

JACOBS RIDGE

(PHASE ONE)

KNOW ALL MEN BY THESE PRESENTS PULTE HOMES OF OHIO, LLC., BEING REPRESENTED HEREWITH BY BRAD PIROLI, HEREWITH ACKNOWLEDGE THE MAKING AND SIGNING OF THIS 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.

IN TESTIMONY THEREOF, 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 AFORE NAMED OWNER(S), WHO ACKNOWLEDGED THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED.
IN TESTIMONY OF WHEREOF, I HAVE HEREUNTO 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

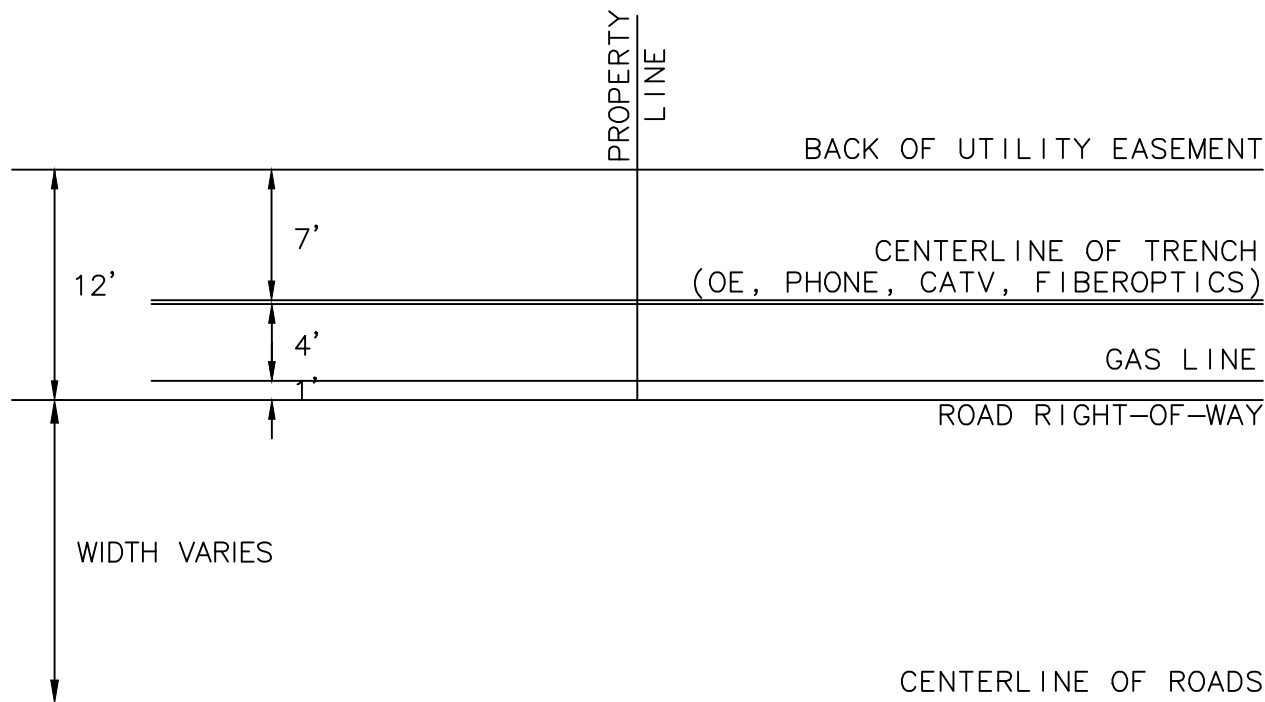
THE LOT OWNERS AND/OR PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM SEWERS AND STORMWATER MANAGEMENT FACILITIES WITHIN THE EASEMENT(S) AND/OR BLOCK(S), AND ANY REPAIR OR IMPROVEMENT COST TO THEM, WHICH SHALL BE EQUALLY DIVIDED AMONG ALL OWNERS OF THE LOTS SHOWN ON THIS 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) 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.

OPEN SPACE PRESERVATION

THE JACOBS RIDGE (PHASE ONE) DEDICATED OPEN SPACE SHALL BE PERMANENTLY PRESERVED AS FOLLOWS:

1. DETENTION WATER QUALITY POND, DRAINAGE EASEMENT AND DEDICATED OPEN SPACE: MAINTENANCE AND/OR REPAIR OF STORM SEWERS AND WATER QUALITY PIPES, SEDIMENT REMOVAL AND/OR REPAIR OF DETENTION WATER QUALITY POND, PLUS CONSTRUCTION, MAINTENANCE AND/OR REPAIR OF FUTURE ENHANCED RIPARIAN PATHWAY INCLUDING DECKS, BENCHES AND OTHER MINOR PATHWAY FEATURES PERMITTED.
2. NO PERMANENT STRUCTURES OR HARD SURFACE PAVEMENT WHATSOEVER SHALL BE PERMITTED WITHIN ANY WETLANDS OR RIPARIAN AREA.

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, 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 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.



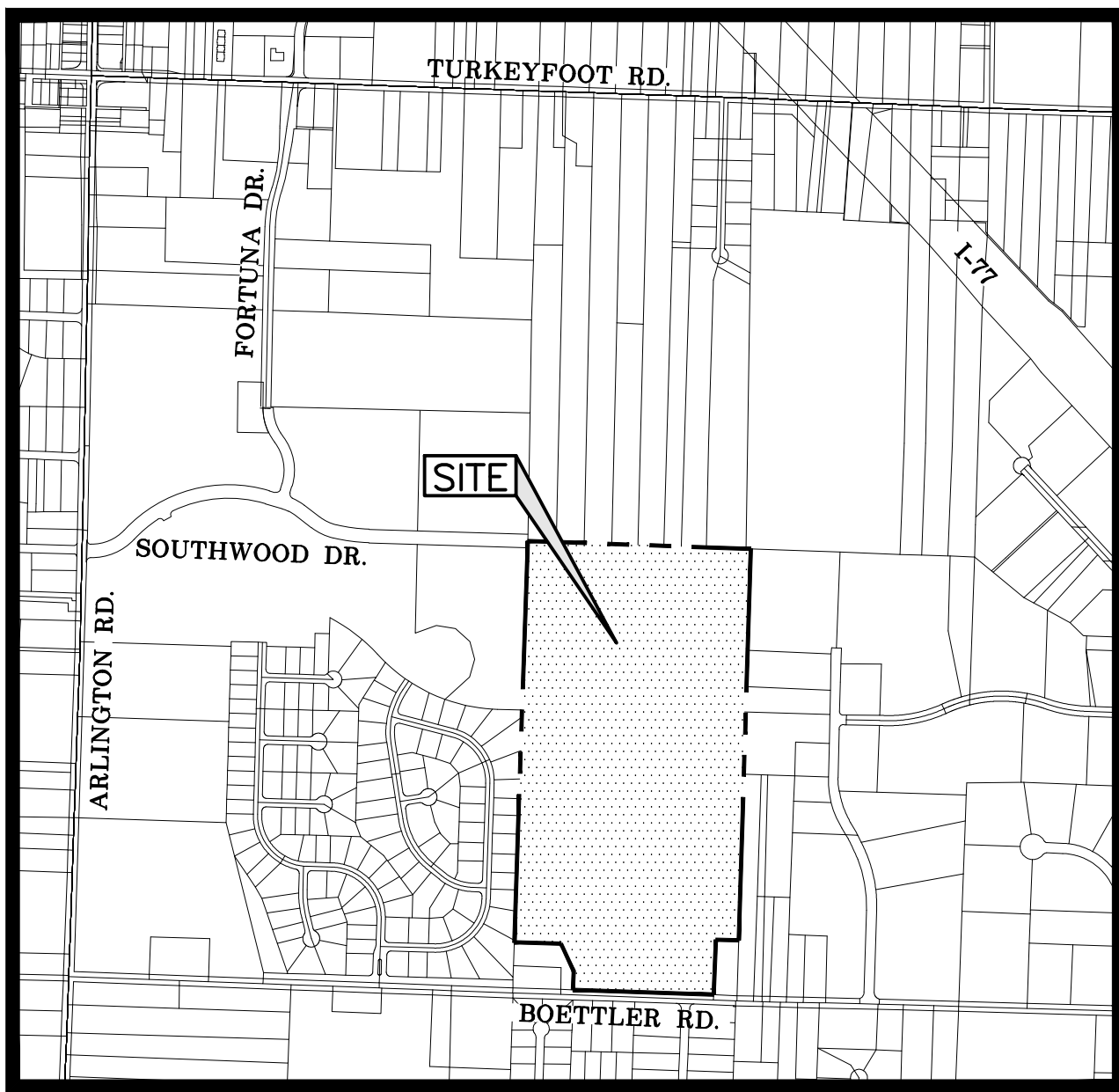
THIS EASEMENT ALLOWS FOR THE PROVIDERS OF SAID UTILITIES OR SERVICES THE RIGHT TO REMOVE TREES AND LANDSCAPING WITHOUT LIABILITY AS REQUIRED TO MAINTAIN, OPERATE OR CONSTRUCT THESE FACILITIES AND THE RIGHT OF ACCESS, AS NEEDED FOR EXERCISING THE PURPOSES OF THIS EASEMENT.

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

EX. R/W TO BE DEDICATED	0.5745 AC.
R/W TO BE DEDICATED	4.1599 AC.
OPEN SPACES	20.1933 AC.
BLOCKS	38.3412 AC.
LOTS (65)	14.3934 AC.
TOTAL	77.6623 AC.

65 LOTS

APRIL, 2022



LOCATION MAP

0 500 1000 2000

SCALE: 1" = 1000'

BASIS OF BEARING

GRID NORTH BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (OSPCS) NAD 83 (2011) ESTABLISHED BY GNSS OBSERVATIONS USING THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) VIRTUAL REFERENCE STATION (VRS) NETWORK.

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF JACOBS RIDGE (PHASE ONE) MADE BY ME THIS _____ DAY OF _____ 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.

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 ACCEPTED BY THE COUNTY OF SUMMIT THIS _____ DAY OF _____.

AUDITOR'S STAMP

RECORDER'S STAMP

PREPARED BY:

GBC DESIGN, INC.

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

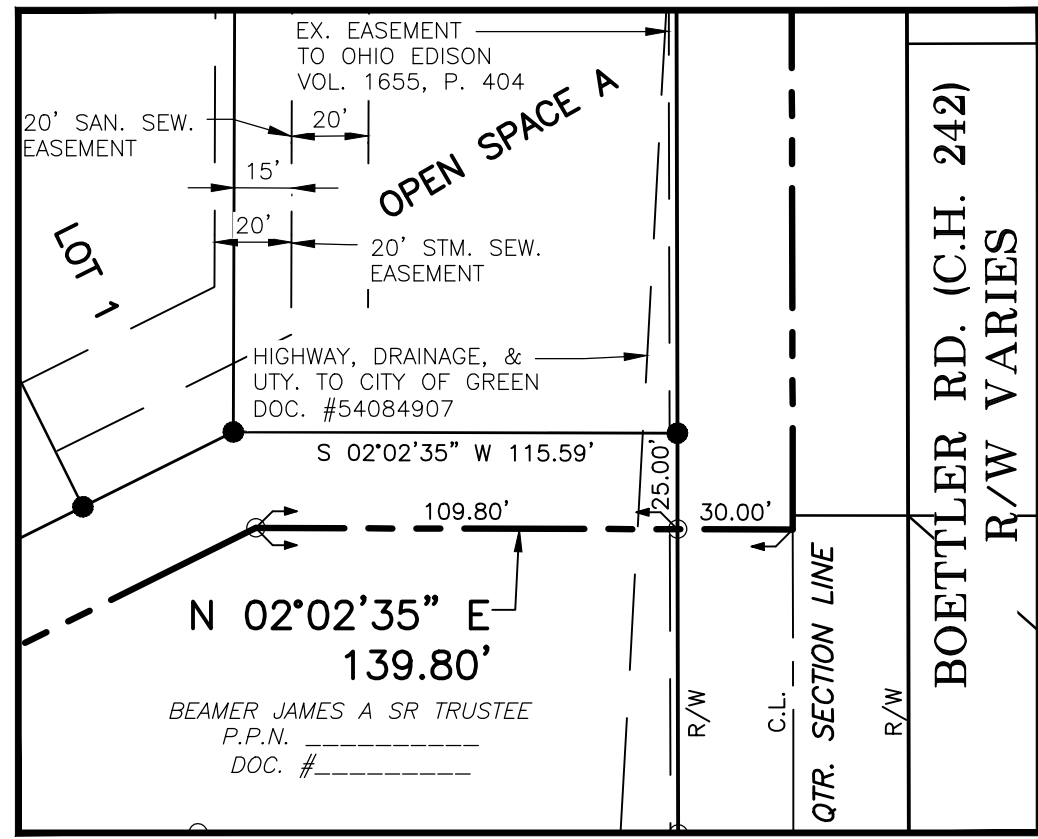
PREPARED FOR:

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

*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.

JACOBS RIDGE (PHASE ONE)
SHEET 1 OF 4



DETAIL "A"
SCALE: 1"=50'

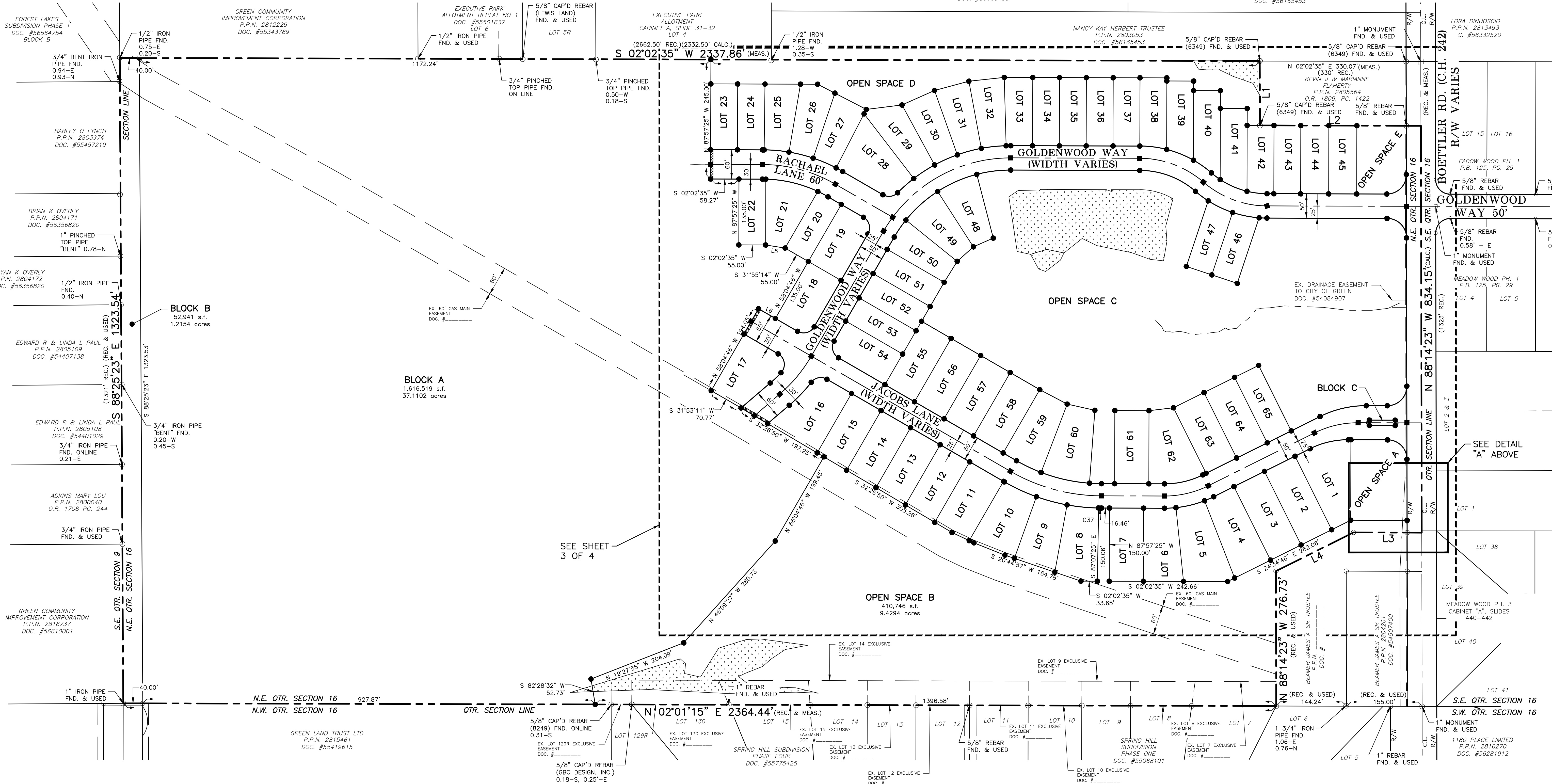
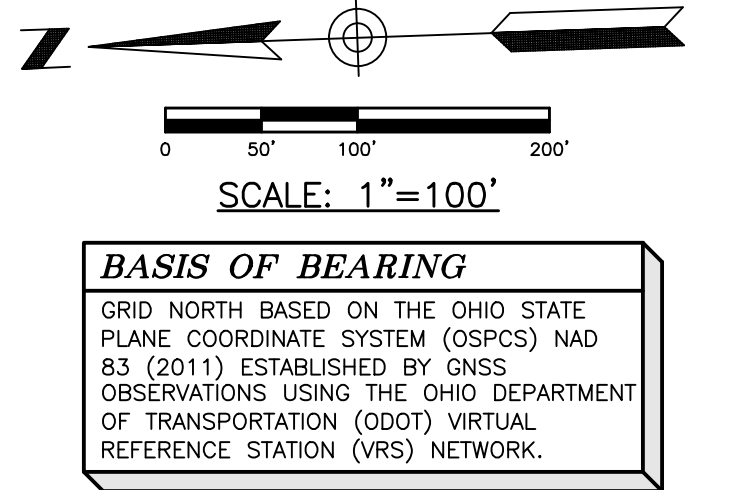
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 88°16'05" W	132.00'
L2	S 02°02'35" W	330.00'
L3	N 02°02'35" E	139.80'
L4	N 24°34'46" W	177.91'
L5	S 10°48'14" W	40.42'
L6	N 31°55'14" E	39.83'

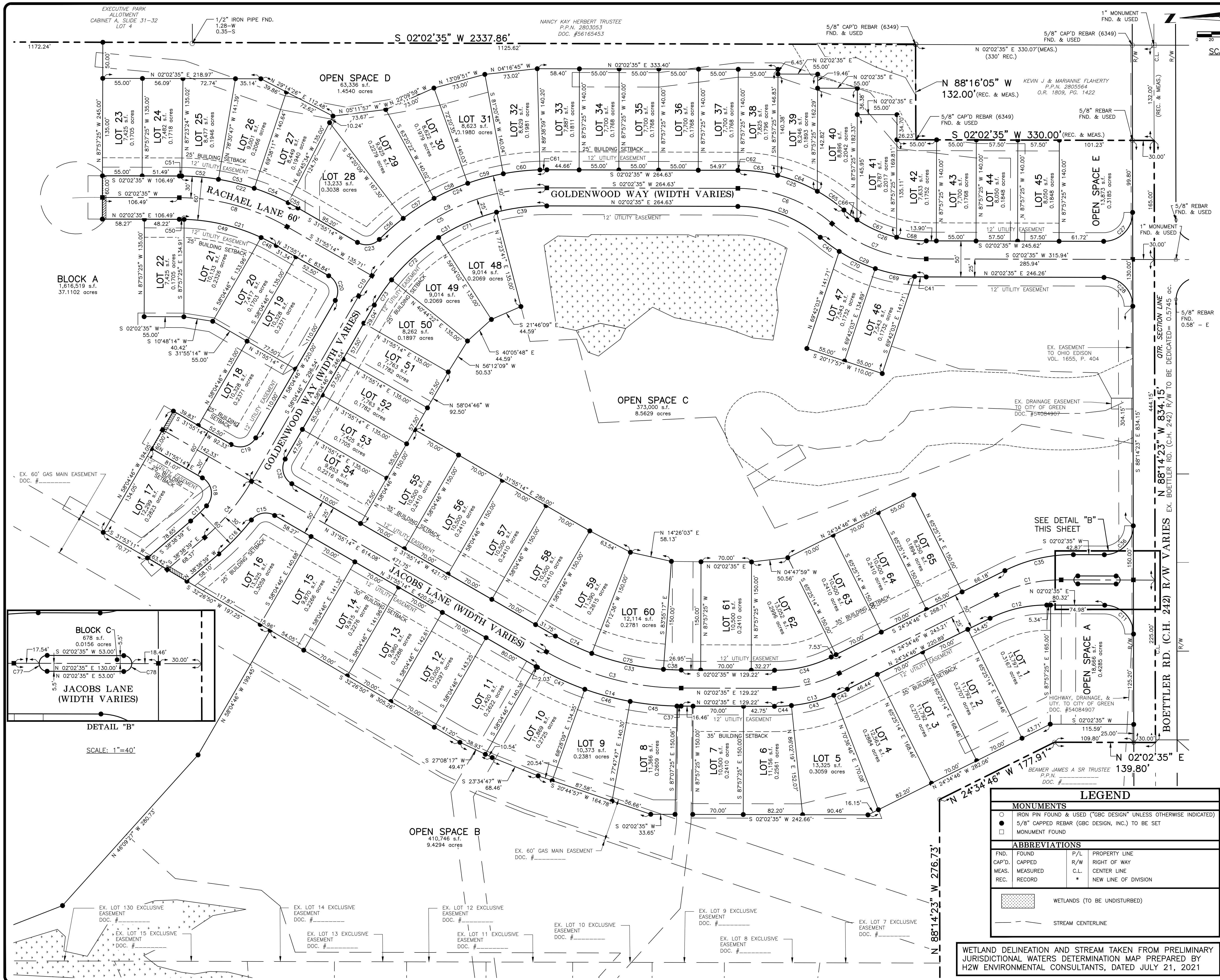
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C37	5.82'	400.00'	0°50'01"	2.91'	5.82'	S 02°27'35" W

WETLAND DELINEATION AND STREAM TAKEN FROM PRELIMINARY JURISDICTIONAL WATERS DETERMINATION MAP PREPARED BY H2W ENVIRONMENTAL CONSULTANTS, DATED JULY 21, 2021

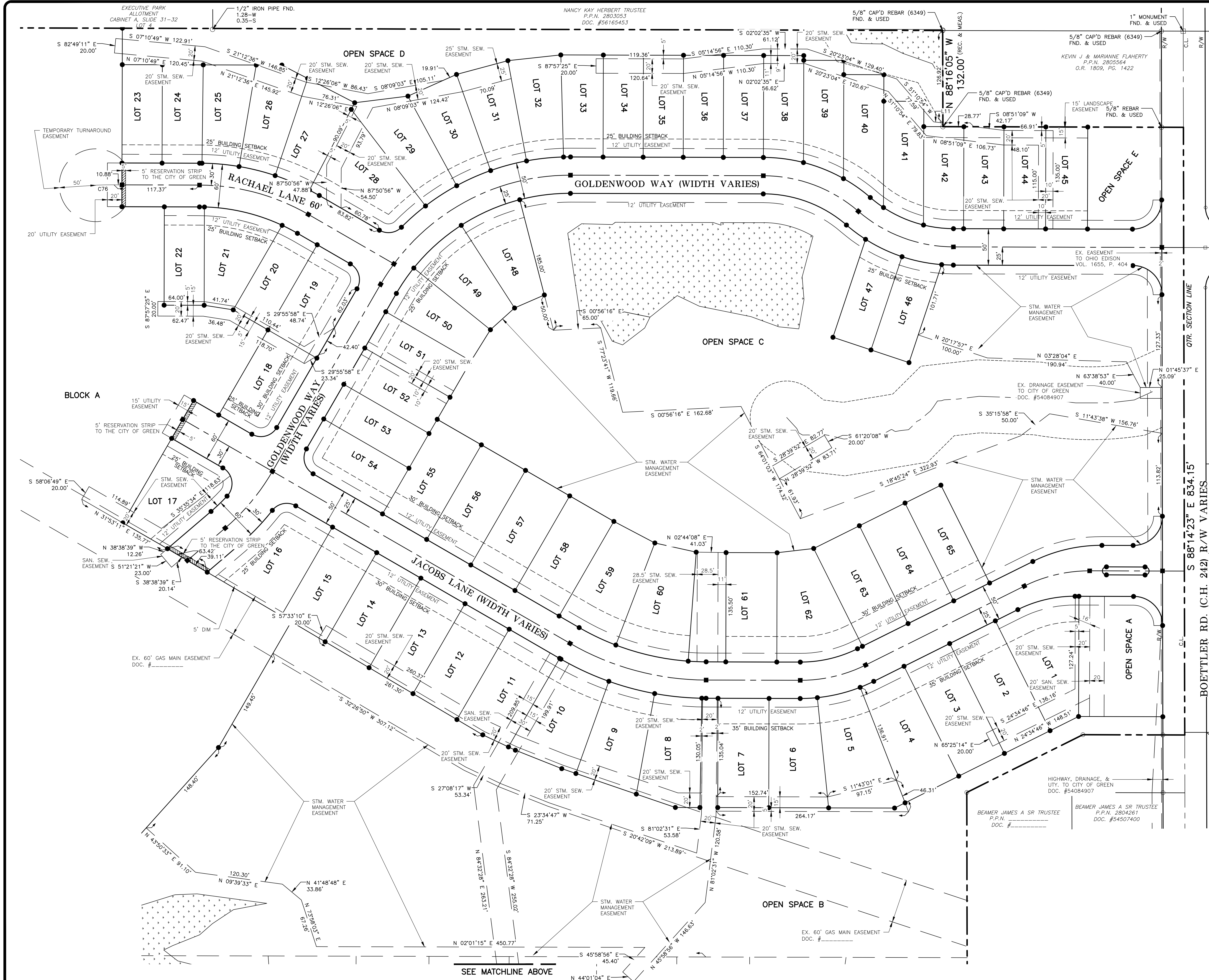
LEGEND			
MONUMENTS			
○	IRON PIN FOUND & USED ("GBC DESIGN" UNLESS OTHERWISE INDICATED)		
●	5/8" CAPPED REBAR (GBC DESIGN, INC.) TO BE SET		
□	MONUMENT FOUND		
ABBREVIATIONS			
FND.	FOUND	P/L	PROPERTY LINE
CAP'D.	CAPPED	R/W	RIGHT OF WAY
I.P.	IRON PIN	C.L.	CENTER LINE
MEAS.	MEASURED	*	NEW LINE OF DIVISION
REC.	RECORD		
		WETLANDS (TO BE UNDISTURBED)	
		STREAM CENTERLINE	





BASIS OF BEARING					
GRID NORTH BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (OSPCS) NAD 83 (2011) ESTABLISHED BY GNSS OBSERVATIONS USING THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) VIRTUAL REFERENCE STATION (VRS) NETWORK.					
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C1	92.93'	200.00'	26°37'21"	47.32'	N 11°16'06" W
C2	92.93'	200.00'	26°37'21"	47.32'	N 11°16'06" W
C3	195.55'	375.00'	29°52'39"	100.05'	N 16°58'54" E
C4	101.76'	300.00'	19°26'08"	51.38'	N 48°21'42" W
C5	314.80'	300.00'	60°07'21"	173.63'	N 28°01'06" W
C6	142.26'	200.00'	40°45'19"	74.29'	N 22°25'14" E
C7	142.26'	200.00'	40°45'19"	74.29'	N 22°25'14" E
C8	156.44'	300.00'	29°52'39"	80.04'	N 16°58'54" E
C9	281.27'	300.00'	53°43'10"	151.93'	N 24°49'00" W
C10	33.53'	300.00'	6°24'11"	16.78'	N 54°52'41" W
C11	62.63'	40.00'	89°43'02"	39.80'	N 46°54'06" E
C12	81.31'	175.00'	26°37'21"	41.40'	N 11°16'06" W
C13	104.55'	225.00'	26°37'21"	53.23'	N 11°16'06" W
C14	208.59'	400.00'	29°52'39"	106.72'	N 16°58'54" E
C15	35.74'	25.00'	81°54'12"	21.70'	N 09°01'52" W
C16	65.31'	330.00'	11°20'19"	32.76'	N 44°18'48" W
C17	30.45'	270.00'	6°27'45"	15.24'	S 41°52'31" E
C18	44.93'	25.00'	102°58'22"	31.41'	N 83°24'25" E
C19	39.27'	25.00'	90°00'00"	25.00'	S 13°04'46" E
C20	39.27'	25.00'	90°00'00"	25.00'	S 13°04'46" E
C21	140.79'	270.00'	29°52'39"	72.04'	N 16°58'54" E
C22	172.08'	330.00'	29°52'39"	88.05'	S 16°58'54" W
C23	32.88'	25.00'	75°21'39"	19.31'	S 05°45'35" E
C24	257.99'	325.00'	45°28'59"	136.23'	S 20°41'55" E
C25	160.05'	225.00'	40°45'19"	83.58'	S 22°25'14" W
C26	124.48'	175.00'	40°45'19"	65.00'	S 22°25'14" W
C27	63.03'	40.00'	90°16'58"	40.20'	S 43°05'54" E
C28	62.63'	40.00'	89°43'02"	39.80'	N 46°54'05" E
C29	160.05'	225.00'	40°45'19"	83.58'	N 16°58'54" E
C30	124.48'	175.00'	40°45'19"	65.00'	N 22°25'14" E
C31	288.57'	275.00'	60°07'21"	159.16'	N 28°01'06" W
C32	39.27'	25.00'	90°00'00"	25.00'	S 13°04'46" W
C33	182.51'	350.00'	29°52'39"	93.38'	S 16°58'54" W
C34	81.31'	175.00'	26°37'21"	41.40'	S 11°16'06" E
C35	98.28'	211.50'	26°37'25"	50.04'	S 11°16'08" E
C36	63.03'	40.00'	90°16'58"	40.20'	S 43°05'54" E
C37	5.82'	400.00'	0°50'01"	2.91'	S 02°27'35" W
C38	24.65'	350.00'	4°02'09"	12.33'	N 04°03'39" E
C39	70.31'	275.00'	14°38'53"	35.35'	N 05°16'52" W
C40	32.79'	225.00'	8°21'00"	16.42'	N 38°37'24" E
C41	16.13'	225.00'	4°06'26"	8.07'	N 04°05'48" E
C42	20.39'	225.00'	5°11'33"	10.20'	S 21°59'00" E
C43	60.58'	225.00'	15°25'33"	30.47'	S 11°40'27" E
C44	23.58'	225.00'	6°00'15"	11.80'	S 00°57'33" E
C45	65.12'	400.00'	9°19'38"	32.63'	S 07°32'24" W
C46	65.12'	400.00'	9°19'38"	32.63'	S 16°52'02" W
C47	72.53'	400.00'	10°23'23"	36.37'	S 26°43'33" W
C48	23.69'	270.00'	5°01'37"	11.85'	S 29°24'25" W
C49	110.32'	270.00'	23°24'39"	55.94'	S 15°11'17" W
C50	6.78'	270.00'	1°26'23"	3.39'	S 02°45'46" W
C51	3.27'	330.00'	0°34'01"	1.63'	N 02°19'35" E
C52	51.13'	330.00'	8°52'37"	25.61'	N 07°02'54" E
C53	51.13'	330.00'	8°52'37"	25.61'	N 15°55'31" E
C54	51.13'	330.00'	8°52'37"	25.61'	N 24°48'07" E
C55	15.44'	330.00'	2°40'48"	7.72'	N 30°34'50" E
C56	44.11'	325.00'	7°46'33"	22.09'	N 39°33'08" W
C57	51.07'	325.00'	9°00'13"	25.59'	N 31°09'45" W
C58	51.07'	325.00'	9°00'13"	25.59'	N 22°09'32" W
C59	51.07'	325.00'	9°00'13"	25.59'	N 13°09'19" W
C60	51.07'	325.00'	9°00'13"	25.59'	N 04°09'06" W
C61	9.60'	325.00'	1°41'34"	4.80'	N 01°11'48" E
C62	0.03'	224.97'	0°00'28"	0.02'	S 02°02'35" W
C63	55.56'	225.00'	14°08'57"	27.92'	S 09°07'31" W
C64	59.37'	225.00'	15°07'10"	29.86'	S 23°45'35" W
C65	45.08'	225.00'	11°28'44"	22.61'	S 37°03'32" W
C66	22.74'	175.00'	7°26'47"	11.39'	S 39°04'30" W
C67	60.25'	175.00'	19°43'30"	30.42'	S 25°29'22" W
C68	41.49'	175.00'	13°35'02"	20.84'	S 08°50'06" W
C69	55.56'	225.00'	14°08'56"	27.92'	S 13°13'29" E
C70	55.56'	225.00'	14°08'56"	27.92'	N 27°22'26" E
C71	87.97'	275.00'	18°19'40"	44.36'	N 21°46'09" W
C72	87.97'	275.00'	18°19'40"	44.36'	N 40°05'48" W
C73	42.33'	275.00'	8°49'08"	21.21'	N 53°40'12" W
C74	55.78'	350.00'	9°07'50"	27.95'	S 27°21'19" W
C75	102.08'	350.00'	16°42'41"	51.41'	S 14°28'03" W
C77	17.28'	5.50'	180°00'00"	11.00'	S 87°57'25" E
C78	17.28'	5.50'	180°00'00"	11.00'	N 87°57'25" W

WETLAND DELINEATION AND STREAM TAKEN FROM PRELIMINARY JURISDICTIONAL WATERS DETERMINATION MAP PREPARED BY H2W ENVIRONMENTAL CONSULTANTS, DATED JULY 21, 2021



BASIS OF BEARING
GRID NORTH BASED ON THE OHIO STATE
PLANE COORDINATE SYSTEM (OSPCS) NAD
83 (2011) ESTABLISHED BY GNSS
OBSERVATIONS USING THE OHIO DEPARTMENT
OF TRANSPORTATION (ODOT) VIRTUAL
REFERENCE STATION (VRS) NETWORK.

LEGEND

MONUMENTS

- IRON PIN FOUND & USED ("GBC DESIGN" UNLESS OTHERWISE INDICATED)
- 5/8" CAPPED REBAR (GBC DESIGN, INC.) TO BE SET
- MONUMENT FOUND

ABBREVIATIONS

FND.	FOUND	P/L	PROPERTY LINE
CAP'D.	CAPPED	R/W	RIGHT OF WAY
MEAS.	MEASURED	C.L.	CENTER LINE
REC.	RECORD	*	NEW LINE OF DIVISION

WETLANDS (TO BE UNDISTURBED)

STREAM CENTERLINE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C76	30.70'	500.00'	3°31'04"	15.35'	30.69'	N 00°17'02" E

WETLAND DELINEATION AND STREAM
TAKEN FROM PRELIMINARY
JURISDICTIONAL WATERS DETERMINATION
MAP PREPARED BY H2W ENVIRONMENTAL
CONSULTANTS, DATED JULY 21, 2021

SEE MATCHLINE BELOW

30' SAN. SEW. EASEMENT

S 87°59'17" E 24.04'

30.00'

N 87°59'17" W 26.00'

5/8" REBAR FND. & USED

LOT 12

EX. 25' SAN. SEW. EASEMENT DOC. #55068101

LOT 11