Final Plat

Sharon Falls, Phase 3

Sharon Township

Meeting:	October 4, 2023	**Site Area:**	29.8538 acres
App. No.:	075-2023 FP	**Sublots:**	8 sublots
Applicant:	Sharon Acres, Inc.	**Zoning:**	R-1 Residential
Engineer:	Lewis Land Professionals, Inc.	**Utilities:**	Central Water and Sewer
Developer:	Sharon Acres, Inc.	**School:**	Highland Local
Parcel No.:	033-12B-19-027	**Reviewer:**	Rob Henwood

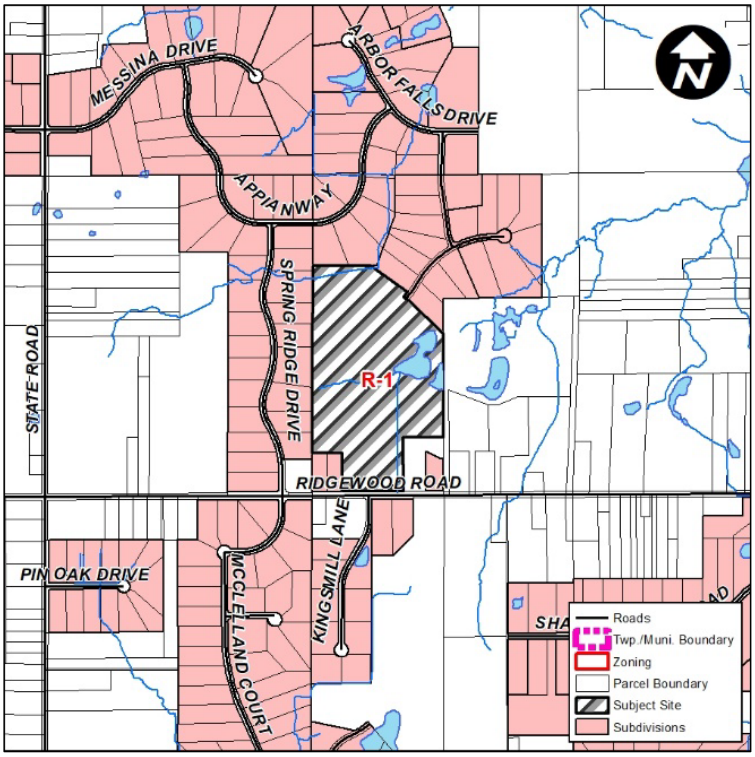
EXECUTIVE SUMMARY

The site is located on the north side of Ridgewood Road between Ridge and Medina Line Roads creating eight sublots on the 29.8538-acre site served by central water and sewer. The Final Plat is consistent with the approved Preliminary Plan.

Recommendation: **APPROVE WITH MODIFICATIONS**

Proposal: The applicant proposes eight sublots served by central water and sewer and an extension of Sharon Falls Drive to the southwest and create Falling Water Way to the south.

Phases 1 and 2 are platted, after this phase there will be nine remaining sublots to be platted in Phase 4, the last phase of the subdivision.



Access: The subdivision will access Ridgewood Road to the south as well as Stags Leap connecting to the north into Estates of Sharon Falls. All streets are public with 60 feet of right-of-way.

Zoning: The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single family homes are permitted uses. The minimum lot size is two acres with a minimum 200-foot lot width or 60 feet of frontage on cul-de-sacs with 200 foot lot width, measured at the building line.

History: The Preliminary Plan was originally approved July 2007. The most recent Preliminary Plan was approved in September 2023. The most recent Final Plat, Phase 2, was approved in August 2019. The complete approval history is included below.

Agency Comments: *Italicized text* indicates agency comments.

MCPC Approval	Date
Concept Plan	May 2007
Preliminary Plan	July 2007
Preliminary Plan Extension	July 2009
Preliminary Plan Extension	June 2010
Preliminary Plan Extension	November 2015
Preliminary Plan Extension	December 2016
Final Plat, Ph. 1	August 2017
Revised Preliminary Plan	February 2017
Preliminary Plan Extension	March 2019
Final Plat, Ph. 2	August 2019
Preliminary Plan Extension	April 2020
Revised Preliminary Plan	July 2022
Revised Preliminary Plan (administrative)	September 2023

Mike Martin
Tax Map Department
taxmaps@medinaco.org
330.725.9798

No changes.

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

The engineer is to provide the Medina County Sanitary Engineer (MCSE) with a copy of revised construction plans to match the proposed changes in Phase 3 Plat. Additionally, a revised copy of the Phase 3 construction plans will need to be sent to the Ohio EPA's Drinking & Ground Waters and Surface Water Divisions. All water and sanitary sewer main installed with the Phase 3 construction and outside of the phase limits are to be installed within an easement. Any easements within the Right of Way of future phases are to be vacated upon the recording of that plat. Once the above comments are addressed and our utilities have been satisfactorily installed or adequate financial guarantees have been approved, the MCSE will sign the plat.

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

1. *As previously requested via email correspondence on 7/28/2023, additional easement should be provided along the northern property line of S/L 18 and should extend along the eastern property line of S/L 18 and S/L 19 to provide access for maintenance of the proposed basins and outlet structures within Easement "A." The easement revision shall be shown on the plat and construction drawings.*
2. *The proposed drainage easements associated with Basins B, F, and G shall be shown on the plat and construction drawings.*
3. *All drainage easements should correspond between the plat and construction drawings.*

US Crossings
us_crossings@tcenergy.com
800.562.8931

Per the Land Agent review, we have nothing close to this development.

Jared Feller
Ohio Department of Transportation, District 3
Jared.Feller@dot.ohio.gov
419.207.7058

Since Sharon Falls does not have direct access to a roadway controlled by ODOT, we have no objections regarding the Phase 3 Final Plat.

Catherine Aukerman: APPROVED
Highland Local School District
aukerman@highlandschools.org
330.239.1901

This subdivision is in our school district.

Department of Planning Services (DPS) Staff Comments:

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 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.
f. (2)g.5. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction.
g. (2)g.6. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved**.**
h. (2)g.8. Certification by the Medina County Engineer stating, "Construction plans have been approved."
i. (5)b.1. and 2. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
j. (5)b.3. The Final Plat is in substantial conformity with Preliminary Plan and approval conditions.
k. (5)b.4. The proposed subdivision appears to be in conformity with the Sharon Township Zoning Resolution.

l. (5)b.6. The Medina County Sanitary Engineer has determined that all required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.

m. (5)b.7. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director is authorized to execute the Final 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 Sharon Falls Phase 3 Final Plat pending submission of the required data/information and satisfying all regulatory agency comments.

SHARON FALLS SUBDIVISION PHASE 3

CREATING SUBLOTS 18 THROUGH 25 INCLUSIVE AND
DEDICATION OF A PORTION OF T.H. 989 SHARON FALLS DRIVE & T.H.____ FALLING WATER WAY

SITUATED IN THE TOWNSHIP OF SHARON, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF TOWNSHIP LOT 12

LEWIS LAND PROFESSIONALS, INC.
CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE & DEDICATION

Known all men by these present, that I, Mark Michaels, President, Sharon Acres Inc., owner of the land shown hereon, have caused the same to be surveyed and platted as shown and do hereby dedicate to public use forever the right of way shown and grant easements shown, and do acknowledge this to be my own free act and deed. I certify that there are no delinquent taxes or assessments against the land embraced within this subdivision.

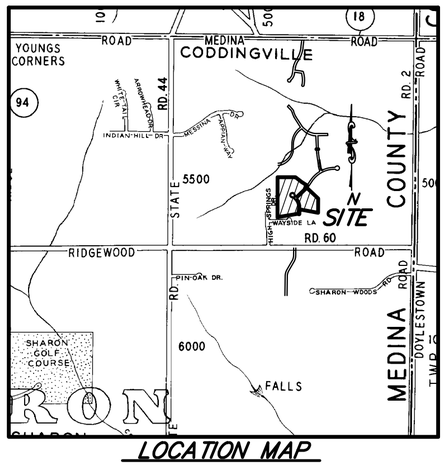
The undersigned owner of the within platted land, does hereby grant unto the East Ohio Gas Company d/b/a Dominion East Ohio, their successors and assigns (hereinafter referred to as grantee) a permanent right-of-way and easement as shown, under, over and through the parcels shown hereon to construct, place, operate, maintain, repair, reconstruct, or relocate such above ground and underground gas facilities as deemed necessary or convenient by the grantee for distributing, transporting, and transmitting gas for public and private use at such locations as the grantee may determine upon within and across the easement premises. Said easements rights shall include the right without liability therefore to remove trees and landscaping including lawns within said easement premises which may interfere with the installation, maintenance, repair or operation of said gas facilities. The right to install, repair, augment and maintain services and pipe lines from outside the above described easement premises and with the right of access, ingress, and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All lands shall be restricted to underground utility service.

_____
Mark Michaels, President
Sharon Acres Inc.

State of Ohio
Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, Mark Michaels, who acknowledged the making of the foregoing instrument and the signing of this plat to be his free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at _____, Ohio, this ____ day of _____, 2023.

_____
Notary Public



LOCATION MAP
N.T.S.

ACREAGE SUMMARY

SUBLOTS (8)	*27.9906 ACRES*
AREA OF RIGHT-OF-WAY TO BE DEDICATED	*1.8632 ACRES*
TOTAL AREA	***29.8538 ACRES***

COVENANTS, RESTRICTIONS & EASEMENTS

This Subdivision is subject to the covenants, restrictions, and easements contained in the Declaration filed for record in the Medina County Recorder's Office as Document No. 20180R000085 and Amended in Document No. 20190R019827, and is subject to all revisions thereto.

APPROVALS

Approved this ____ day of _____ , 2023 by the Trustees of Sharon Township and do hereby certify this plat meets all requirements of the township zoning resolution.

Chairman, Trustee: _____

Trustee: _____ *Trustee:* _____

The Medina County Commissioners on this_____ day of _____, 2023 hereby accept financial guarantees and have entered into construction agreements for the construction of all required improvements for this subdivision and accept all dedications shown on this plat.

_____
President

_____ _____
Commissioner *Commissioner*

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

Medina County Engineer: _____

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 this ____ day of _____ , 2023.

Medina County Sanitary Engineer: _____

Approved this ____ day of _____ , 2023 by the Medina County Planning Commission.

Director: _____

Approved for transfer this ____ day of _____ , 2023 by the Medina County Tax Map Office.

Tax Map Draftsman: _____

Received for transfer this ____ day of _____ , 2023 by the Medina County Auditor's Office.

County Auditor: _____

Received and recorded this ____ day of _____ , 2023 by the Medina County Recorder's Office and is recorded by Plat Document No._____. at _____ A.M. / P.M. Fee: $_____

Recorder: _____

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

Date:

Joseph A. Burgoon *Reg. Ohio Surveyor No. PS-#8325*

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

SHARON FALLS SUBDIVISION PHASE 3
SHEET 1 OF 6 – TITLE SHEET
PROJ. No. 22-279 DRAWING NAME 22-279_PH3.dwg

THE RIDGE SUBDIVISION
PLAT NO. 2005PL000032
03-08-2005

S/L 25 | S/L 24 | S/L 23 | S/L 22 | S/L 21 | S/L 20

N0°03'10"E 1294.28'
434.31' | 208.36' | 484.57' | 167.04'

U.S.A.C.E.
RESTRICTION AREA "B"
DOC. NO. 20200R025649
10-14-2020

U.S.A.C.E.
RESTRICTION AREA "A"
DOC. NO. 20200R025649
10-14-2020

N88°31'31"W 322.44'
N87°42'07"W 345.52'
N49°05'01"W 566.42'
328.42'
N89°56'50"W 579.68'

S/L 26

CONSERVATION AREA
PER PLAT NO. 2008PL000036

S/L 22
2.9718 ACRES

S/L 21
2.5702 ACRES

S/L 20
5.9796 ACRES

S/L 23
3.7860 ACRES

ESTATES OF SHARON FALLS
PLAT NO. 2008PL000036
06-20-2008

N80°37'41"E 650.03'

S70°55'51"W
94.09'

110'

12' UTILITY
EASEMENT "A"
SEE SHEET 4 OF 5
FOR DETAILS

N27°03'27"W 463.44'

TEMPORARY TURNAROUND
EASEMENT TO BE VACATED
UPON THE EXTENSION OF
FALLING WATER WAY - SEE
SHEET 3 OF 5 FOR DETAILS

S75°01'35"W 310.12'

WATERMAIN
EASEMENT "A"
SEE SHEET 4 OF 5
FOR DETAILS

90'

110'

N3°11'36"E
122.85'

N51°52'55"W 331.23'
217.96'

S/L 25

STORMWATER MANAGEMENT
EASEMENT "C"
SEE SHEET 3 OF 5
FOR DETAILS

S/L 24
2.3793 ACRES

SANITARY SEWER EASEMENT "B"
SEE SHEET 4 OF 5 FOR DETAILS

S89°56'50"E
65.39' (P+U)

20' RESERVATION STRIP
TO BE VACATED UPON
THE EXTENSION OF
FALLING WATER WAY

FALLING WATER WAY 60'

WATERMAIN EASEMENT "B"
SEE SHEET 4 OF 5
FOR DETAILS

N20°09'40"E
181.42' (P+U)

T.H. FALLING WATER WAY

N46°47'31"W 292.66'

268.23'
N46°12'34"E
433.30'

S/L 25
2.0004 ACRES

90' BUILDING LINE

N52°09'58"W 261.72' (P+U)

S/L 5A
SHARON FALLS
SUBDIVISION PHASE I
REPLAT NO. 3
PLAT NO. 2023PL000051
08-31-2023

N52°41'56"W 448.78' (P+U)

146.38'
N46°12'34"E
375.85'
229.47'

105.07'

200.00' (P+U)
N58°10'41"W

SANITARY SEWER
EASEMENT "A"
SEE SHEET 4 OF 5
FOR DETAILS

STORMWATER MANAGEMENT
EASEMENT "B"
SEE SHEET 3 OF 5 FOR DETAILS

90' BUILDING LINE

T.H. 989 SHARON FALLS DRIVE 60'

EX. 10' WATERMAIN EASEMENT
PLAT NO. 2017PL000102

EX. 12' UTILITY EASEMENT
PLAT NO. 2017PL000102

U.S.A.C.E.
RESTRICTION AREA "C"
DOC. NO. 20200R025649
10-14-2020

S/L 19
5.1109 ACRES

12' UTILITY
EASEMENT "B"
SEE SHEET 4 OF 5
FOR DETAILS

SHARON ACRES INC.
DOC. NO. 20170R008957
04-25-2017

S79°30'47"E 598.59'

668.94'
S57°36'11"E

S/L 18
3.1924 ACRES

STORMWATER MANAGEMENT
EASEMENT "A"
SEE SHEET 3 OF 5 FOR DETAILS

U.S.A.C.E.
RESTRICTION AREA "D"
DOC. NO. 20200R025649
10-14-2020

N46°36'23"W 483.63' (P+U)

S/L 4
SHARON FALLS
SUBDIVISION PHASE I
PLAT NO. 2017PL000102
12-19-2017

N46°36'23"W 310.80' (P+U)

EX. SANITARY
SEWER EASEMENT
PLAT NO. 2017PL000102

S/L 3

EX. 12' UTILITY EASEMENT
PLAT NO. 2017PL000102

225.14' | 236.83' | 303.40' (P+U)
N0°08'46"E 814.19'

48.82' (P+U)

5/8" IRON PIN
W/CAP "6781"
FOUND AND USED

3/4" HEX SHAPED
IRON PIN FOUND 12.58'
EAST OF CORNER

CHRISTOPHER A. MCPHIE
DOC. NO. 20220R002245
01-27-2022

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

REFERENCES
MEDINA COUNTY ENGINEER'S RECORDS

SURVEY BOOK/PAGES:
B/12, 19/22, 19/23, 28/143a, 33/186, 34/153, 41/149, 41/168, 44/132, 50/33, 2017-27, 2017-51, 2022-7, 2022-82, & 2023-77

REFERENCES
MEDINA COUNTY RECORDER'S RECORDS

DEEDS & PLATS AS SHOWN & LISTED.

* SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLES.

SURVEY LEGEND

- ● - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ■ - 3/4" x 30" Iron Pin Set w/cap Lewis Land Professionals in box
- ⊡ - 3/4" x 30" Iron Pin Found w/cap Lewis Land Professionals in box
- ○ - 5/8" x 30" Iron Pin w/cap Lewis Land Professionals unless otherwise Described

Fnd. (F) - Found | Rec. (R) - Deed
Msd. (M) - Measured | Calc. (C) - Calculated
Usd. (U) - Used | (P) - Plat
U.S.A.C.E. - United State Army Corps of Engineers

- ▨ - Storm Water Management Easement
- ▨ - Water Main Easement
- ▨ - Sanitary Sewer Easement
- ▨ - 12' Wide Utility Easement

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

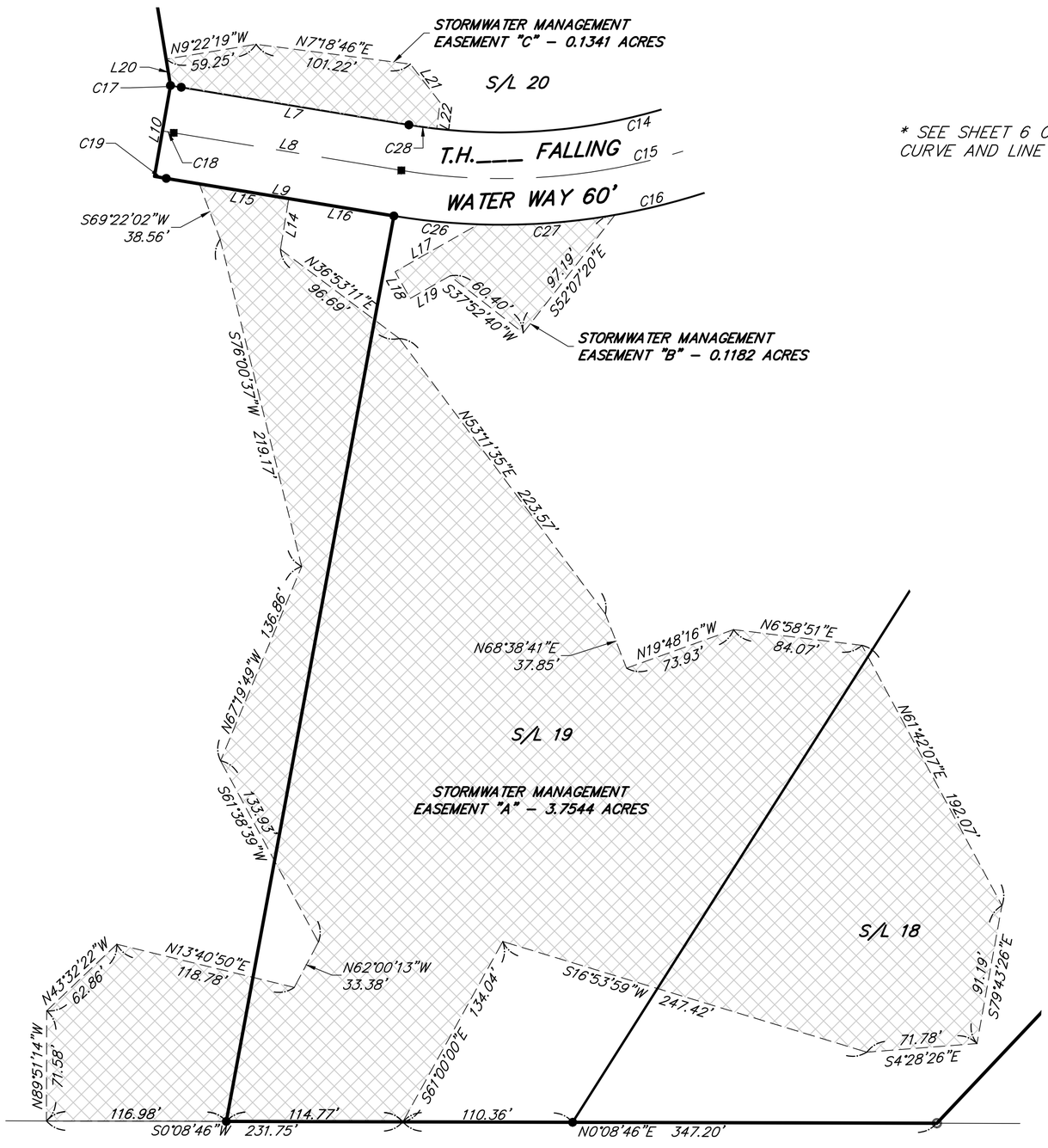
STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

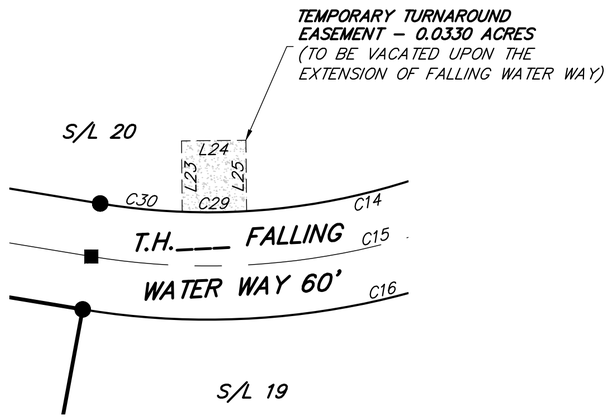
SHARON FALLS SUBDIVISION PHASE 3
SHEET 2 OF 6 - PLAT

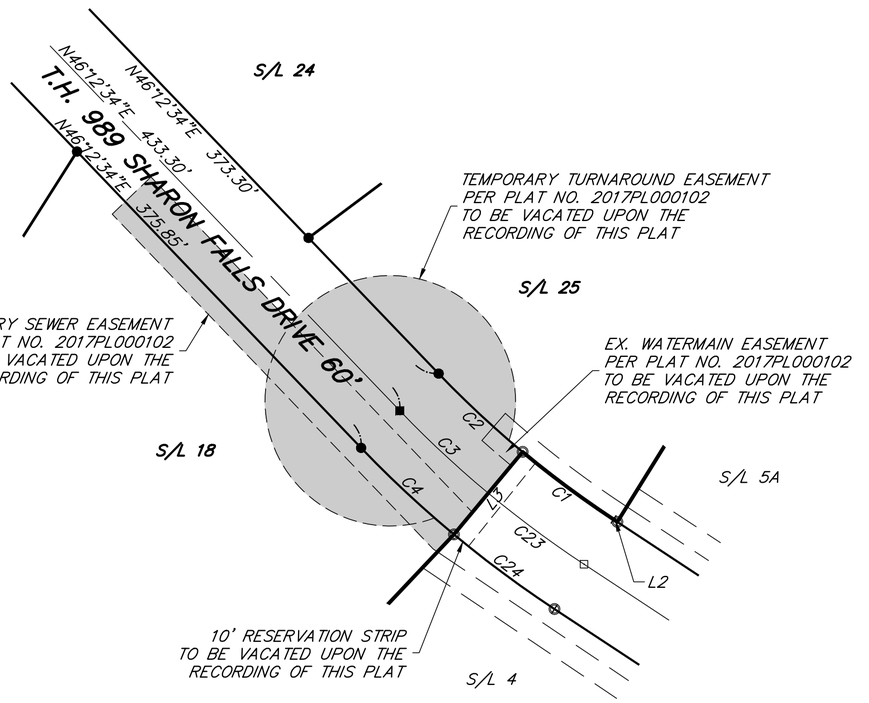
PROJ. No. 22-279 DRAWING NAME 22-279_PH3.dwg

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



* SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLES.





STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ■ – 3/4" x 30" Iron Pin Set w/cap Lewis Land Professionals in box
- ⊡ – 3/4" x 30" Iron Pin Found w/cap Lewis Land Professionals in box
- ◎ – 5/8" x 30" Iron Pin w/cap Lewis Land Professionals unless otherwise Described

Fnd. (F) – Found Rec. (R) – Deed
Msd. (M) – Measured Calc. (C) – Calculated
Usd. (U) – Used (P) – Plat

GRAPHIC SCALE

60 0 30 60 120 240

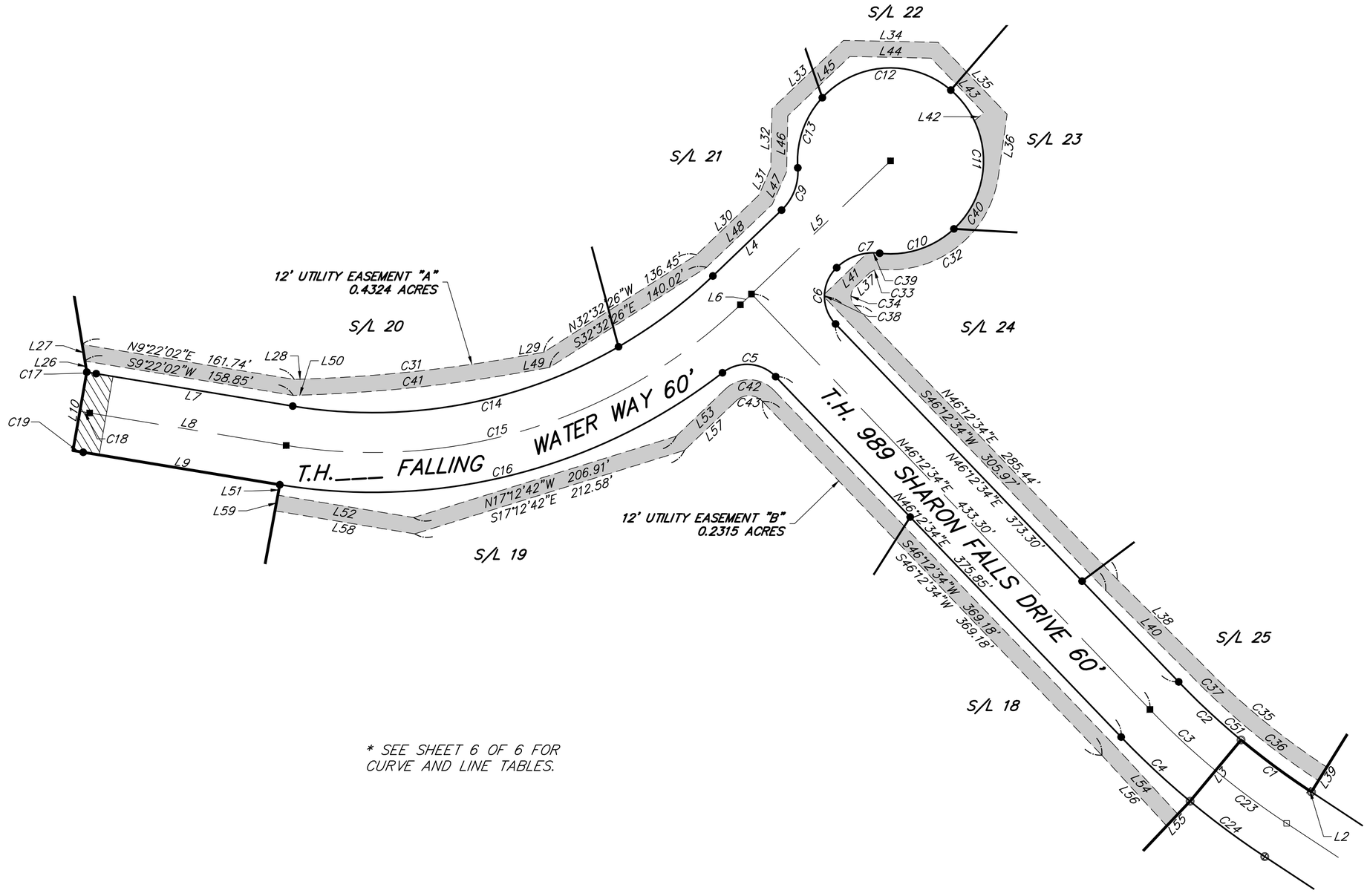
(IN FEET)
1 inch = 60 ft.

The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

SHARON FALLS SUBDIVISION PHASE 3
SHEET 3 OF 6 – EASEMENTS
PROJ. No. 22-279 DRAWING NAME 22-279_PH3.dwg

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



* SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLES.

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ■ – 3/4" x 30" Iron Pin Set w/cap Lewis Land Professionals in box
- ⊡ – 3/4" x 30" Iron Pin Found w/cap Lewis Land Professionals in box
- ○ – 5/8" x 30" Iron Pin w/cap Lewis Land Professionals unless otherwise Described

Fnd. (F) – Found Rec. (R) – Deed
Msd. (M) – Measured Calc. (C) – Calculated
Usd. (U) – Used (P) – Plat

GRAPHIC SCALE

60 0 30 60 120 240

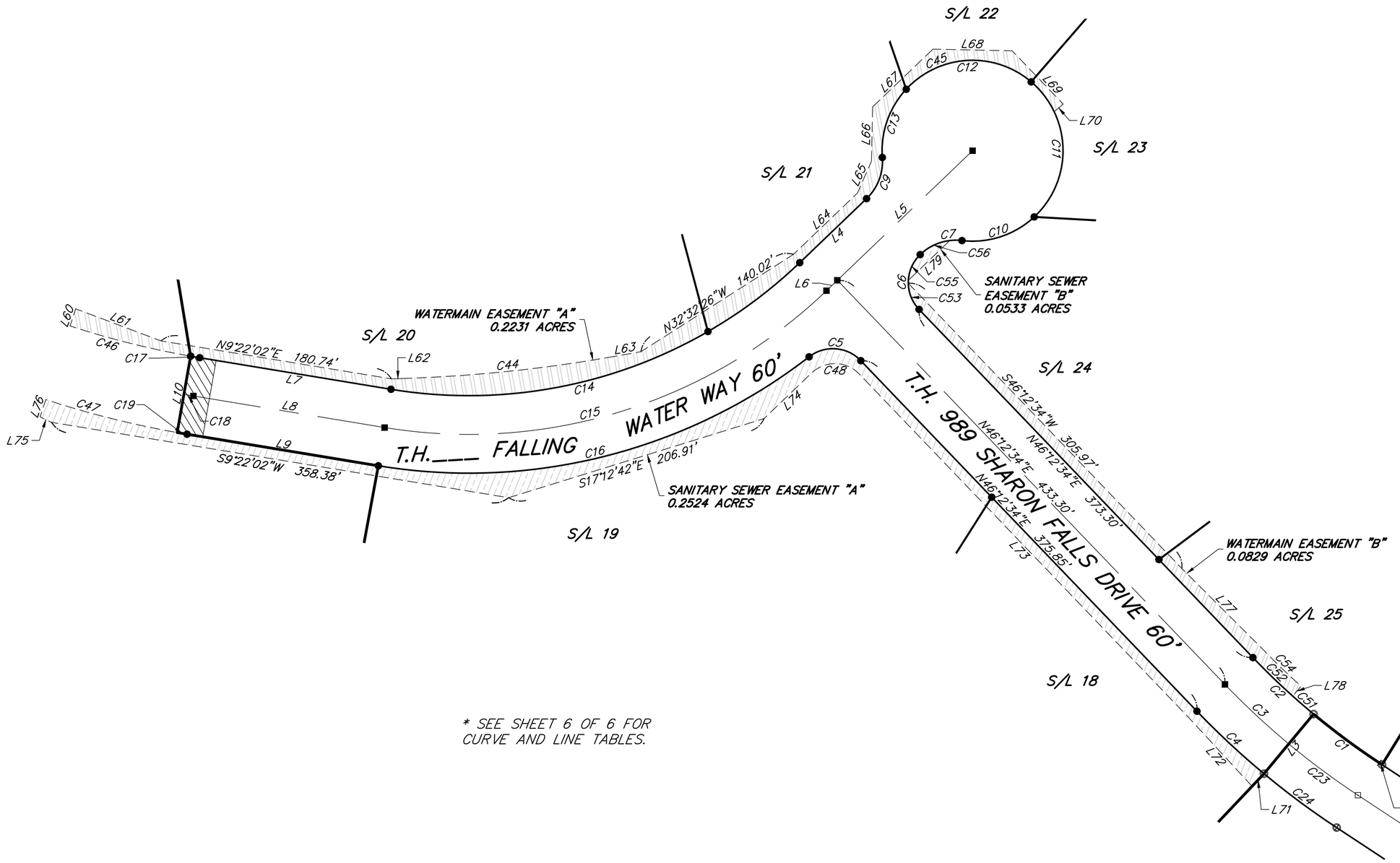
(IN FEET)
1 inch = 60 ft.

The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

SHARON FALLS SUBDIVISION PHASE 3
SHEET 4 OF 6 – EASEMENTS
PROJ. No. 22-279 DRAWING NAME 22-279_PH3.dwg

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



* SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLES.

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ■ – 3/4" x 30" Iron Pin Set w/cap Lewis Land Professionals in box
- ⊡ – 3/4" x 30" Iron Pin Found w/cap Lewis Land Professionals in box
- ○ – 5/8" x 30" Iron Pin w/cap Lewis Land Professionals unless otherwise Described

Fnd. (F) – Found Rec. (R) – Deed
Msd. (M) – Measured Calc. (C) – Calculated
Usd. (U) – Used (P) – Plat

– Water Main Easement

– Sanitary Sewer Easement

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

*The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.*

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

SHARON FALLS SUBDIVISION PHASE 3
SHEET 5 OF 6 – EASEMENTS
PROJ. No. 22-279 DRAWING NAME 22-279_PH3.dwg

Line Table		
Line #	Length	Direction
L1	33.31'	S89°56'50"E
L2	2.55'	S33°23'16"W
L3	60.00'	S50°14'38"E
L4	71.63'	N43°47'26"W
L5	144.85'	N43°47'26"W
L6	11.63'	N43°47'26"W
L7	150.00'	N9°22'02"E
L8	150.00'	N9°22'02"E
L9	150.00'	N9°22'02"E
L10	60.00'	S80°01'21"E
(P+U) L11	195.84'	S33°23'16"W
(P+U) L12	198.40'	N33°23'16"E
(P+U) L13	198.40'	N33°23'16"E
L14	33.39'	S80°37'58"E
L15	58.98'	N9°22'02"E
L16	69.25'	S9°22'02"W
L17	62.27'	N29°36'21"W
L18	20.00'	S60°23'39"W
L19	29.63'	S29°36'21"E
L20	17.34'	S80°37'41"W
L21	31.53'	N52°18'46"E
L22	17.20'	S82°41'14"E
L23	39.66'	S89°26'03"W
L24	36.00'	N0°33'57"W
L25	39.66'	N89°26'03"E
L26	8.41'	S80°37'41"W
L27	12.67'	S80°37'41"W
L28	8.90'	N1°52'58"W
L29	20.22'	N10°02'26"W
L30	65.09'	N43°47'26"W
L31	22.08'	N66°17'26"W
L32	44.62'	N88°47'26"W
L33	74.56'	N43°47'26"W
L34	71.25'	N1°12'34"E
L35	75.02'	N46°12'34"E
L36	47.04'	S81°57'19"E
L37	14.20'	S43°47'26"E
L38	87.89'	N44°54'26"E
L39	12.00'	S58°10'41"E
L40	87.75'	S44°54'19"W

Line Table		
Line #	Length	Direction
L41	44.40'	N43°47'26"W
L42	9.17'	N39°36'34"W
L43	57.14'	S46°12'34"W
L44	61.30'	S1°12'34"W
L45	64.62'	S43°47'26"E
L46	42.04'	S88°47'26"E
L47	26.85'	S66°17'26"E
L48	68.66'	S43°47'26"E
L49	22.61'	S10°02'26"E
L50	10.08'	S1°52'58"E
L51	8.00'	S79°30'47"E
L52	103.61'	N9°22'02"E
L53	51.08'	N43°47'26"W
L54	71.48'	N47°19'51"E
L55	12.16'	S46°36'23"E
L56	72.21'	S47°26'19"W
L57	53.92'	S43°47'26"E
L58	106.68'	S9°22'02"W
L59	12.00'	N79°30'47"W
L60	13.95'	N71°47'25"W
L61	70.47'	N20°37'02"E
L62	10.08'	N1°52'58"W
L63	22.61'	N10°02'26"W
L64	68.66'	N43°47'26"W
L65	26.85'	N66°17'26"W
L66	42.04'	N88°47'26"W
L67	64.62'	N43°47'26"W
L68	61.30'	N1°12'34"E
L69	57.14'	N46°12'34"E
L70	9.17'	S39°36'34"E
L71	13.41'	S46°36'23"E
L72	71.48'	S47°19'51"W
L73	369.30'	S46°12'34"W
L74	51.08'	S43°47'26"E
L75	9.84'	S25°33'06"W
L76	14.10'	N71°47'25"W
L77	87.75'	S44°54'19"W
L78	10.00'	N49°09'26"W
L79	44.40'	S43°47'26"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
(P+U) C1	63.36'	570.00'	6°22'06"	S36°34'19"W	63.32'
C2	64.20'	570.00'	6°27'12"	N42°58'58"E	64.17'
C3	67.58'	600.00'	6°27'12"	N42°58'58"E	67.54'
C4	70.96'	630.00'	6°27'12"	N42°58'58"E	70.92'
C5	43.96'	30.00'	83°57'51"	N4°13'38"E	40.13'
C6	47.12'	30.00'	90°00'00"	S88°47'26"E	42.43'
C7	35.24'	40.00'	50°28'44"	S18°33'04"E	34.11'
C8	343.25'	70.00'	280°57'27"	N46°12'34"E	89.09'
C9	35.24'	40.00'	50°28'44"	N69°01'48"W	34.11'
C10	60.68'	70.00'	49°40'06"	S18°08'45"E	58.80'
C11	118.03'	70.00'	96°36'44"	N88°42'50"E	104.54'
C12	106.98'	70.00'	87°33'49"	N3°22'27"W	96.87'
C13	57.56'	70.00'	47°06'49"	N70°42'46"W	55.95'
C14	343.28'	370.00'	53°09'28"	N17°12'42"W	331.10'
C15	371.11'	400.00'	53°09'28"	N17°12'42"W	357.94'
C16	353.65'	430.00'	47°07'19"	N14°11'38"W	343.76'
C17	7.14'	670.00'	0°36'37"	N9°40'20"E	7.14'
C18	7.45'	700.00'	0°36'37"	N9°40'20"E	7.45'
C19	7.77'	730.00'	0°36'37"	N9°40'20"E	7.77'
C20	254.26'	370.00'	39°22'21"	N10°19'08"W	249.28'
C21	89.02'	370.00'	13°47'08"	N36°53'52"W	88.81'
C22	127.56'	570.00'	12°49'18"	N39°47'55"E	127.29'
(P+U) C23	66.69'	600.00'	6°22'06"	N36°34'19"E	66.66'
(P+U) C24	70.02'	630.00'	6°22'06"	N36°34'19"E	69.99'
C26	55.23'	430.00'	7°21'34"	N5°41'15"E	55.19'
C27	89.21'	430.00'	11°53'14"	N3°56'09"W	89.05'
C28	18.27'	370.00'	2°49'43"	S7°57'10"W	18.27'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C29	36.01'	370.00'	5°34'37"	S0°33'57"E	36.00'
C30	46.14'	370.00'	7°08'41"	N5°47'42"E	46.11'
C31	160.04'	1124.00'	8°09'28"	N5°57'42"W	159.90'
C32	124.36'	82.00'	86°53'51"	S38°30'24"E	112.78'
C33	10.21'	12.00'	48°43'57"	S19°25'27"E	9.90'
C34	15.71'	10.00'	90°00'00"	S88°47'26"E	14.14'
C35	122.63'	547.78'	12°49'37"	N39°47'50"E	122.38'
C36	85.71'	560.00'	8°46'10"	S37°32'20"W	85.63'
C37	41.89'	560.00'	4°17'09"	S44°03'59"W	41.88'
C38	2.27'	30.00'	4°19'59"	S88°47'26"E	2.27'
C39	9.50'	40.00'	13°36'32"	N0°06'58"W	9.48'
C40	149.43'	70.00'	122°18'47"	N54°28'06"W	122.63'
C41	161.74'	1136.00'	8°09'28"	S5°57'42"E	161.61'
C42	40.84'	26.00'	90°00'00"	N1°12'34"E	36.77'
C43	21.99'	14.00'	90°00'00"	S1°12'34"W	19.80'
C44	161.74'	1136.00'	8°09'28"	N5°57'42"W	161.61'
C45	193.82'	70.00'	158°38'41"	S14°56'50"E	137.58'
C46	103.40'	670.00'	8°50'33"	S13°47'18"W	103.30'
C47	112.66'	730.00'	8°50'33"	N13°47'18"E	112.55'
C48	40.84'	26.00'	90°00'00"	S1°12'34"W	36.77'
C51	21.37'	570.00'	2°08'55"	N40°49'49"E	21.37'
C52	42.83'	570.00'	4°18'17"	N44°03'25"E	42.82'
C53	22.43'	30.00'	42°50'00"	N67°37'34"E	21.91'
C54	41.89'	560.00'	4°17'09"	S44°03'59"W	41.88'
C55	22.43'	30.00'	42°50'00"	N65°12'26"W	21.91'
C56	25.74'	40.00'	36°52'12"	N25°21'20"W	25.30'

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

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

SHARON FALLS SUBDIVISION PHASE 3
SHEET 6 OF 6 – LINE/CURVE TABLES
PROJ. No. 22-279 DRAWING NAME 22-279_PH3.dwg