

TAX MAP DEPARTMENT

JACOBS RIDGE

(PHASE FIVE)

KNOW ALL MEN BY THESE PRESENTS PULTE HOMES OF OHIO, LLC., BEING REPRESENTED HEREWITHTH BY BRAD PIROLI, HEREWITHTH ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED, AS WELL AS THE FULFILLMENT OF THE 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.

IN TESTIMONY WHEREOF, WE HERETO SET OUR HANDS AND THE SEAL OF SAID CORPORATION THIS _____ DAY OF _____,

WITNESS

BY: BRAD PIROLI
PULTE HOMES OF OHIO, LLC.

STATE OF OHIO
COUNTY OF SUMMIT
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED OWNER(S), WHO ACKNOWLEDGED THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

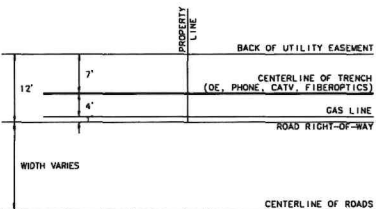
MY COMMISSION EXPIRES _____

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

STORMWATER MAINTENANCE
THE LOT OWNERS AND/OR PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM SEWERS, DITCHES AND STORMWATER MANAGEMENT FACILITIES WITHIN THE EASEMENT(S), COMMON AREA(S), AND/OR BLOCK(S) WITHIN THE ENTIRE SUBDIVISION, AND ANY REPAIR OR IMPROVEMENT COST TO THEM, WHICH SHALL BE EQUALLY DIVIDED AMONG ALL OWNERS OF THE LOTS SHOWN ON THIS PLAT. ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL BE TO THE CITY OF GREEN AND THE LOT OWNERS AND/OR PROPERTY OWNERS' ASSOCIATION. MAINTENANCE SHALL INCLUDE CLEANING, DREDGING AND OTHER WORK WITHIN THE DRAINAGE EASEMENT(S)/BLOCK(S)/COMMON AREA(S) TO MAINTAIN THE CAPACITIES, ELEVATIONS, LINES AND GRADES FOR STORM SEWERS, DITCHES, AND STORMWATER FACILITIES TO THE ORIGINAL DESIGN. LOT OWNERS AND/OR PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE 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 PROPERTY OWNERS' ASSOCIATION.

THE UNDERSIGNED OWNERS OF THE LAND PLATTED BY THIS DOCUMENT, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY (OE) OR AUTHORIZED ELECTRICAL POWER PROVIDER, ENBRIDGE GAS OHIO (EGO) OR AUTHORIZED NATURAL GAS PROVIDER, AQUA OHIO, INC. OR AUTHORIZED WATER UTILITY 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 HEREON), 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.

NOTES:
1. STORM SEWER EASEMENTS AND STORMWATER EASEMENTS FOR PIPES, SWALES, CATCH BASINS, EMBANKMENTS, AND THE LIKE SHALL NOT BE UNOCCUPIED OR BLOTTED, NOR SHALL ANY STRUCTURE, FENCE, TREES, SHRUBS, OR OBJECTS BE PLACED ACROSS OR WITHIN THE EASEMENTS THAT MAY IMPED ACCESS OR THE FLOW OF WATER AS INTENDED.



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.

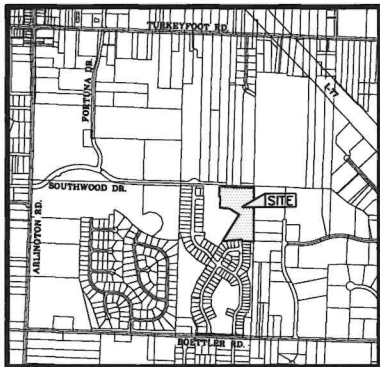
BEING A REPLAT OF BLOCK A-R3 IN JACOBS RIDGE (PHASE FOUR) DOCUMENT #56901784 OF THE SUMMIT COUNTY RECORDS TO CREATE LOTS 137-166, A PUBLIC RIGHT OF WAY/STREETS, AND COMMON AREAS P, Q, & R

SITUATED IN THE CITY OF GREEN, THE COUNTY OF SUMMIT, AND THE STATE OF OHIO, AND KNOWN AS BEING PART OF NORTHEAST QUARTER OF SECTION 16 OF THE FORMER TOWNSHIP OF GREEN

R/W TO BE DEDICATED	1.4321 AC.
COMMON AREA P, Q, R	3.0733 AC.
LOTS (30)	6.1695 AC.
TOTAL	10.6749 AC.

30 LOTS

FEBRUARY, 2025



LOCATION MAP

SCALE: 1" = 1000'

PREPARED BY:

GBC DESIGN, INC.

565 White Pond Drive Akron, OH 44320
Phone 330-836-0228 www.gbcdesign.com

PREPARED FOR:

PULTE HOMES OF OHIO, LLC
387 MEDINA RD., SUITE 1700
MEDINA, OHIO 44256
PHONE: 330-849-3476
REP.: BRAD PIROLI

LANDS OWNED BY:
PULTE HOMES OF OHIO, LLC.
PPN: 2610882
DOC#: 56757558

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

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

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF JACOBS RIDGE (PHASE FIVE) MADE BY ME THIS _____ DAY OF _____, AND THAT THE SURVEY BALANCES AND CLOSURES, AND THE MONUMENTS SHOWN HEREON ARE SET OR TO BE SET AS SHOWN, AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

JOSHUA MATEJIN REG. SURVEYOR #8787

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 _____

NOTARY PUBLIC

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

CITY ENGINEER

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

CHAIRPERSON

SECRETARY

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

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 TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL LOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, 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:

BY: BRAD PIROLI
PULTE HOMES OF OHIO, LLC.

BY: ILENE SHAPIRO
COUNTY EXECUTIVE

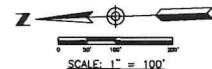
AUDITOR'S STAMP

RECORDERS STAMP

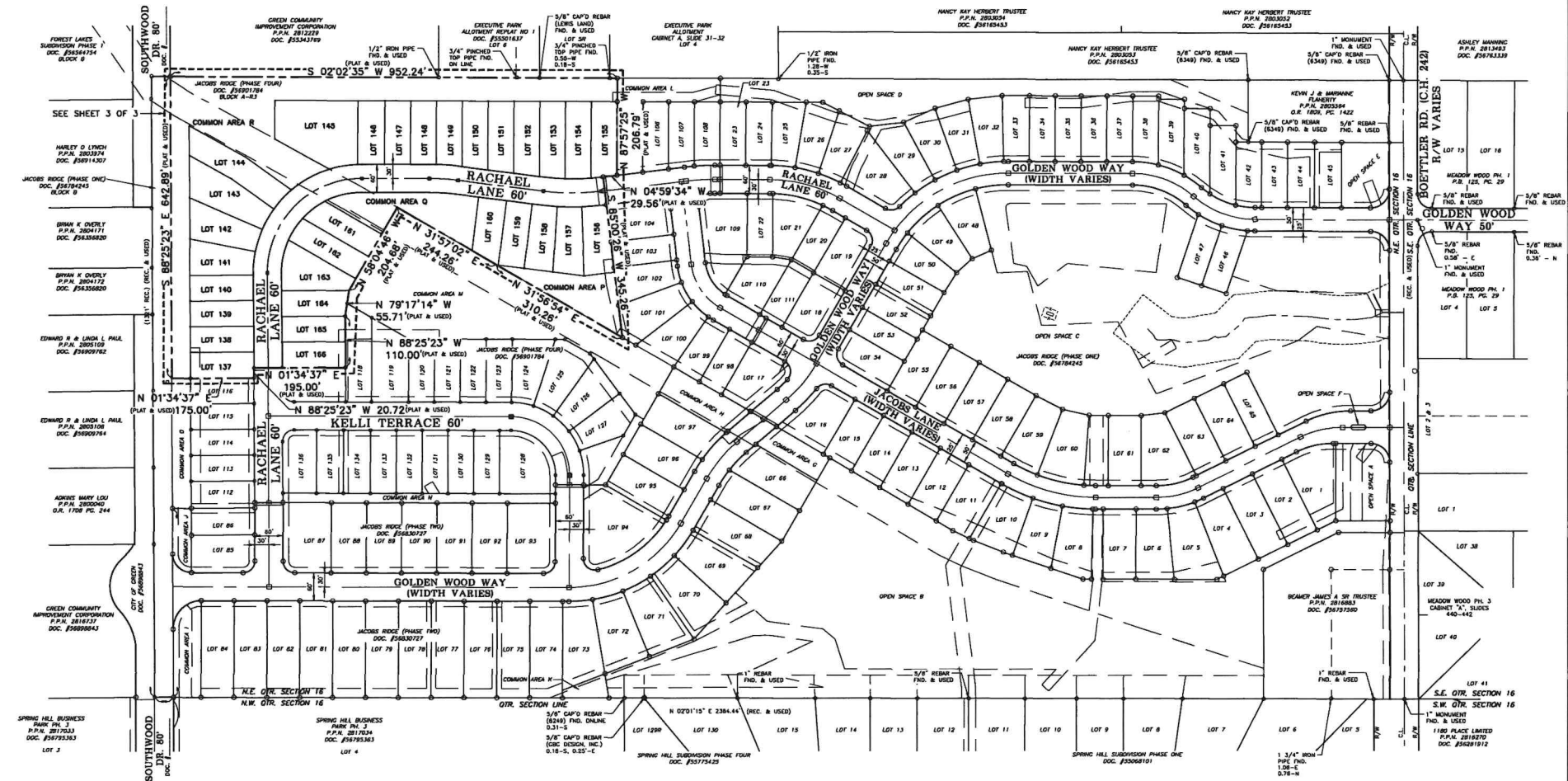
JACOBS RIDGE (PHASE FIVE)
SHEET 1 OF 3

LEGEND			
MONUMENTS			
○	IRON PIN FOUND & USED ("CIRC DESIGN" UNLESS OTHERWISE INDICATED)		
○	5/8" CAPPED REBAR (CIRC DESIGN, INC.) TO BE SET		
○	MONUMENT FOUND		
○	MONUMENT TO BE SET		
ABBREVIATIONS			
FND.	FOUND	P/L	PROPERTY LINE
CAP'D	CAPPED	R/W	RIGHT OF WAY
MEAS.	MEASURED	C/L	CENTER LINE
REC.	RECORD		

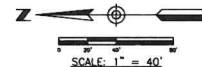
WETLAND DELINEATION AND STREAM TAKEN FROM PRELIMINARY JURISDICTIONAL WATERS DETERMINATION MAP PREPARED BY HZW ENVIRONMENTAL CONSULTANTS.



BASIS OF BEARING
GRID NORTH BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (OSPCS) AND AS ESTABLISHED IN USGS OBSERVATIONS USING THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) VERTICAL REFERENCE STATION (VRS) NETWORK.



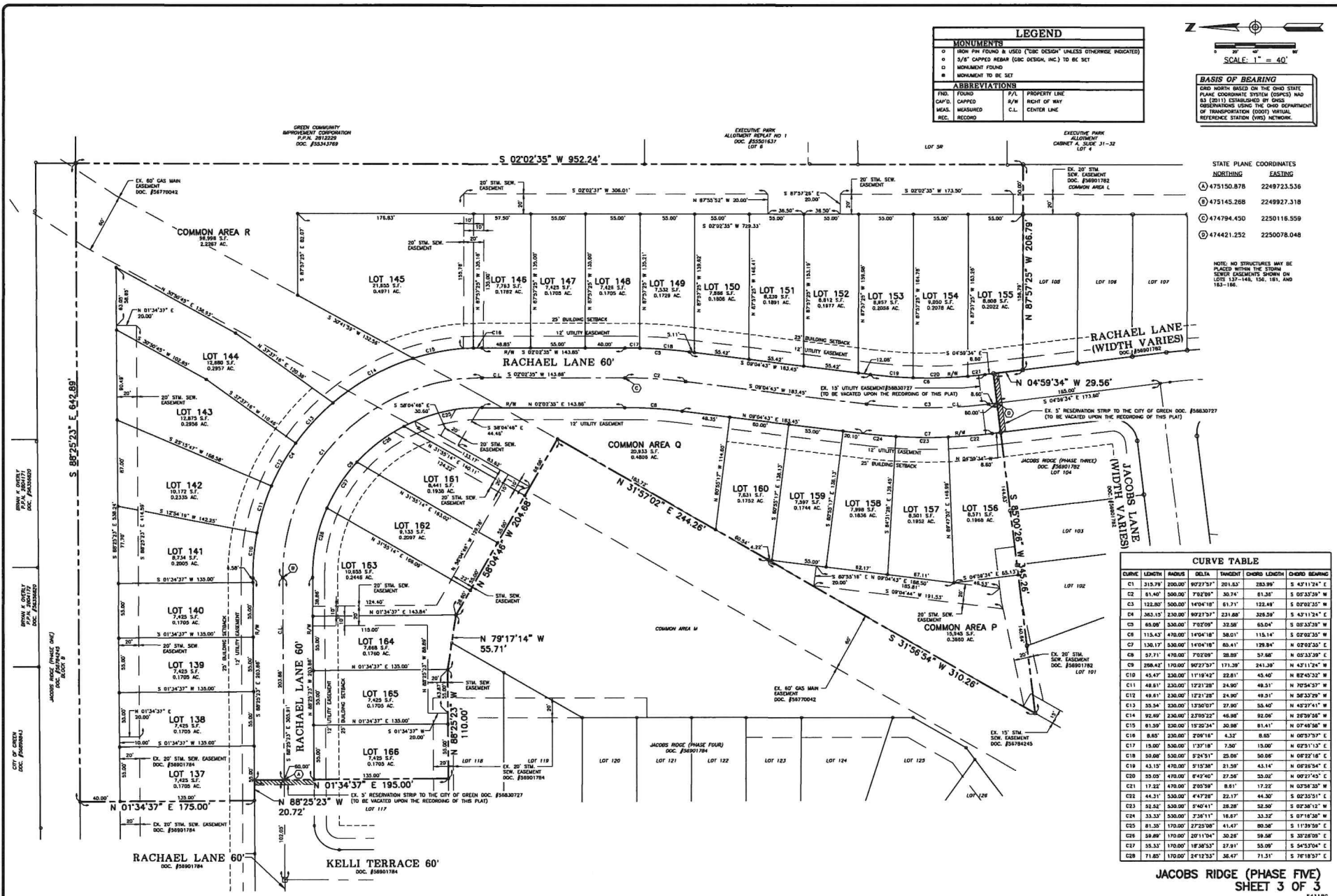
LEGEND	
MONUMENTS	
○	IRON PIN FOUND & USED ("B/C" DESIGN) (UNLESS OTHERWISE INDICATED)
○	5/8" CAPPED REBAR (B/C DESIGN, INC.) TO BE SET
○	MONUMENT FOUND
○	MONUMENT TO BE SET
ABBREVIATIONS	
PRO. FOUND	P/L PROPERTY LINE
CAP'D. CAPPED	R/W RIGHT OF WAY
MEAL. MEASURED	C.L. CENTER LINE
REC. RECORD	



BASIS OF BEARING
 1800 NORTH BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (OSPCS) HAS A3 (2011) ESTABLISHED BY OHIO DEPARTMENT OF TRANSPORTATION (ODOT) VERTICAL REFERENCE STATION (VRS) NETWORK.

STATE PLANE COORDINATES	
NORTHING	EASTING
① 475150.878	2249723.536
② 475145.268	2249927.318
③ 474784.450	2250116.559
④ 474421.252	2250078.048

NOTE: NO STRUCTURES MAY BE PLACED WITHIN THE STORM SEWER EASEMENTS SHOWN ON LOTS 133-148, 156, 161, AND 163-166.



CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING	
C1	215.79	200.00	90°27'31"	201.43	283.99	S 47°11'24" E	
C2	81.40	500.00	7°02'09"	30.74	61.36	S 05°35'59" W	
C3	152.80	500.00	14°04'18"	61.71	122.48	S 07°09'35" W	
C4	363.15	230.00	90°27'31"	231.80	328.26	S 47°11'24" E	
C5	65.08	530.00	7°02'09"	32.58	63.04	S 05°35'59" W	
C6	115.43	470.00	14°04'18"	58.01	115.14	S 07°09'35" W	
C7	130.17	530.00	14°04'18"	65.41	129.94	N 02°02'35" E	
C8	57.71	470.00	7°02'09"	28.89	57.68	N 05°33'39" E	
C9	288.42	170.00	90°27'31"	171.39	241.39	N 47°11'24" W	
C10	45.47	230.00	11°18'42"	22.81	45.40	N 82°45'32" E	
C11	48.51	230.00	12°21'28"	24.90	49.51	N 70°54'32" W	
C12	49.61	230.00	12°21'28"	24.90	49.51	N 30°32'29" W	
C13	35.34	230.00	13°50'07"	17.90	35.40	N 42°27'41" E	
C14	92.89	230.00	27°02'22"	46.98	92.05	N 50°29'58" W	
C15	81.39	230.00	13°50'07"	30.96	81.41	N 07°48'36" E	
C16	8.83	230.00	2°06'18"	4.32	8.85	N 00°37'37" E	
C17	13.00	530.00	13°18'18"	7.30	13.00	N 02°51'13" E	
C18	50.68	530.00	5°24'31"	25.80	50.68	N 08°22'16" E	
C19	43.15	470.00	5°15'38"	21.59	43.14	N 08°26'34" E	
C20	55.05	470.00	6°42'40"	27.56	55.02	N 09°21'43" E	
C21	17.22	470.00	2°05'58"	8.61	17.22	N 02°58'33" W	
C22	44.31	530.00	4°47'28"	22.17	44.30	S 02°35'51" E	
C23	33.24	530.00	3°40'41"	16.58	33.20	S 02°38'12" W	
C24	33.23	530.00	3°40'41"	16.57	33.23	S 07°18'38" W	
C25	81.30	170.00	27°25'08"	41.47	80.58	S 11°39'58" E	
C26	59.89	170.00	20°11'04"	30.28	59.58	S 30°28'09" E	
C27	55.33	170.00	18°38'33"	27.91	55.09	S 54°53'04" E	
C28	71.80	170.00	24°12'33"	36.47	71.31	S 76°18'57" E	

JACOBS RIDGE (PHASE FIVE)
 SHEET 3 OF 3