

REPLAT OF NEW SEASONS

(PHASE TWO)

A REPLAT OF LOTS 39, 40, 41, 42, AND 43
OF NEW SEASONS PHASE TWO AS RECORDED IN RECEPTION
NO. 56679751 OF SUMMIT COUNTY RECORDS AND CREATING
LOTS 39-R, 40-R, 41-R, 42-R AND 43-R.

LOTS 40, 41, 42, AND 43

KNOW ALL MANKIND BY THESE PRESENTS NEW SEASONS JV, LLC., BEING REPRESENTED
HEREWITH BY KATIE WOJNO LANCIAESE, MANAGING MEMBER, HEREWITH ACKNOWLEDGE THE
MAKING AND SIGNING OF INSTRUMENT TO BE HER FREE ACT AND DEED.

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

NEW SEASONS JV, LLC.

WITNESS

BY: _____
NEW SEASONS JV, LLC.
KATIE WOJNO LANCIAESE
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

LOT 39

KNOW ALL MANKIND BY THESE PRESENTS MARK D. WALKER AND STEPHANIE A. WALKER,
TRUSTEES OF THE WALKER TRUST, HEREWITH ACKNOWLEDGE THE MAKING AND SIGNING OF
INSTRUMENT TO BE HIS FREE ACT AND DEED.

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

THE WALKER TRUST

WITNESS

BY: _____
THE WALKER TRUST
MARK D. WALKER
TRUSTEE

BY: _____
THE WALKER TRUST
STEPHANIE A. WALKER
TRUSTEE

STATE OF OHIO
COUNTY OF SUMMIT

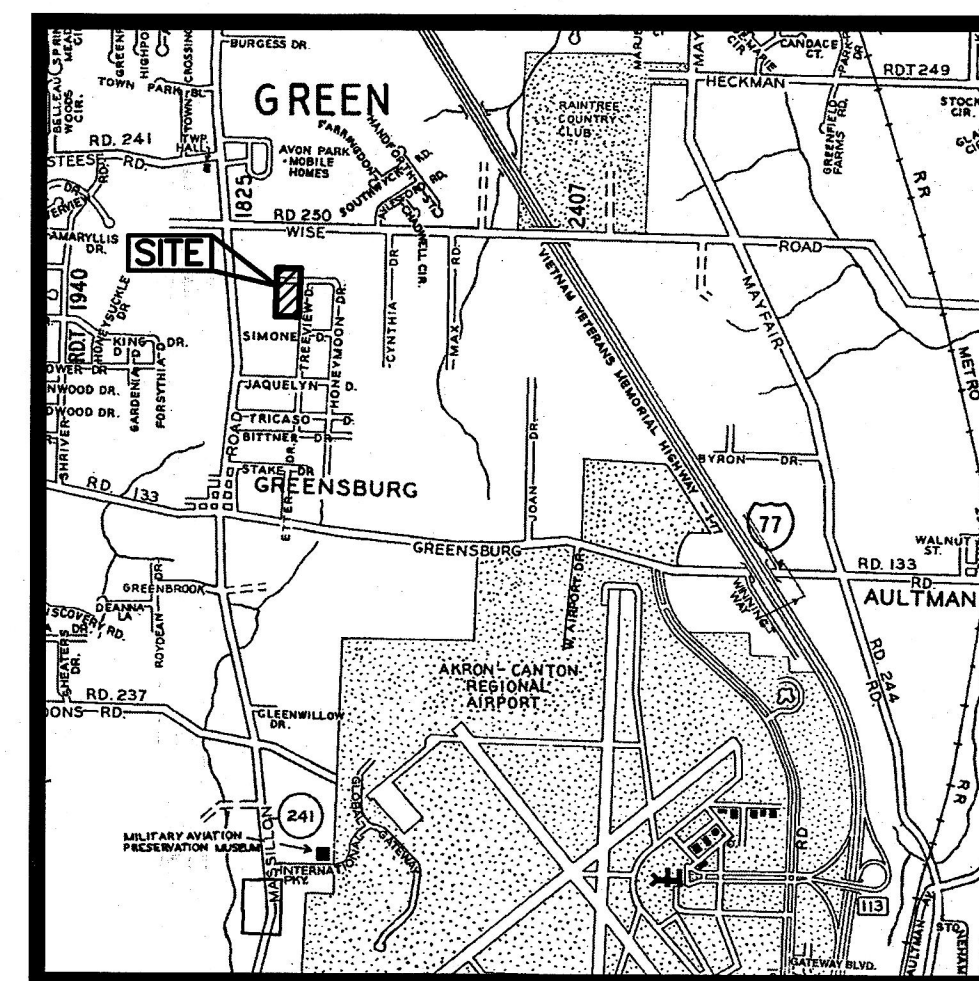
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED THE ABOVE SIGNED OWNERS WHO ACKNOWLEDGE THAT THEY DID SIGN THE
FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED.
MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

LOTS (5)	1.1679 AC.
TOTAL	1.1679 AC.

5 LOTS
JANUARY, 2022

SITUATED IN THE CITY OF GREEN, THE
COUNTY OF SUMMIT, AND THE STATE OF
OHIO, AND KNOWN AS BEING PART OF
SOUTHEAST QUARTER OF SECTION 22
OF THE FORMER TOWNSHIP OF GREEN



LOCATION MAP

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

BASIS OF BEARING:
OHIO STATE PLANE COORDINATE SYSTEM
NAD83(1986). MONUMENTS USED ARE
GS0245 AND KY3015 FROM THE SUMMIT
COUNTY ENGINEER RECORDS

PREPARED BY:

GBC DESIGN, INC.

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

PREPARED FOR:

NEW SEASONS JV, LLC.
2841 RIVIERA DR., SUITE 305
AKRON, OHIO 44333
PHONE: (330) 524-4394
REP.: KATIE WOJNO LANCIAESE

I HEREBY CERTIFY THAT THIS IS A CORRECT REPLAT OF NEW SEASONS SUBDIVISION (PHASE
TWO) LOTS 39, 40, 41, 42, & 43, 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

AUDITOR'S STAMP

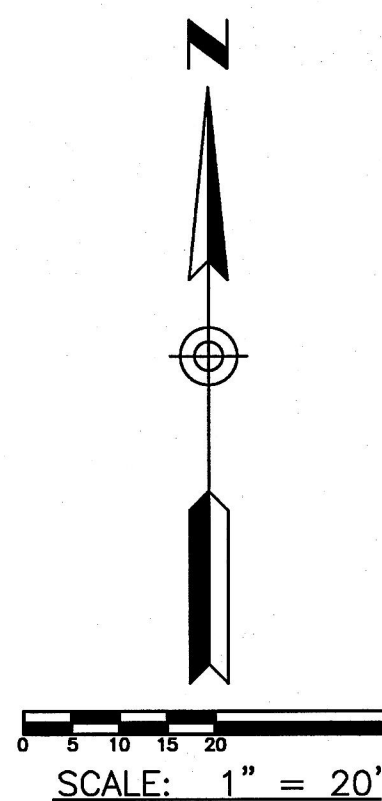
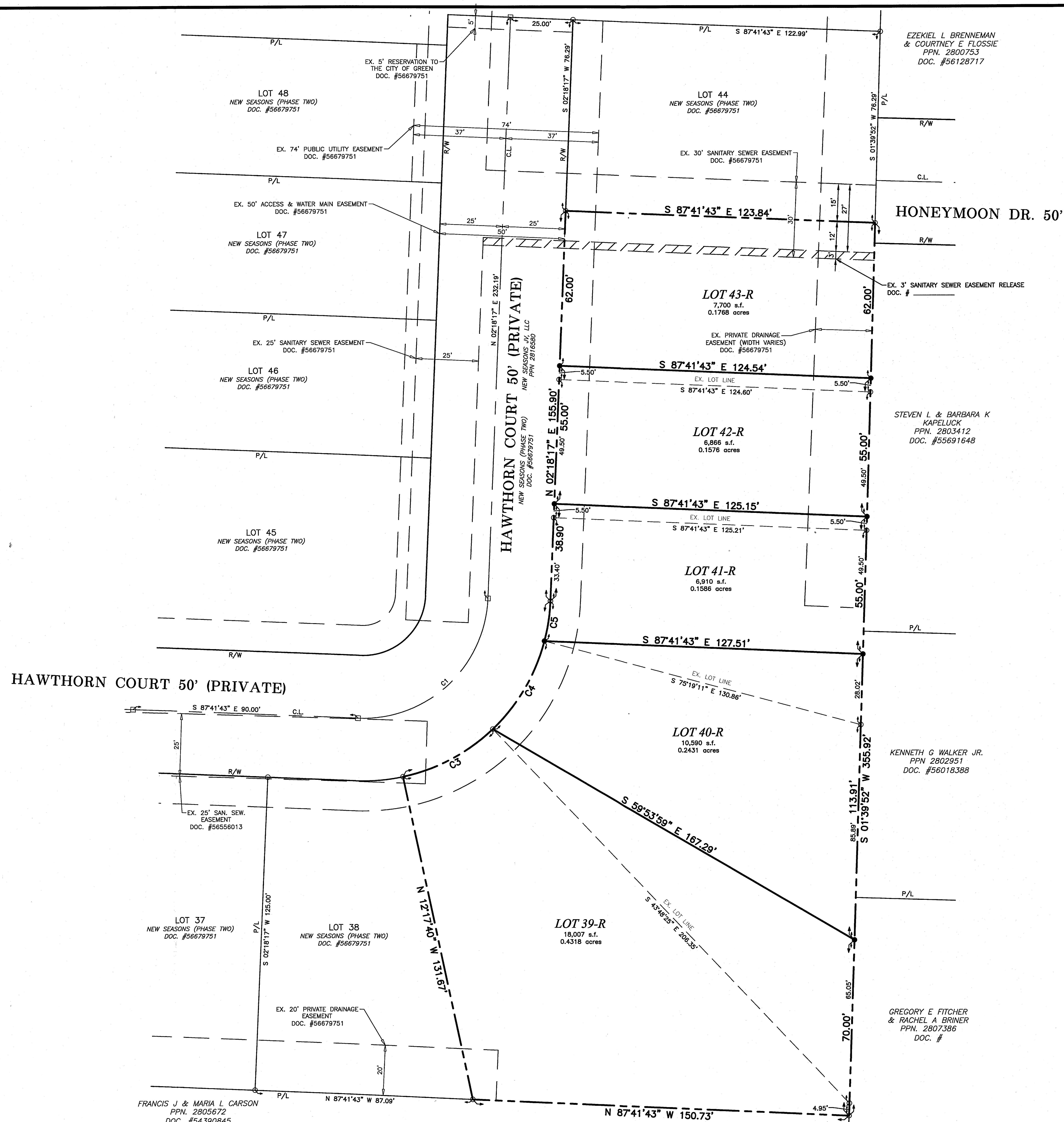
RECORDER'S STAMP

Received

FEB 10 2022

City of Green
Planning Department

FILE COPY NEW SEASONS (PHASE TWO) REPLAT
SHEET 1 OF 2



BASIS OF BEARING
CENTERLINE HAWTHORNE COURT (N 02°18'17" E)
PER NEW SEASONS PHASE TWO PLAT AS
RECORDED IN RECEPTION NO. 56679751
OF THE SUMMIT COUNTY RECORDS.

LEGEND

MONUMENTS			
●	5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC.)		
○	5/8" CAPPED REBAR FOUND (GBC DESIGN, INC.) UNLESS OTHERWISE 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		

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	78.54'	50.00'	90°00'00"	50.00'	70.71'	N 47°18'17" E
C2	98.70'	75.00'	75°24'04"	57.97'	91.73'	N 40°00'18" E
C3	41.25'	75.00'	31°30'46"	21.16'	40.73'	N 61°56'57" E
C4	41.22'	75.00'	31°29'34"	21.15'	40.71'	N 30°26'48" E
C5	16.23'	75.00'	12°23'44"	8.14'	16.19'	N 08°30'09" E