

ACCEPTANCE

Know all men by these presents that _____, (Print Name),

owner/agent of Liberty Green LTD, owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and hereby dedicate to the public use forever the streets shown shaded and grant all easements as shown. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision.

Owner/Agent _____ Date _____

County of Summit SS
State of Ohio

Before me a notary public in and for said county and state, personally appeared the above named _____ Owner/Agent

who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In Testimony whereof I

have hereunto set my hand and official seal at _____, Ohio this day of _____, 20____.

Notary public _____

My commission expires _____

Witness _____

Witness _____

COVENANTS AND RESTRICTIONS

A 12' wide easement is hereby reserved on the front, sides and rear of all lots in this subdivision to: County of Summit, City of Green, The Ohio Edison Company, Dominion East Ohio Gas and any P.U.C.O regulated utility for the purposes of construction, erection and or maintenance of any transmission lines, pipes, conduits, cables, poles, wires, swales or other appurtenances for the transmission of power, electric, communications, storm water, sanitary sewer wastes, water and/or any future developed public utility. This easement gives all of the utilities the right to remove trees and landscaping without liability as required to maintain, operate or construct these facilities.

The owners of the platted lots shall be responsible for the maintenance of the storm sewers and storm water management facilities within the storm water management easement(s) and any repair or improvement cost to it (them), which shall be equally divided among the owners of the lots shown on this plat and Liberty Green (Cab. L, Slides 993-994) and Liberty Green Drive Extension Replat (Rec. No. 55088924). The storm water management easement(s), storm sewer easement(s) and channel easement shown on this plat shall be to the City of Green and the lot owners. Maintenance shall include cleaning, dredging and other work within the easement to maintain the capacity, elevations, lines and grades for storm sewers, storm water ponds, and storm water facilities, to the original design. Mowing and other lawn care items within the easement(s) shall be the responsibility of the owner of the property containing the easement(s).

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	o M.N.F.	X
MONUMENT BOX	M	M
IRON PIN	o I.P.F.	●
IRON PIPE	o P.F.	●
LIMITED ACCESS R/W	--- Ex LA	--- Ex LA
CENTERLINE	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY LINE	---	--- Ex R/W
EASEMENT LINE	---	---
ORIGINAL PROP. LINE Z
ORIGINAL LOT LINE	---	---

Liberty Green Subdivision Re-Plat No. 2

Creating New Lots 3-A, 3-B and 3-C
Situated in the City of Green, Summit County and State of Ohio and known as being part of the Northeast Quarter of Section 8 in Original Green Township, and further known as being a re-plat of all of New Lot 3 as shown on the Liberty Green Drive Extension Re-Plat as Recorded in Rec. No. 55088924



LATITUDE: 40°58'39.12" LONGITUDE: 81°29'38.39"

Area Table

NEW LOT 3-A	5.2113 Acres
NEW LOT 3-B	3.0257 Acres
NEW LOT 3-C	9.2148 Acres
TOTAL	17.4518 Acres

NOTES:

REFERENCE WORKS:

Deed descriptions as referenced on survey.

"Liberty Green" Plat by Nicholas A. Spagnuolo, P.S. 5304, recorded in Plat Cabinet L, Slides 933-934 of the Summit County Recorder's Records

"Liberty Green Drive Extension Re-Plat of Lots 1 and 3 of Liberty Green" by Nicholas A. Spagnuolo, P.S. 5304, recorded in Reception No. 55088924 of the Summit County Recorder's Records.

BASIS OF BEARINGS:

Centerline bearing of Liberty Green Drive was calculated to be North 64°06'30" West between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

Note: All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "TGC ENG 7631-8557"

APPROVALS

This Plat has been approved by the Planning Commission of the City of Green Planning and Zoning Commission, this _____ day of _____, 20____.

Chairman (Print) _____

Chairman (Sign) _____

Recording Secretary (Print) _____

Recording Secretary (Sign) _____

This Plat has been approved by the Engineer of the City of Green this _____ day of _____, 20____.

City Engineer (Print) _____

City Engineer (Sign) _____

This Plat has been approved by Resolution No. _____ of the Council of the City of Green this _____ day of _____, 20____.

President (Print) _____

President (Sign) _____

Clerk of Council (Print) _____

Clerk of Council (Sign) _____

This Plat has been approved by the Mayor of the City of Green this _____ day of _____, 20____.

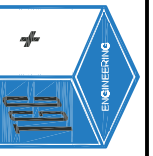
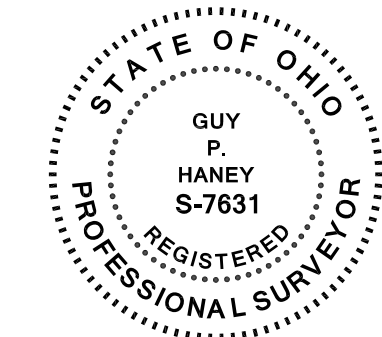
Mayor (Print) _____

Mayor (Sign) _____

SURVEYOR CERTIFICATION:

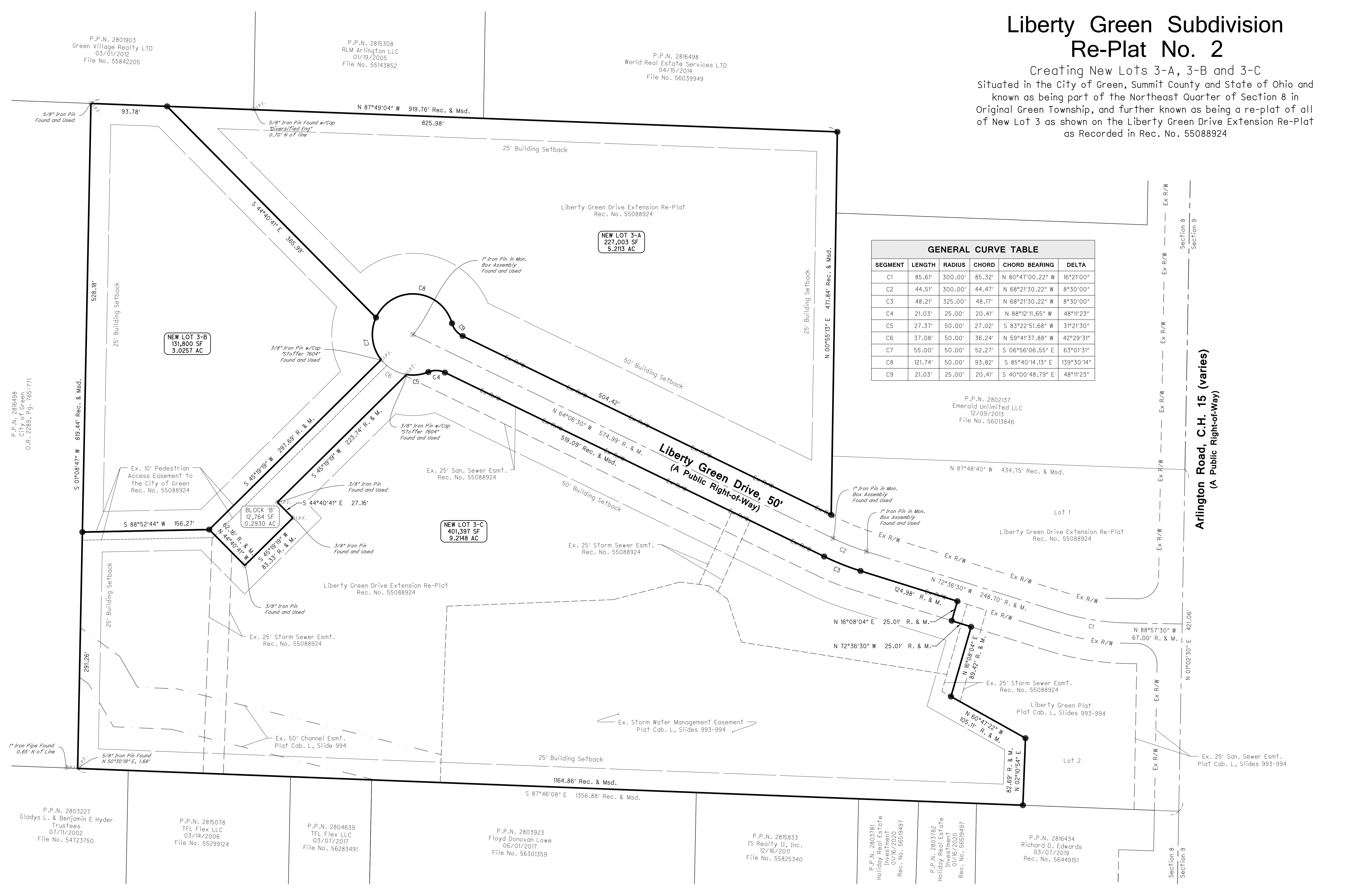
This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set by me as shown.

Guy P. Haney P.S. No. S-7631 Date _____



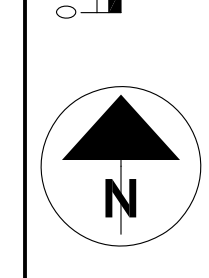
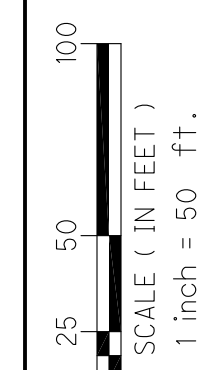
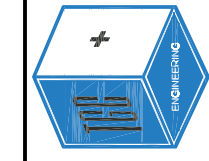
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GENERAL CURVE TABLE					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	85.61'	300.00'	85.32'	N 80°47'00.22" W	16°21'00"
C2	44.51'	300.00'	44.47'	N 68°21'30.22" W	8°30'00"
C3	48.21'	325.00'	48.17'	N 68°21'30.22" W	8°30'00"
C4	21.03'	25.00'	20.41'	N 88°12'11.65" W	48°11'23"
C5	27.37'	50.00'	27.02'	S 83°22'51.68" W	31°21'30"
C6	37.08'	50.00'	36.24'	N 59°41'37.88" W	42°29'31"
C7	55.00'	50.00'	52.27'	S 06°56'06.55" E	63°01'31"
C8	121.74'	50.00'	93.82'	S 85°40'14.13" E	139°30'14"
C9	21.03'	25.00'	20.41'	S 40°00'48.79" E	48°11'23"

Tec Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44474
(PHONE) 330.550.8004 FAX 888.850.8423



TIMOTHY ENTERPRISES LLC - GREEN
PLAT

PROJECT NUMBER	DATE
2221	2020-02-07

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