

# HART'S LANDING SUBDIVISION

TAX MAP DEPARTMENT  
**A-9 Plat Approved By GIS**  
**5/10/17 SP/bs**

SITUATED IN SPRINGFIELD TOWNSHIP, SUMMIT COUNTY, OHIO  
 BEING PART OF TRACT 5 OF SAID TOWNSHIP  
 DATE: AUGUST, 2015 SCALE: 1" = 100'

**MOSZYNSKI & ASSOCIATES ENGINEERS, LLC**  
 2615 SWARTZ ROAD  
 HARTVILLE, OHIO 44632  
 PH: 330-628-2516  
 FAX: 330-628-2636  
 jmoszynski@cs.com

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SHOWN AND THAT THE LINES AND MONUMENTS SHOWN ON THIS PLAT SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT.



*Jeffrey A. Cordi*  
 JEFFREY A. CORDI - REGISTERED SURVEYOR No. 8270  
 10-28-15

APPROVED BY THE COUNTY OF SUMMIT COUNCIL  
 ORDINANCE 2017-14 THIS DAY OF MAY, 2017

*John Schmidt*  
 JOHN SCHMIDT  
 COUNCIL PRESIDENT  
 Clerk of Council  
*Janet Motawonic*  
 JANET MOTAWONIC  
 CLERK OF COUNCIL  
 APPROVED BY THE SUMMIT COUNTY ENGINEER  
 THIS DAY OF April, 2017.

*Allyn Brubaker*  
 ALYNN BRUBAKER  
 SUMMIT COUNTY ENGINEER

APPROVED BY THE COUNTY OF SUMMIT EXECUTIVE  
 THIS DAY OF May, 2017

*Gene Shapiro*  
 GENE SHAPIRO  
 COUNTY EXECUTIVE  
 SPRINGFIELD TOWNSHIP ZONING APPROVAL  
 THIS DAY OF January, 2016

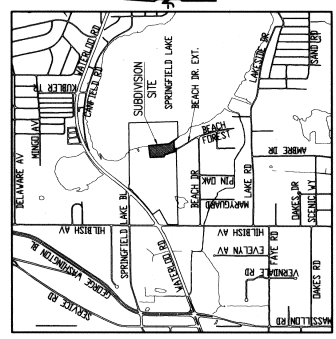
*Patricia Ryan*  
 PATRICIA RYAN  
 SPRINGFIELD TOWNSHIP ZONING INSPECTOR  
 APPROVED BY THE SUMMIT COUNTY PLANNING COMMISSION  
 THIS DAY OF May, 2016.

*Heaven M. Scalise*  
 HEAVEN M. SCALISE  
 CHAIRMAN  
*Allison P. Manares*  
 ALLISON P. MANARES  
 MEMBER  
*Heaven M. Scalise*  
 HEAVEN M. SCALISE  
 SECRETARY

FISCAL OFFICER'S STAMP  
 RECORDER STAMP  
 Call for pick-up  
 330 697 2675  
 Bill Peterson

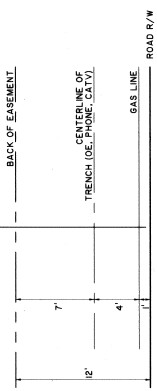
**ACREAGE SUMMARY**

TOTAL SUBDIVISION AREA	= 4.1251 ACRES
AREA IN (NEW) BEACH DRIVE EXT.	= 0.4803 ACRES
AREA IN BLOCK A	= 1.8673 ACRES
NET AREA IN LOT 1	= 1.7715 ACRES
LENGTH OF NEW ROAD	= 249 L.F.
LENGTH OF ROAD FROM EX. INTERS.	= 922 L.F.
TOTAL NUMBER OF LOTS = 1	



**UTILITY EASEMENTS**

WE, THE OWNERS OF THE WITHIN PLATTED LANDS, DO HEREBY GRANT INTO THE OHIO Edison COMPANY OR AUTHORIZED ELECTRIC POWER PROVIDER, DOMINION EAST OHIO OR AUTHORIZED NATURAL GAS SUPPLIER, THE LOCALLY FRANCHISED CABLE PROVIDER, THE TELECOMMUNICATIONS COMPANY OR AUTHORIZED PROVIDER, AND THE LOCAL TELEVISION BROADCAST STATION, THE FOLLOWING DESCRIBED LANDS: BEING TWELVE (12) FEET WIDE AS IT ABUTS THE DEDICATED STREETS HEREIN, TWELVE (12) FEET WIDE ALONG THE EXTERIOR BOUNDARIES OF THIS ALLOTMENT AND SIX (6) FEET WIDE ON EACH SIDELINE OF LOTS HEREIN. DOMINION EAST OHIO SHALL OCCUPY A PORTION OF THE TWELVE (12) FEET WIDE ALLOTMENT TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR UNDERGROUND FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, COMMUNICATION SIGNALS AND SEWERS FOR WITHOUT LIABILITY THEREOF, AND TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN, FLOWERS OR SHRUBS, AND TO MAINTAIN, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT, UTILIZATION OF THIS EASEMENT SHALL BE IN COMPLIANCE WITH THE FOLLOWING EASEMENT LINE.



DEDICATION  
 WE THE UNDERSIGNED OWNER(S) AND HOLDERS OF LIENS AND OTHER INTERESTS IN AND TO THE LAND SHOWN ON THIS PLAT, DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED AND DEDICATE TO PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN UPON THIS PLAT.

OWNER(S)  
*Richard Peterson*  
 RICHARD PETERSON, TRUSTEE  
 OF THE RICHARD PETERSON TRUST  
 WITNESSES  
*Joseph McCleery*  
 JOSEPH MCCLEERY  
*Deborah A. Jones*  
 DEBORAH A. JONES

STATE OF OHIO  
 COUNTY OF SUMMIT  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE AFORE NAMED OWNER(S), WHO ACKNOWLEDGED THE MAKING AND SIGNING THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ALCON, OHIO, THIS 18<sup>th</sup> DAY OF December, 20 15.



*David J. Jones*  
 NOTARY PUBLIC  
 April 26, 2016

**DEDICATION**

WE THE UNDERSIGNED OWNER(S) AND HOLDERS OF LIENS AND OTHER INTERESTS IN AND TO THE LAND SHOWN ON THIS PLAT, DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED AND DEDICATE TO PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN UPON THIS PLAT.

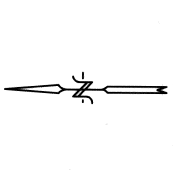
OWNER(S)  
*William Peterson*  
 WILLIAM PETERSON  
 WITNESSES  
*David Brubaker*  
 DAVID BRUBAKER  
*Dana B. Veritas II*  
 DANA B. VERITAS II

STATE OF OHIO  
 COUNTY OF SUMMIT  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE AFORE NAMED OWNER(S), WHO ACKNOWLEDGED THE MAKING AND SIGNING THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ALCON, OHIO, THIS 18<sup>th</sup> DAY OF DECEMBER, 20 15.



*Eric Huns*  
 NOTARY PUBLIC  
 12/10/2019

DRAINAGE MAINTENANCE ASSESSMENT:  
 ALL FEE HOLDERS AND ALL RECEIVING TITLE TO THE FEE THROUGH THEM ARE ADVISED THAT THE SUBDIVISION HAS BEEN REGISTERED FOR DRAINAGE MAINTENANCE ASSESSMENT TO THE COUNTY PURSUANT TO OHIO REVENUE CODE §137 AND FOLLOWING.



The Basis of Bearings is the Chord Bearing, N. 49°16'40"E., of the curve in the centerline of U.S. 224 between the intersections of Hibish Avenue and Springfield Lake Boulevard as shown on the Centerline Plat recorded in County Case No. 100-000000, and the side 50' of the Summit County Records, and the side 50' of the recorded in Summit County Records, Rotate clockwise 00°23'59" for State Plane Grid Bearing.

**CURVE DATA TABLE**

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C5	300.00	154.76	153.03	N.171°52'26"W.	29.33727	79.14
C7	325.00	167.65	165.60	N.171°52'26"W.	29.33727	85.74
C8	275.00	141.96	140.29	N.171°52'26"W.	29.33727	72.55
C9	275.00	103.50	102.89	N.131°51'40"W.	21.33527	52.37
C10	275.00	38.36	38.33	N.28°42'23"W.	7.99331	19.21
C11	25.00	21.55	21.53	N.89°29'19"E.	5.58805	12.73
C12	25.00	21.55	21.53	N.89°29'19"E.	5.58805	12.73
C13	60.00	301.53	70.59	S.87°58'15"W.	28.75610	54.97
C14	60.00	88.94	81.02	N.13°58'51"W.	84.95557	54.97
C15	60.00	87.61	80.03	N.70°18'55"E.	83.73935	53.70
C16	60.00	124.98	103.58	S.08°10'58"E.	119.27038	102.56

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L7	S.00°03'37"E.	12.54'
L8	S.88°11'53"W.	28.936'
L9	S.88°11'53"W.	28.936'
L10	N.32°02'07"W.	14.57'
L11	N.32°02'07"W.	29.14'

STATE PLANE COORDINATES NAD83 (1986)  
 SCALE FACTOR = 0.99993840  
 ROTATE COUNTERCLOCKWISE  
 00°23'59" FOR PLAT BEARING

- M1 N 488124.742  
E 2288877.186
- M2 N 488044.800  
E 2288880.100
- M3 N 487868.339  
E 2288824.478

SPRINGFIELD TOWNSHIP ZONING APPROVAL  
 THIS IS THE DAY OF January, 2016

*Patricia Ryan Patricia Ryan*  
 SPRINGFIELD TOWNSHIP ZONING INSPECTOR

*Alison Williams*  
 ALICIA CHAIRMAN

*Helen Humphreys*  
 SECRETARY

APPROVED BY THE SUMMIT COUNTY PLANNING COMMISSION  
 THIS 14 DAY OF May, 2016

