Final Plat

Rock Ridge Estates

Hinckley Township

Meeting:	September 6, 2023	**Sublots:**	24
App. No.:	066-2023 FP	**Zoning:**	R-1 Single-Family Residential
Owner:	RR Creek LLC	**Utilities:**	Onsite Septic and Central Water
Engineer:	Davey Resource Group	**School Dist.:**	Highland Local
Parcel No.:	016-03A-18-001	**Reviewer:**	Denise Testa
Site Area:	74.40 acres		

EXECUTIVE SUMMARY

The subject site is located on the west side of Stony Hill Road, east of West 130th Street and north of Babcock Road. The applicant proposes to construct the subdivision with 24 sublots between 2.2 and 5.0 acres terminating in a permanent cul-de-sac. Onsite septic and central water facilities are available.

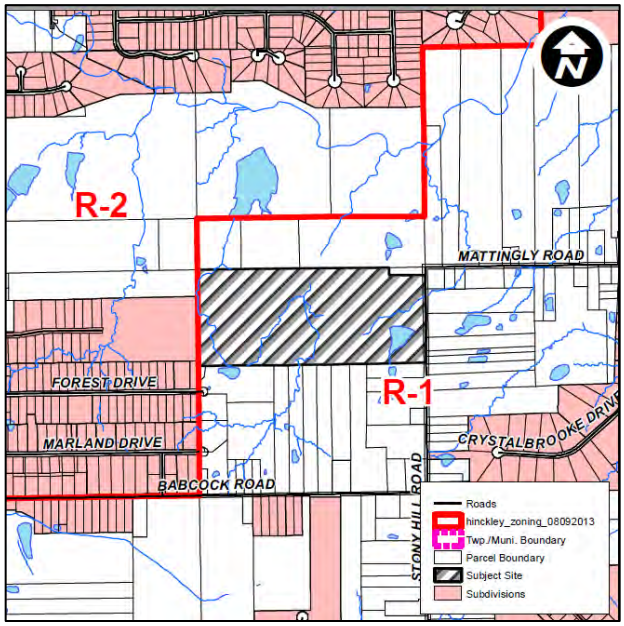
RECOMMENDATION: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Single Family Residential	Golf Course/Open Field
East	R-1 Single Family Residential	Residential
South	R-1 Single Family Residential	Residential
West	R-2 Single Family Residential	Subdivision

Proposal: The applicant proposes the following on the 74-acre site:

- 24 sublots;
- Street A with a 60 foot right-of-way (ROW) terminating in a permanent cul-de-sac;
- Onsite septic and central water; and
- Five storm water basins.



Access: The site has direct frontage on Stony Hill Road.

Site Conditions: The site includes a driveway leading to a residence with accessory buildings, cropland, evergreen/deciduous forest, and lake. The site is primarily cropland and forest. GIS indicates evergreen forest and deciduous forest as well as a lake in the southeastern corner of the site. Topography varies throughout the site, with steep slopes going through the center of the parcel. GIS indicates riparian setbacks on the site.

Zoning: The purpose of the R-1 District is to "provide for the development of low density single-family residential dwellings on subdivided lots with a minimum lot size of two (2) acres that will promote the continuation of the predominately rural character of the Township."

Permitted uses include detached single-family homes, accessory buildings and uses, and rear or back lots (ZR § 6R1.2). The proposal is consistent with zoning.

Comprehensive Plan: The Future Land Use Map, Figure LU.10, of the 2015 Master Policy Plan recommends the subject site for single-family residential use. Objective LU.4 states that the community should "[g]row consistently with the future land use map." Action LU.4.1 states "[m]ake future development and zoning decisions that support the implementation of the Future Land Use Map."

Objective LU.1 states that the community should "[p]romote rural low-density development" by "[m]aintain[ing] a 2-acre minimum lot size in the R-1 District" (Action LU.1.1).

Agency Comments: *Italicized text* indicates agency comments.

Hinckley Township Agencies: CONDITIONAL APPROVAL
speterlin@hinckleytwp.org
330.278.4181

Police Chief Centner did not send a formal report, and he is okay with the site plan as presented.

Melissa Augustine, Hinckley Township Trustee

The Hinckley Township Board of Trustees unanimously agreed to the following in the March 3, 2020 meeting:

Schulte stated that he and Zoning Inspector Wilson have reviewed conceptual plans for two proposed subdivisions: one is off West 130th and the other is off Stony Hill. Mr. Schulte is concerned because Medina County has suggested connecting the two subdivisions and requiring one through street rather than the Township preferred cu-de-sac. Mr. Schulte feels that cul-de-sacs encourage a neighborhood feel and a rural atmosphere and opposes a through street. Ms. Augustine agreed, adding that to maintain property values a neighborhood atmosphere is preferred. Mr. Schulte indicated that the County requires a Resolution for each subdivision stating its opposition to a through street. Mr. Schulte made a motion to approve Resolution #030320-05 which approves no through streets for the proposed Bailey Subdivision. Burns second. Vote: A-yes, B-yes, S-yes. Mr. Schulte made a motion to approve Resolution #030320-06 which approves no through streets for the proposed Pine Hills Subdivision. Burns second. Vote: A-yes, B-yes, S-yes.

The Hinckley Township Comprehensive Plan supports this effort. Comprehensive Plan, page 71, Action MO.1.1.- Discourage interconnections of streets in order to minimize traffic, promote neighborhoods and enhance the rural environment as long as the existing roadway pattern

provides safe and convenient access. It is my opinion that this language would extend to stub streets as well.

Marcus Fischer, Zoning Commission Chairperson

The Zoning Commission conducted a preliminary site plan review and approved of a preliminary site plan submitted by the developer. The developer recently submitted a request to proceed with a final site plan review at our September meeting.

Tom Wilson, Zoning Inspector

1. *Three (3) oil wells and setbacks not shown on final plat (MC Engineers site under infrastructure detail shows three oil wells on the property).*
2. *Water hydrants not shown.*
3. *To confirm frontage at ROW, need to see actual frontage listed for each lot, not coded to refer to key - difficult to follow key.*
4. *Does the HOA take responsibility for future maintenance of ponds and wetlands?*
5. *Confirm new streetlight at the intersection of Rockridge Drive and Stony Hill Road.*
6. *Need rendering of permanent subdivision sign.*
7. *Follow Zoning Resolution – Chapter 11 – Final Site Plan Review requirements.*

Mike Behary, Road Superintendent

After looking through the plans, the service department found that the total road width to be constructed is planned to only be 20 foot/10 foot per lane. Per the new subdivision standards, the total width needs to be changed to 22 foot/11 foot per lane.

Fire Chief Jestin Grossenbaugh, Hinckley Township Fire Department

We have reviewed both plans and see no concerns on the fire and life safety side of these projects. The applicant needs to show the fire hydrants and confirm requirements are met.

David Wos: APPROVAL
Medina County Health Department
dwos@medinahealth.org
330.723.9523 x717

All 24 lots were inspected and approved for feasible sewage systems on October 5, 2022. Preliminary system designs were received for each lot showing adequate space on contour for on-lot systems. MCHD requires nothing further.

Medina County Tax Maps
taxmaps@medinaco.org
330.725.9798

As in the preapproval sent to Mr. Engle, he has not satisfactorily established the south line of the property by having 2 pins on the line or a record distance.

Ben Romine: APPROVAL
Medina County Sanitary Engineers Office
bromine@medinaco.org
330.723.9575

The proposed plat is acceptable to the Medina County Sanitary Engineer (MCSE). This plat can be signed by the MCSE once the water main is installed to the satisfaction of the MCSE or adequate financial guarantees have been approved.

Erik Malinoski: CONDITIONAL APPROVAL
County Engineer's Office
emalinowski@medinaco.org
330.764.8879

1. *Install a lot corner pin between Sublots 15 and 16.*
2. *The conservation easements should match the stream mitigation plan approved by the Army Corps of Engineers.*
3. *Determine with Army Corps of Engineers if specific language regarding the conservation easements is needed on the plat.*

Department of Planning Services (DPS) Staff Comments:

1. The following items were included with the Final Plat Application.
   a. Ohio Environmental Protection Agency (OEPA) Letter: Notice of Intent (NOI) Approval
   b. OEPA Approval Letter: Detail Plans Received from the Medina County Sanitary Engineer
   c. Medina County Health Department Sewage System Site Review Forms
   d. Army Corp of Engineers: Nationwide Permit #LRB-2-22-00686
2. The following required data/information was not provided on or with the Preliminary Plan Subdivision Regulations Article IV Section 404.C:
   a. 2.b.9. Oil and/or gas wells, storage tanks and separator units…If oil/gas wells have been abandoned and plugged, documentation of such from ODNR must be submitted.
   b. 2.c.8.a. For sites reserved for public use or common use of property owners, for parks, playgrounds, or other uses, a draft of any proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan. Said description shall include: If applicable, agreements and provisions for any community association, homeowner's association, or owner's association with provision for association membership and responsibility.

   c. 2.c.9. If applicable, the enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws.
   d. 2.d.4. All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert on the same page.
3. Page 4 of the Final Plat: The legend in the bottom left corner displays the Conservation Easement. The statement, "See Sheet…," appears to be incomplete.
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.3. A subdivision not served by a public sanitary sewer system shall have certification by the Medina County Health Department stating, "The Medina County Health Department had 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." Such certification shall be in the form of an executed signature block on the original mylar and signed by the Medina County Health Commissioner. Please add a signature block for the Health Commissioner.
   f. (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.
   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)g.8. Certification by the Medina County Engineer stating, "Construction plans have been approved."
   j. (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.
   k. (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. The Prosecutor's Office has reviewed the HOA documents.

l. (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.

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

n. (5)b.3. The Final Plat is in substantial conformity with Preliminary Plan and approval conditions with the exception of the items listed above.

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

p. (5)b.5. 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.

q. (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.

r. (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 Rock Ridge Estates Final Plat pending submission of the required data/information and satisfying all regulatory agency comments.

APPROVALS

The Township Trustees of Hinckley 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 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

Rock Ridge Estates

Creating Sublot Nos. 1 through 24 and dedicating Hard Rock Way and a portion of Stony Hill Road

Situated in the Township of Hinckley, County of Medina and State of Ohio and being part of Original Hinckley Township Lot No. 22 and further known as being all of a 74.40 acre parcel of land conveyed to RR Creek LLC by deed filed January 11, 2022 and recorded in Doc. No. 2022OR000825 of the Medina County Recorder's Records.

LOCATION MAP
N.T.S.
LATITUDE: 41°15'34.1" LONGITUDE: 81°46'07.7"

AREA TABLE	
Name	**Acres**
Sublots (24)	69.7759
Dedicated Right-of-Way	4.3642
Total	**74.1401**

NOTES

REFERENCES:

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

Surveys on file with the Medina County Highway Engineer.

"Plat of Survey" by Guy P. Haney, P.S. 7631, recorded in Survey Book 36, Page 202 of Medina County Survey Records.

"Lot Split of land owned by Pine Hills Golf Club Inc." by Jeremy M. Sack, P.S. 8557, recorded in Survey Book 2020, Page 177 of Medina County Survey Records.

"Plat of Survey" by Charles A. Rolling, P.S. 5569, recorded in Survey Book 19, Page 113b of Medina County Survey Records.

BASIS OF BEARINGS:

Centerline bearing of Stony Hill Road (C.H. 48) was calculated to be North 00°42'25" West between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

ACCEPTANCE

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

owner/agent of RR Creek 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

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.

Dan P. Engle P.S. No. S-8557 Date

STATE OF OHIO
DANIEL P. ENGLE 8452
REGISTERED PROFESSIONAL SURVEYOR

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	X
MONUMENT BOX	Ⓜ	Ⓜ
IRON PIN	○ I.P.F.	●
IRON PIPE	◎ P.F.	
LIMITED ACCESS R/W	Ex LA	Ex LA
CENTERLINE		
PROPERTY LINE		
RIGHT-OF-WAY LINE	Ex R/W	
EASEMENT LINE		
ORIGINAL PROP. LINE		
ORIGINAL LOT LINE		

Note: All property corners are marked by a 5/8 inch by 30 inch iron pin affixed with a plastic cap bearing the inscription "DRG ENG, 7631-8557". All centerline monuments boxes contain a 3/4 inch by 30 inch iron pin affixed with a plastic cap bearing the inscription "DRG ENG, 7631-8557"

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

ROCK RIDGE ESTATES

TITLE

PROJECT NUMBER
2239

DATE
2023-08-03

1
5

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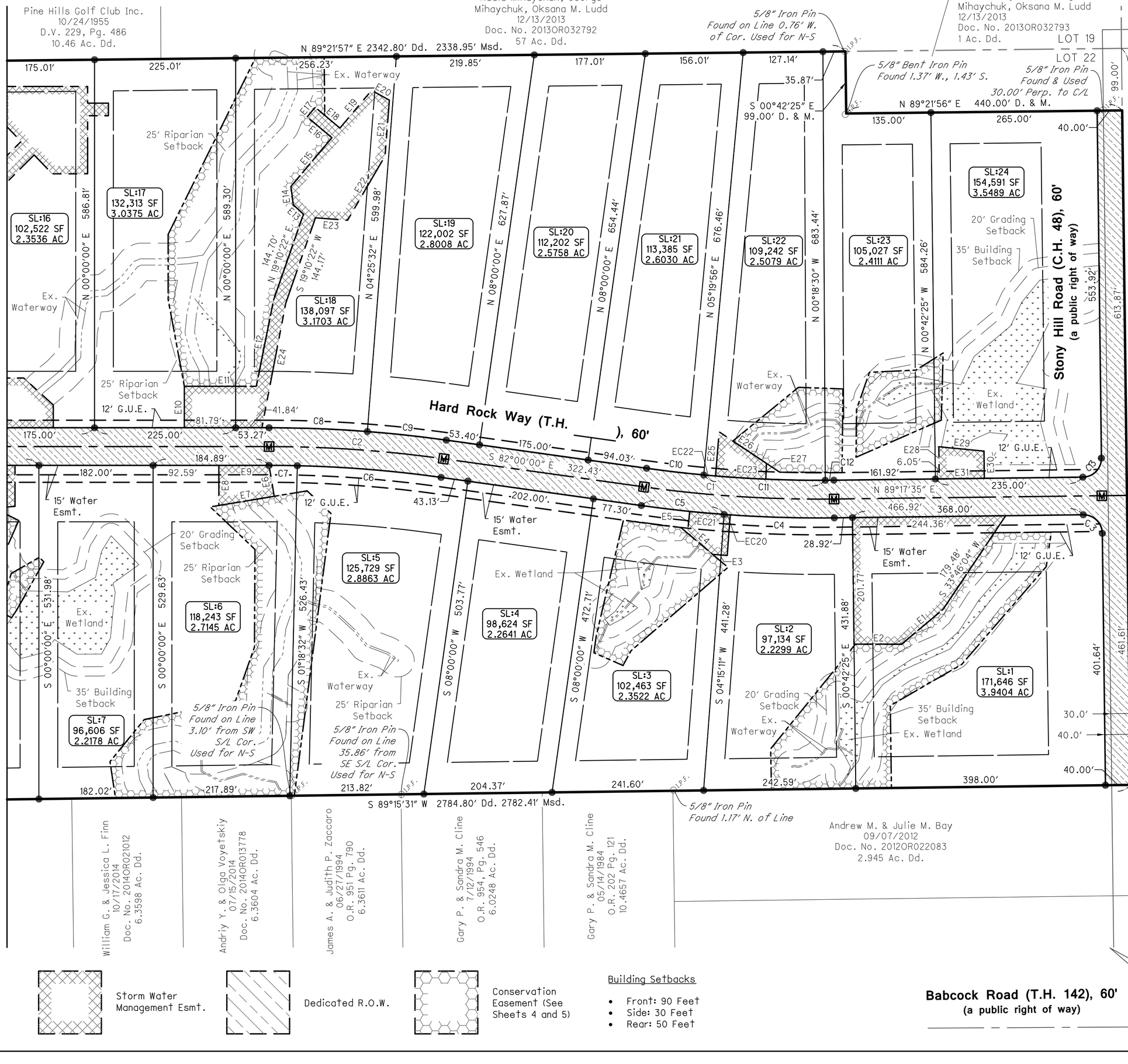

GENERAL LINE TABLE		
SEGMENT	LENGTH	DIRECTION
E1	86.56′	S 49°57′58″ W
E3	23.31′	N 85°49′13″ W
E4	52.56′	N 49°46′52″ W
E5	34.82′	N 05°48′34″ E
E6	49.98′	S 09°26′12″ E
E7	89.48′	S 80°35′46″ W
E8	63.92′	N 00°00′00″ E
E9	80.08′	N 90°00′00″ E
E10	66.10′	N 00°00′00″ E
E11	114.69′	S 89°57′46″ E
E12	140.58′	N 11°20′00″ E
E13	22.02′	N 47°11′27″ W
E14	29.41′	N 07°28′28″ W
E15	101.59′	N 40°00′00″ E
E16	51.54′	N 50°00′00″ W
E17	20.00′	N 40°00′00″ E
E18	51.54′	S 50°00′00″ E
E19	78.57′	N 40°00′00″ E
E20	32.35′	S 60°58′19″ E
E21	89.36′	S 04°25′32″ W
E22	118.57′	S 30°15′32″ W
E23	51.31′	N 85°34′28″ W
E24	202.19′	S 10°50′24″ W
E25	70.63′	N 04°41′06″ E
E26	90.75′	S 56°18′33″ E
E27	25.15′	S 02°26′11″ W
E28	51.23′	N 00°42′25″ W
E29	72.38′	S 84°32′51″ E
E30	43.46′	S 00°42′25″ E
E31	71.97′	S 89°17′35″ W

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 = 100 ft.

ROCK RIDGE ESTATES
SUBLOTS EAST

PROJECT NUMBER 2239
DATE 2023-08-03

STATE OF OHIO
DANIEL P. ENGLE 8452
REGISTERED PROFESSIONAL SURVEYOR

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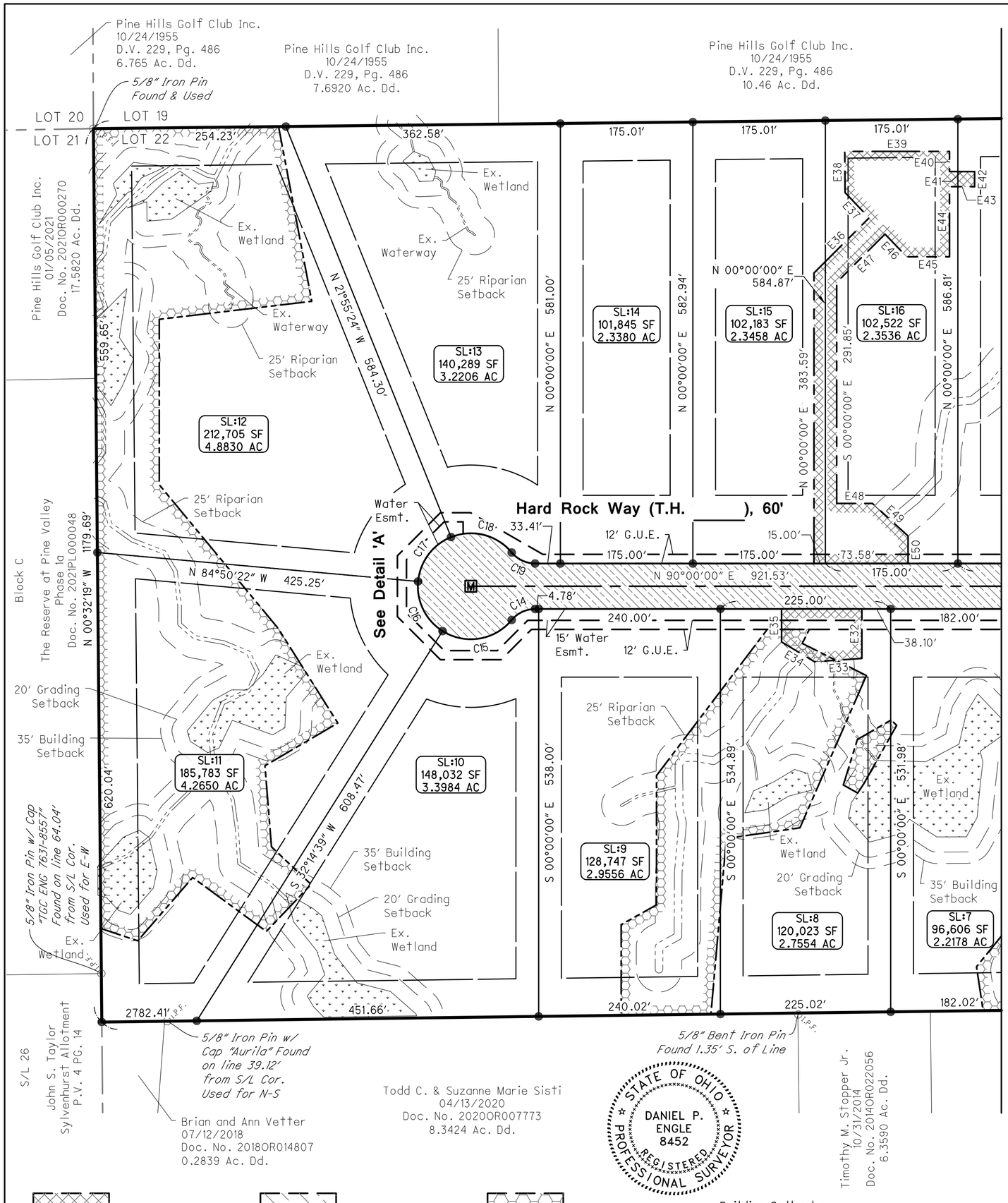
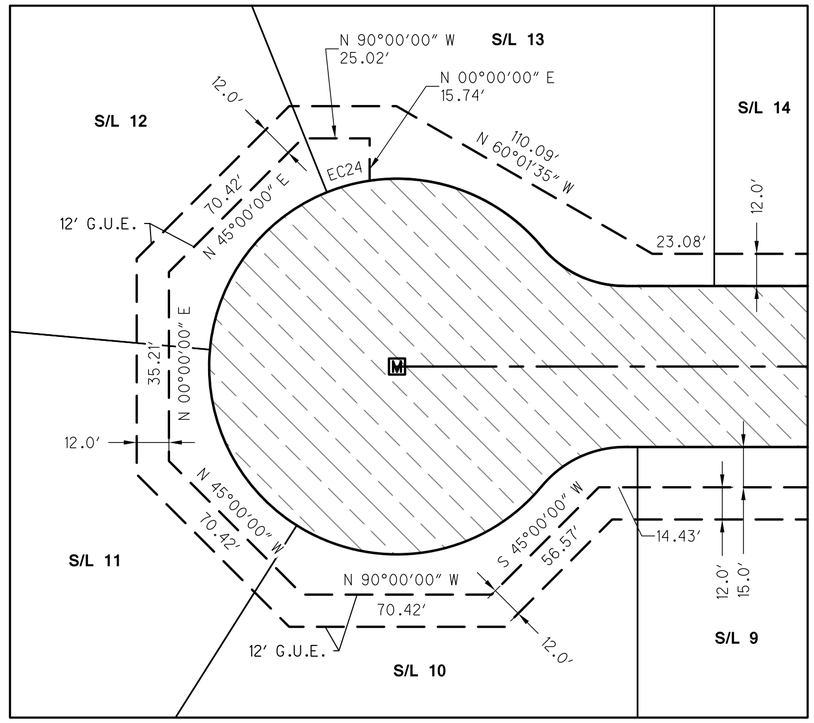


See Sheet 2 of 5

See Sheet 2 of 5



Detail 'A'

SCALE (IN FEET)
1 inch = 40 ft.

GENERAL CURVE TABLE					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	303.93′	2000.00′	303.64′	S 86°21′13″ E	8°42′25″
C2	279.25′	2000.00′	279.03′	S 86°00′00″ E	8°00′00″
C3	47.12′	30.00′	42.43′	S 45°42′25″ E	90°00′00″
C4	175.74′	2030.00′	175.68′	S 88°13′37″ E	4°57′36″
C5	132.75′	2030.00′	132.73′	S 83°52′24″ E	3°44′49″
C6	230.06′	1970.00′	229.93′	S 85°20′44″ E	6°41′28″
C7	45.00′	1970.00′	45.00′	S 89°20′44″ E	1°18′32″
C8	156.80′	2030.00′	156.76′	N 87°47′14″ W	4°25′32″
C9	126.64′	2030.00′	126.62′	N 83°47′14″ W	3°34′28″
C10	91.73′	1970.00′	91.72′	N 83°20′02″ W	2°40′04″
C11	193.93′	1970.00′	193.86′	N 87°29′17″ W	5°38′26″
C12	13.71′	1970.00′	13.71′	S 89°29′33″ W	0°23′56″
C13	47.12′	30.00′	42.43′	S 44°17′35″ W	90°00′00″
C14	35.24′	40.00′	34.11′	N 64°45′38″ E	50°28′44″
C15	101.07′	70.00′	92.51′	N 80°52′58″ E	82°43′23″
C16	76.87′	70.00′	73.06′	S 26°17′52″ E	62°54′58″
C17	76.87′	70.00′	73.06′	S 36°37′07″ W	62°54′58″
C18	88.46′	70.00′	82.69′	N 75°43′20″ W	72°24′08″
C19	35.24′	40.00′	34.11′	N 64°45′38″ W	50°28′44″
EC20	9.77′	2030.00′	9.77′	S 85°53′05″ E	0°16′33″
EC21	55.14′	2030.00′	55.14′	S 84°58′07″ E	1°33′23″
EC22	18.83′	1970.00′	18.83′	S 84°56′30″ E	0°32′51″
EC23	80.37′	1970.00′	80.37′	N 86°23′03″ W	2°20′15″
EC24	16.56′	70.00′	16.52′	N 74°51′18″ E	13°33′25″

GENERAL LINE TABLE		
SEGMENT	LENGTH	DIRECTION
E32	65.38′	S 00°00′00″ E
E33	62.71′	S 86°02′17″ W
E34	50.76′	N 58°58′28″ W
E35	43.55′	N 00°00′00″ E
E36	103.03′	N 45°00′00″ E
E37	46.11′	N 43°41′20″ W
E38	54.36′	N 00°22′55″ W
E39	138.36′	N 90°00′00″ E
E40	26.59′	S 00°00′00″ E
E41	33.21′	S 89°51′25″ E
E42	20.00′	S 00°12′27″ W
E43	33.14′	N 89°51′25″ W
E44	92.61′	S 00°00′00″ E
E45	56.44′	S 89°59′43″ W
E46	41.58′	N 43°44′28″ W
E47	90.24′	S 45°00′00″ W
E48	47.16′	N 90°00′00″ E
E49	63.79′	S 47°36′33″ E
E50	36.30′	S 00°00′00″ E

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DAVEY Resource Group

SCALE (IN FEET)
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ROCK RIDGE ESTATES
SUBLOTS WEST

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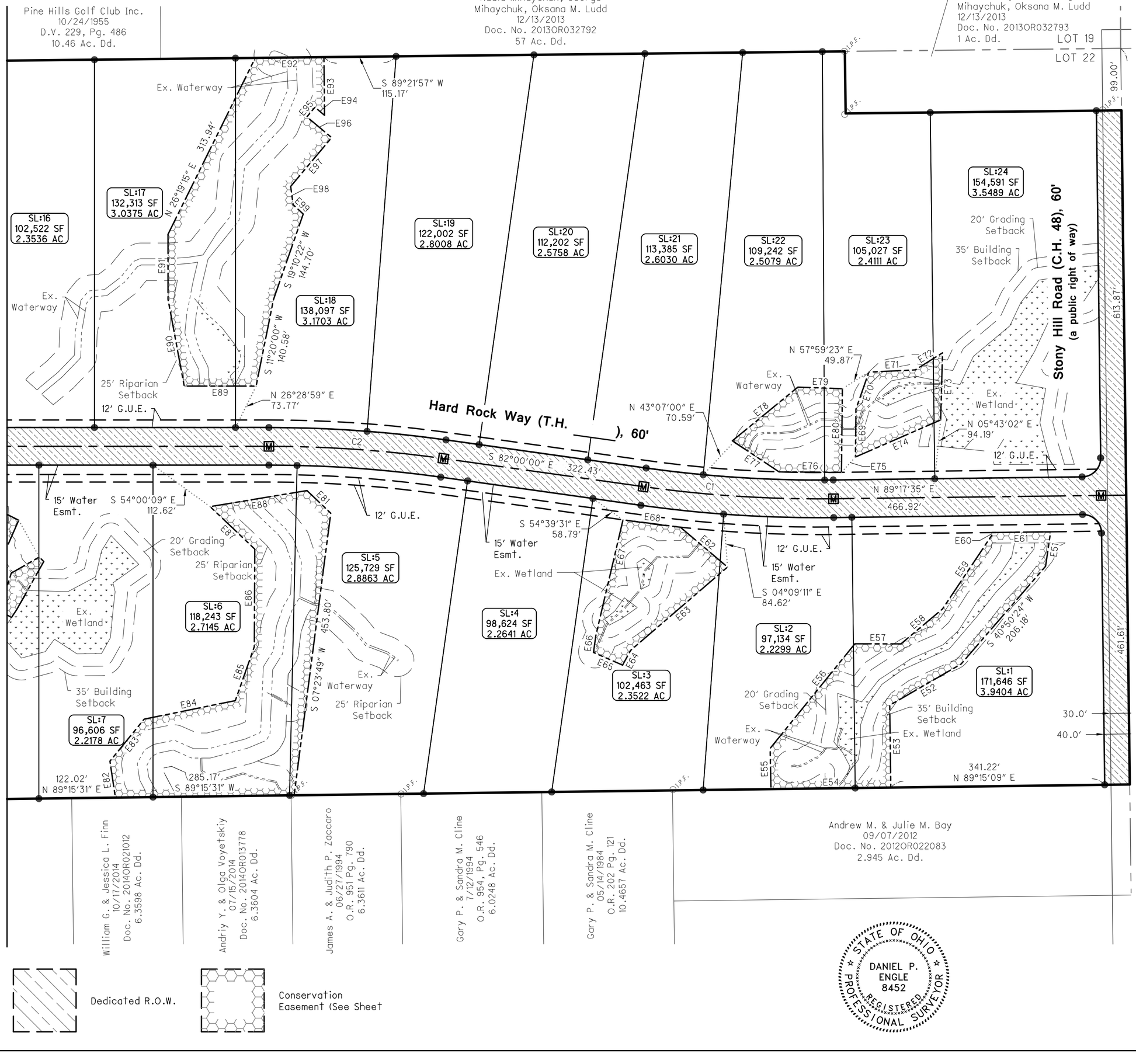

EASEMENT LINE TABLE

SEGMENT	LENGTH	DIRECTION
E51	55.63′	S 08°14′46″ W
E52	131.35′	S 59°59′49″ W
E53	131.35′	S 00°44′29″ E
E54	191.19′	S 89°16′11″ W
E55	64.96′	N 01°10′27″ W
E56	214.72′	N 38°59′43″ E
E57	73.60′	S 89°54′59″ E
E58	86.56′	N 49°57′58″ E
E59	141.04′	N 33°46′04″ E
E60	4.77′	N 10°56′33″ W
E61	94.91′	N 89°17′33″ E
E62	98.46′	S 49°47′23″ E
E63	203.78′	S 49°18′14″ W
E64	26.89′	S 28°32′30″ W
E65	50.68′	N 66°27′55″ W
E66	27.49′	N 08°00′00″ E
E67	189.37′	N 13°13′01″ E
E68	92.25′	S 82°40′52″ E
E69	76.45′	N 00°36′59″ E
E70	62.52′	N 19°16′20″ E
E71	74.05′	N 87°17′28″ E
E72	51.39′	N 57°53′04″ E
E73	107.17′	S 01°35′51″ W
E74	148.28′	S 66°29′09″ W
E75	33.03′	N 42°22′43″ E
E76	99.51′	N 89°36′42″ W
E77	89.53′	N 56°18′33″ W
E78	135.02′	N 50°39′36″ E
E79	71.06′	S 87°59′10″ E
E80	133.44′	S 00°36′59″ W
E81	52.38′	S 46°26′59″ E
E82	58.72′	N 08°30′37″ W
E83	86.56′	N 39°09′52″ E
E84	148.28′	N 78°31′03″ E
E85	91.09′	N 19°25′24″ E
E86	155.82′	N 00°18′18″ E
E87	98.39′	N 46°26′59″ W
E88	156.61′	N 80°35′46″ E
E89	114.69′	N 89°57′46″ W
E90	140.97′	N 10°34′39″ W
E91	103.57′	N 00°00′00″ E
E92	109.52′	N 89°21′57″ E
E93	92.80′	S 00°38′03″ E
E94	20.01′	N 50°00′00″ W
E95	20.00′	S 40°00′00″ W
E96	51.54′	S 50°00′00″ E
E97	101.59′	S 40°00′00″ W
E98	29.41′	S 07°28′28″ E
E99	22.02′	S 47°11′27″ E

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DAVEY Resource Group

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

ROCK RIDGE ESTATES
CONSERVATION ESMT. EAST

PROJECT NUMBER
2239
DATE
2023-08-03

4
5

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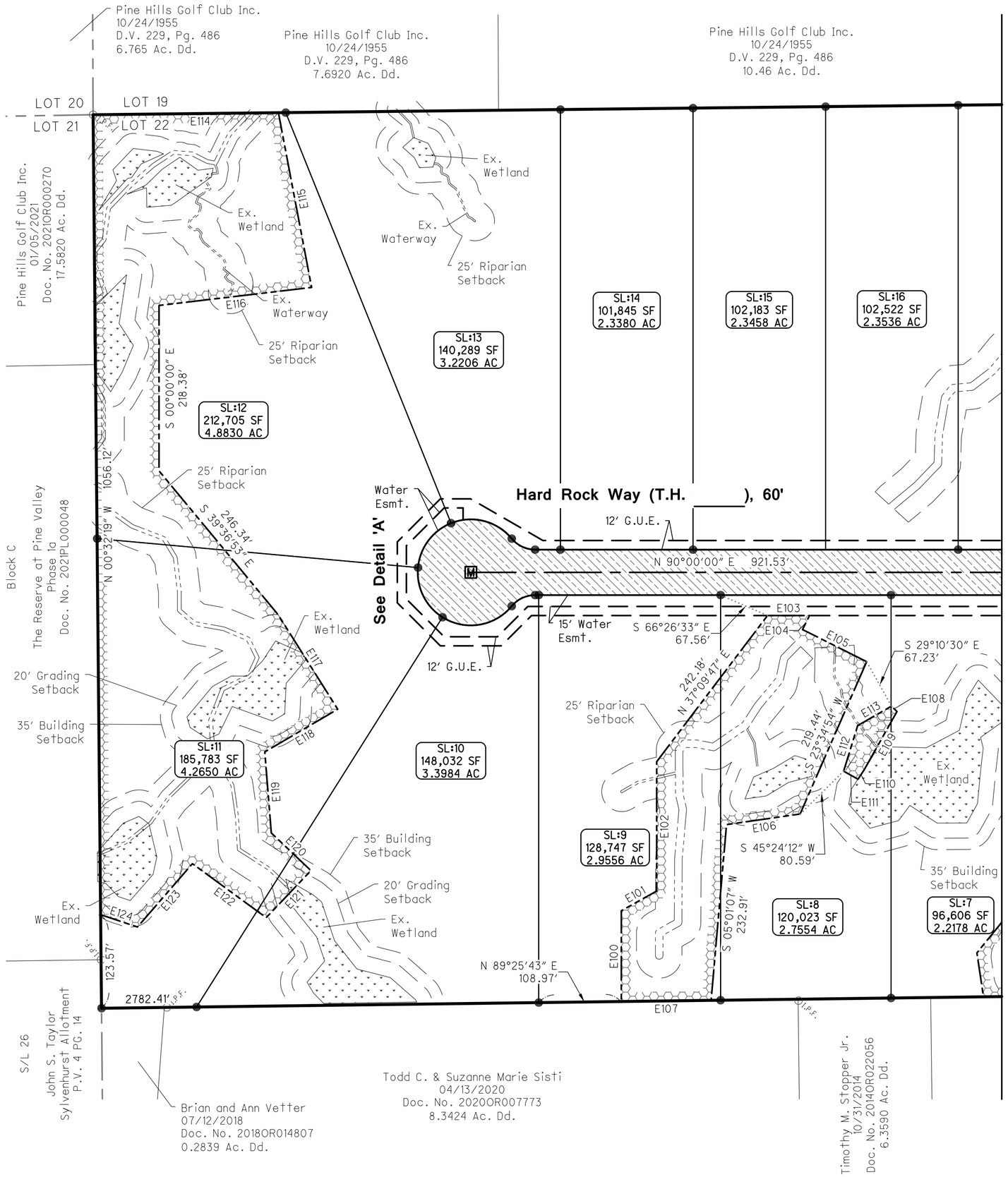

EASEMENT LINE TABLE		
SEGMENT	LENGTH	DIRECTION
E100	120.12′	N 00°00′00″ E
E101	53.44′	N 60°49′36″ E
E102	170.75′	N 00°00′00″ E
E103	55.52′	N 90°00′00″ E
E104	20.70′	S 26°37′04″ W
E105	94.69′	S 63°22′56″ E
E106	98.15′	S 81°48′08″ W
E107	118.56′	S 89°06′08″ W
E108	10.18′	S 45°09′11″ E
E109	88.30′	S 29°23′00″ W
E110	14.81′	S 33°23′08″ W
E111	21.71′	N 60°37′00″ W
E112	62.88′	N 17°07′50″ E
E113	51.54′	N 60°02′40″ E
E114	244.57′	N 89°21′57″ E
E115	234.82′	S 10°45′12″ E
E116	202.78′	S 83°15′27″ W
E117	147.68′	S 32°14′48″ E
E118	111.56′	S 59°38′21″ W
E119	107.33′	S 04°34′51″ E
E120	72.17′	S 46°26′55″ E
E121	85.72′	S 43°33′05″ W
E122	120.60′	N 53°47′31″ W
E123	110.69′	S 40°59′12″ W
E124	51.23′	N 71°26′19″ W

STATE OF OHIO
DANIEL P. ENGLE
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DAVEY Resource Group

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

N

ROCK RIDGE ESTATES
CONSERVATION ESMT. WEST

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5
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