

SPRING HILL BUSINESS PARK (PHASE ONE)

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF SPRING HILL BUSINESS PARK (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.

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 _____.

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 - NICHOLE BALDINGER

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

ILENE SHAPIRO, EXECUTIVE

COVENANTS, RESTRICTIONS & SPRINGHILL BUSINESS PARK ASSOCIATION BYLAWS
DECLARATION OF COVENANTS, RESTRICTIONS AND 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.

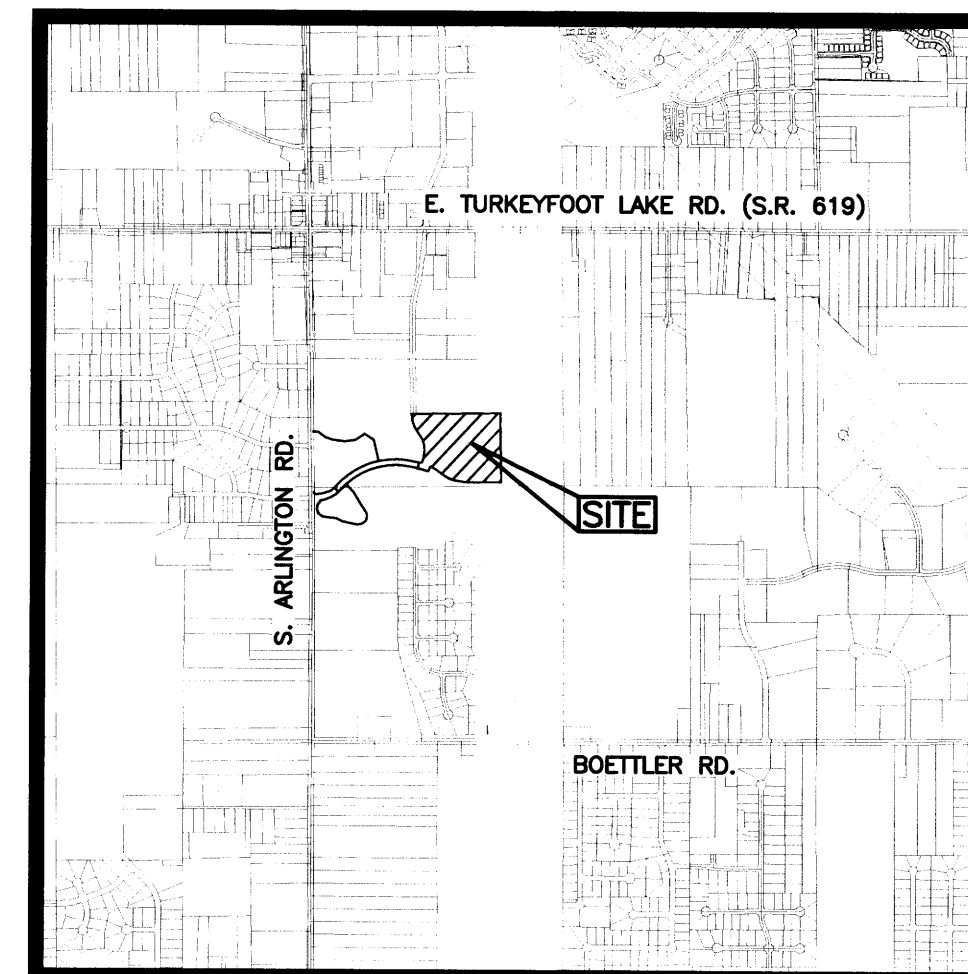
MAINTENANCE OF STORM WATER FACILITIES
SPRING HILL BUSINESS PARK HOMEOWNERS ASSOCIATION INC. ("ASSOCIATION") SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM SEWERS AND STORM WATER MANAGEMENT FACILITIES WITHIN THE EASEMENT(S) AND/OR BLOCK(S) WITHIN THIS PHASE PLUS ANY STORM SEWERS AND STORM WATER MANAGEMENT FACILITY WITHIN FUTURE PHASES, AND ANY REPAIR OR IMPROVEMENT COST TO THEM, WHICH SHALL BE EQUALLY DIVIDED AMONG ALL OWNERS OF THE LOTS SHOWN ON THIS PLAT, AND ON FUTURE PLATS. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL BE TO THE CITY OF GREEN AND THE 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 STORM WATER FACILITIES TO THE ORIGINAL DESIGN. THE LOT OWNERS/ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM SEWERS AND ALL STORM WATER 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.

CITY OF GREEN
COUNTY OF SUMMIT
STATE OF OHIO
PART OF THE SOUTHWEST
QUARTER OF SECTION 9

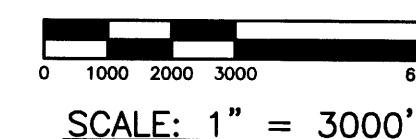
LOT 1	12.2147 AC.
(R/W) STREETS	0.9428 AC.
TOTAL	13.1575 AC.

1 LOT

MARCH, 2018



LOCATION MAP



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.

IN TESTIMONY THEREOF, WE HEREUETO 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

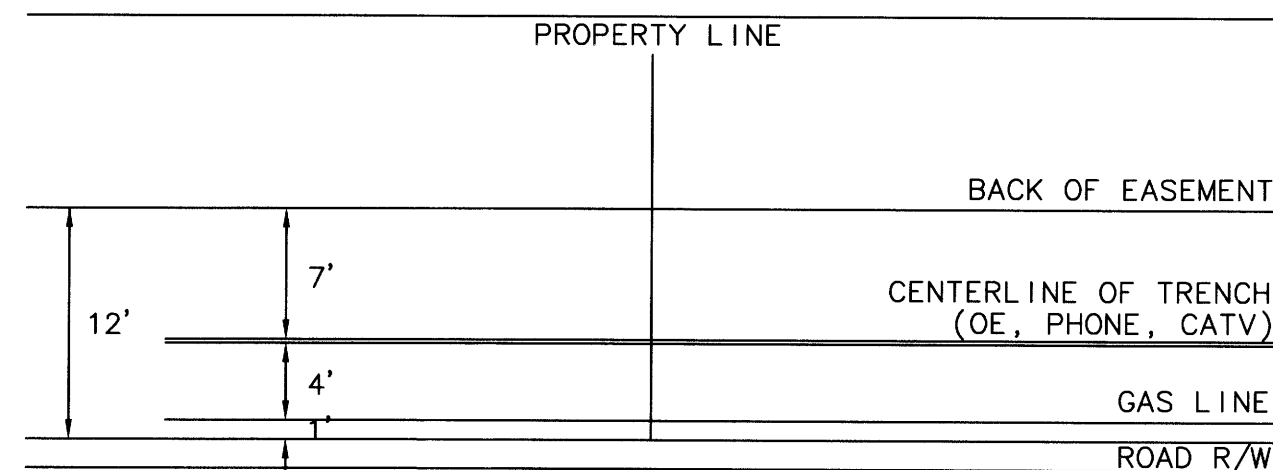
APPROVED BY THE CITY COUNCIL OF THE CITY OF GREEN, OHIO THIS _____ DAY OF _____ BY RESOLUTION No. _____.

PRESIDENT OF COUNCIL - CHRIS HUMPHREY CLERK OF COUNCIL - MOLLY KAPELÜCK

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

MAYOR - GERARD NEUGEBAUER

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, AQJA 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.

PREPARED BY:
GBC DESIGN, INC.
565 White Pond Dr. 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

AUDITOR'S STAMP	RECORDER'S STAMP
	MAR 14 2018

LEGEND			
MONUMENTS			
●	5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC.)		
○	IRON PIN FOUND (TYPE & SIZE AS INDICATED)		
■	MONUMENT ASSEMBLY 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		
REC.	RECORD		
WETLANDS (TO BE UNDISTURBED)			
STREAM			

WETLAND DELINEATION AND STREAM TAKEN FROM PRELIMINARY JURISDICTIONAL WATERS DETERMINATION MAP PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED 6/14/16.

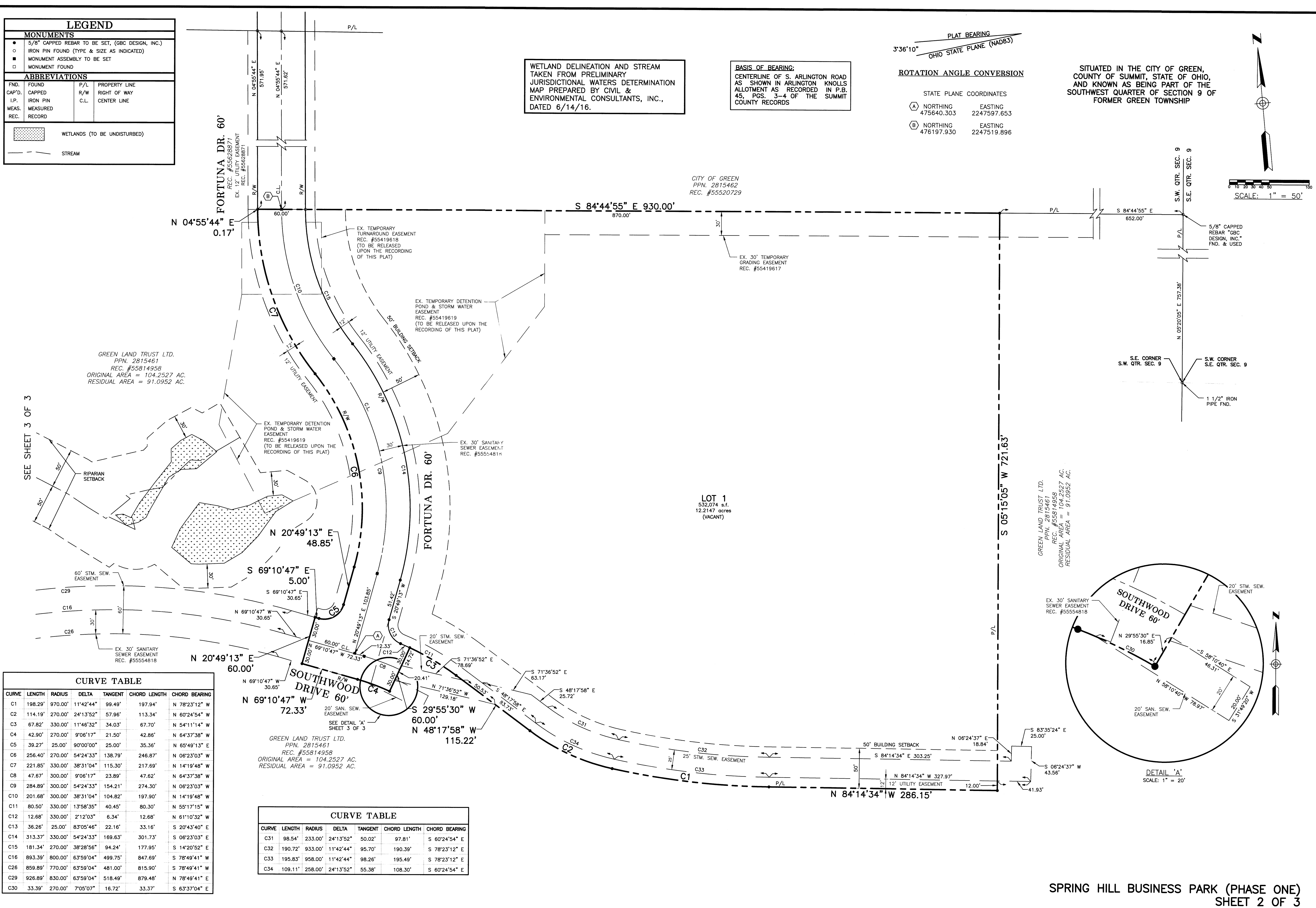
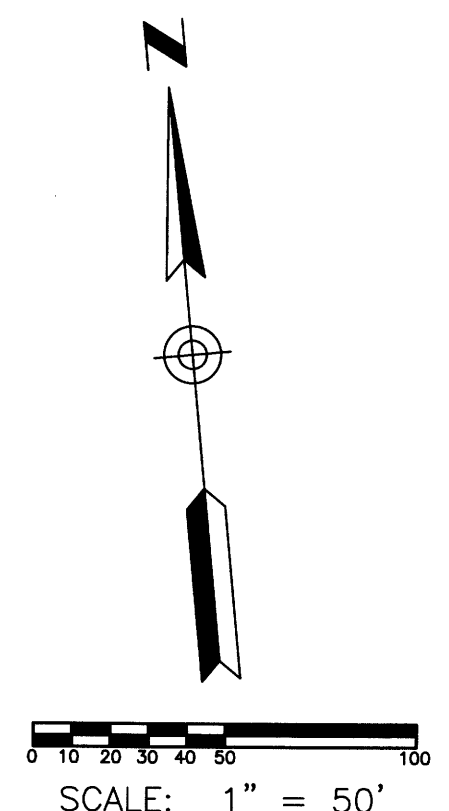
BASIS OF BEARING:
CENTERLINE OF S. ARLINGTON ROAD AS SHOWN IN ARLINGTON KNOLLS ALLOTMENT AS RECORDED IN P.B. 45, PGS. 3-4 OF THE SUMMIT COUNTY RECORDS

PLAT BEARING
3°36'10" OHIO STATE PLANE (NAD83)

ROTATION ANGLE CONVERSION

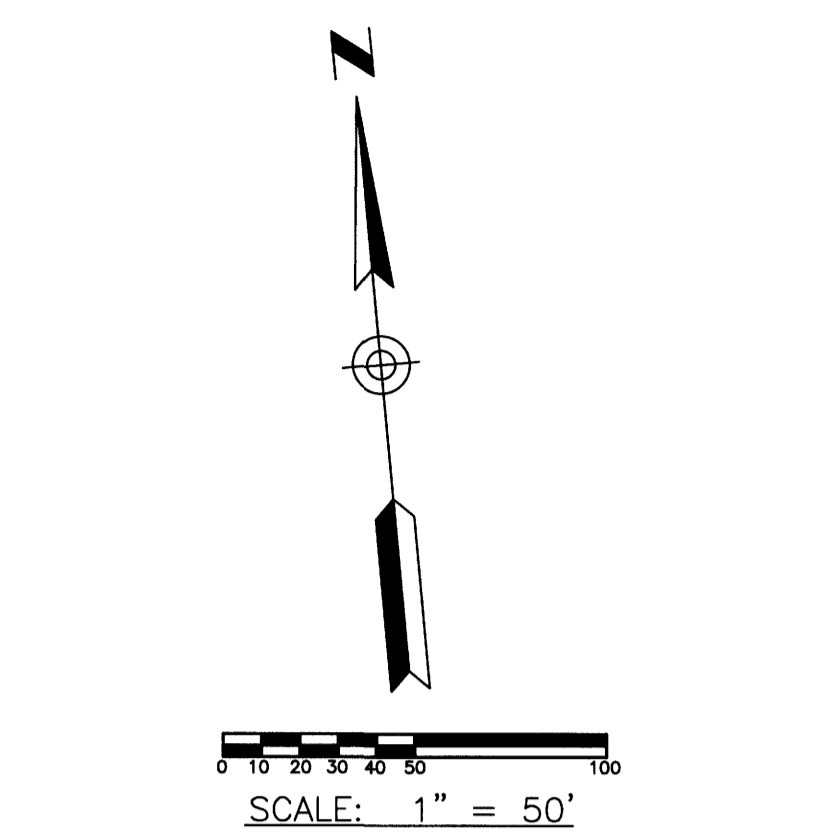
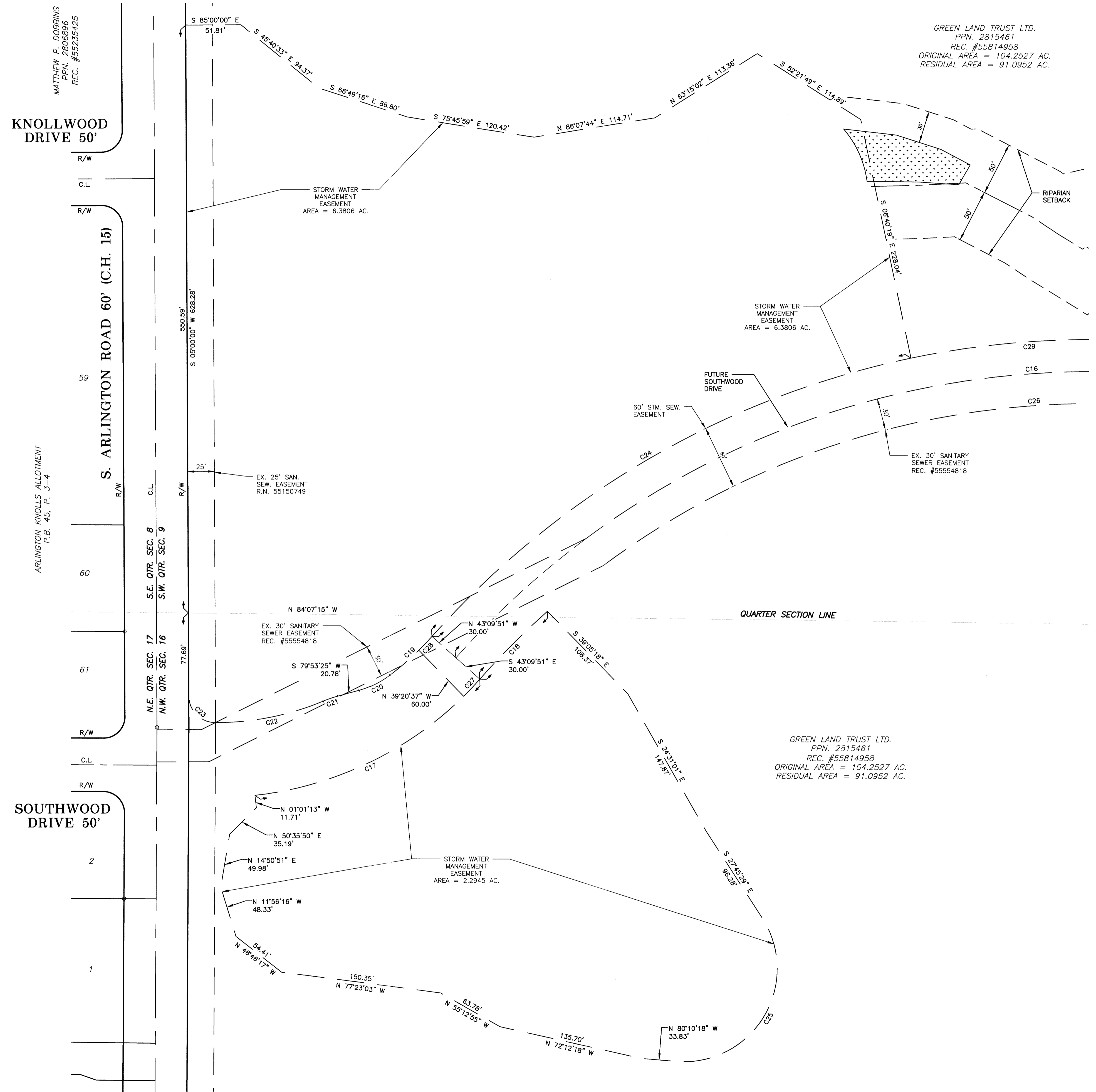
STATE PLANE COORDINATES			
(A)	NORTHING	EASTING	
	475640.303	2247597.653	
(B)	NORTHING	EASTING	
	476197.930	2247519.896	

SITUATED IN THE CITY OF GREEN, COUNTY OF SUMMIT, STATE OF OHIO, AND KNOWN AS BEING PART OF THE SOUTHWEST QUARTER OF SECTION 9 OF FORMER GREEN TOWNSHIP



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	198.29'	970.00'	11°42'44"	99.49'	197.94'	N 78°23'12" W
C2	114.19'	270.00'	24°13'52"	57.96'	113.34'	N 60°24'54" W
C3	67.82'	330.00'	11°46'32"	34.03'	67.70'	N 54°11'14" W
C4	42.90'	270.00'	9°06'17"	21.50'	42.86'	N 64°37'38" W
C5	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 65°49'13" E
C6	256.40'	270.00'	54°24'33"	138.79'	246.87'	N 06°23'03" W
C7	221.85'	330.00'	38°31'04"	115.30'	217.69'	N 14°19'48" W
C8	47.67'	300.00'	9°06'17"	23.89'	47.62'	N 64°37'38" W
C9	284.89'	300.00'	54°24'33"	154.21'	274.30'	N 06°23'03" W
C10	201.68'	300.00'	38°31'04"	104.82'	197.90'	N 14°19'48" W
C11	80.50'	330.00'	13°58'35"	40.45'	80.30'	N 55°17'15" W
C12	12.68'	330.00'	2°12'03"	6.34'	12.68'	N 61°10'32" W
C13	36.26'	25.00'	83°05'46"	22.16'	33.16'	S 20°43'40" E
C14	313.37'	330.00'	54°24'33"	169.63'	301.73'	S 06°23'03" E
C15	181.34'	270.00'	38°28'56"	94.24'	177.95'	S 14°20'52" E
C16	893.39'	800.00'	63°59'04"	499.75'	847.69'	S 78°49'41" W
C26	859.89'	770.00'	63°59'04"	481.00'	815.90'	S 78°49'41" W
C29	926.89'	830.00'	63°59'04"	518.49'	879.48'	N 78°49'41" E
C30	33.39'	270.00'	7°05'07"	16.72'	33.37'	S 63°37'04" E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C31	98.54'	233.00'	24°13'52"	50.02'	97.81'	S 60°24'54" E
C32	190.72'	933.00'	11°42'44"	95.70'	190.39'	S 78°23'12" E
C33	195.83'	958.00'	11°42'44"	98.26'	195.49'	S 78°23'12" E
C34	109.11'	258.00'	24°13'52"	55.38'	108.30'	S 60°24'54" E



LEGEND			
MONUMENTS			
●	5/8" CAPPED REBAR TO BE SET. (GBC DESIGN, INC.)		
○	IRON PIN FOUND (TYPE & SIZE AS INDICATED)		
■	MONUMENT ASSEMBLY 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		
REC.	RECORDED		
[Pattern]		WETLANDS (TO BE UNDISTURBED)	
[Dashed Line]		STREAM	

WETLAND DELINEATION AND STREAM TAKEN FROM PRELIMINARY JURISDICTIONAL WATERS DETERMINATION MAP PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED 6/14/16.

BASIS OF BEARING:
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PLAT BEARING
3°36'10"
OHIO STATE PLANE (NAD83)

ROTATION ANGLE CONVERSION

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C16	893.39'	800.00'	63°59'04"	499.75'	847.69'	S 78°49'41" W
C17	242.73'	330.00'	42°08'38"	127.15'	237.30'	N 67°54'28" E
C18	89.80'	770.00'	6°40'55"	44.95'	89.75'	N 50°10'36" E
C19	53.84'	270.00'	11°25'34"	27.01'	53.76'	S 52°32'56" W
C20	32.27'	85.50'	21°37'42"	16.33'	32.08'	S 69°04'34" W
C21	14.48'	114.50'	7°14'41"	7.25'	14.47'	S 76°16'04" W
C22	103.77'	260.00'	22°52'07"	52.59'	103.09'	S 84°04'47" W
C23	39.05'	25.00'	89°29'09"	24.78'	35.20'	S 78°49'41" W
C24	528.64'	830.00'	36°29'32"	273.63'	519.75'	S 65°04'55" W
C25	193.73'	87.00'	127°35'10"	176.75'	156.11'	S 36°02'06" W
C26	859.89'	770.00'	63°59'04"	481.00'	815.90'	S 78°49'41" W
C27	22.00'	330.00'	3°49'14"	11.01'	22.00'	N 48°44'46" E
C28	18.00'	270.00'	3°49'14"	9.01'	18.00'	N 48°44'46" E
C29	926.89'	830.00'	63°59'04"	518.49'	879.48'	N 78°49'41" E