

FOREST LAKES SUBDIVISION
PHASE 3

APPROVALS:

ENGINEER:

THIS DECLARATION AND SUBDIVISION PLAT HAS BEEN APPROVED BY THE ENGINEER OF THE CITY OF GREEN THIS _____ DAY OF _____, 20____.

ENGINEER _____ PRINT NAME _____

COUNCIL:

APPROVED BY THE COUNCIL OF THE CITY OF GREEN BY RESOLUTION OF THE CITY OF GREEN NO. _____ ADOPTED THIS _____ DAY OF _____, 20____.

COUNCIL PRESIDENT _____ PRINT NAME _____

CLERK _____ PRINT NAME _____

MAYOR:

I HEREBY APPROVE AND ACCEPT FOR DEDICATION BY THE MAYOR OF THE CITY OF GREEN THIS _____ DAY OF _____, 20____.

MAYOR _____ PRINT NAME _____

PLANNING AND ZONING COMMISSION:

APPROVED BY THE THE CITY OF GREEN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ PRINT NAME _____

SECRETARY _____ PRINT NAME _____

COVENANTS, RESTRICTIONS & HOMEOWNERS ASSOCIATION BYLAWS

DECLARATION OF COVENANTS, 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.

FOREST LAKES SUBDIVISION PHASE 3 LOT OWNERS AND/OR THE HOMEOWNERS ASSOCIATION INC. ("ASSOCIATION") SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM SEWERS AND STORMWATER MANAGEMENT FACILITIES WITHIN THE EASEMENT(S) AND/OR BLOCK(S) WITHIN THIS PHASE, PREVIOUS PHASES, AND THE FUTURE PHASES OF FOREST LAKES SUBDIVISION, ANY REPAIR OR IMPROVEMENT COST TO THEM WHICH SHALL BE EQUALLY DIVIDED AMONG ALL OWNERS OF THE LOTS SHOWN ON THIS PLAT. ALL DRAINAGE EASEMENTS SHOWN ON THE PLAT SHALL BE TO THE CITY OF GREEN AND THE LOT OWNERS/ASSOCIATION. MAINTENANCE SHALL INCLUDE CLEANING, DREDGING AND OTHER WORK WITHIN THE DRAINAGE EASEMENT(S)/BLOCK(S) TO MAINTAIN THE CAPACITIES, ELEVATIONS, LINES AND GRADES FOR STORM SEWERS, DITCHES, AND STORMWATER FACILITIES TO THE ORIGINAL DESIGN. THE LOT OWNERS/ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM SEWERS AND ALL STORMWATER MANAGEMENT PONDS FOR THE SUBDIVISION. NOTIFICATION OF MAINTENANCE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CITY. MOWING AND OTHER LAWN CARE ITEMS WITHIN THE DRAINAGE EASEMENT(S)/BLOCK(S) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR THE ASSOCIATION.

THE CONSERVATION EASEMENT AS SHOWN HEREON SHALL BE KEPT UNDISTURBED. NO PERMANENT STRUCTURES OR HARDSURFACE PAVEMENT WHATSOEVER SHALL BE PERMITTED WITHIN THE CONSERVATION EASEMENT.

SURVEY CERTIFICATION

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY AND RECORD PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BASIS OF BEARING USED IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 DATUM.

DRAFT

CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 6914
DATE OF SURVEY: MAY 10, 2022

STATE OF OHIO)
COUNTY OF _____)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY PREPARED THE AFOREMENTIONED _____ WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

PREPARED BY:

www.dempseysurvey.com
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DEMPSEY / SURVEYING / COMPANY
P 216/228/1130 | 12815 DETROIT AVENUE
P 216/228/1131 | CLEVELAND, OH 44107-2835

PREPARED FOR:

K. HOVNANIAN FOREST LAKES, LLC
3296 COLUMBIA RD.
RICHFIELD, OH 44286
CONTACT: JEFF SHAFER
PHONE: 440-370-4446



VICINITY MAP
2000 0 2000
SCALE: 1" = 2000'

SUBDIVISION AREA TABULATION

NUMBER OF SUBLOTS ----- 48
AREA OF SUBLOTS ----- 6.6802 AC.
AREA OF BLOCK B-R-1 ----- 26.6131 AC.
TOTAL AREA OF SUBDIVISION----- 33.2933 AC.

INDEX OF SHEETS

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BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 (1986) DATUM.

STATE PLANE COORDINATES

STATE PLANE COORDINATES WERE ESTABLISHED BY GPS OBSERVATION:

GRID FACTOR (COMBINED SCALE FACTOR) = 0.99988758

AUDITOR'S STAMP	RECORDER'S STAMP

OWNERS ACCEPTANCE AND DEDICATION:

I, THE UNDERSIGNED _____, MEMBER OF K. HOVNANIAN FOREST LAKES, LLC, OWNER AND HOLDER OF LIENS AND OTHER INTERESTS IN AND TO OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION DO HEREBY DECLARE THIS PLAT TO BE MY FREE ACT AND DEED, BOTH INDIVIDUALLY AND AS MEMBER OF SAID K. HOVNANIAN FOREST LAKES, LLC AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN UPON THIS PLAT. THE UNDERSIGNED ALSO GRANTS UNTO AQUA OHIO, INC. AND THE CITY OF GREEN THE WATERLINE EASEMENTS (INCLUDING THE RIGHT TO ACCESS AND INGRESS AND EGRESS TO AND FROM ANY OF THESE WITHIN DESCRIBED PREMISES) OF THE WIDTHS AND LOCATIONS SHOWN, UNDER AND THROUGH THE SUBLOTS AND ALL ITS LAND SHOWN HEREON.

MEMBER, K. HOVNANIAN FOREST LAKES, LLC PRINT NAME _____ DATE _____

STATE OF OHIO)
COUNTY OF _____)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY PREPARED THE AFOREMENTIONED OWNER(S) WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SANITARY SEWER EASEMENTS:

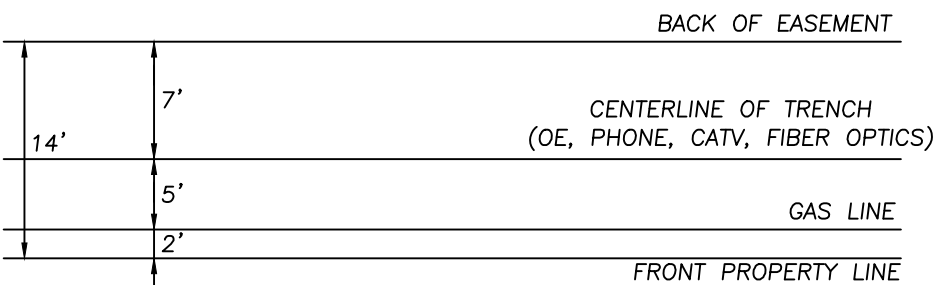
WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COUNTY OF SUMMIT AND ITS CORPORATE SUCCESSORS, PERMANENT EASEMENTS AS DEPICTED HEREON, AND TWENTY (20) FEET AND TWENTY FIVE (25) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND OF THE SIZE AND LOCATION AS SHOWN, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING SANITARY SEWERS, INCLUDING THE RIGHT AND PRIVILEGE TO ENTER UPON OR OVER GRANTOR PROPERTY TO ACCESS THE SANITARY EASEMENTS GRANTED HEREIN.

GRANTORS: GRANTEE:
K. HOVNANIAN FOREST LAKES, LLC COUNTY OF SUMMIT

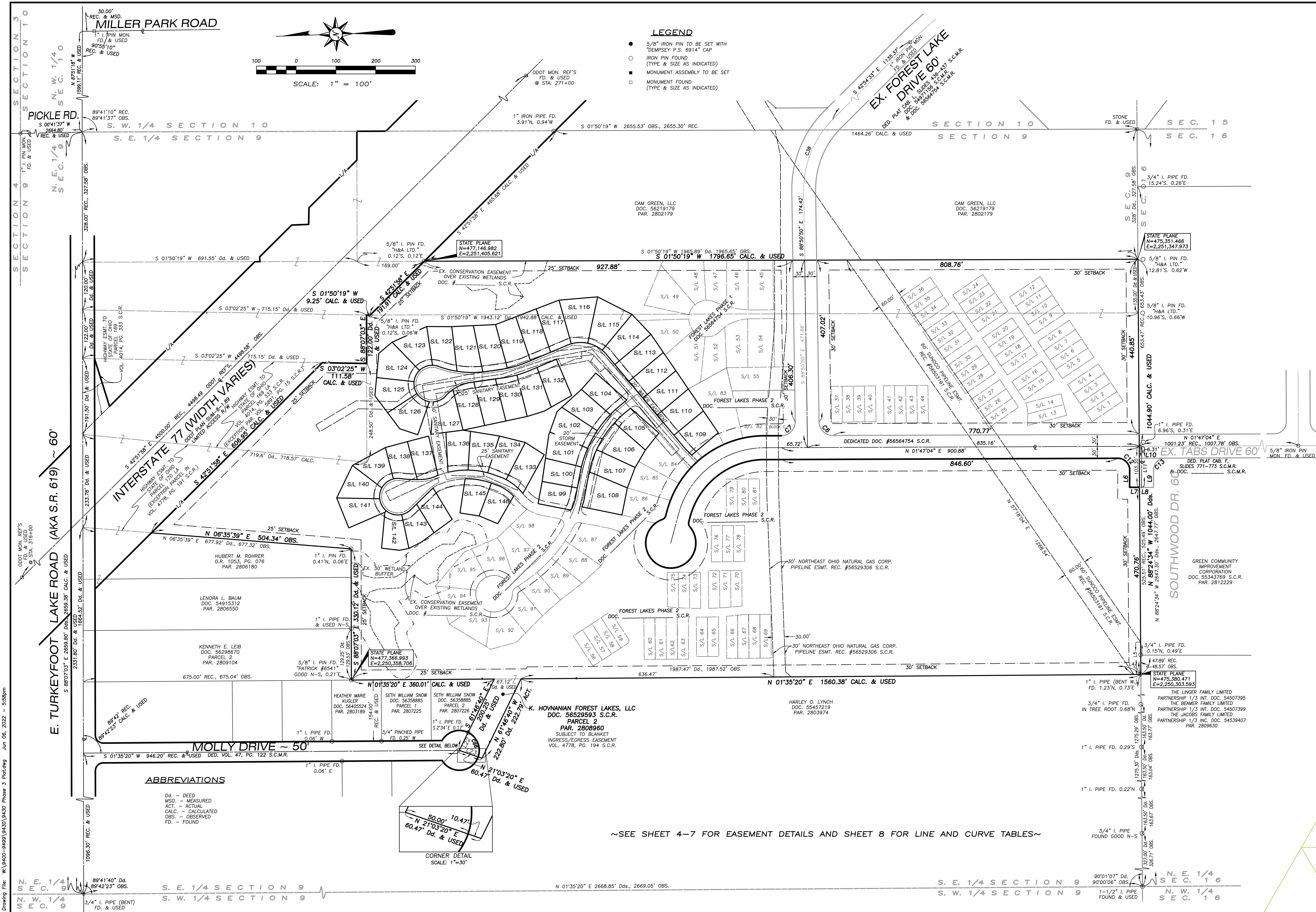
MEMBER _____ ILENE SHAPIRO, COUNTY EXECUTIVE _____

UTILITY EASEMENT (PRIVATE STREETS):

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 FIBER OPTICS PROVIDER, THE TELECOMMUNICATIONS PROVIDER, THEIR SUCCESSOR AND ASSIGNS, COUNTY OF SUMMIT - A FOURTEEN FOOT (14') WIDE EASEMENT, AT THE FRONT OF EACH LOT, BEING PARALLEL WITH AND CONTIGUOUS TO THE FRONT PROPERTY LINE WITHIN THIS ALLOTMENT. THIS EASEMENT TO BE USED TO INSTALL, OPERATE, MAINTAIN AND SERVE DISTRIBUTION OF ELECTRIC, GAS, SANITARY SEWER, COMMUNICATION, VIDEO, AND DATA 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 AND PUBLIC WATER SUPPLY AS AUTHORIZED AND APPROVED BY THE CITY. UTILIZATION OF THE 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.



INTERSTATE 77 (WIDTH VARIES)

BLOCK B-R-1
26.6183 ACRES
(1,159,493 SQ. FT.)

BLOCK B-R-1
26.6183 ACRES
(1,159,493 SQ. FT.)

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26.6183 ACRES
(1,159,493 SQ. FT.)

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DEMPSEY SURVEYING / COMPANY
P. 216/226-1130 2815 DETROIT AVENUE
F. 216/226-1131 CLEVELAND, OH 44107-2835

DATE	REVISIONS
	HORIZ. SCALE 1" = 40'
	VERT. SCALE NONE
	DRAWN BY DMH, MS
	CHECKED BY CJD
	DATE OF MAP Jun 06, 2022
	DATE OF FIELD SURVEY NOV. 7, 2019
	JOB NO. 9430
	SHEET 38

~SEE SHEET 4-7 FOR EASEMENT DETAILS AND SHEET 8 FOR LINE AND CURVE TABLES~

ABBREVIATIONS

DEED - DEED
MSD - MEASURED
ACT. - ACTUAL
CALC. - CALCULATED
OBS. - OBSERVED
FD. - FOUND

LEGEND

- 5/8" IRON PIN TO BE SET WITH "DEMPSEY P.S. 6914" CAP
- IRON PIN FOUND (TYPE & SIZE AS INDICATED)
- MONUMENT ASSEMBLY TO BE SET
- MONUMENT FOUND (TYPE & SIZE AS INDICATED)

