

THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 2 &
REPLAT OF SUBLOTS 24 & 25
IN THE RESERVE AT RIVER
OAKS SUBDIVISION PHASE 1

BEING SUBLOTS 24, 25, BLOCK "1A" AND REMAINDER
PARCEL IN THE RESERVE AT RIVER OAKS SUBDIVISION
PHASE 1 AS RECORDED IN RECEPTION NUMBER
56077514 OF SUMMIT COUNTY RECORDS, AND BEING
PARCEL "A" IN A MAP OF LOT SPLIT MADE FOR
PRESTIGE & PREMIER CO. PROPERTIES AS RECORDED
IN RECEPTION NUMBER 54834796 OF SUMMIT COUNTY
RECORDS, ALL BEING PART OF ORIGINAL HUDSON
TOWNSHIP LOTS 41, 42, 51, 52 AND 61
NOW IN THE CITY OF HUDSON
SUMMIT COUNTY, OHIO

Donald G. Bohning & Associates, Inc.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS, THEREOF.
◆ INDICATES IRON MONUMENTS & • INDICATES IRON PINS SET ~ 5/8" DIA. x 30"
LONG REBAR WITH "D.G. BOHNING ASSOC." IDENTIFICATION. SAID MONUMENTATION WILL
BE SET AFTER SUBDIVISION IMPROVEMENTS HAVE BEEN CONSTRUCTED. ALL OF WHICH
I STATE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

MICHAEL A. ACKERMAN
REG. SURVEYOR NO. 8196

WITNESS

WITNESS



STATE OF OHIO
COUNTY OF CUYAHOGA] S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY
APPEARED THE AFOREMENTIONED

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT
THE SAME IS HIS FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT
OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF HUDSON, OHIO, THIS
____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

APPROVED BY THE CITY MANAGER OF THE CITY OF HUDSON, OHIO, THIS
____ DAY OF _____, 20____.

CITY MANAGER

APPROVED BY THE ENGINEER FOR THE CITY OF HUDSON, OHIO, THIS
____ DAY OF _____, 20____.

ENGINEER

ACCEPTANCE OF DEDICATION

DEDICATION ACCEPTED BY THE COUNCIL OF THE CITY OF HUDSON, OHIO BY

ORDINANCE No. _____ EFFECTIVE THIS _____ DAY OF _____, 20____.

COUNCIL PRESIDENT

CLERK OF COUNCIL

RECORDING

AUDITOR

TRANSFERRED THIS _____ DAY OF _____, 20____.

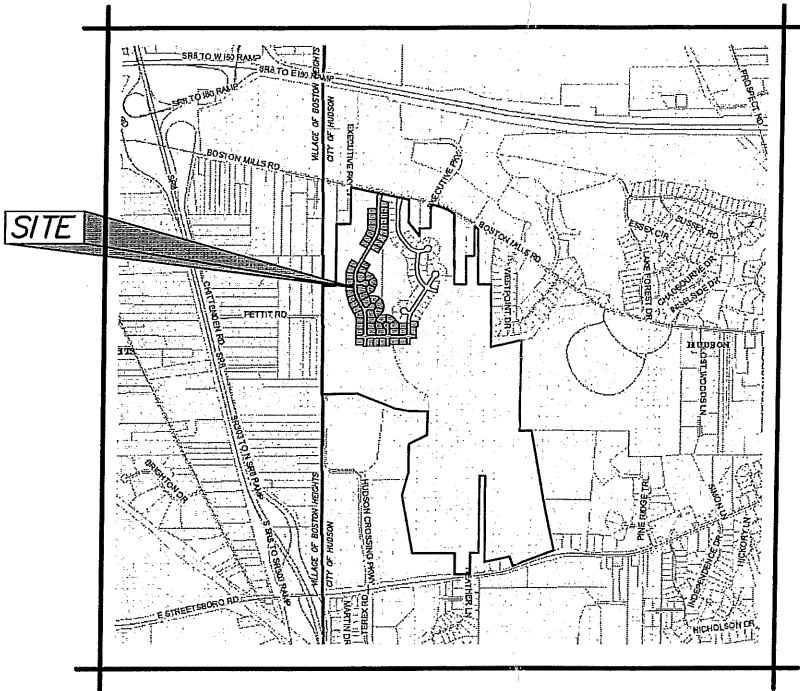
COUNTY AUDITOR

RECORDER

RECORDED IN _____, THIS _____
DAY OF _____, 20____.

COUNTY RECORDER

DEPUTY COUNTY RECORDER



LOCATION MAP

N.T.S.



AREA CHART

Description	Acreage
SUBLOTS (61)	23.5864
BLOCKS "2A" THRU "2D"	299.6584
DEDICATED RIGHT-OF-WAY	7.3227
DEDICATED RIGHT-OF-WAY WITHIN EXISTING BOSTON MILLS ROAD	0.4495
DEDICATED RIGHT-OF-WAY WITHIN EXISTING STREETSBORO ROAD	1.3331
TOTAL SUBDIVISION	332.3501

UTILITY EASEMENTS (U.E.L.)

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF HUDSON
ELECTRIC DEPARTMENT, DOMINION EAST OHIO, WINDSTREAM AND TIME WARNER, THEIR SUCCESSORS
AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND
EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS
SHOWN HEREON AND PARALLEL TO A THREE (3) FOOT UTILITY EASEMENT GRANTED TO THE CITY
OF HUDSON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE,
RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, GAS, AND COMMUNICATIONS,
CABLES, DUCTS, CONDUITS, PIPES, GAS PIPELINES SURFACE OR BELOW MOUNTED TRANSFORMERS
AND PEDESTALS, CONCRETE PADS, AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR
CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY, GAS, AND
COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE
MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS
SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE ANY AND ALL FACILITIES
NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN
SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC
ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND
LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH
THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS, AND
COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE
CABLES AND PIPELINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT
OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR
EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. GRANTEE
SHALL ALSO BE GRANTED THE RIGHT OF ACCESS, INGRESS AND EGRESS OVER AND THROUGH SAID
THREE (3) FOOT UTILITY EASEMENT GRANTED TO THE CITY OF HUDSON. ALL SUBLOTS AND ALL
LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GRANTOR:
PRESTIGE AND PREMIER COMPANIES

PERRY BOURN, PRESIDENT

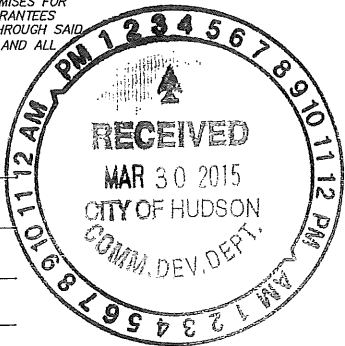
GRANTEES:

CITY OF HUDSON

DOMINION EAST OHIO

WINDSTREAM

TIME WARNER



ACCEPTANCE, DEDICATION & EASEMENTS

WE THE UNDERSIGNED: PRESTIGE AND PREMIER COMPANIES

OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON DO HEREBY ASSENT TO AND ADOPT THIS
SUBDIVISION PLAT AND ITS ESTABLISHED SETBACK LINES, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT
IT/OUR REQUEST, AND HEREBY DEDICATE THE THOROUGHFARES TO PUBLIC USE AS SHOWN BY GRAPHIC
SYMBOL ON THIS PLAT AND ALSO HEREBY GRANT UNTO THE CITY OF HUDSON AND ITS CORPORATE
SUCCESSORS, PERMANENT EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC
FACILITIES AND APPURTENANCES AS SHOWN HEREON. ALL STORM WATER MANAGEMENT/RETENTION FACILITIES
SHALL BE MAINTAINED BY THE RESERVE AT RIVER OAKS HOMEOWNERS' ASSOCIATION AND LANDS FOR SUCH,
INCLUDING ACCESS AND SECONDARY STORM DRAINAGE AREAS ARE HEREIN GRANTED TO THE RESERVE AT
RIVER OAKS HOMEOWNERS ASSOCIATION AS SHOWN.

PRESTIGE AND PREMIER COMPANIES

PERRY BOURN, PRESIDENT

WITNESS

WITNESS

STATE OF OHIO
COUNTY OF _____] S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE
AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID
AFOREMENTIONED, AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS THEIR
FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT
_____, OHIO THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

WE THE UNDERSIGNED: PULTE HOMES OF OHIO, A MICHIGAN LIMITED LIABILITY COMPANY

OWNER OF SUBLOTS 24 AND 25 SHOWN DESCRIBED HEREON DO HEREBY ASSENT TO THE ESTABLISHMENT
OF THE FRONT BUILDING SETBACK FOR SUBLOTS 24 AND 25 AS SHOWN.

PULTE HOMES OF OHIO,
A MICHIGAN LIMITED LIABILITY COMPANY

STAN KATANIC - VICE PRESIDENT
OF LAND ACQUISITION

WITNESS

WITNESS

STATE OF OHIO
COUNTY OF _____] S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE
AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID
AFOREMENTIONED, AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS THEIR
FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT
_____, OHIO THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

COVENANTS AND RESTRICTIONS

THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AND THE CODE OF REGULATIONS
FOR THE RESERVE AT RIVER OAKS SUBDIVISION AS RECORDED ARE INCORPORATED HEREIN BY REFERENCE AS IF
FULLY REWRITTEN HEREON, AS RECORDED IN RN _____ OF THE OFFICIAL RECORDS OF SUMMIT
COUNTY.

AN EASEMENT THREE (3) FEET IN WIDTH PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, UNDER, OVER
AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON, AS WELL AS FIVE (5) IN WIDTH PARALLEL WITH
AND CONTIGUOUS TO ALL SIDE AND REAR PROPERTY LINES, UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN
HEREON, IS HEREBY RESERVED FOR THE CITY OF HUDSON FOR THE PURPOSE OF CONSTRUCTING, OPERATING,
AND MAINTAINING SANITARY AND STORM SEWERS AND WATERMAIN.

THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED PRIOR TO AND DURING THE
CONSTRUCTION OF THIS SUBDIVISION BY THE DEVELOPER AND THE INDIVIDUAL SUBLOTS OF THIS SUBDIVISION BY
THE HOME BUILDERS.

EASEMENTS OF VARYING WIDTHS UNDER, OVER AND THROUGH SUBLOTS 53-56, 58-60, 62-80, 83-86, 88-100,
102-108, BLOCK "2A", BLOCK "2B", AND BLOCK "2C", AS DEPICTED ON THIS PLAT, ARE HEREBY GRANTED TO
THE CITY OF HUDSON FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING STORM SEWERS.

A STORMWATER MANAGEMENT EASEMENT, AS DEPICTED ON THIS PLAT, IS HEREBY GRANTED TO THE CITY OF
HUDSON FOR THE PURPOSE OF INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES,
SECONDARY TO THE HOMEOWNERS ASSOCIATION, AND WITH NO OBLIGATION TO PERFORM SUCH INSPECTION &
MAINTENANCE.

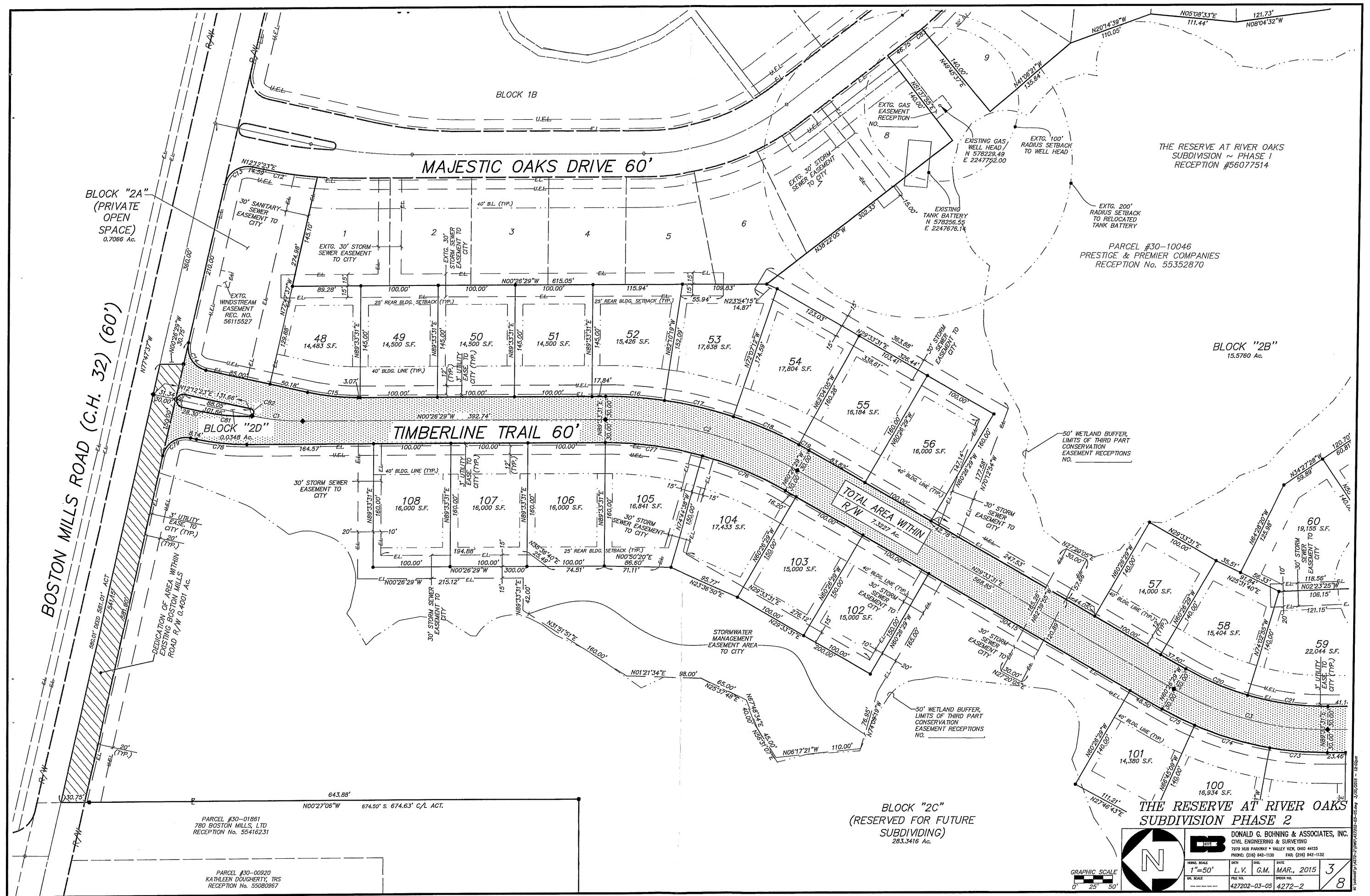
CONSERVATION EASEMENT

A CONSERVATION EASEMENT HAS BEEN GRANTED TO OHIO STREAM PRESERVATION, INC. OVER PORTIONS OF THE
PROPERTY AS DESCRIBED IN THE GRANT OF CONSERVATION EASEMENT RECORDED IN RN 55495627 OF THE
OFFICIAL RECORDS OF SUMMIT COUNTY.

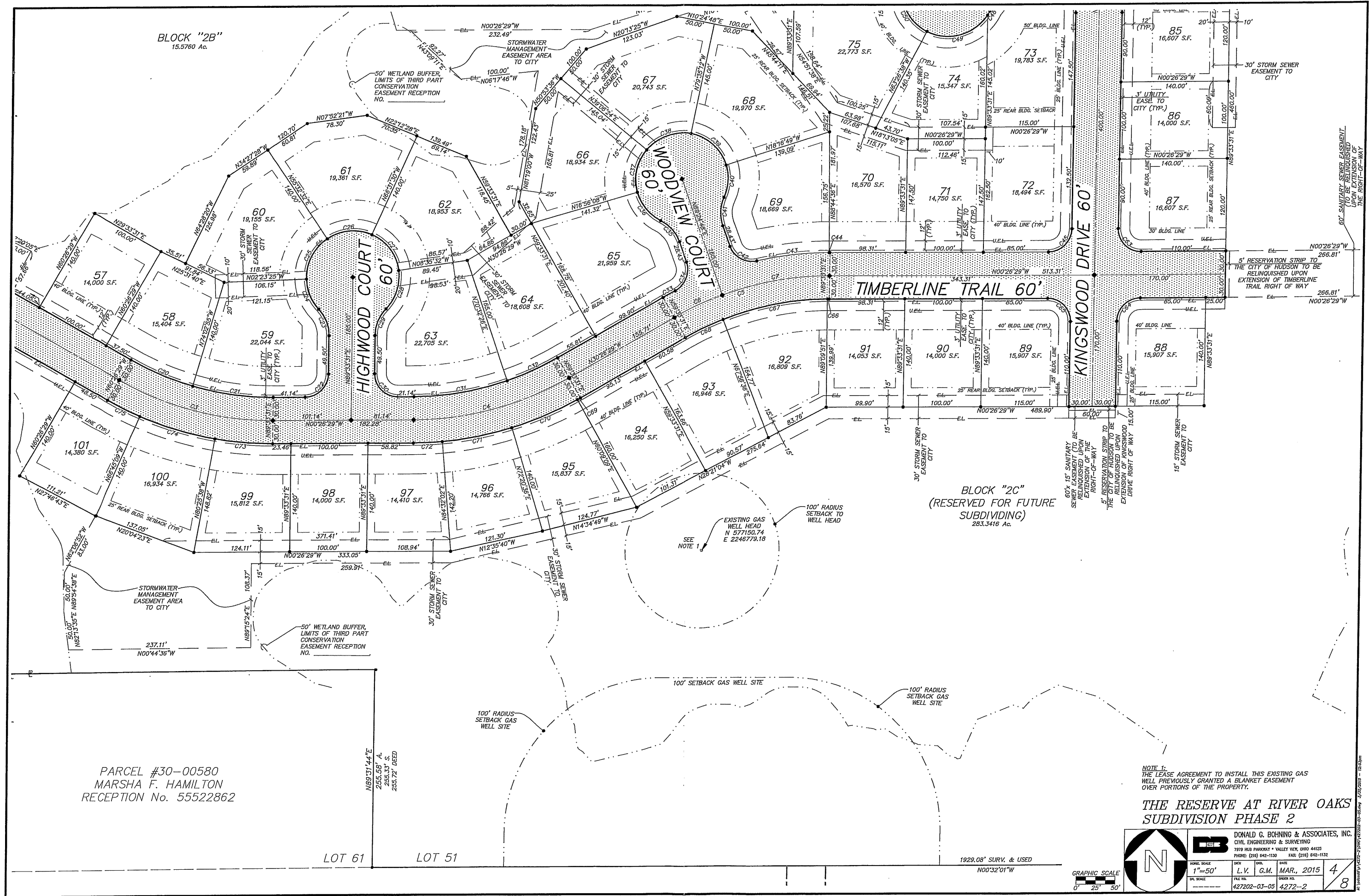
WETLAND NOTICE

THE LANDS DEPICTED HEREON ARE SUBJECT TO THE U.S. ARMY CORPS PERMIT No. 2001-01833 DATED
OCTOBER 26, 2010, AND GRANT OF SECTION 401 WATER QUALITY CERTIFICATION, OHIO EPA ID. No. 010517
DATED SEPTEMBER 16, 2002. ALL RELEVANT PROVISIONS OF THESE PERMITS SHALL APPLY.

DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 148B PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 842-1130 FAX: (216) 842-1132			
FORM SCALE	DATE	CHK	1
-----	L.V.	G.M.	MAR., 2015
YD. SCALE	FILE NO.	ORDER NO.	8
-----	427202-01	4272-2	



BLOCK "2B"
15,5760 Ac.



PARCEL #30-00580
MARSHA F. HAMILTON
RECEPTION No. 55522862

LOT 61 LOT 51

BLOCK "2C"
(RESERVED FOR FUTURE
SUBDIVIDING)
283,3416 Ac.

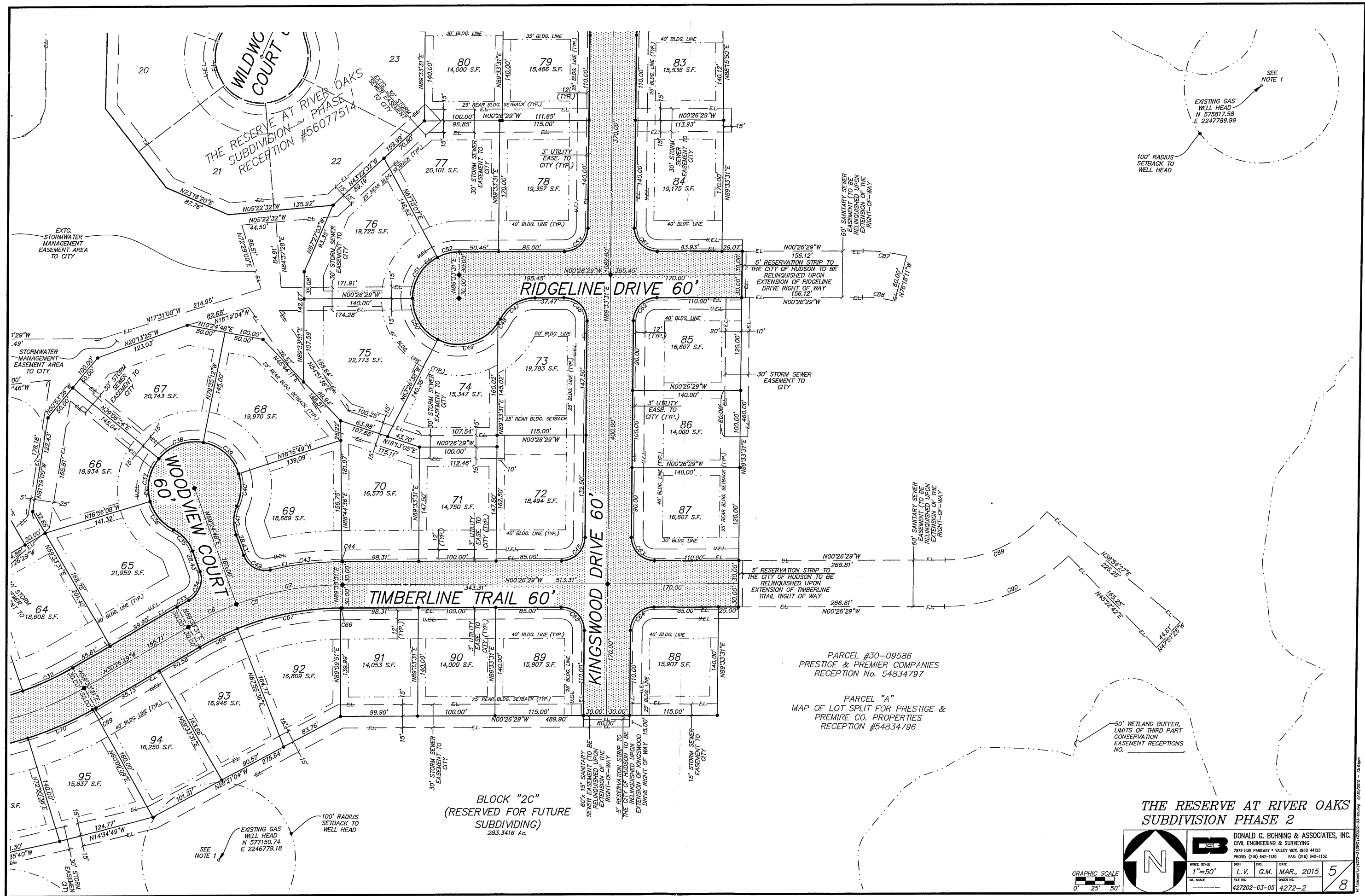
NOTE 1:
THE LEASE AGREEMENT TO INSTALL THIS EXISTING GAS
WELL PREVIOUSLY GRANTED A BLANKET EASEMENT
OVER PORTIONS OF THE PROPERTY.

THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 2



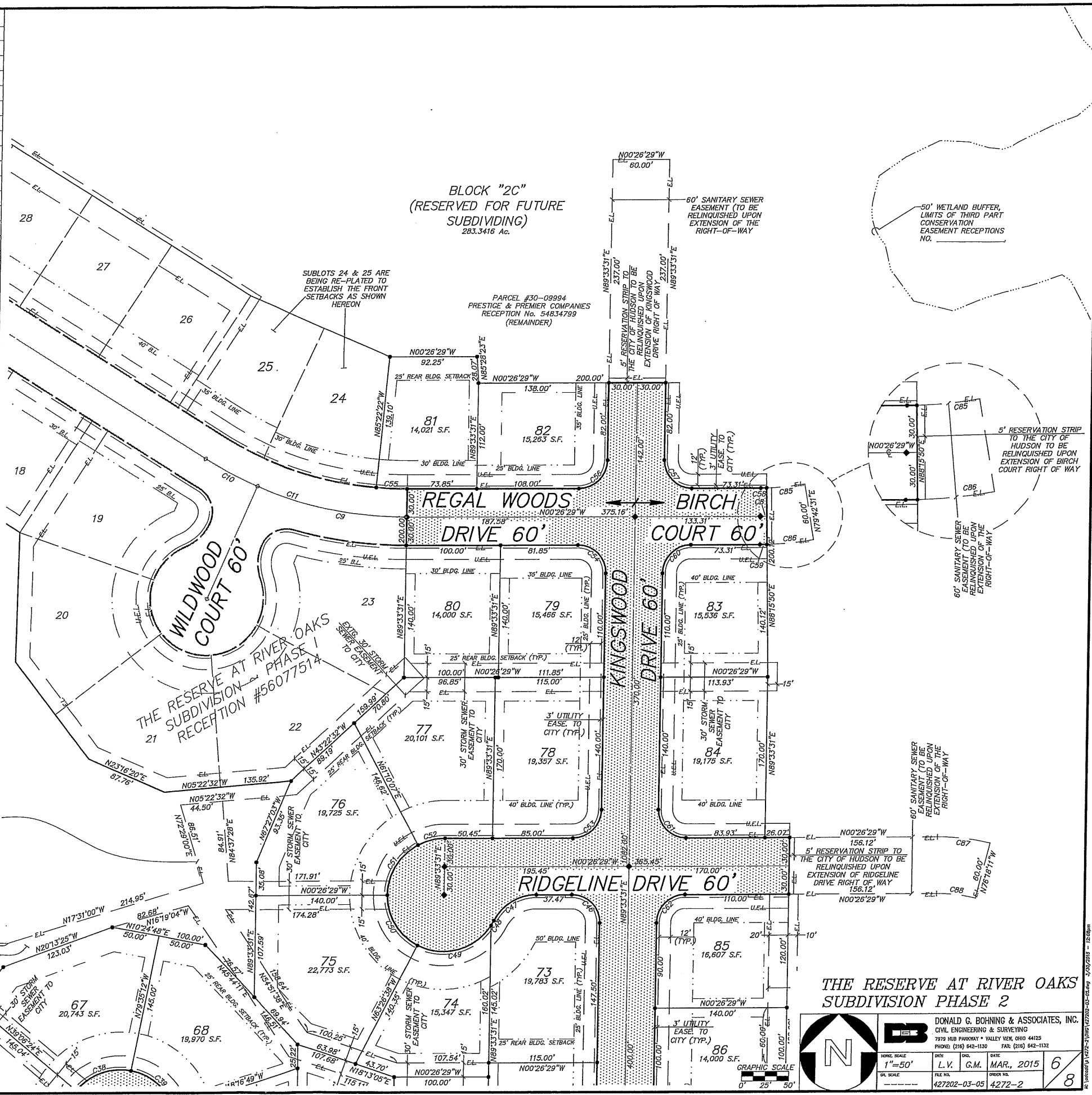
DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7919 HEB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 842-1130 FAX: (216) 842-1132			
DATE	REV.	BY	DATE
MAR., 2015	L.V.	G.M.	4
427202-03-05	4272-2		8

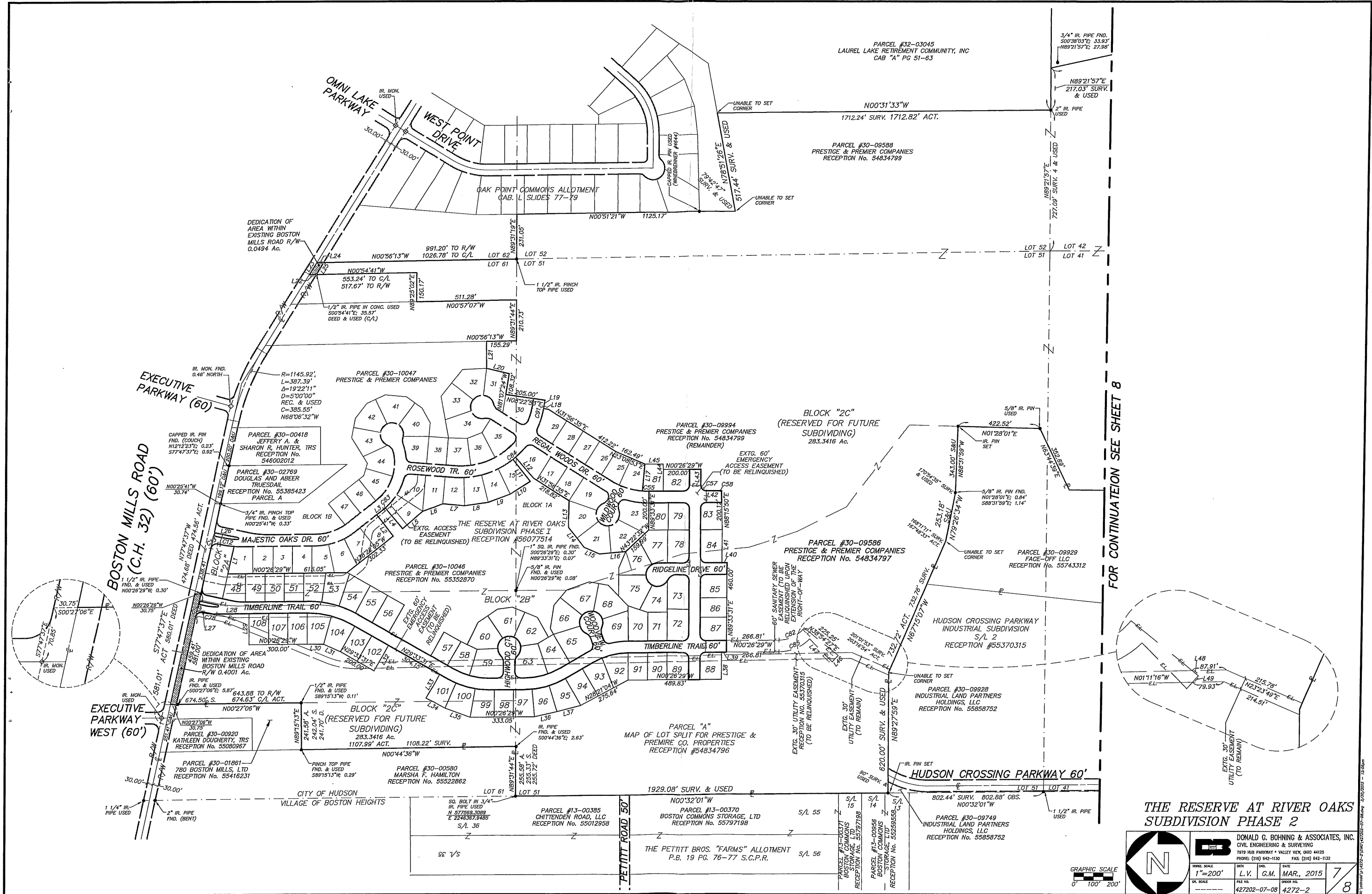
1929.08' SURV. & USED
N00°32'01"W



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	300.00'	66.22'	33.25'	66.09'	N05°52'57"E
C2	500.00'	261.80'	133.97'	258.82'	N14°33'31"E
C3	400.00'	209.44'	107.18'	207.06'	N14°33'31"E
C4	400.00'	209.44'	107.18'	207.06'	N15°26'29"W
C5	400.00'	208.40'	106.62'	206.05'	N15°30'57"W
C6	400.00'	68.80'	34.48'	68.71'	N25°30'51"W
C7	400.00'	139.60'	70.52'	138.89'	N10°35'19"W
C8	300.00'	6.78'	3.39'	6.78'	N01°05'19"W
C9	400.00'	163.55'	82.93'	162.41'	N11°16'19"E
C10	400.00'	62.54'	31.33'	62.47'	N27°27'50"E
C11	400.00'	226.09'	116.15'	223.09'	N15°45'03"E
C12	500.00'	70.65'	35.38'	70.59'	N08°09'31"E
C13	30.00'	47.12'	30.00'	42.43'	N32°47'37"W
C14	30.00'	47.12'	30.00'	42.43'	N57°12'23"E
C15	300.00'	66.22'	33.25'	66.09'	N05°52'57"E
C16	530.00'	76.50'	38.31'	76.43'	N03°41'36"E
C17	530.00'	92.98'	46.61'	92.86'	N12°51'15"E
C18	530.00'	92.98'	46.61'	92.86'	N22°54'21"E
C19	530.00'	15.05'	7.52'	15.05'	N28°44'43"E
C20	370.00'	87.87'	44.14'	87.66'	N22°45'18"E
C21	370.00'	105.86'	53.29'	105.50'	N07°49'18"E
C22	30.00'	47.12'	30.00'	42.43'	N45°26'29"W
C23	50.00'	37.82'	19.87'	36.93'	N67°53'16"E
C24	60.00'	43.35'	22.67'	42.41'	N66°54'48"E
C25	60.00'	60.67'	33.21'	58.12'	N63°25'26"W
C26	60.00'	60.67'	33.21'	58.12'	N05°29'29"W
C27	60.00'	60.67'	33.21'	58.12'	N52°26'29"E
C28	60.00'	53.92'	28.94'	52.13'	N72°50'46"W
C29	50.00'	37.82'	19.87'	36.93'	N68°46'14"W
C30	30.00'	47.12'	30.00'	42.43'	N44°33'31"E
C31	370.00'	122.81'	61.98'	122.25'	N09°57'01"W
C32	370.00'	70.92'	35.57'	70.81'	N24°57'01"W
C33	430.00'	17.71'	8.86'	17.71'	N29°15'41"W
C34	30.00'	43.20'	26.31'	39.56'	N69°20'02"W
C35	50.00'	37.82'	19.87'	36.93'	N47°44'34"E
C36	60.00'	49.21'	26.08'	47.84'	N49°34'05"E
C37	60.00'	58.69'	31.93'	56.38'	N78°54'52"W
C38	60.00'	64.20'	35.56'	61.18'	N20°14'24"W
C39	60.00'	64.20'	35.56'	61.18'	N41°03'59"E
C40	60.00'	42.97'	22.45'	42.06'	N87°45'45"W
C41	50.00'	37.82'	19.87'	36.93'	N88°54'57"W
C42	30.00'	43.20'	26.31'	39.56'	N28°09'39"E
C43	430.00'	93.82'	47.10'	93.64'	N06°50'28"W
C44	430.00'	1.12'	0.56'	1.12'	N00°30'57"W
C45	30.00'	47.12'	30.00'	42.43'	N45°26'29"W
C46	30.00'	47.12'	30.00'	42.43'	N44°33'31"E
C47	50.00'	54.95'	30.62'	52.22'	N31°55'25"W
C48	60.00'	6.01'	3.01'	6.00'	N60°32'16"W
C49	60.00'	88.20'	54.24'	80.47'	N15°33'24"W
C50	60.00'	65.98'	36.77'	62.70'	N58°03'27"E
C51	60.00'	64.52'	35.77'	61.45'	N59°38'11"W
C52	60.00'	29.73'	15.18'	29.43'	N14°38'11"W
C53	30.00'	47.12'	30.00'	42.43'	N45°26'29"W
C54	30.00'	47.12'	30.00'	42.43'	N44°33'31"E
C55	370.00'	32.73'	16.38'	32.72'	N02°05'35"E
C56	30.00'	47.12'	30.00'	42.43'	N45°26'29"W
C57	30.00'	47.12'	30.00'	42.43'	N44°33'31"E
C58	270.00'	6.10'	3.05'	6.10'	N01°05'19"W
C59	330.00'	7.46'	3.73'	7.46'	N01°05'19"W
C60	30.00'	47.12'	30.00'	42.43'	N45°26'29"W
C61	30.00'	47.12'	30.00'	42.43'	N44°33'31"E
C62	30.00'	47.12'	30.00'	42.43'	N45°26'29"W
C63	30.00'	47.12'	30.00'	42.43'	N44°33'31"E
C64	30.00'	47.12'	30.00'	42.43'	N45°26'29"W
C65	30.00'	47.12'	30.00'	42.43'	N44°33'31"E
C66	370.00'	2.55'	1.27'	2.55'	N00°38'19"W
C67	370.00'	137.04'	69.31'	136.26'	N11°26'47"W
C68	370.00'	54.15'	27.12'	54.10'	N26°14'56"W
C69	430.00'	4.46'	2.23'	4.46'	N30°08'40"W
C70	430.00'	91.49'	45.92'	91.32'	N23°45'07"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C71	430.00'	91.49'	45.92'	91.32'	N11°33'41"W
C72	430.00'	37.71'	18.87'	37.70'	N02°57'14"W
C73	430.00'	75.16'	37.67'	75.06'	N04°33'56"E
C74	430.00'	102.63'	51.56'	102.39'	N16°24'36"E
C75	430.00'	47.36'	23.71'	47.34'	N26°24'11"E
C76	470.00'	117.32'	58.97'	117.02'	N22°24'26"E
C77	470.00'	128.77'	64.79'	128.36'	N07°24'26"E
C78	300.00'	66.22'	33.25'	66.09'	N05°52'57"E
C79	30.00'	47.12'	30.00'	42.43'	N32°47'37"W
C80	8.50'	26.70'	INFINITY	17.00'	N77°47'37"W
C81	263.50'	61.46'	30.87'	61.32'	N05°31'28"E
C82	5.00'	14.54'	42.68'	9.93'	N84°28'33"W
C83	300.00'	9.80'	4.90'	9.80'	N39°18'14"W
C84	430.00'	17.50'	8.75'	17.50'	N39°37'21"W
C85	270.00'	40.32'	20.20'	40.28'	N06°00'49"W
C86	330.00'	49.27'	24.68'	49.23'	N06°00'49"W
C87	230.00'	56.76'	28.52'	56.61'	N06°37'40"E
C88	170.00'	41.95'	21.08'	41.84'	N06°37'40"E
C89	170.00'	150.28'	80.45'	145.44'	N25°46'01"W
C90	230.00'	177.35'	93.35'	172.99'	N22°31'54"W
C91	430.00'	12.17'	6.09'	12.17'	N80°48'27"W

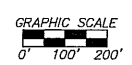




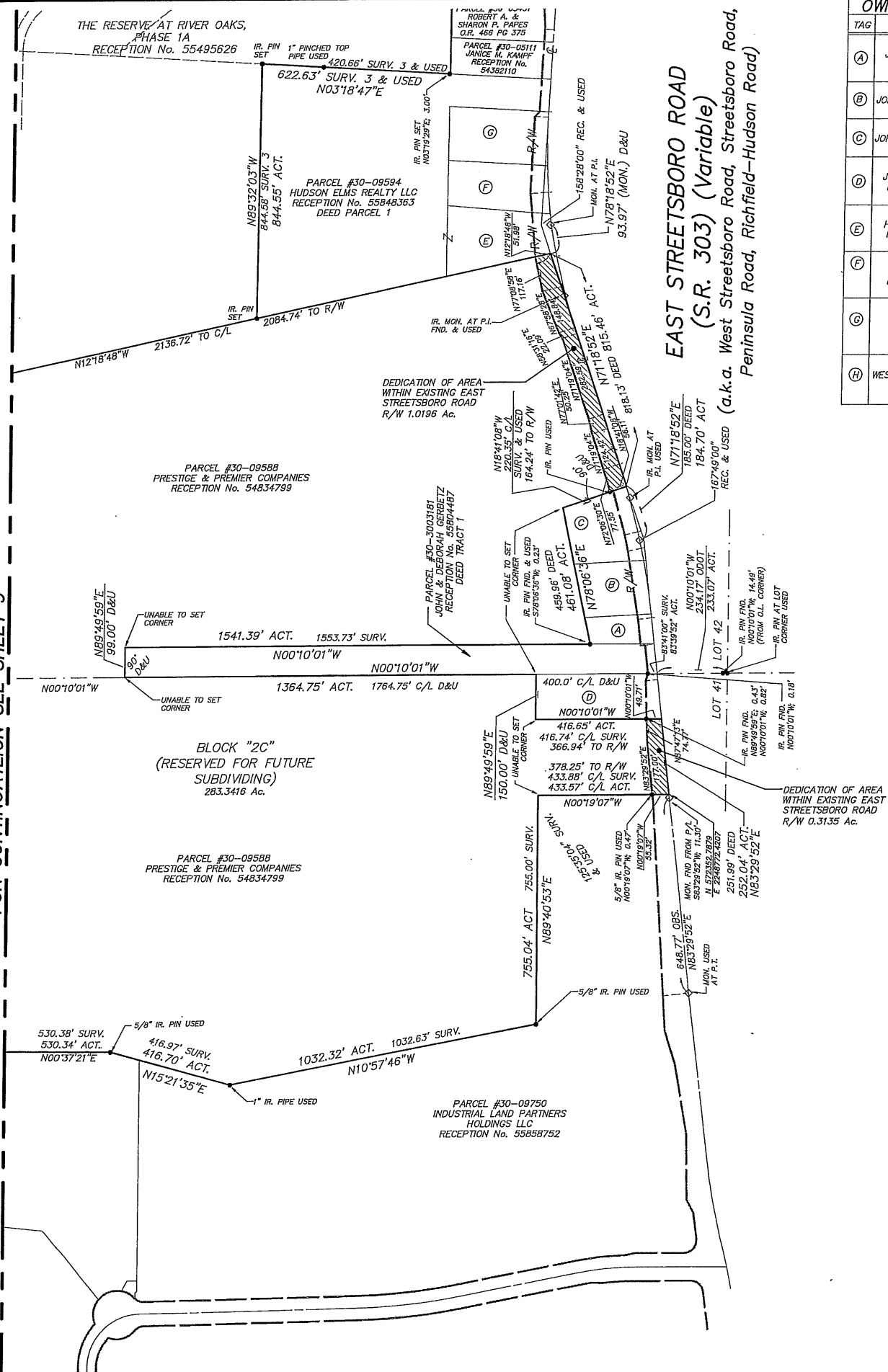
FOR CONTINUATION SEE SHEET 8

THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 2

DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132			
DATE	FILE NO.	ORDER NO.	
L.V. G.M. MAR., 2015	427202-07-08	4272-2	



FOR CONTINUATION SEE SHEET 9



OWNERSHIP CHART	
TAG	OWNERS
(A)	PARCEL #30-3003181 JOHN & DEBORAH GERBETZ RECEPTION No. 55804487 DEED TRACT 2
(B)	PARCEL #30-00055 JOHN C. & M. CATHERINE COOK RECEPTION No. 55339355
(C)	PARCEL #30-01738 JOHN P. & PATRICIA E. ROMAN RECEPTION No. 55419145
(D)	PARCEL #30-3003181 JOHN & DEBORAH GERBETZ RECEPTION No. 55804487 DEED TRACT 3
(E)	PARCEL #30-04805 HUDSON ELMS REALTY LLC RECEPTION No. 55848363 DEED PARCEL 2
(F)	PARCEL #30-09257 DAY LIVING TRUST RECEPTION No. 54091102 DEED PARCEL A
(G)	PARCEL #30-09256 KATHERINE NIEMOCIENSKI LIVING TRUST RECEPTION No. 54118330 DEED PARCEL B
(H)	PARCEL #30-03812 WESTERN RESERVE TELEPHONE COMPANY VOL. 5030 p. 363

LINE TABLE		
LINE	LENGTH	BEARING
L1	145.10'	N77°47'37"W
L2	140.00'	N51°37'55"E
L3	46.75'	N38°22'05"W
L4	140.00'	N49°45'37"E
L5	135.84'	N41°06'21"W
L6	110.05'	N20°44'39"W
L7	111.44'	N5°08'33"E
L8	121.73'	N8°04'32"W
L9	121.73'	N20°13'41"W
L10	121.73'	N32°22'49"W
L11	145.00'	N51°32'36"E
L12	142.68'	N49°12'41"E
L13	137.36'	N89°17'34"W
L14	129.67'	N51°55'13"E
L15	87.75'	N23°16'20"E
L16	135.92'	N5°22'32"W
L17	139.10'	N85°22'22"W
L18	25.00'	N10°00'13"E
L19	31.22'	N81°37'07"W
L20	121.11'	N13°14'55"E
L21	138.94'	N89°03'47"E
L22	553.24'	N0°54'41"W
L23	71.68'	N58°25'26"W
L24	1026.78'	N0°56'13"W
L25	71.70'	N58°25'26"W
L26	14.59'	N12°12'23"E
L27	8.14'	N12°12'23"E
L28	164.57'	N0°26'29"W
L29	160.00'	N89°33'31"E
L30	86.60'	N0°50'20"E
L31	95.77'	N23°36'50"E
L32	150.00'	N60°26'29"W
L33	140.00'	N60°26'29"W
L34	111.21'	N27°46'43"E
L35	137.05'	N20°04'23"E
L36	121.30'	N12°35'40"W
L37	124.77'	N14°34'49"W
L38	140.00'	N89°33'31"E
L39	25.00'	N0°26'29"W
L40	26.07'	N0°26'29"W
L41	170.00'	N89°33'31"E
L42	73.31'	N0°26'29"W
L43	82.00'	N89°33'31"E
L44	28.07'	N85°28'23"E
L45	92.25'	N0°26'29"W
L46	44.61'	N47°51'25"W
L47	165.25'	N45°22'42"E
L48	21.67'	N38°54'27"E
L49	22.05'	N47°51'25"W

THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 2



		DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7879 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132	
		DATE L.V. G.M. MAR., 2015	SHEET 8
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