon Township Lot No. 75, further known as being all of a 46.1147 acre parcel and all of a 0.607 acre parcel of land, both of which were conveyed to Pulte Homes of Ohio, LLC by deed dated September 7, 2023 and recorded in Document No. 2023OR013873 of the Medina County Recorder's Records.



LOCATION MAP

N.T.S.

LATITUDE: 41°04'15.1" LONGITUDE: 81°43'51.4"

APPROVALS

This Plat was duly accepted by the Trustees of Sharon 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

NOTES

REFERENCES:

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

Medina County Engineer's Survey Records as listed below:

Book	Page
25	119a
26	197
31	151
38	22
M	348b
25	119a
2023	60
2023	68

BASIS OF BEARINGS:

Centerline bearing of Ridge Road was calculated to be North 00°06'43" 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"

ACCEPTANCE

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

owner/agent of Pulte Homes of Ohio, 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

AREA TABLE	
NAME	ACRES
Sublots (21)	14.3320
Block 'A'	4.1537
Block 'B'	1.1737
Block 'C' (Future Development)	9.4222
Block 'D' (Future Development)	13.9192
Dedicated Right of Way	3.6220
TOTAL	46.6228

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

STATE OF OHIO
DANIEL P. ENGLE 8452
REGISTERED PROFESSIONAL SURVEYOR

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	X
MONUMENT BOX	[M]	[M]
IRON PIN	◯ I.P.F.	●
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	——— – – ——— – – ———	

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

THE RESERVE AT SHARON PHASE 1

TITLE

PROJECT NUMBER

1992-A

DATE

2023-09-22

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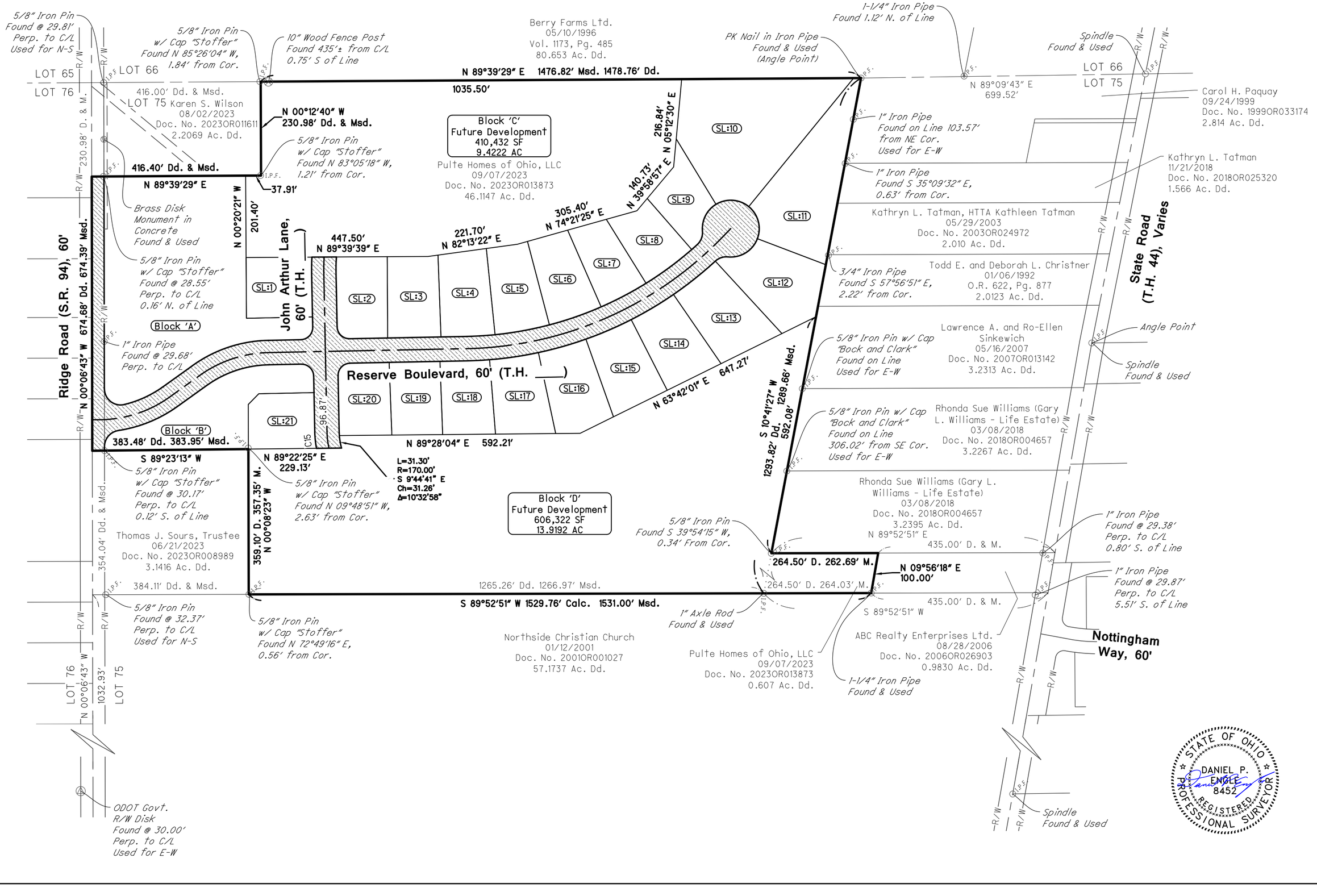

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DAVEY Resource Group

THE RESERVE AT SHARON PHASE 1

OVERALL

PROJECT NUMBER
1992-A

DATE
2023-09-22

2
4

STATE OF OHIO
DANIEL P. ENGLE
8452
REGISTERED PROFESSIONAL SURVEYOR

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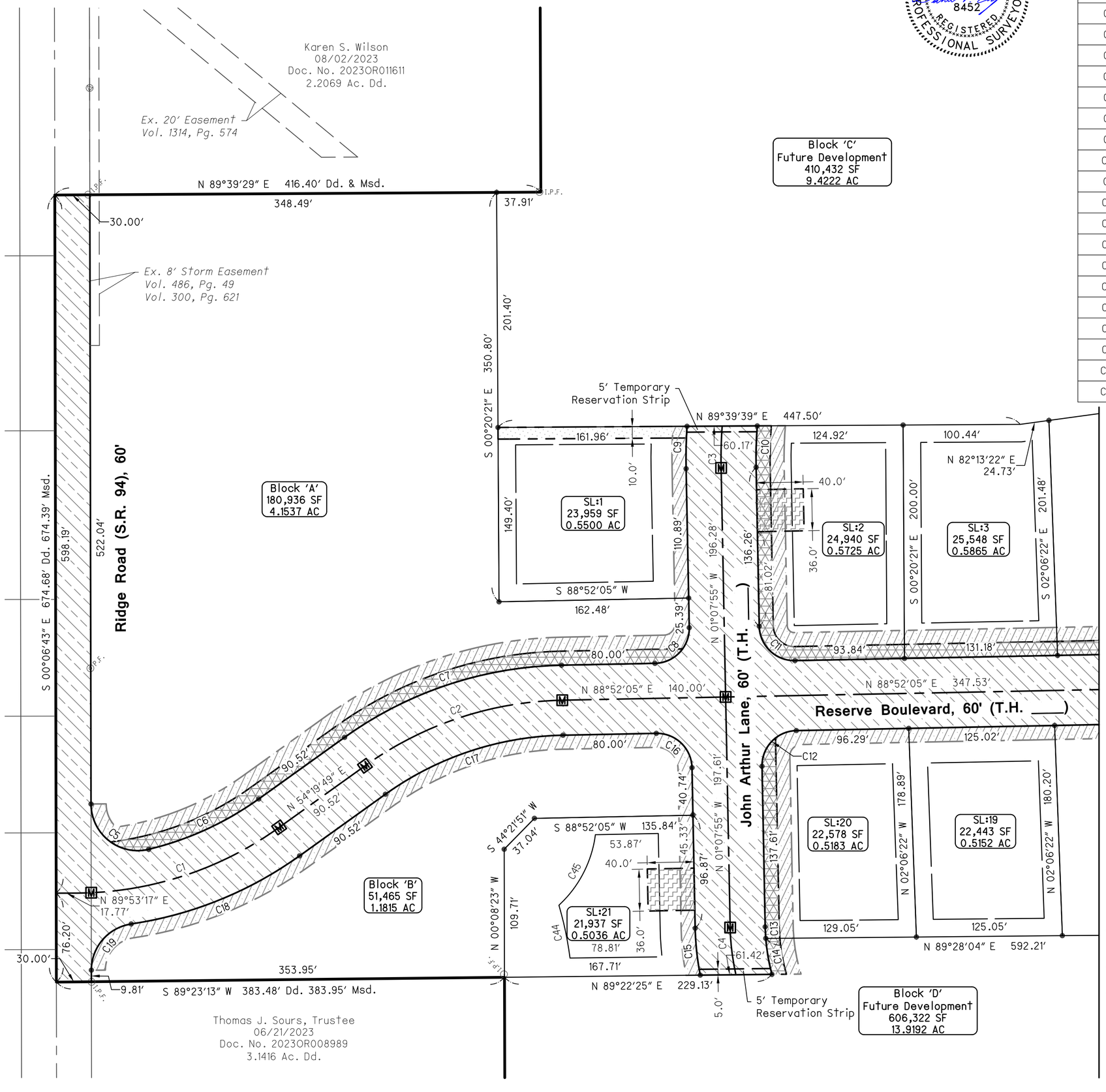
GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
C1	185.07′	300.00′	182.15′	N 72°00′11″ E	35°20′45″
C2	180.84′	300.00′	178.11′	N 71°35′57″ E	34°32′16″
C3	35.89′	400.00′	35.88′	N 01°26′19″ E	5°08′27″
C4	39.64′	200.00′	39.57′	N 06°48′35″ W	11°21′20″
C5	72.19′	40.00′	62.79′	S 51°49′01″ E	103°24′33″
C6	104.37′	270.00′	103.72′	N 65°24′16″ E	22°08′54″
C7	198.92′	330.00′	195.92′	N 71°35′57″ E	34°32′15″
C8	47.12′	30.00′	42.43′	N 43°52′05″ E	90°00′00″
C9	36.30′	430.00′	36.29′	N 01°17′12″ E	4°50′13″
C10	35.50′	370.00′	35.48′	N 01°36′53″ E	5°29′48″
C11	47.12′	30.00′	42.43′	N 46°07′55″ W	90°00′00″
C12	47.12′	30.00′	42.43′	N 43°52′05″ E	90°00′00″
C13	9.90′	170.00′	9.90′	N 02°48′04″ W	3°20′17″
C14	31.30′	170.00′	31.26′	S 09°44′41″ E	10°32′58″
C15	40.47′	230.00′	40.42′	N 06°10′22″ W	10°04′54″
C16	47.12′	30.00′	42.43′	N 46°07′55″ W	90°00′00″
C17	162.76′	270.00′	160.30′	S 71°35′57″ W	34°32′16″
C18	157.06′	330.00′	155.58′	S 67°57′53″ W	27°16′09″
C19	57.05′	40.00′	52.33′	S 40°44′37″ W	81°42′40″
C44	46.30′	300.00′	46.26′	N 11°51′30″ W	8°50′35″
C45	69.40′	100.00′	68.02′	N 27°21′02″ E	39°45′56″



Easement Hatch Legend

- 12′ Water Easement
- 12′ General Utility Easement (unless otherwise noted)
- Sanitary Easement
- Storm Water Management Easement
- Temporary Turnaround Easement
- Right of Way to be Dedicated

Building Setbacks

- Front: 30 Feet
- Side: 15 Feet
- Rear: 15 Feet

* UNLESS OTHERWISE NOTED

STATE OF OHIO
DANIEL P. ENGLE
8452
REGISTERED PROFESSIONAL SURVEYOR

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.
0 30 60 120
N

THE RESERVE AT SHARON PHASE 1

PLAN WEST

PROJECT NUMBER
1992-A

DATE
2023-09-22

3
4

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See Sheet 3 of 4

N 89°39'29" E 1476.82' Msd. 1478.76' Dd.

61.77' | 423.05' | 18.26' | 56.45'

109.37' N 00°20'21" W

216.84' N 05°12'30" E

147.52'

20.0' | 10.0'

SL:10
86,236 SF
1.9797 AC

N 42°59'18" W 31.98'

N 43°43'17" W 69.67'

15.0' | 69.33'

90.23' S 89°51'51" W

N 34°39'02" W 45.13'

85.84' S 88°52'05" W

N 01°07'55" W 7.20'

S 88°52'05" W 19.69'

20' Setback

S 39°14'05" W 407.92'

S 45°34'04" W 235.48'

O.P.F.

Block 'C'
Future Development
410,432 SF
9.4222 AC

S 31°17'20" E 188.31'

215.18'

15.0'

99.59' | 123.13'

467.14'

N 39°58'57" E 140.73'

101.24'

39.49'

SL:9
20,583 SF
0.4725 AC

S 41°03'59" E 166.61'

C29 | C39 | C28 | C30 | 12.0'

SL:11
57,829 SF
1.3276 AC

N 44°09'30" E 31.21'

N 74°21'25" E 305.40'

78.11'

98.87'

102.51'

S 31°51'04" E 185.15'

SL:8
21,405 SF
0.4914 AC

C26 | C27 | C31 | EC43

S 69°13'12" E 180.15'

N 82°13'22" E 221.70'

120.01'

76.96'

25.90'

212.26'

S 23°37'23" E 205.91'

SL:7
21,784 SF
0.5001 AC

C25 | C32 | EC42

S 90°00'00" W 47.82'

SL:6
24,941 SF
0.5726 AC

C24 | C33

SL:12
35,234 SF
0.8089 AC

N 42°35'48" W 241.99'

130.20'

S 14°44'03" E

SL:4
26,309 SF
0.6040 AC

S 02°06'22" E 201.48'

S 05°45'56" E 213.17'

SL:5
25,405 SF
0.5832 AC

C23 | C20 | C34 | EC41

SL:13
32,740 SF
0.7516 AC

93.59'

1289.66' Msd.

S 10°41'27" W 1293.82' Dd.

Reserve Boulevard, 60' (T.H.)

C22 | C21 | C35 | EC40

62.50'

S 73°16'13" W 71.69'

S 52°29'41" W 69.50'

N 34°29'40" W 206.48'

167.03'

SL:14
26,711 SF
0.6132 AC

C36 | C37 | C38

66.23'

N 27°01'26" W 219.56'

219.51'

15.0'

147.68'

SL:15
26,490 SF
0.6081 AC

N 19°52'20" W 202.77'

SL:18
22,833 SF
0.5242 AC

N 04°33'42" W 183.54'

SL:17
25,721 SF
0.5905 AC

N 12°03'01" W 203.63'

SL:16
28,336 SF
0.6505 AC

147.48'

N 63°42'01" E 647.27'

91.50'

130.02'

148.02'

60.07'

N 89°28'04" E 592.21'

STATE OF OHIO
DANIEL P. ENGLE
8452
REGISTERED PROFESSIONAL SURVEYOR

Block 'D'
Future Development
606,322 SF
13.9192 AC

See Sheet 3 of 4

Building Setbacks

- Front: 30 Feet
- Side: 15 Feet
- Rear: 15 Feet

* UNLESS OTHERWISE NOTED

Easement Hatch Legend

- 12' Water Easement
- 12' General Utility Easement (unless otherwise noted)
- Sanitary Easement
- Storm Water Management Easement
- Temporary Turnaround Easement
- Right of Way to be Dedicated

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
C20	702.30'	900.00'	684.62'	N 66°30'48" E	44°42'35"
C21	70.58'	870.00'	70.56'	N 86°32'39" E	4°38'53"
C22	136.07'	870.00'	135.94'	N 79°44'21" E	8°57'41"
C23	134.86'	870.00'	134.72'	N 70°49'04" E	8°52'53"
C24	124.84'	870.00'	124.73'	S 62°15'59" W	8°13'17"
C25	139.81'	870.00'	139.66'	S 53°33'07" W	9°12'27"
C26	17.91'	870.00'	17.91'	S 48°21'30" W	1°10'47"
C27	36.98'	40.00'	35.68'	S 21°17'04" W	52°58'03"
C28	78.08'	70.00'	74.10'	S 26°45'21" W	63°54'38"
C29	86.16'	70.00'	80.82'	N 86°01'38" W	70°31'24"
C30	87.41'	70.00'	81.84'	S 14°59'34" E	71°32'44"
C31	91.51'	70.00'	85.13'	S 58°13'47" W	74°53'58"
C32	33.70'	40.00'	32.72'	S 71°32'29" W	48°16'35"
C33	131.65'	930.00'	131.54'	S 51°27'31" W	8°06'39"
C34	121.16'	930.00'	121.08'	S 59°14'47" W	7°27'53"
C35	121.40'	930.00'	121.31'	S 66°43'06" W	7°28'45"
C36	121.46'	930.00'	121.37'	S 74°11'58" W	7°28'59"
C37	121.46'	930.00'	121.38'	S 81°40'57" W	7°28'59"
C38	55.90'	930.00'	55.90'	N 87°08'46" E	3°26'39"
C39	343.16'	70.00'	89.17'	S 44°45'36" E	280°52'44"
EC40	52.36'	942.00'	52.35'	N 68°51'56" E	3°11'05"
EC41	176.64'	942.00'	176.38'	S 53°26'48" W	10°44'37"
EC42	36.58'	50.00'	35.77'	S 69°02'09" W	41°55'19"
EC43	25.96'	82.00'	25.85'	S 29°51'02" W	18°08'28"

Davey Resource Group
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DAVEY Resource Group

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

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THE RESERVE AT SHARON PHASE 1

PLAN EAST

PROJECT NUMBER
1992-A
DATE
2023-09-22

4
4

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