Preliminary Plan and Final Plat Phase IV

Sharon Falls Subdivision

Sharon Township

Meeting:	February 4, 2026	**Site Area:**	25.6448 acres
App. No.:	001-2026 PP & FP	**Sublots:**	Preliminary Plan: 34 sublots Final Plat: 9 sublots
Applicant:	Sharon Acres, Inc.	**Zoning:**	R-1 Residential
Engineer:	Pioneer Surveying/Tekton Engineering	**Utilities:**	Central Water and Sewer
Developer:	Mark Michaels	**School:**	Highland Local
Parcel:	033-12B-19-030	**Reviewers:**	Jeff Kassouf, Denise Testa

EXECUTIVE SUMMARY

The site is located on the north side of Ridgewood Road between Ridge and Medina Line Roads. The Preliminary Plan has expired, and the applicant submitted a new Preliminary Plan application that restarts the timeline to comply with the Subdivision Regulations. The Final Plat creates the nine sublots and one dedication. This Final Plat is the final phase of the subdivision.

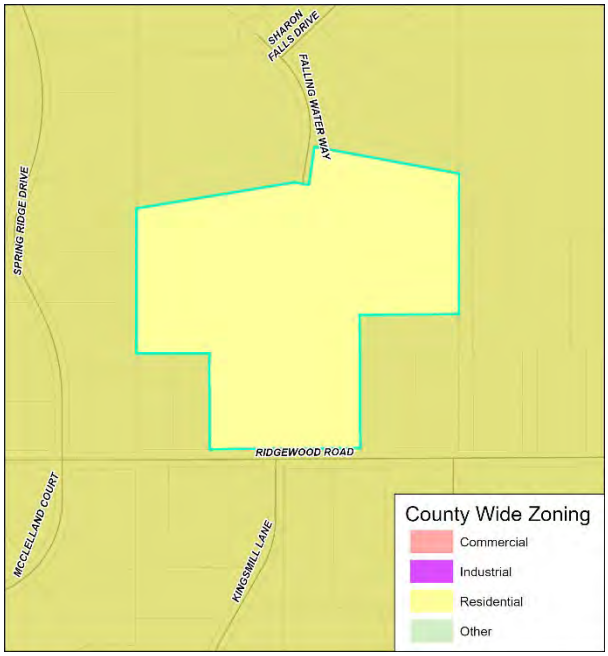
PRELIMINARY PLAN RECOMMENDATION: **APPROVE**
FINAL PLAT RECOMMENDATION: **APPROVE WITH MODIFICATIONS**

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Estates of Sharon Falls Subdivision
East	R-1 Residential	Horse boarding, single-family homes
South	R-1 Residential	Forest Glen Subdivision, Kingsmill Crossing Subdivisions
West	R-1 Residential	The Ridge Subdivision

Proposals: The applicant proposes a new Preliminary Plan to restart the timeline, and a Final Plat Phase IV as seen below:

- 34 sublots served by central water and sewer to be constructed in five phases.
  - Phase I, 10 sublots
  - Phase II, 7 sublots
  - Phase III, 8 sublots
  - Phase IV, 9 sublots
- Extend and dedicate Falling Water Way to the south, terminating at Ridgewood Road.



Access: The subdivision will access Ridgewood Road to the south. The applicant proposes extending and dedicating the stub, Falling Water Way, as a public right-of-way. All rights-of-way are public with 60 feet of right-of-way. Sublots with frontage on Ridgewood will access Falling Water Way.

Zoning: The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single family homes are a permitted use. 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' lot width, measured at the building line.

Site Conditions: The site contains several wetlands, delineated in Medina County Recorder Document No. 2020OR025649 as Wetlands A, B, C, D, and E. The right-of-way for the public street appears to not be affected by the wetlands; however, Sublots 34, 26 and 30 all intersect wetlands and are subject to the restrictions set forth by the US Army Corps of Engineers in the recorded document.

Agency Comments: *Italicized text* indicates quotations from submitting 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 (Expired)	November 2013
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
Preliminary Plan Extension	June 2021
Preliminary Plan Extension	July 2022
Revised Preliminary Plan	July 2023
Final Plat, Ph. 3	April 2025
Replat No. 1, Ph. 3	October 2025

Mike Martin, Tax Maps Department
mamartin@medinacounty.gov
330.725.9798

No changes. Not sent in for preapproval.

Ben Romine, Medina County Sanitary Engineer's Office: CONDITIONAL APPROVAL
bromine@medinacounty.gov
330.723.9575

Please include a note to vacate the portion of the existing sanitary sewer easement and existing water main easement within the proposed right of way. The remaining record plat is acceptable to the Medina County Sanitary Engineer. The plat can be signed upon receipt.

No comment on the Preliminary Plan.

Michael Stanec, Assistant Fire Chief
mike.stanec@sharonfire.org
330.239.4992 x-303

The Sharon Township Fire Department has no additional comments regarding the project extension of Sharon Falls nor the Phase 4 Final Plat.

Dave Puch, Medina County Engineer: CONDITIONAL APPROVAL
dpuch@medinacounty.gov
330.723.9559

1. *All sheets should be stamped by the surveyor of record on the final Plat.*
2. *On the title sheet, please update the Medina County Commissioners approval note. The note should match the language of Alternative A within Appendix N of the 2014 Medina County Subdivision Regulations.*
3. *The property line pin at the northeast corner of S/L 28 should not be installed under water. A reference pin should be installed on dry land at a defined offset.*
4. *On sheets 2, 3, and 4, the monument box pins should be indicated as 3/4" pins per County Engineering Standards.*
5. *The watermain and sanitary sewer easement hatching should differ from the utility and stormwater easement hatching.*
6. *The sheet numbers are missing on pages 3, 4 and 5. Please revise.*
7. *The Sharon Falls Phase III Temporary Turnaround Easement should be vacated upon the recording of this Plat.*

No comment on the Preliminary Plan.

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

Since Sharon Falls does not have direct access to a state highway, ODOT has no objections.

Neil Jones, Township Zoning Inspector: APPROVE
njones@sharontwp.org
330.239.4406

Sharon Falls Subdivision Phase 4 is compliant with all Sharon Township zoning regulations.

No comment on the Preliminary Plan.

Catherine Aukerman, Highland Schools, APPROVAL
aukerman@highlandschools.org
330.239.1901

This subdivision is located in the Highland School District.

Department of Planning Services (DPS) Staff Comments:

Preliminary Plan

1. The applicant was required to submit a Preliminary Plan to restart the review timeline and comply with the Subdivision Regulations. An administrative Replat approved in October 2025 combined Sublots 20 and 21 to create Sublot 21A, reducing the total number of sublots from 35 to 34. Aside from this approved Replat, the Preliminary Plan remains unchanged.
2. This Preliminary Plan has met all modifications outlined in previous staff reports required by the Planning Commission for all previously approved Preliminary Plans. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and conforms to the Township Zoning Resolution.

Recommendation: The Department of Planning Services Staff recommend that the Medina County Planning Commission **Approve** the Sharon Falls Preliminary Plan.

Final Plat

1. Staff recommend the applicant submit the Final Plat to the Tax Maps Department prior to obtaining signatures.
2. 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 Final 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 the 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**.** Please refer to comment 2 from the Medina County Highway Engineer's office.
   h. (2)g.8. Certification by the Medina County Engineer stating, "Construction plans have been approved."
   i. (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 4a page or pages of the proposed Final Plat or referenced thereon and approved by the Medina County Prosecutors Office as to form and correctness.
   a. Document No. 2025OR005559, as recorded, only covers Phases I-III.

j. (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:
   a. Agreements and provisions for any community association, homeowners association or owner's association with provisions for membership and responsibility.

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

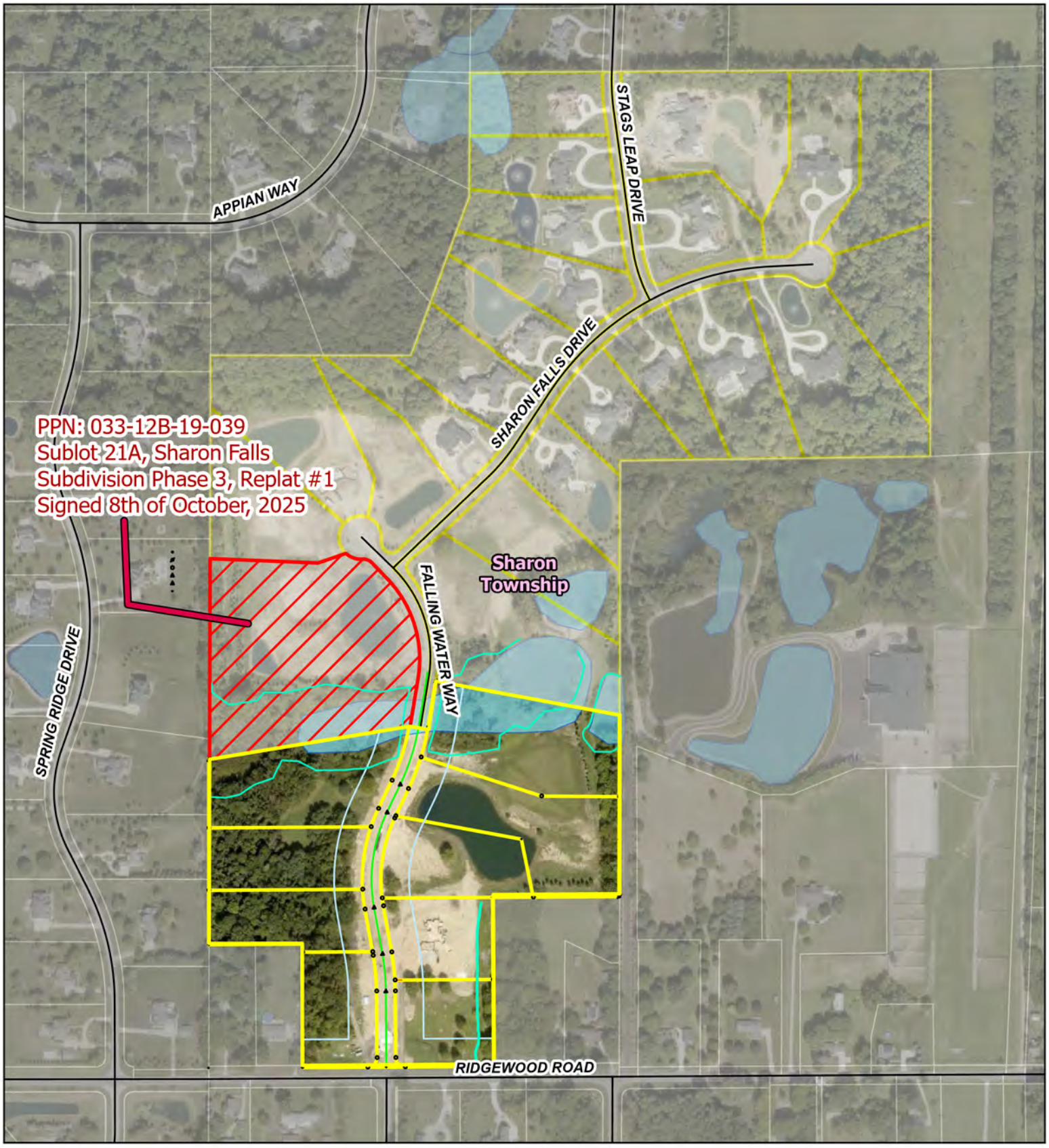
l. (5)b.3. The Final Plat is in substantial conformity with Preliminary Plan and approval conditions.

m. (5)b.4. The Final Plat is in conformity with the Township Zoning Resolution. Sharon Township Zoning Inspector, Neil Jones, indicated compliance.

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

o. (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 4 Final Plat pending submission of the required data/information and satisfying all regulatory agency comments.



Medina County Ohio

Visit us on the web at
https://www.medinaco.org/planning/

Sharon Falls Ph. 4	Meeting Date: 2/4/2026
Preliminary Plan & Final Plat	Sublots: 34
App. 001-2026 PP & FP	Zoning: R-1 Residential
Sharon Township	Area: 25.6448 acres

N

Scale: 1 in. : 5,000 ft.

15075 0 150 300 450 Feet

REVISED PRELIMINARY PLAN
FOR
SHARON FALLS SUBDIVISION PHASE III
SITUATED IN THE TOWNSHIP OF SHARON,
MEDINA COUNTY, STATE OF OHIO.
BEING PART OF TOWNSHIP LOT 12.

SHARON TOWNSHIP ZONING:
RESIDENTIAL – R-1
MIN. LOT AREA = 2 ACRES
MIN. LOT FRONTAGE = 200 FT.
MIN. LOT FRONTAGE ON CUL-DE-SAC = 60 FT.
MIN. LOT FRONTAGE @ B.L. = 200 FT.
MIN. FRONT YARD DEPTH = 90 FT.
MIN. SIDE YARD DEPTH = 15 FT.
MIN. REAR YARD DEPTH = 25 FT.

SITE DATA:

PHASE III

2 SUBLOTS	–	8.30 ACRES
RIGHT OF WAY	–	1.27 ACRES
TOTAL AREA	–	9.57 ACRES

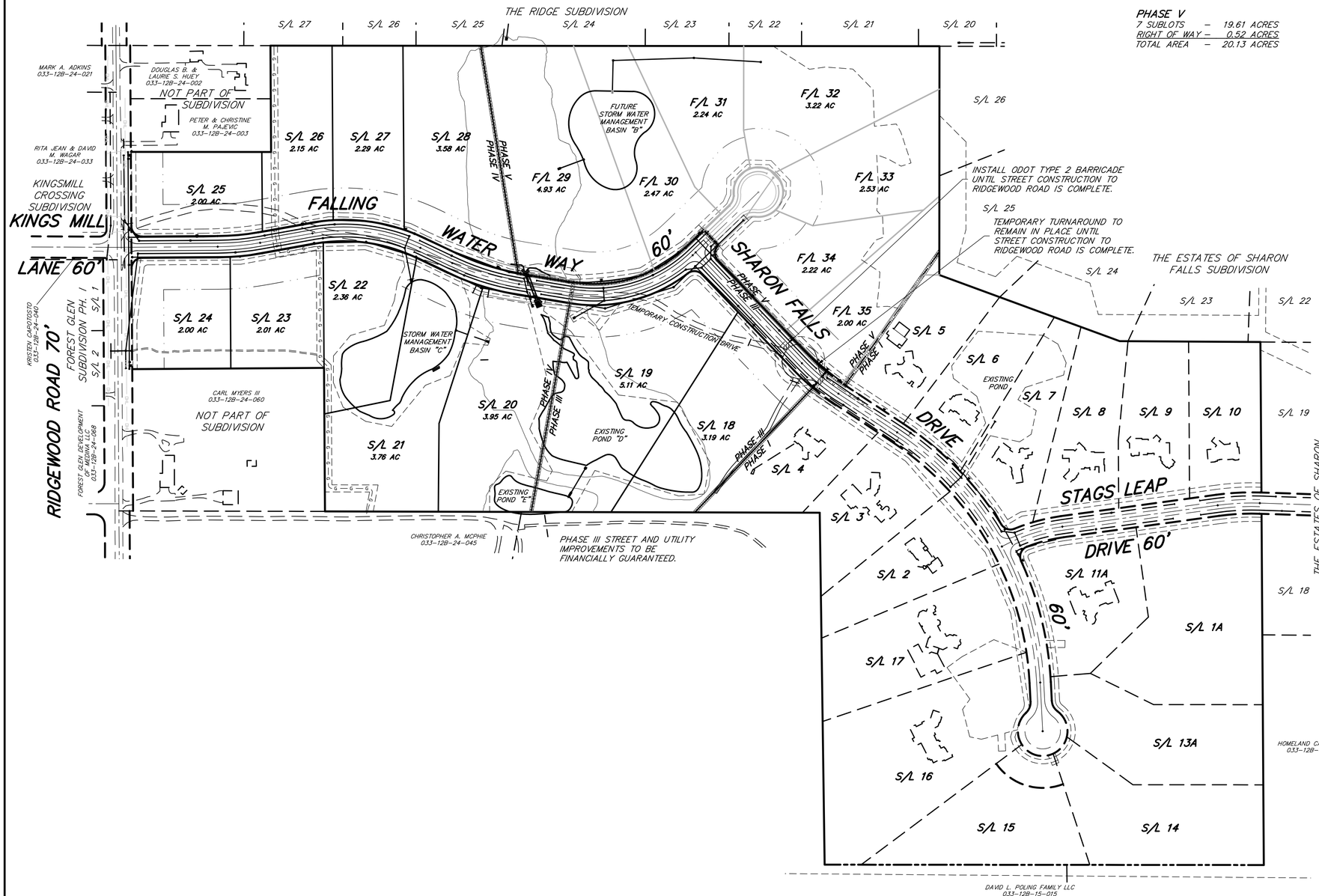
PHASE IV

9 SUBLOTS	–	24.10 ACRES
RIGHT OF WAY	–	1.76 ACRES
TOTAL AREA	–	25.86 ACRES

PHASE V

7 SUBLOTS	–	19.61 ACRES
RIGHT OF WAY	–	0.52 ACRES
TOTAL AREA	–	20.13 ACRES

OWNER/DEVELOPER:
SHARON ACRES, INC.
MARK A. MICHAELS
P.O. BOX 607
SHARON CENTER, OHIO 44271
866-277-7977



NORTH

GRAPHIC SCALE
160 0 80 160 320
(IN FEET)
1 inch = 160 ft.

– PLAN PREPARED BY –
LEWIS LAND PROFESSIONALS INC.
LEWIS LAND PROFESSIONALS
CIVIL ENGINEERING LAND SURVEYING
8691 WADSWORTH ROAD SUITE 100
WADSWORTH, OH 44281 (330) 335-8232

REVISION TABLE

NO.	DATE	DESCRIPTION	BY
4	6/9/23	REVISED PHASES	KAS
3	5/9/23	REVISED PER MCSE	MBK
2	4/21/23	REVISED PER MCHE	MBK
1	4/14/23	REVISED PER MCSE	MBK

PROJECT: SHARON FALLS SUBDIVISION PHASE III
TITLE: REVISED PRELIMINARY PLAN

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

SCALE: 1"=160'
DRAWING FILE: 22-279_REVISED PRELIMINARY PLAN.DWG
M.C.S.E. NUMBER: SW-900/00-51.3
PLOT DATE: 06/09/2023
PROJECT NUMBER: 22-279
SHEET NUMBER: 1 of 1

SHARON FALLS SUBDIVISION PHASE 4

CREATING SUBLOTS 26 THROUGH 34 INCLUSIVE AND DEDICATION OF A PORTION OF 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

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 COLUMBIA GAS 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.

_____

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 _____, 202 __.

_____

LOCATION MAP

ACREAGE SUMMARY

SUBLOTS (9)	24.0985 ACRES
AREA OF RIGHT-OF-WAY TO BE DEDICATED	1.5463 ACRES
TOTAL AREA	**25.6448 ACRES**

COVENANTS, RESTRICTIONS & EASEMENTS

THE 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. 2025OR005559 AND IS SUBJECT TO ALL REVISIONS THERETO.

APPROVALS

APPROVED THIS____DAY OF_____ , 202__ 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_____ , 202__ , HEREBY ACCEPT FINANCIAL GUARANTEES AND HAVE ENTERED INTO CONSTRUCTION AGREEMENTS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS FOR THIS SUDIVISION AND ACCPET ALL DEDICATIONS SHOWN ON THIS PLAT.

_____
PRESIDENT

_____ _____
COMMISSIONER COMMISSIONER

ALL REQUIRED IMPROVEMENTS HAVE BEEN MADE 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_____, 202 .

MEDINA COUNTY SANITARY ENGINEER: _____

APPROVED THIS ____DAY OF_____ , 202__ BY THE MEDINA COUNTY PLANNING COMMISSION.

DIRECTOR: _____

APPROVED FOR TRANSFER THIS____ DAY OF_____, 202__ BY THE MEDINA COUNTY TAX MAP OFFICE.

TAX MAP DRAFTSMAN: _____

RECEIVED FOR TRANSFER THIS____ DAY OF_____, 202__ BY THE MEDINA COUNTY AUDITOR'S OFFICE.

COUNTY AUDITOR:_____

RECEIVED AND RECORDED THIS____ DAY OF_____, 202__ 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: August 23, 2025

CALEB J. GALBRAITH REG. OHIO SURVEYOR NO. PS-#8703

SURVEYING & SERVICES, LLC
PIONEER

SHARON FALLS SUBDIVISION
PH 4
SHEET 1 OF 5

- 5/8" Capped Pin Found "Lewis"
- 5/8" Capped Pin Set "Galbraith"
- 5/8" Capped Pin Set "Galbraith" in Mon Box
- 5/8" Capped Pin Found "Lewis" in Mon Box
- Point

N

0 100 200

Scale 1"=100'

Basis of Bearing from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011)

Medina County Recorder's Record

Deeds & Plats as Shown

Medina County Engineer's Record

None

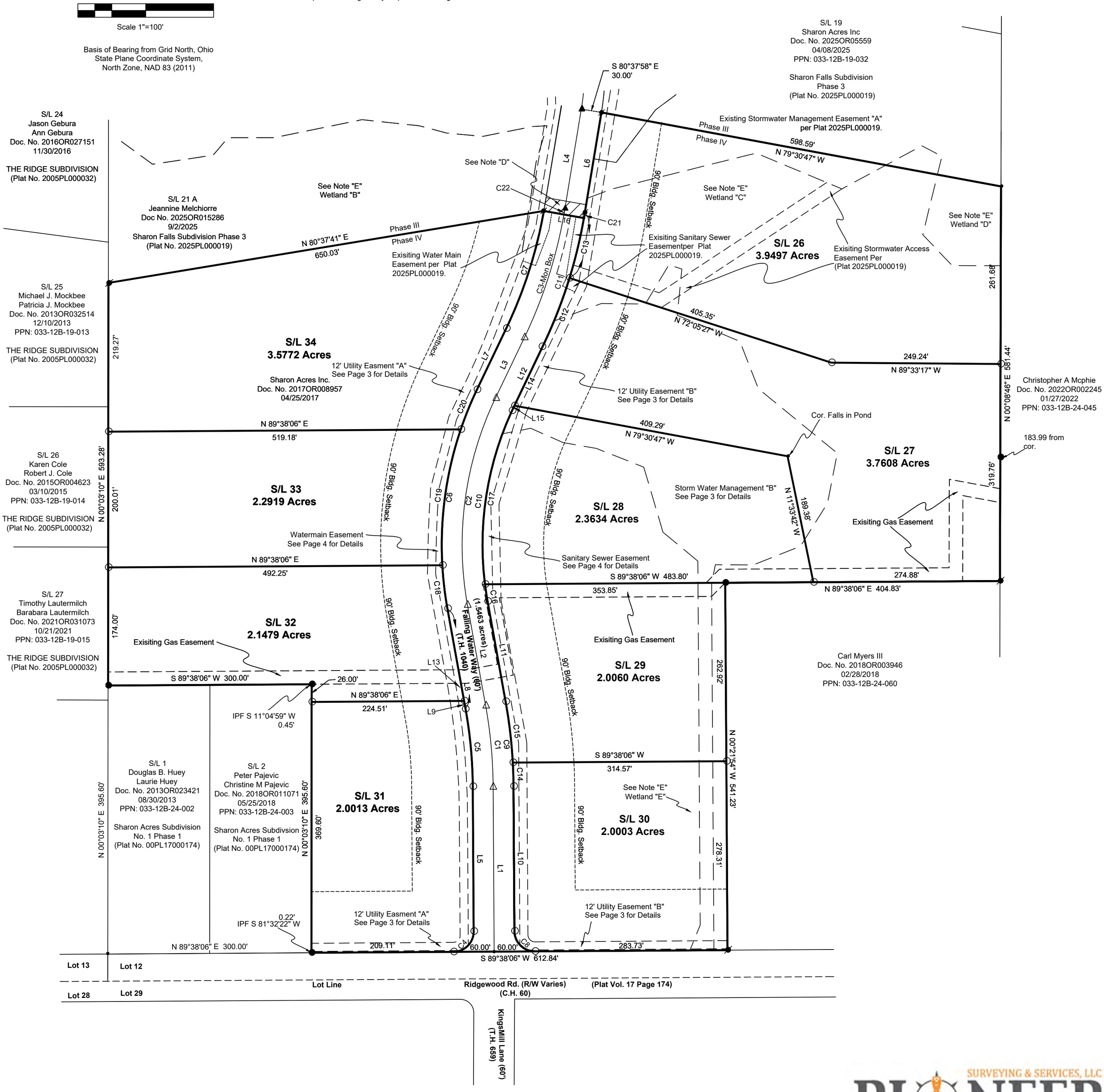
*The land is subject to any declaration of easements, covenants, and restrictions recorded in the Medina County Recorder's Records.

Data was used that was provided by Elite Homes and Tekton Engineering from previous work performed by Lewis Land Professionals to assist in phase as they were part of the original layout plans and design.

See Page 5 for line and curve tables.

Note "D": 20' Reservation Easement to be vacated upon extension of Falling Waterway per Plat 2025PL000019.

Note "E": Area of United States Army Corps Of Engineers Restriction Area B, C, D, E in Doc. No. 2020OR025649.



SURVEYING & SERVICES, LLC
PIONEER

SHARON FALLS SUBDIVISION
PH 4- PLAT LOTS
SHEET 2 OF 5

SURVEY LEGEND

- 5/8" Rebar Found
- 5/8" Capped Pin Found "Lewis"
- 5/8" Capped Pin Set "Galbraith"
- 5/8" Capped Pin Set "Galbraith" in Mon Box
- 5/8" Capped Pin Found "Lewis" in Mon Box
- Point
- 12' Utility Easements
- Stormwater Easement "B"

N

0 100 200

Scale 1"=100'

Basis of Bearing from Grid North, Ohio
State Plane Coordinate System,
North Zone, NAD 83 (2011)

See Page 5 for line and curve tables.

Note "D": 20' Reservation Easement to be vacated upon extension of Falling Waterway per Plat 2025PL000019.

Note "E": Area of United States Army Corps Of Engineers Restriction Area B, C, D, E in Doc. No. 2020OR025649.

S/L 19
Sharon Acres Inc
Doc. No. 2025OR05559
04/08/2025
PPN: 033-12B-19-032

Sharon Falls Subdivision
Phase 3
(Plat No. 2025PL000019)

S/L 24
Jason Gebura
Ann Gebura
Doc. No. 2016OR027151
11/30/2016

THE RIDGE SUBDIVISION
(Plat No. 2005PL000032)

S/L 21 A
Jeannine Melchiorre
Doc No. 2025OR015286
9/2/2025
Sharon Falls Subdivision Phase 3
(Plat No. 2025PL000019)

S/L 25
Michael J. Mockbee
Patricia J. Mockbee
Doc. No. 2013OR032514
12/10/2013
PPN: 033-12B-19-013

THE RIDGE SUBDIVISION
(Plat No. 2005PL000032)

S/L 26
Karen Cole
Robert J. Cole
Doc No. 2015OR004623
03/10/2015
PPN: 033-12B-19-014

THE RIDGE SUBDIVISION
(Plat No. 2005PL000032)

S/L 27
Timothy Lautermilch
Barabara Lautermilch
Doc No. 2021OR031073
10/21/2021
PPN: 033-12B-19-015

THE RIDGE SUBDIVISION
(Plat No. 2005PL000032)

S/L 1
Douglas B. Huey
Laurie Huey
Doc. No. 2013OR023421
08/30/2013
PPN: 033-12B-24-002

Sharon Acres Subdivision
No. 1 Phase 1
(Plat No. 00PL17000174)

S/L 2
Peter Pajevic
Christine M Pajevic
Doc. No. 2018OR011071
05/25/2018
PPN: 033-12B-24-003

Sharon Acres Subdivsion
No. 1 Phase 1
(Plat No. 00PL17000174)

Christopher A Mcphie
Doc. No. 2022OR002245
01/27/2022
PPN: 033-12B-24-045

Carl Myers III
Doc. No. 2018OR003946
02/28/2018
PPN: 033-12B-24-060

S 80°37'58" E 30.00'

Existing Stormwater Management Easement "A" per Plat 2025PL000019.

Phase III
Phase IV

See Note "D"

See Note "E" Wetland "B"

See Note "E" Wetland "C"

See Note "E" Wetland "D"

See Note "E" Wetland "E"

S/L 34

S/L 33

S/L 32

S/L 31

S/L 28

S/L 29

S/L 30

S/L 26

S/L 27

12' Utility Easement "A" 0.3679 Acres
Sharon Acres Inc.
Doc. No. 2017OR008957
04/25/2017

12' Utility Easement "B" 0.4288 Acres

Storm Water Management "B" 2.8072 Acres

12' Utility Easement "A" 0.3679 Acres

12' Utility Easement "B" 0.4288 Acres

Exisiting Water Main Easement per Plat 2025PL000019.

Exisiting Sanitary Sewer Easement per Plat 2025PL000019.

Exisiting Stormwater Access Easement Per (Plat 2025PL000019)

Exisiting Gas Easement

Exisiting Gas Easement

Exisiting Gas Easement

90' Bldg. Setback

Falling Water Way (60')
(T.H. 1040)

C3-Mon Box

249.24'
N 89°33'17" W

N 00°03'10" E 395.60'

N 00°21'54" W 178.44'

N 00°21'54" W 536.34'

S 00°21'54" E 540.72'

N 89°38'06" E 209.09'

S 89°38'06" W 219.86'

S 89°38'06" W 612.84'

60.00'

60.00'

0.22'
IPF S 81°32'22" W

Lot 13
Lot 12
Lot 28
Lot 29

Lot Line

Ridgewood Rd. (R/W Varies)
(C.H. 60)

(Plat Vol. 17 Page 174)

KingsMill Lane (60')
(T.H. 659)

PIONEER SURVEYING & SERVICES, LLC

SHARON FALLS SUBDIVISION
PH 4- UTILITY/STORM EAS.

SURVEY LEGEND

- 5/8" Rebar Found
- 5/8" Capped Pin Found "Lewis"
- 5/8" Capped Pin Set "Galbraith"
- 5/8" Capped Pin Set "Galbraith" in Mon Box
- 5/8" Capped Pin Found "Lewis" in Mon Box
- Point
- WaterMain Easement
- Sanitary Sewer Easement

N

0 100 200

Scale 1"=100'

Basis of Bearing from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011)

See Page 5 for line and curve tables.

Note "D": 20' Reservation Easement to be vacated upon extension of Falling Waterway per Plat 2025PL000019.

Note "E": Area of United States Army Corps Of Engineers Restriction Area B, C, D, E in Doc. No. 2020OR025649.

S/L 24
Jason Gebura
Ann Gebura
Doc. No. 2016OR027151
11/30/2016

THE RIDGE SUBDIVISION
(Plat No. 2005PL000032)

S/L 21 A
Jeannine Melchiorre
Doc No. 2025OR015286
9/2/2025
Sharon Falls Subdivision Phase 3
(Plat No. 2025PL000019)

S/L 25
Michael J. Mockbee
Patricia J. Mockbee
Doc. No. 2013OR032514
12/10/2013
PPN: 033-12B-19-013

THE RIDGE SUBDIVISION
(Plat No. 2005PL000032)

S/L 26
Karen Cole
Robert J. Cole
Doc. No. 2015OR004623
03/10/2015
PPN: 033-12B-19-014

THE RIDGE SUBDIVISION
(Plat No. 2005PL000032)

S/L 27
Timothy Lautermilch
Barabara Lautermilch
Doc. No. 2021OR031073
10/21/2021
PPN: 033-12B-19-015

THE RIDGE SUBDIVISION
(Plat No. 2005PL000032)

S/L 19
Sharon Acres Inc
Doc. No. 2025OR05559
04/08/2025
PPN: 033-12B-19-032

Sharon Falls Subdivision
Phase 3
(Plat No. 2025PL000019)

Sharon Acres Inc.
Doc. No. 2017OR008957
04/25/2017

Christopher A Mcphie
Doc. No. 2022OR002245
01/27/2022
PPN: 033-12B-24-045

Carl Myers III
Doc. No. 2018OR003946
02/28/2018
PPN: 033-12B-24-060

S/L 1
Douglas B. Huey
Laurie Huey
Doc. No. 2013OR023421
08/30/2013
PPN: 033-12B-24-002

Sharon Acres Subdivision
No. 1 Phase 1
(Plat No. 00PL17000174)

S/L 2
Peter Pajevic
Christine M Pajevic
Doc. No. 2018OR011071
05/25/2018
PPN: 033-12B-24-003

Sharon Acres Subdivsion
No. 1 Phase 1
(Plat No. 00PL17000174)

S 80°37'58" E
30.00'

Existing Stormwater Management Easement "A"
per Plat 2025PL000019.

Phase III
Phase IV

See Note "D"

See Note "E"
Wetland "B"

See Note "E"
Wetland "C"

See Note "E"
Wetland "D"

Exisiting Water Main
Easement per Plat
2025PL000019.

Exisiting Sanitary Sewer
Easement per Plat
2025PL000019.

Exisiting Stormwater Access
Easement Per
(Plat 2025PL000019)

S/L 26

S/L 34

S/L 33

S/L 28

S/L 27

S/L 32

S/L 29

S/L 31

S/L 30

249.24'
N 89°33'17" W

Exisiting Gas Easement

Sanitary Sewer Easement
0.2134 Acres

WaterMain Easement
0.2159 Acres

Exisiting Gas Easement

Exisiting Gas Easement

Falling Water Way (80')
(T.H. 1040)

90' Bldg. Setback

C3-Mon Box

C36

C35

60.00'

60.00'

209.11'

283.73'

0.22'
IPF S 81°32'22" W

S 89°38'06" W 612.84'

N 00°03'10" E 395.60'

Lot 13

Lot 12

Lot 28

Lot 29

Lot Line

Ridgewood Rd. (R/W Varies)
(C.H. 60)

(Plat Vol. 17 Page 174)

KingsMill Lane (60')
(T.H. 659)

SURVEYING & SERVICES, LLC
PIONEER

SHARON FALLS SUBDIVISION
PH 4- SANITARY/WATER EAS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	700.00'	120.40'	120.25'	N 05°17'33" W	9°51'18"
C2	500.00'	312.17'	307.12'	N 07°39'57" E	35°46'19"
C4	30.00'	47.12'	42.43'	N 44°38'06" E	90°00'00"
C5	670.00'	115.24'	115.10'	N 05°17'33" W	9°51'18"
C6	530.00'	330.90'	325.55'	N 07°39'57" E	35°46'19"
C7	670.00'	182.12'	181.56'	N 17°45'52" E	15°34'27"
C8	30.00'	47.12'	42.43'	N 45°21'54" W	90°00'00"
C9	730.00'	125.56'	125.41'	N 05°17'33" W	9°51'18"
C10	470.00'	293.44'	288.70'	N 07°39'57" E	35°46'19"
C11	730.00'	206.20'	205.52'	N 17°27'34" E	16°11'04"
C11	730.00'	198.43'	197.82'	S 17°45'53" W	15°34'28"
C12	730.00'	107.47'	107.37'	S 21°20'06" W	8°26'05"
C13	730.00'	98.74'	98.66'	N 13°14'32" E	7°45'01"
C14	730.00'	35.01'	35.01'	N 01°44'21" W	2°44'53"
C15	730.00'	90.55'	90.49'	N 06°40'00" W	7°06'25"
C16	470.00'	25.46'	25.46'	N 08°40'04" W	3°06'15"
C17	470.00'	267.98'	264.36'	N 09°13'045" E	32°40'04"
C18	530.00'	64.26'	64.22'	N 06°44'49" W	6°56'475"
C19	530.00'	203.25'	202.00'	N 07°42'44" E	21°58'20"
C20	530.00'	63.40'	63.36'	N 22°07'30" E	6°51'12"
C21	730.00'	7.77'	7.77'	N 09°40'21" E	0°36'37"
C22	699.99'	7.45'	7.45'	N 09°40'21" E	0°36'37"
C23	10.00'	15.71'	14.14'	N 44°38'06" E	90°00'00"
C24	1124.00'	193.33'	193.09'	N 05°17'33" W	9°51'18"
C25	1168.00'	41.22'	41.21'	N 02°02'27" E	2°01'19"
C26	1124.00'	96.80'	96.77'	N 23°05'04" E	4°56'04"
C27	1136.00'	97.84'	97.81'	S 23°05'04" W	4°56'04"
C28	1156.00'	40.79'	40.79'	S 02°02'27" W	2°01'19"
C29	1136.00'	195.39'	195.15'	S 05°17'33" E	9°51'18"
C30	30.00'	13.68'	13.56'	S 55°31'55" W	26°07'38"
C31	10.00'	15.71'	14.14'	S 45°21'54" E	90°00'00"
C32	30.00'	13.68'	13.56'	N 56°15'44" W	26°07'38"
C33	470.00'	42.71'	42.70'	N 22°56'54" E	5°12'25"
C34	730.00'	40.19'	40.18'	N 23°58'29" E	3°09'15"
C35	30.00'	22.43'	21.91'	N 21°46'55" W	42°50'00"
C36	30.00'	22.43'	21.91'	S 21°03'06" W	42°50'00"
C37	670.00'	101.83'	101.73'	S 21°11'52" W	8°42'29"
C38	730.00'	92.33'	92.27'	N 21°55'42" E	7°14'49"

LINE	BEARING	DISTANCE
L1	N 00°21'54" W	243.31'
L2	N 10°13'12" W	150.00'
L3	N 25°33'06" E	100.00'
L4	N 09°22'02" E	150.00'
L5	N 00°21'54" W	213.31'
L6	N 09°22'02" E	150.00'
L7	S 25°33'06" W	100.00'
L8	S 10°13'12" E	150.00'
L9	S 10°13'12" E	11.78'
L10	S 00°21'54" E	213.31'
L11	N 10°13'12" W	150.00'
L12	N 25°33'06" E	100.00'
L13	S 10°13'12" E	138.22'
L14	N 25°33'06" E	97.59'
L15	N 25°33'06" E	2.41'
L16	S 80°01'21" E	60.00'
L17	N 00°03'10" E	2.00'
L18	N 00°21'54" W	12.00'
L19	N 10°13'12" W	163.80'
L20	N 01°01'48" E	42.78'
L21	N 03°03'06" E	42.78'
L22	N 14°18'06" E	108.83'
L23	N 25°33'06" E	57.83'
L24	N 20°37'02" E	152.06'
L25	N 09°22'02" E	16.64'
L26	N 80°37'41" E	12.67'
L27	S 09°22'02" W	21.89'
L28	S 20°37'02" W	153.24'
L29	S 25°33'06" W	56.65'
L30	S 14°18'06" W	106.47'
L31	S 03°03'06" W	41.60'
L32	S 01°01'48" W	41.60'
L33	S 10°13'12" E	162.62'
L34	S 00°21'54" E	192.84'
L35	N 80°37'41" E	8.41'
L36	S 89°38'06" W	294.50'
L37	N 00°21'54" W	297.33'
L38	N 10°13'12" W	212.84'
L39	N 01°16'38" W	144.39'
L40	N 16°36'32" E	144.39'
L41	N 25°33'06" E	204.15'
L42	N 09°22'02" E	254.77'
L43	S 79°30'47" E	12.00'
L44	S 09°22'02" W	256.25'
L45	S 25°33'06" W	204.92'
L46	S 16°36'32" W	141.56'
L47	S 01°16'38" E	141.56'
L48	S 10°13'12" E	212.94'
L49	S 00°21'54" E	283.97'
L50	N 89°38'06" E	283.73'
L51	S 00°21'54" E	12.00'
L52	N 00°21'54" W	2.00'
L53	N 79°30'47" W	8.00'
L54	S 89°38'06" W	20.00'
L55	S 89°38'06" W	35.44'
L56	N 22°12'59" E	40.21'
L57	N 50°25'56" W	66.65'
L58	N 16°27'34" W	100.00'
L59	N 68°26'35" W	75.00'
L60	N 79°58'00" W	50.08'
L61	N 66°08'23" W	51.81'
L62	S 78°53'27" W	42.58'
L63	N 69°43'11" E	74.64'
L64	S 89°15'49" E	64.47'
L65	N 31°01'38" E	67.68'
L66	S 70°46'29" E	20.00'
L67	S 05°44'34" W	68.24'
L68	S 67°23'39" E	100.00'
L69	S 21°17'54" E	75.00'
L70	S 50°45'38" E	150.00'
L71	S 10°59'03" W	75.00'
L72	S 32°07'13" W	75.00'
L73	S 68°20'41" W	75.00'
L74	N 89°36'39" W	55.65'
L75	S 11°36'02" W	27.74'
L76	S 69°22'58" E	13.08'
L77	S 64°26'55" E	13.83'
L78	S 25°33'06" W	191.31'
L79	S 20°37'02" W	99.31'

SURVEYING & SERVICES, LLC
PIONEER

SHARON FALLS SUBDIVISION
PH 4- TABLES