MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

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Phone: 330-722-9293 • **Toll Free:** 844-722-3800
Website: medinaco.org/planning

MEDINA COUNTY PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, FEBRUARY 4, 2026, 6:30 P.M.

Guests:
Jeff Stroup, Sharon Township Zoning Inspector

MCDPS Staff:
Cheryl Heinly, Administrative Assistant
Jeff Kassouf, Planner
Denise Testa, Director

Board Vice President Tom James called the meeting to order at 6:30 p.m.

I. ROLL CALL

MCPC Members:
Sally Albrecht
David Gilson
Steve Hambley
Chuck Johnson
Pat Ryan
Chet Simmons
Tom Stugmyer

MCPC Alternates:
Cindy Engleman (alternate for Colleen Swedyk)
Tom James (alternate for Aaron Harrison)

II. MINUTES

Board Vice President James asked if there were questions or comments about the January 7, 2026, minutes.

Board Member Ryan moved to approve January 7, 2026 minutes as written. Board Member Gilson seconded the motion. Board Members Hambley and Kalina abstained. All members voted AYE and the motion was approved.

III. CORRESPONDENCE

There were no items for Correspondence.

IV. CONSENT CALENDAR

There were no items on Consent Calendar.

V. OLD BUSINESS

There were no items on Old Business.

VI. NEW BUSINESS

a. **Sharon Falls**, Preliminary Plan and Phase 4 Final Plat, Sharon Township, 001-2026 PP-FP

Ms. Testa presented and Mr. Kassouf presented the above staff report/s to the Commission.

Discussion:

Board Vice President James asked if there were any comments or questions.

Jeff Stroup, Sharon Township Zoning Inspector, said he had no comment.

Board Member Kalina moved to approve the staff recommendation of Approval for the Sharon Falls Preliminary Plan. Board Member Engleman seconded the motion. All other members voted AYE and the motion was approved.

Board Member Hambley moved to approve the staff recommendation of Approval with Modifications for the Sharon Falls Phase 4 Final Plat. Board Member Simmons seconded the motion. All other members voted AYE and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Director Testa asked Mr. Kassouf for his report. He was able to complete one last deliverable data for the upcoming demographic study and going over it with the consultants. He thought that was what would concern the Board and other than that he is working on comprehensive plans, zoning maps, trying to get everybody a new zoning map for the new year to be able to show the plat changes and any new road center lines. Ms. Heinly said she had nothing to report at this time.

Director Testa said on February 17 at 4:00 p.m. at Medina County Career Center South Campus, there will be a presentation regarding the demographic study research. She asked Board Member Hambley if there was anything more he wanted to add.

Board Member Hambley responded that actually people have already signed up and knew there were probably close to 90 people. He elaborated on the interest in the demographic study, and he just got a call from Ideastream (Public Broadcasting). He thought they wanted to do a story on it and why the County is doing the study. This has shown a lot of interest with various public entities and some of the communities, but also the schools are

interested. Obviously looking at the next 25 years what the demographics look like, and they have done the projections. He added that this is another opportunity to take a look and see and use local data rather than relying upon data that the state would rely upon. As the Board knows, they projected that we would have no population growth whatsoever in the next 25 years.

Board Member Hambley explained the importance of accurate projections saying for planning purposes, it is not very helpful to have those kinds of estimates that are really not based on local data. And he would appreciate the staff working with the consultant on that. He has not seen it or known what the results are, but thought it was going to provide us with some opportunities. Mr. Hambley said they are going to be using the new population numbers in our solid waste management plan update because as it happens, people generate garbage so the more people you have, the more garbage. Board Member Hambley reflected on the broader implications and thought by and large, at least there is recognition, there is a lot of growth in activity and changes going on in the county and a lot of interest in that much more of, he would not say academic, but certainly a systematic and scientific approach to evaluating using local data sources what our population looks like in the next 25 years.

Director Testa continued with additional updates regarding the subdivision regulations and proposed development agreement work group. She said the internal kickoff meeting was completed last week with a small group, sanitary engineer, county engineer, home builders' association, planning services, and Jeff Brandon who is representing 15 different entities within the county. She outlined the meeting schedule and is going to have check-in meetings every other week to review the progress of the review. And, on March eleventh and twelfth, they are scheduling stakeholder meetings. Stakeholder meetings include developers, homebuilders' association, county staff, and property owners. She thought there were six stakeholder groups that were identified. Explaining the process, she said there are going to be small groups that we meet with over two days. The final meeting would conclude with the work group and there are 20 individuals on the work group so it is pretty large group. She explained that it was the original group that all met over the course of about 12 months and completed a review of the Subdivision Regulations.

She described the ongoing work explaining that group is going to continue meeting and facilitating the process in collaboration with our consultant who is American Structure Point. The Planning Commission will be part of that process as well. Staff wanted to have the stakeholder meetings first, get some feedback, and this also includes not only a review but a scan of our other existing regulations in the county such as the engineer regulations, the storm water management, to ensure that we are not conflicting with those regulations and to ensure that we are in line with identical terms or definitions.

Director Testa announced a new executed contract with CTL Engineering who will be completing a peer review of the geotechnical reports associated with the Sharon Township subdivisions near the abandoned mine. She stated they are currently in the process of reviewing the Highlands of Sharon geotechnical report, and they will advise us on what their recommendations are in relation to that report.

She continued with upcoming items for the February concept plan on the eighteenth, and staff is reviewing East Pointe Drive in Medina (Township) which is the area next to the Rick Roush, motorcycle dealership. Director Testa said Jeff would review the Garage (Drive) Condominiums, which is in Sharon Township, and which are not housing people, but they are housing property. They are not actual condominiums, but they are being called garage condominiums because apparently, they will have air conditioning and heat, and they would allow car enthusiasts to store their designer cars, and they can actually have events there. She said staff was not sure if it is going to be an actual major subdivision if the township approves it. Staff believe that it might be because it appears that they are implementing some public improvements for that.

Director Testa said this was a new concept to her when Mr. Lewis brought in the project. She expressed her surprise at the concept it will be very interesting.

Ms. Testa outlined items for the March Planning Commission meeting, a revised preliminary plan for Hillsong saying about a year ago, we reviewed the plan with the primary homeowner's association and the secondary homeowner's association. The applicant is bringing in a revised preliminary plan and is in Montville Township. The Bohaty Planned Development Replat 1, staff just reviewed the final plat creating future development blocks A, B, and C, and now they are ready to convert one of those future development blocks into a sublot off Reagan Parkway. Many of the Board members have probably seen it and if they look at the township's website, they actually have a full explanation of what the Bohaty project is all about because she believed they have been getting a lot of phone calls.

Ms. Testa added that staff also has a Guilford Township text amendment, which is a full rewrite of their zoning resolution.

She provided updates on various programs: For community development block grant, (CDBG) that is PY26 or program year 2026. That application will be available next week, and staff will be starting the process to roll out our community development information to engage with the local communities in order to determine where our county priorities are.

Regarding fair housing, Director Testa shared statistics saying fair housing staff just completed the aggregate data of inquiries and since 2021, the number of inquiries to fair housing has increased by 290 percent. This significant rise in inquiries reflects an increased awareness and concern about fair housing issues within the community.

She mentioned that Jeff would be planning some zoning workshops in five areas based on feedback from townships, covering topics such as zoning board basics, short-term rentals, agriculture case studies, legislative updates, data center development, solar farms, and cell towers.

Wrapping up with several final items Director Testa said the fairgrounds project is complete, and they are sending the final recommendation soon. Regarding the Ohio

Department of Agriculture land use planning grant, staff will be holding a stakeholder meeting to submit potentially submit a grant on February 27. Director Testa said all staff have moved to the new office on the second floor. Ms. Testa concluded by saying she is looking forward to attending the OTA conference tomorrow and Friday.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There was no Other Business.

X. ADJOURNMENT

There being no further business to discuss, Vice Chairman James adjourned the meeting at 6:51 p.m.

Jeff Brandon, President

Cheryl Heinly, Administrative Assistant

Attachments: Sharon Falls Preliminary Plan and Final Plat Phase IV Tax Maps Addendum

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
Applicant:	Sharon Acres, Inc.		Final Plat: 9 sublots
Engineer:	Pioneer Surveying/Tekton Engineering	**Zoning:**	R-1 Residential
		Utilities:	Central Water and Sewer
Developer:	Mark Michaels	**School:**	Highland Local
Parcel:	033-12B-19-030	**Reviewers:**	Jeff Kassouf, Denise Testa

ADDENDUM

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. The staff recommendation in the staff report remains unchanged.

Tax Maps Department
taxmaps@medinacounty.gov
330.725.9777

The Tax Maps Department submitted a full and comprehensive review of the final plat as seen in the attached document.

SHARON FALLS SUBDIVISION PHASE 4

CREATING SUBLOTS 26 THROUGH 34 INCLUSIVE AND DEDICATION OF A PORTION OF T.H. 1040 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**

office use only: acreage correction will be needed ahead of plat
current tax map acreage is 25.6450 ac

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~~ ACCEPT 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. DATE?

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

seal required on all pages of plat

original ink signature required on final DATE: August 23, 2025

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

SURVEYING & SERVICES, LLC
PIONEER
surveying company address and phone number required.

SHARON FALLS SUBDIVISION
PH 4
SHEET 1 OF 5

minimum text size is 10 pt font. please increase font size to meet conveyance standard requirement throughout the plat document.

legend cut off?

- 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~~ Water Way per Plat 2025PL000019.

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

NOTE: PPN's are not permitted to appear on the plat. Remove all parcel numbers throughout plat document.

all existing lines (of the area being platted) must be established with found "and used" monuments, record "and used" distances, or record "and used" angles, etc.

S/L 19
Sharon Acres Inc
~~Doc. No. 2025OR035559~~
~~04/08/2025~~
~~PPN: 033-12B-19-032~~
Doc. No. 2017OR008957
04/25/2017

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

S 80°37'58" E 30.00'

is there supposed to be a notation here?

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

Phase ~~III~~ 3
Phase ~~IV~~ 4

598.59'
N 79°30'47" W

define line type

2025PL000019 shows an offset pin for this corner @115' - was it located?

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

THE RIDGE SUBDIVISION (Plat No. 2005PL000032)

define line type

See Note "D"

See Note "E" Wetland "B"

See Note "E" Wetland "C"

See Note "E" Wetland "D"

Doc. No. 2025OR015283 &

S/L 21 A
Jeannine Melchiorre
Doc No. 2025OR015286
9/2/2025
Sharon Falls Subdivision Phase 3 Replat #1
(Plat No. ~~2025PL000019~~)
2025PL000053

N 80°37'41" E 650.03'

Phase ~~III~~ 3
Phase ~~IV~~ 4
Existing ~~Existing~~ Water Main Easement per Plat 2025PL000019.

Existing ~~Existing~~ Sanitary Sewer Easement per Plat 2025PL000019. add a space

S/L 26
3.9497 Acres

Existing ~~Existing~~ Stormwater Access Easement Per (Plat 2025PL000019)

C22 L4 L6 C21 C13 C7 C3-Mon Box C11 C12 90' Bldg. Setback

S/L 25
Michael J. Mockbee
Patricia J. Mockbee
Doc. No. 2013OR032514 & Doc. No. 2013OR032515
12/10/2013
~~PPN: 033-12B-19-013~~

THE RIDGE SUBDIVISION (Plat No. 2005PL000032)

219.27'

S/L 34
3.5772 Acres

Easement
12' Utility ~~Easement~~ "A"
See Page 3 for Details

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

90' Bldg. Setback

L7 L3 L12 L14 C20

405.35'
N 72°05'27" W

249.24'
N 89°33'17" W

12' Utility Easement "B"
See Page 3 for Details

define line type

Cor. Falls in Pond

L15

409.29'
N 79°30'47" W

N 89°38'06" E 519.18'

N 00°08'46" E 581.44'

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

183.99 from cor.

S/L 26
Karen Cole
Robert J. Cole
Doc. No. 2015OR004623
03/10/2015
~~PPN: 033-12B-19-011~~

THE RIDGE SUBDIVISION (Plat No. 2005PL000032)

N 00°03'10" E 593.28'

200.01'

S/L 33
2.2919 Acres

90' Bldg. Setback

C19 C6 C2 C10 C17

S/L 28
2.3634 Acres

Storm Water Management "B"
See Page 3 for Details

N 11°33'42" W 189.38'

319.76'

Existing ~~Exisiting~~ Gas Easement

Watermain Easement
See Page 4 for Details

Sanitary Sewer Easement
See Page 4 for Details

N 89°38'06" E 492.25'

S 89°38'06" W 483.80'

274.88'

N 89°38'06" E 404.83'

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

THE RIDGE SUBDIVISION (Plat No. 2005PL000032)

174.00'

S/L 32
2.1479 Acres

C18 C16 (1.5463 acres) L2 Falling Water Way (60') (T.H. 1040)

353.85'

Existing ~~Exisiting~~ Gas Easement

Existing ~~Exisiting~~ Gas Easement

S/L 29
2.0060 Acres

Carl Myers III
~~Doc. No. 2018OR003940~~
~~02/26/2018~~
~~PPN: 033-12B-24-060~~
Doc. No. 2022OR006549
03/22/2022

L13 L8 L11 90' Bldg. Setback 262.92'

S 89°38'06" W 300.00'

26.00'

N 89°38'06" E 224.51'

L9

IPF S 11°04'59" W 0.45'

C15 C9 C1 C5

S 89°38'06" W 314.57'

N 00°21'54" W 541.23'

See Note "E" Wetland "E"

S/L 30
2.0003 Acres

278.31'

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

Sharon Acres Subdivision No. 1 Phase 1
~~(Plat No. 00PL17000174)~~
Plat Vol. 17, Page 174

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)~~
Plat Vol. 17, Page 174

N 00°03'10" E 395.60'

369.60'

N 00°03'10" E 395.60'

S/L 31
2.0013 Acres

90' Bldg. Setback

C5 C9 C1 L1 L5 L10 C14

Easement
12' Utility ~~Easement~~ "A"
See Page 3 for Details

0.22'
IPF S 81°32'22" W

12' Utility Easement "B"
See Page 3 for Details

N 89°38'06" E 300.00'

209.11'

C4 60.00' 60.00' C8

283.73'

S 89°38'06" W 612.84'

Lot 13 Lot 12
Lot 28 Lot 29

ROW lines shift here

Lot Line

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

(Plat Vol. 17 Page 174)

Kingsmill ~~Kingsmill~~ Lane (60') (T.H. 659)

show centerline

SURVEYING & SERVICES, LLC
PIONEER

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

seal required on all pages of plat

minimum text size is 10 pt font. please increase font size to meet conveyance standard requirement throughout the plat document.

NOTE: PPN's are not permitted to appear on the plat. Remove all parcel numbers throughout plat document.

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~~ Water Way 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 25
Michael J. Mockbee
Patricia J. Mockbee
Doc. No. 2013OR032514
12/10/2013
~~PPN: 033-12B-19-013~~ & Doc. No. 2013OR032515

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
Barbara Lautermilch
Doc. No. 2021OR031073
10/21/2021
~~PPN: 033-12B-19-015~~

THE RIDGE SUBDIVISION
(Plat No. 2005PL000032)

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

Sharon Acres Subdivision
No. 1 Phase 1
~~(Plat No. 00PL17000174)~~
Plat Vol. 17, Page 174

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)~~
Plat Vol. 17, Page 174

S/L 19
Sharon Acres Inc
~~Doc. No. 2025OR005559~~
~~04/09/2025~~
~~PPN: 033-12B-19-032~~
Doc. No. 2017OR008957
04/25/2017

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

Doc. No. 2025OR015283 &

S/L 21 A
Jeannine Melchiorre
Doc No. 2025OR015286
9/2/2025

Sharon Falls Subdivision Phase 3 Replat #1
(Plat No. ~~2025PL000019~~)
2025PL000053

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-24-000~~
Doc. No. 2022OR006549
03/22/2022

S/L 34
S/L 33
S/L 32
S/L 31
S/L 28
S/L 27
S/L 29
S/L 30
S/L 26

12' Utility Easement
"A" 0.3679 Acres

12' Utility Easement
"B" 0.4288 Acres

Storm Water Management
"B" 2.8072 Acres

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

Existing
~~Exisiting~~ Water Main
Easement per Plat
2025PL000019.

Existing
~~Exisiting~~ Sanitary Sewer
Easement per Plat
2025PL000019.

Existing
~~Exisiting~~ Stormwater Access
Easement Per
(Plat 2025PL000019)

Existing
~~Exisiting~~ Gas Easement

Existing
~~Exisiting~~ Gas Easement

Existing
~~Exisiting~~ Gas Easement

See Note "D"

See Note "E"
Wetland "B"

See Note "E"
Wetland "C"

See Note "E"
Wetland "D"

See Note "E"
Wetland "E"

Phase ~~III~~ 3
Phase ~~IV~~ 4

90' Bldg. Setback

C3-Mon Box

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

Kingsmill
~~Kingsmill~~ Lane (60')
(T.H. 659)

S 80°37'58" E
30.00'

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'

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)

is there supposed to be a notation here?

define line type

define line type

ROW lines shift here

show centerline

seal required on all pages of plat

PIONEER SURVEYING & SERVICES, LLC

SHARON FALLS SUBDIVISION
PH 4- UTILITY/STORM EAS.

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minimum text size is 10 pt font. please increase font size to meet conveyance standard requirement throughout the plat document.

NOTE: PPN's are not permitted to appear on the plat. Remove all parcel numbers throughout plat document.

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~~ Water Way 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 25
Michael J. Mockbee
Patricia J. Mockbee
Doc. No. 2013OR032514 & Doc. No. 2013OR032515
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
Barbara 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. 2025OR005559~~
~~04/09/2025~~
~~PPN: 033-12B-19-032~~
Doc. No. 2017OR008957
04/25/2017

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

S/L 21 A
Jeannine Melchiorre
Doc No. 2025OR015286
9/2/2025
Sharon Falls Subdivision Phase 3 Replat #1
(Plat No. ~~2025PL000019~~)
2025PL000053

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

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

Sharon Acres Subdivision
No. 1 Phase 1
~~(Plat No. 00PL17000174)~~
Plat Vol. 17, Page 174

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)~~
Plat Vol. 17, Page 174

Carl Myers III
~~Doc. No. 2018OR003946~~
~~02/28/2018~~
~~PPN: 033-12B-24-000~~
Doc. No. 2022OR006549
03/22/2022

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

define line type

S 80°37'58" E
30.00'

is there supposed to be a notation here?

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

~~Phase III~~ 3
~~Phase IV~~ 4

See Note "D"

See Note "E"
Wetland "B"

See Note "E"
Wetland "C"

See Note "E"
Wetland "D"

Existing
~~Existing~~ Water Main Easement per Plat 2025PL000019.

Existing
~~Existing~~ Sanitary Sewer Easement per Plat 2025PL000019.

Existing
~~Existing~~ Stormwater Access Easement Per (Plat 2025PL000019)

S/L 26

S/L 34

S/L 33

S/L 32

S/L 31

S/L 28

S/L 27

S/L 29

S/L 30

90' Bldg. Setback

249.24'
N 89°33'17" W

define line type

Existing
~~Existing~~ Gas Easement

Sanitary Sewer Easement
0.2134 Acres

WaterMain Easement
0.2159 Acres

Existing
~~Existing~~ Gas Easement

Existing
~~Existing~~ Gas Easement

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

N 00°03'10" E 395.60'

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'

ROW lines shift here

Lot 13 | Lot 12
Lot 28 | Lot 29

Lot Line

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

(Plat Vol. 17 Page 174)

Kingsmill
~~Kingsmill~~ Lane (60')
(T.H. 659)

show centerline

seal required on all pages of plat

SURVEYING & SERVICES, LLC
PIONEER

SHARON FALLS SUBDIVISION
PH 4- SANITARY/WATER EAS.

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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'

MINIMUM TEXT SIZE IS 10 PT FONT - PLEASE INCREASE TEXT SIZE TO MEET CONVEYANCE STANDARD REQUIREMENT.

seal required on all pages of plat

SURVEYING & SERVICES, LLC
PIONEER

SHARON FALLS SUBDIVISION
PH 4- TABLES

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