

KINGS RIDGE

(PHASE EIGHT)

KNOW ALL MEN BY THESE PRESENTS GREEN LAND TRUST, LTD. BEING REPRESENTED HEREWITH BY ROBERT J. DEHOFF MANAGING MEMBER PARTNER, HEREWITH ACKNOWLEDGE THE MAKING AND SIGNING OF INSTRUMENT TO BE HIS FREE ACT AND DEED. AS WELL AS THE FREE ACT AND DEED OF SAID PARTNERSHIP AND DO HEREBY DEDICATE THE PUBLIC SANITARY SEWER EASEMENTS TO THE COUNTY OF SUMMIT AND THE ROADWAYS, PUBLIC SANITARY SEWER EASEMENTS, AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, TO PUBLIC USE FOREVER. EXCEPTING THAT USE OF LAND BY ANYONE OTHER THAN DEO, WITHIN DEO'S EXISTING EASEMENT AREAS AS ILLUSTRATED HEREON THESE PLAT SHEETS, MUST COMPLY WITH DEO'S RESTRICTIONS, AS STATED ON SHEET 3 OF THIS RECORD PLAT.

IN TESTIMONY THEREOF, WE HEREUNTO SET OUR HANDS AND THE SEAL OF SAID CORPORATION THIS _____ DAY OF _____.

GREEN LAND TRUST, LTD.

WITNESS

BY: _____
GREEN LAND TRUST, LTD.
ROBERT J. DEHOFF
MANAGING MEMBER

STATE OF OHIO
COUNTY OF SUMMIT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED.
MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

I HEREBY CERTIFY, THAT THE PARCELS SHOWN HEREON MEET THE CURRENT ZONING ORDINANCES AND SUBDIVISION REGULATIONS OF THE CITY OF GREEN, OHIO.

ZONING INSPECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF GREEN, OHIO THIS _____ DAY OF _____
BY RESOLUTION NO. _____.

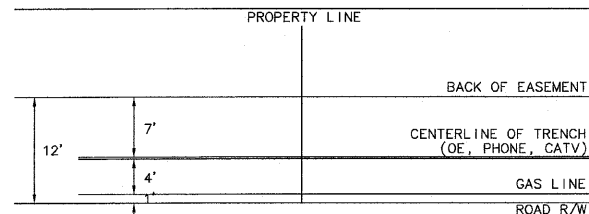
PRESIDENT OF COUNCIL

CLERK OF COUNCIL

APPROVED BY THE MAYOR OF THE CITY OF GREEN THIS _____ DAY OF _____.

MAYOR

THE UNDERSIGNED OWNERS OF THE LAND PLATTED BY THIS DOCUMENT, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY (OE) OR AUTHORIZED ELECTRICAL POWER PROVIDER, DOMINION EAST OHIO (DEO) OR AUTHORIZED NATURAL GAS PROVIDER, THE LOCALLY FRANCHISED CABLE PROVIDER, THE TELECOMMUNICATIONS PROVIDER, THEIR SUCCESSOR AND ASSIGNS, COUNTY OF SUMMIT - A TWELVE FOOT (12') WIDE EASEMENT (AS IT ABUTS THE DEDICATED STREETS HEREIN), AT THE FRONT OF EACH LOT, BEING PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC RIGHT-OF-WAY WITHIN THIS ALLOTMENT. THIS EASEMENT TO BE USED TO INSTALL, OPERATE, MAINTAIN AND SERVE DISTRIBUTION LINES, CONDUITS, CABLES, WIRING OR OTHER APPURTENANCES FOR THE SUPPLY OF ELECTRIC, GAS, COMMUNICATION AND VIDEO SIGNALS FOR PUBLIC OR PRIVATE USE. THE CITY OF GREEN RESERVES THE TEMPORARY WORK RIGHTS WITHIN THE EASEMENT FOR ITSELF AND PROVIDERS OF STORM WATER, SANITARY SEWER AND PUBLIC WATER SUPPLY AS AUTHORIZED AND APPROVED BY THE CITY. UTILIZATION OF THIS EASEMENT SHALL BE IN COMPLIANCE WITH THE FOLLOWING EXHIBIT.



THIS EASEMENT ALLOWS FOR THE PROVIDERS OF SAID UTILITIES OR SERVICES THE RIGHT TO REMOVE TREES AND LANDSCAPING WITHOUT LIABILITY AS REQUIRED TO MAINTAIN, OPERATE OR CONSTRUCT THESE FACILITIES AND THE RIGHT OF ACCESS, AS NEEDED FOR EXERCISING THE PURPOSES OF THIS EASEMENT.

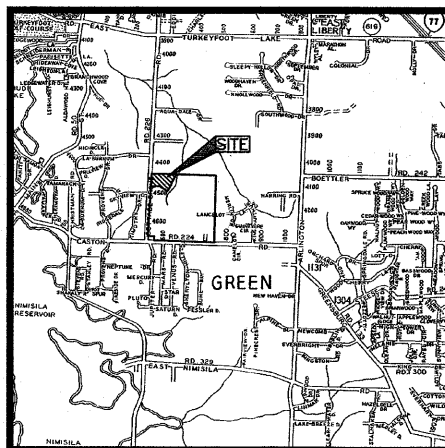
EXCEPTING THAT USE OF LAND BY ANYONE OTHER THAN DEO, WITHIN DEO'S EXISTING EASEMENT AREAS AS ILLUSTRATED HEREON THESE PLAT SHEETS, MUST COMPLY WITH DEO'S RESTRICTIONS, AS STATED ON SHEET 3 OF THIS RECORD PLAT.

CITY OF GREEN
COUNTY OF SUMMIT
STATE OF OHIO
PART OF THE SOUTHWEST
QUARTER OF SECTION 17

LOTS (25)	12.6431 AC.
(R/W) STREETS	2.2189 AC.
TOTAL	14.8620 AC.

25 LOTS

JUNE, 2017



LOCATION MAP

0 1000 2000 3000 4000 5000 6000
SCALE: 1" = 3000'

PREPARED BY:

GBC DESIGN, INC.

565 White Pond Drive Akron, OH 44320
Phone 330-836-0228 Fax 330-836-5782

PREPARED FOR:

GREEN LAND TRUST, LTD.
821 S. MAIN ST.
NORTH CANTON, OHIO 44720
PHONE: (330) 499-8153
REP.: ROBERT J. DEHOFF

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF KINGS RIDGE SUBDIVISION (PHASE EIGHT) MADE BY ME THIS 19TH DAY OF JUNE 2017, AND THAT THE SURVEY BALANCES AND CLOSES, AND THE MONUMENTS SHOWN HEREON ARE SET OR TO BE SET AS SHOWN, AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

LOUIS J. GIFFELS REG. SURVEYOR #7790

STATE OF OHIO
COUNTY OF SUMMIT



BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED SURVEYOR WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED.
MY COMMISSION EXPIRES _____.

LOUIS J. GIFFELS
Notary Public, State of Ohio
My Commission Expires: November 2, 2018

NOTARY PUBLIC



APPROVED BY THE ENGINEER OF THE CITY OF GREEN THIS _____ DAY OF _____.

CITY ENGINEER

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF GREEN THIS _____ DAY OF _____.

CHAIRPERSON

SECRETARY

SANITARY SEWER EASEMENTS ACCEPTED BY COUNTY OF SUMMIT THIS _____ DAY OF _____.

RUSSELL M. PRY, EXECUTIVE

CONVENANTS, RESTRICTIONS & HOMEOWNERS ASSOCIATION BYLAWS

DECLARATION OF CONVENANTS, RESTRICTIONS AND HOMEOWNERS ASSOCIATION BYLAWS FOR SAID SUBDIVISION ARE AS RECORDED IN RECEPTION NO. _____ OF SUMMIT COUNTY RECORDS, AND THE SAME ARE INCORPORATED HEREIN BY REFERENCE AS IF FULLY REWRITTEN HEREIN.

KINGS RIDGE OF SUMMIT COUNTY HOMEOWNERS ASSOCIATION INC. IS RESPONSIBLE FOR THE UPKEEP & MAINTENANCE OF THE RETENTION BASIN AND POST CONSTRUCTION WATER QUALITY BASIN MANAGEMENT PRACTICES

DOMINION REQUIRES EQUIPMENT SPECIFICATIONS BE SUBMITTED FOR LOADING ANALYSIS AND MITIGATION PURPOSED WHERE CROSSING D.E.O.'S PIPELINE WITH EQUIPMENT WEIGHING 17 TONS OR MORE. A SURFACE LOADING ASSESSMENT FORM SHALL BE SUBMITTED TO D.E.O. FOR APPROVAL

*NOTE: D.E.O. = THE EAST OHIO GAS COMPANY, DBA, DOMINION EAST OHIO
1-800-362-7557

DOMINION EAST OHIO'S (DEO) EASEMENT AREAS ILLUSTRATED ON THIS RECORD PLAT, EXIST BY VIRTUE OF NUMEROUS DEO PROPRIETARY LAND RIGHTS OF PUBLIC RECORDS, WHICH PRECEDE THIS RECORD PLAT IN TIME.

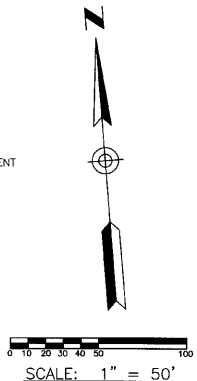
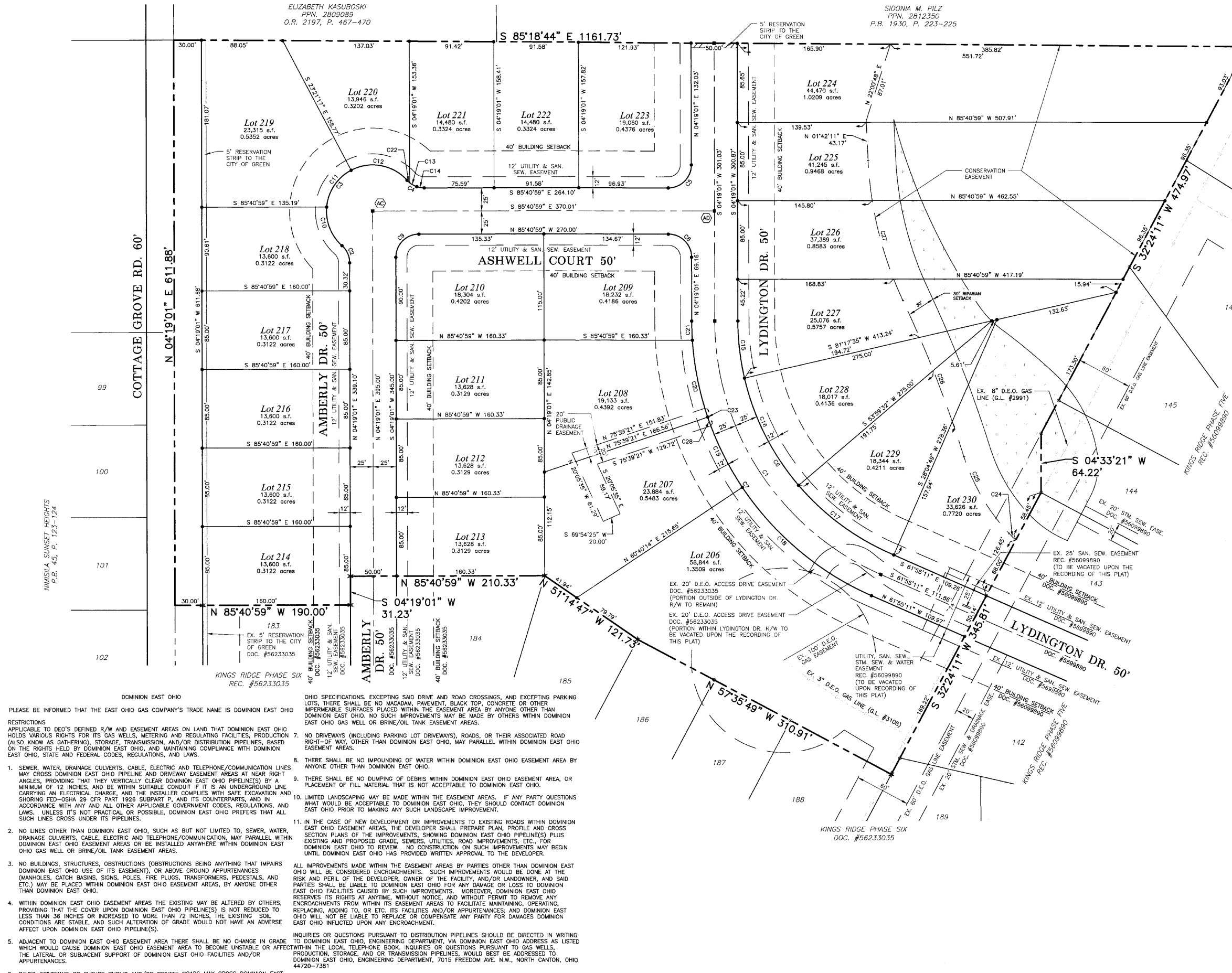
AUDITOR'S STAMP

RECORDER'S STAMP

FILE COPY

KINGS RIDGE (PHASE EIGHT)
SHEET 1 OF 2

34005BR



STATE PLANE COORDINATES	
NORTHING 472830.27	EASTING 2241206.32
NORTHING 472817.59	EASTING 2241576.11

ROTATION ANGLE CONVERSION
SCALE FACTOR 0.999866955

BASIS OF BEARING:
PLAT OF KINGS RIDGE (PHASE SIX)
AS RECORDED IN DOCUMENT NO. 56233035
OF THE SUMMIT COUNTY RECORDS

LEGEND	
MONUMENTS	
●	5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC.)
○	5/8" REBAR FOUND "GBC DESIGN, INC." (UNLESS OTHERWISE NOTED)
■	MONUMENT ASSEMBLY TO BE SET
□	MONUMENT FOUND
★	1" REBAR TO BE SET
☆	1" REBAR FOUND
EX. WETLANDS (PER WETLAND DELINEATION MAP PREPARED BY FLICKINGER WETLAND COMPANY, LLC. DATED SEP. 8, 2014.	

CURVE TABLE						
CURVE	DELTA	CHORD BEARING	RADIUS	LENGTH	TANGENT	CHORD LENGTH
C1	66°14'12"	S 28°48'05" E	300.00'	346.91'	195.70'	327.82'
C2	48°11'23"	N 19°46'40" W	25.00'	21.03'	11.18'	20.41'
C3	186°22'46"	N 49°19'01" E	50.00'	162.65'	-897.21'	99.85'
C4	48°11'23"	S 61°35'17" E	25.00'	21.03'	11.18'	20.41'
C5	90°00'00"	N 49°19'01" E	25.00'	39.27'	25.00'	35.36'
C6	66°14'12"	S 28°48'05" E	275.00'	317.91'	179.40'	300.50'
C7	66°14'12"	N 28°48'05" W	325.00'	375.72'	212.01'	355.14'
C8	90°00'00"	N 40°40'59" W	25.00'	39.27'	25.00'	35.36'
C9	90°00'00"	S 49°19'01" W	25.00'	39.27'	25.00'	35.36'
C10	53°13'20"	S 17°15'41" E	50.00'	46.45'	25.05'	44.79'
C11	57°17'45"	S 37°59'51" W	50.00'	50.00'	27.32'	47.94'
C12	75°51'41"	N 75°25'26" W	50.00'	66.20'	38.97'	61.47'
C13	39°16'38"	N 66°02'39" W	25.00'	17.14'	8.92'	16.80'
C14	39°16'38"	N 66°02'39" W	25.00'	17.14'	8.92'	16.80'
C15	13°01'26"	N 02°11'42" W	275.00'	62.51'	31.39'	62.38'
C16	27°18'03"	N 22°21'26" W	275.00'	131.03'	66.79'	129.80'
C17	25°54'43"	N 48°57'49" W	275.00'	124.37'	63.27'	123.31'
C18	32°35'25"	S 45°37'28" E	325.00'	184.86'	95.01'	182.38'
C19	14°59'06"	S 21°50'13" E	325.00'	85.00'	42.74'	84.76'
C20	14°59'06"	S 06°51'06" E	325.00'	85.00'	42.74'	84.76'
C21	3°40'35"	S 02°28'44" W	325.00'	20.86'	10.43'	20.85'
C22	8°54'45"	S 41°56'58" E	25.00'	3.89'	1.95'	3.88'
C23	3°31'35"	S 14°20'39" E	325.00'	20.00'	10.00'	20.00'
C24	4°01'26"	N 40°47'13" W	145.48'	10.22'	5.11'	10.21'
C25	25°41'41"	N 25°55'39" W	216.92'	97.28'	49.47'	96.47'
C26	7°40'34"	N 16°55'06" W	1353.92'	181.39'	90.83'	181.25'
C27	22°27'33"	N 09°31'36" W	401.47'	157.37'	79.71'	156.36'
C28	1°45'48"	N 15°13'33" W	325.00'	10.00'	5.00'	10.00'

DOMINION EAST OHIO

PLEASE BE INFORMED THAT THE EAST OHIO GAS COMPANY'S TRADE NAME IS DOMINION EAST OHIO

RESTRICTIONS

APPLICABLE TO DEO'S DEFINED R/W AND EASEMENT AREAS ON LAND THAT DOMINION EAST OHIO HOLDS VARIOUS RIGHTS FOR ITS GAS WELLS, METERING AND REGULATING FACILITIES, PRODUCTION (ALSO KNOWN AS GATHERING), STORAGE, TRANSMISSION, AND/OR DISTRIBUTION PIPELINES, BASED ON THE RIGHTS HELD BY DOMINION EAST OHIO, AND MAINTAINING COMPLIANCE WITH DOMINION EAST OHIO, STATE AND FEDERAL CODES, REGULATIONS, AND LAWS.

- SEWER, WATER, DRAINAGE CULVERTS, CABLE, ELECTRIC AND TELEPHONE/COMMUNICATION LINES MAY CROSS DOMINION EAST OHIO PIPELINE AND DRIVEWAY EASEMENT AREAS AT NEAR RIGHT ANGLES, PROVIDING THAT THEY VERTICALLY CLEAR DOMINION EAST OHIO PIPELINE(S) BY A MINIMUM OF 12 INCHES, AND BE WITHIN SUITABLE CONDUIT IF IT IS AN UNDERGROUND LINE CARRYING AN ELECTRICAL CHARGE, AND THE INSTALLER COMPLETES WITH SAFE EXCAVATION AND SHORING FED-OSHA 29 CFR PART 1926 SUBPART P, AND ITS COUNTERPARTS, AND IN ACCORDANCE WITH ANY AND ALL OTHER APPLICABLE GOVERNMENT CODES, REGULATIONS, AND LAWS. UNLESS IT'S NOT PRACTICAL OR POSSIBLE, DOMINION EAST OHIO PREFERS THAT ALL SUCH LINES CROSS UNDER ITS PIPELINES.
- NO LINES OTHER THAN DOMINION EAST OHIO, SUCH AS BUT NOT LIMITED TO, SEWER, WATER, DRAINAGE CULVERTS, CABLE, ELECTRIC AND TELEPHONE/COMMUNICATION, MAY PARALLEL WITHIN DOMINION EAST OHIO EASEMENT AREAS OR BE INSTALLED ANYWHERE WITHIN DOMINION EAST OHIO GAS WELL OR BRINE/OIL TANK EASEMENT AREAS.
- NO BUILDINGS, STRUCTURES, OBSTRUCTIONS (OBSTRUCTIONS BEING ANYTHING THAT IMPAIRS DOMINION EAST OHIO USE OF ITS EASEMENT), OR ABOVE GROUND APPURTENANCES (MANHOLES, CATCH BASINS, SIGNS, POLES, FIRE PLUGS, TRANSFORMERS, PEDESTALS, AND ETC.) MAY BE PLACED WITHIN DOMINION EAST OHIO EASEMENT AREAS, BY ANYONE OTHER THAN DOMINION EAST OHIO.
- WITHIN DOMINION EAST OHIO EASEMENT AREAS THE EXISTING MAY BE ALTERED BY OTHERS, PROVIDING THAT THE COVER UPON DOMINION EAST OHIO PIPELINE(S) IS NOT REDUCED TO LESS THAN 36 INCHES OR INCREASED TO MORE THAN 72 INCHES, THE EXISTING SOIL CONDITIONS ARE STABLE, AND SUCH ALTERATION OF GRADE WOULD NOT HAVE AN ADVERSE AFFECT UPON DOMINION EAST OHIO PIPELINE(S).
- ADJACENT TO DOMINION EAST OHIO EASEMENT AREA THERE SHALL BE NO CHANGE IN GRADE WHICH WOULD CAUSE DOMINION EAST OHIO EASEMENT AREA TO BECOME UNSTABLE OR AFFECT THE LATERAL OR SUBJACENT SUPPORT OF DOMINION EAST OHIO FACILITIES AND/OR APPURTENANCES.
- PAVED DRIVEWAYS OR FUTURE PUBLIC AND/OR PRIVATE ROADS MAY CROSS DOMINION EAST OHIO PIPELINE AND DRIVEWAY EASEMENT AREAS AT NEAR RIGHT ANGLES. PAVED PARKING LOTS MAY BE PLACED IN DOMINION EAST OHIO PIPELINE EASEMENT AREAS, PROVIDING THAT THERE IS A MEANS FOR DOMINION EAST OHIO TO LEAK DETECT ITS PIPELINES FOR ITS OWN PURPOSES AND IN ACCORDANCE WITH GOVERNMENT CODES, REGULATIONS, AND LAWS. THIS MIGHT BE ACCOMPLISHED BY A GREEN SPACE 10 FEET WIDE APPROXIMATELY CENTERED ON DOMINION EAST OHIO PIPELINE(S), OR BY VENTS INSTALLED ACCORDING TO DOMINION EAST OHIO SPECIFICATIONS. EXCEPTING SAID DRIVE AND ROAD CROSSINGS, AND EXCEPTING PARKING LOTS, THERE SHALL BE NO MACADAM, PAVEMENT, BLACK TOP, CONCRETE OR OTHER IMPERMEABLE SURFACES PLACED WITHIN THE EASEMENT AREA BY ANYONE OTHER THAN DOMINION EAST OHIO. NO SUCH IMPROVEMENTS MAY BE MADE BY OTHERS WITHIN DOMINION EAST OHIO GAS WELL OR BRINE/OIL TANK EASEMENT AREAS.
- NO DRIVEWAYS (INCLUDING PARKING LOT DRIVEWAYS), ROADS, OR THEIR ASSOCIATED ROAD RIGHT-OF-WAY, OTHER THAN DOMINION EAST OHIO, MAY PARALLEL WITHIN DOMINION EAST OHIO EASEMENT AREAS.
- THERE SHALL BE NO IMPOUNDING OF WATER WITHIN DOMINION EAST OHIO EASEMENT AREA BY ANYONE OTHER THAN DOMINION EAST OHIO.
- THERE SHALL BE NO DUMPING OF DEBRIS WITHIN DOMINION EAST OHIO EASEMENT AREA, OR PLACEMENT OF FILL MATERIAL THAT IS NOT ACCEPTABLE TO DOMINION EAST OHIO.
- LIMITED LANDSCAPING MAY BE MADE WITHIN THE EASEMENT AREAS. IF ANY PARTY QUESTIONS WHAT WOULD BE ACCEPTABLE TO DOMINION EAST OHIO, THEY SHOULD CONTACT DOMINION EAST OHIO PRIOR TO MAKING ANY SUCH LANDSCAPE IMPROVEMENT.
- IN THE CASE OF NEW DEVELOPMENT OR IMPROVEMENTS TO EXISTING ROADS WITHIN DOMINION EAST OHIO EASEMENT AREAS, THE DEVELOPER SHALL PREPARE PLAN, PROFILE AND CROSS SECTION PLANS OF THE IMPROVEMENTS, SHOWING DOMINION EAST OHIO PIPELINE(S) PLUS EXISTING AND PROPOSED GRADE, SEWERS, UTILITIES, ROAD IMPROVEMENTS, ETC., FOR DOMINION EAST OHIO TO REVIEW. NO CONSTRUCTION ON SUCH IMPROVEMENTS MAY BEGIN UNTIL DOMINION EAST OHIO HAS PROVIDED WRITTEN APPROVAL TO THE DEVELOPER.

ALL IMPROVEMENTS MADE WITHIN THE EASEMENT AREAS BY PARTIES OTHER THAN DOMINION EAST OHIO WILL BE CONSIDERED ENCROACHMENTS. SUCH IMPROVEMENTS WOULD BE DONE AT THE RISK AND PERIL OF THE DEVELOPER, OWNER OF THE FACILITY, AND/OR LANDOWNER, AND SAID PARTIES SHALL BE LIABLE TO DOMINION EAST OHIO FOR ANY DAMAGE OR LOSS TO DOMINION EAST OHIO FACILITIES CAUSED BY SUCH IMPROVEMENTS. MOREOVER, DOMINION EAST OHIO RESERVES ITS RIGHTS AT ANYTIME, WITHOUT NOTICE, AND WITHOUT PERMIT TO REMOVE ANY ENCROACHMENTS FROM WITHIN ITS EASEMENT AREAS TO FACILITATE MAINTAINING, OPERATING, REPLACING, ADDING TO, OR ETC. ITS FACILITIES AND/OR APPURTENANCES; AND DOMINION EAST OHIO WILL NOT BE LIABLE TO REPLACE OR COMPENSATE ANY PARTY FOR DAMAGES DOMINION EAST OHIO INFLECTED UPON ANY ENCROACHMENT.

INQUIRIES OR QUESTIONS PURSUANT TO DISTRIBUTION PIPELINES SHOULD BE DIRECTED IN WRITING TO DOMINION EAST OHIO, ENGINEERING DEPARTMENT, VIA DOMINION EAST OHIO ADDRESS AS LISTED WITHIN THE LOCAL TELEPHONE BOOK. INQUIRIES OR QUESTIONS PURSUANT TO GAS WELLS, PRODUCTION, STORAGE, AND/OR TRANSMISSION PIPELINES, WOULD BEST BE ADDRESSED TO DOMINION EAST OHIO, ENGINEERING DEPARTMENT, 7015 FREEDOM AVE. N.W., NORTH CANTON, OHIO 44720-7381

OHIO LAW REQUIRES ALL PARTIES TO CONTACT THE OHIO UTILITIES PROTECTION SERVICE 1-800-362-2764 AT LEAST 48 HOURS BEFORE DIGGING OR EXCAVATING.

ORC - 3781.28 A & B

ALSO TO HAVE THE ON SITE LOCATION OF ANY DEO PIPELINE MARKED FOR ANY REASON, CALL 1-800-362-2764.

DOMINION EAST OHIO'S (DEO) EASEMENT AREAS ILLUSTRATED ON THIS RECORD PLAT, EXIST BY VIRTUE OF NUMEROUS DEO PROPRIETARY LAND RIGHTS OF PUBLIC RECORDS, WHICH PRECEDE THIS RECORD PLAT IN TIME.