

HEARTRIDGE SUBDIVISION PHASE 1

SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL NORTHFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.

ACCEPTANCE, DEDICATION AND GRANT OF EASEMENTS

I, PAUL KARNOW, MEMBER OF SAGAMORE LAND PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND EMBRACED WITHIN THIS PLAT, DO HEREBY ACCEPT THIS PLAT TO BE THE FREE ACT AND DEED OF SAID SAGAMORE LAND PROPERTIES LLC, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THAT PORTION OF LAND OWNED BY IT INCLUDED IN HEARTRIDGE DRIVE, HAWTHORNE DRIVE, VALLEY VIEW ROAD, SAGAMORE ROAD AND DUNHAM ROAD AND THE EASEMENTS AS SHOWN HEREON. I HEREBY ALSO GRANT UNTO THE SUMMIT COUNTY DEPARTMENT OF SANITARY SEWER SERVICES THE SANITARY SEWER EASEMENTS (INCLUDING THE RIGHT TO ACCESS AND INGRESS AND EGRESS TO AND FROM THE SAME) OF THE WIDTHS AND LOCATIONS SHOWN, UNDER AND THROUGH THE SUBLOTS AND ALL ITS LAND SHOWN HEREON FOR THE MAINTENANCE, REPAIR AND OPERATION OF THE SANITARY SEWERS AND RELATED FACILITIES LOCATED THEREON.

I DO ALSO HEREBY GRANT UNTO THE COUNTY OF SUMMIT THE STORM SEWER EASEMENTS AND STORMWATER MANAGEMENT EASEMENT AS SHOWN HEREON AND SO LABELED ON THE PLAT WITHIN THIS SUBDIVISION ALONG WITH RIGHTS AND RESPONSIBILITIES TO ACCESS, LAY, MAINTAIN, AUGMENT, REPLACE, OR REMOVE, PIPE, MANHOLES, DITCHES, SWALES, AND/OR APPURTENANCES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID PIPE, MANHOLES, DITCHES, SWALES, AND/OR APPURTENANCES.

I DO ALSO HEREBY GRANT UNTO THE "HEARTRIDGE SUBDIVISION OWNERS' ASSOCIATION", AS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS HEARTRIDGE SUBDIVISION, SAGAMORE TOWNSHIP, SUMMIT COUNTY, OHIO, THE RIGHTS AND RESPONSIBILITIES TO MAINTAIN THE LAND AND FACILITIES WITHIN THE STORM SEWER EASEMENT AND STORMWATER MANAGEMENT EASEMENT IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN SUMMIT COUNTY DOCUMENT NO. _____.

PAUL KARNOW, MEMBER

STATE OF _____ }
COUNTY OF _____ } SS:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED SAGAMORE LAND PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY BY PAUL KARNOW, ITS MEMBER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS HIS FREE ACT AND DEED INDIVIDUALLY AND IN SUCH CAPACITY, AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES NOTARY PUBLIC
PRINT NAME:_____

ACCEPTANCE AND DEDICATION

I, PAUL KARNOW, MEMBER OF SAGAMORE LAND PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND EMBRACED WITHIN THIS PLAT, DO HEREBY ACCEPT THIS PLAT TO BE THE FREE ACT AND DEED OF SAID SAGAMORE LAND PROPERTIES LLC, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THAT PORTION OF LAND OWNED BY IT INCLUDED IN VALLEY VIEW ROAD AS SHOWN HEREON.

PAUL KARNOW, MEMBER

STATE OF _____ }
COUNTY OF _____ } SS:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED SAGAMORE LAND PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY BY PAUL KARNOW, ITS MEMBER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS HIS FREE ACT AND DEED INDIVIDUALLY AND IN SUCH CAPACITY, AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES NOTARY PUBLIC
PRINT NAME:_____

DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR HEARTRIDGE SUBDIVISION

"COMMON ELEMENTS", ALL REAL AND PERSONAL PROPERTY NOW OR HEREAFTER OWNED BY THE ASSOCIATION OR OTHERWISE HELD FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OR OCCUPANTS. COMMON ELEMENTS SHALL INCLUDE (A) THE LANDSCAPED ENTRYWAY TO THE PROPERTY OFF HAWTHORNE DRIVE, IF ANY, (B) ANY LANDSCAPED ISLANDS WITHIN EACH CUL-DE-SAC, AND (C) ANY OTHER AREAS OF LAND WITHIN THE PROPERTY INTENDED FOR THE COMMON USE, BENEFIT, AND ENJOYMENT OF ALL OCCUPANTS OF THE PROPERTY. COMMON ELEMENTS DOES NOT MEAN OR IMPLY THAT THE PUBLIC AT LARGE ACQUIRES ANY EASEMENT OF USE OR ENJOYMENT THEREIN.

ARTICLE VII. RESPONSIBILITIES OF THE ASSOCIATION 7.1 RESPONSIBILITIES OF THE ASSOCIATION. THE ASSOCIATION SHALL HAVE THE EXCLUSIVE DUTY TO PERFORM THE FOLLOWING FUNCTIONS: (A) MAINTENANCE. (1) THE ASSOCIATION SHALL MAINTAIN IN A CLEAN AND SAFE CONDITION AND IN GOOD ORDER AND REPAIR THE COMMON ELEMENTS AND EASEMENT AREAS, INCLUDING THE STORM WATER MANAGEMENT BASIN AND ANY OTHER FACILITIES USED FOR STORM WATER DRAINAGE, RETENTION OR DETENTION FOR HEARTRIDGE SUBDIVISION, INCLUDING, WITHOUT LIMITATION, THE DREDGING, CLEANING, SILTATION CONTROL, EROSION CONTROL AND CONTROL OF WEEDS AND OTHER UNDESIRABLE VEGETATION AND THE MAINTENANCE AND REPLACEMENT AS NECESSARY OF ANY TREES, SHRUBS AND OTHER PLANTINGS IN AND AROUND THE STORM WATER MANAGEMENT BASIN. NOTWITHSTANDING THE FOREGOING, THE OBLIGATION OF THE ASSOCIATION TO MAINTAIN THE EASEMENT AREAS (OR ANY PART THEREOF) SHALL TERMINATE IF (BUT ONLY IF) SUCH AREAS ARE OFFERED FOR DEDICATION TO THE TOWNSHIP OR COUNTY FOR PUBLIC USE AND THE TOWNSHIP OR COUNTY ACCEPTS SUCH DEDICATION, WHICH THE TOWNSHIP OR COUNTY SHALL BE UNDER NO OBLIGATION TO DO.

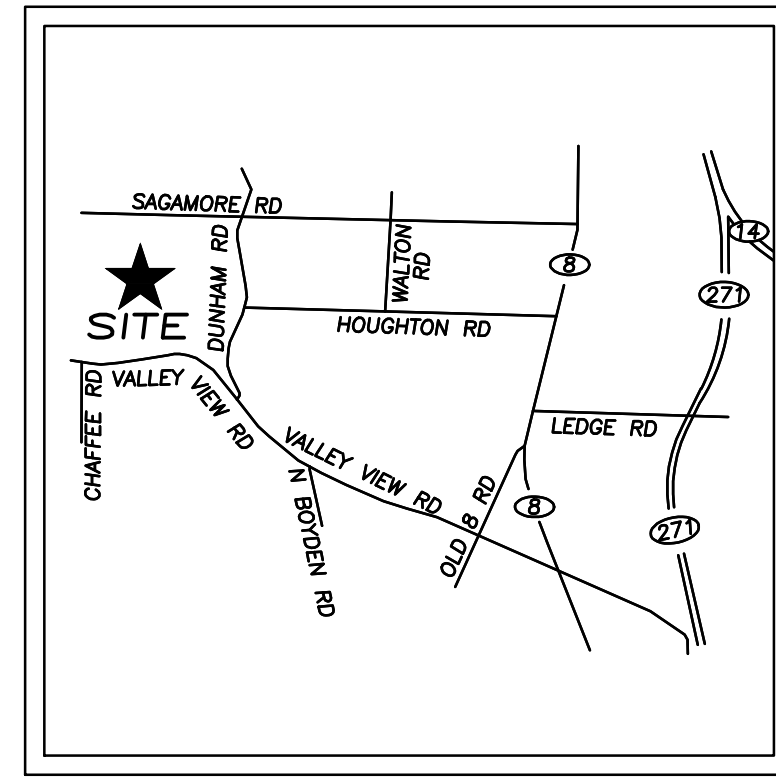
DRAINAGE MAINTENANCE ASSESSMENT

ALL FEE HOLDERS AND ALL RECEIVING TITLE TO THE FEE THROUGH THEM ARE SUBJECT TO PAYMENT OF DRAINAGE MAINTENANCE FEES ASSESSED OR TO BE ASSESSED BY THE COUNTY OF SUMMIT PURSUANT TO O.R.C. CHAPTER 6137.

OWNER(S) OF RECORD WILL PROVIDE PURCHASER WITH OPTION TO HAVE SOIL TEST PERFORMED AT TIME OF PURCHASE.

NOTE:

THE CONSTRUCTION OF ANY ACCESSORY BUILDINGS, LANDSCAPING MOUNDS OR OTHER LANDSCAPING FEATURES AND FENCES WITHIN A STORMWATER MANAGEMENT/DRAINAGE EASEMENT IS PROHIBITED.



VICINITY MAP

PHASE 1 SUBDIVISION AREA TABULATION

NUMBER OF SUBLOTS	41
AREA OF SUBLOTS	11.9844 AC.
AREA OF BLOCK A	87.2603 AC.
AREA OF BLOCK B	0.2662 AC.
AREA OF BLOCK C	0.3425 AC.
AREA OF HEARTRIDGE DRIVE AND HAWTHORNE DRIVE	3.2349 AC.
AREA IN DUNHAM ROAD R/W	0.3355 AC.
AREA IN VALLEY VIEW ROAD*	0.2255 AC.
AREA IN SAGAMORE ROAD R/W	0.4672 AC.
TOTAL AREA	104.1165 AC.

*AREA IN VALLEY VIEW DEDICATED BY SUMMIT LAND PROPERTIES, LLC	0.1317 AC.
*AREA IN VALLEY VIEW DEDICATED BY SAGAMORE LAND PROPERTIES, LLC	0.0938 AC.

TITLE	INDEX OF SHEETS	SHEET No.
TITLE SHEET		1
OVERALL PROPERTY		2
SUBDIVISION DETAILS		3-7

FLOOD_ZONE

SUBJECT PREMISES IS LOCATED IN ZONE X PER FEMA FLOOD INSURANCE RATE MAP NO. 39153C0030E, EFFECTIVE DATE JULY 20, 2009.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 (2011) DATUM.

STATE PLANE COORDINATES

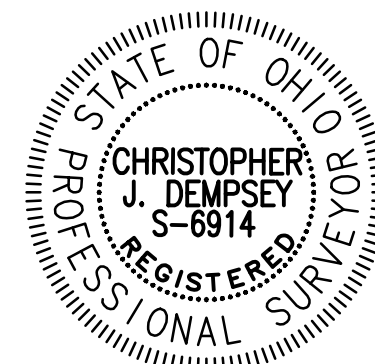
STATE PLANE COORDINATES WERE ESTABLISHED BY GPS OBSERVATION

GRID FACTOR (COMBINED SCALE FACTOR) = 0.99995085

SURVEYOR CERTIFICATION:

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

Christopher J. Dempsey
CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 6914
DATE OF MAP: JANUARY 22, 2021



APPROVALS

THIS PLAT OF HEARTRIDGE SUBDIVISION, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION OF PUBLIC STREETS HAS BEEN APPROVED BY:

SUMMIT COUNTY PLANNING COMMISSION THIS _____DAY OF _____, 20____.

CHAIRMAN

PRINT NAME:_____

SECRETARY

PRINT NAME:_____

SUMMIT COUNTY ENGINEER THIS _____DAY OF _____, 20____.

SUMMIT COUNTY ENGINEER

PRINT NAME:_____

TOWNSHIP ZONING INSPECTOR THIS _____ DAY OF _____, 20____.

TOWNSHIP ZONING INSPECTOR

PRINT NAME: _____

SUMMIT COUNTY COUNCIL

ORDINANCE _____ THIS _____ DAY OF _____, 20____.

PRESIDENT OF COUNCIL

PRINT NAME:_____

CLERK OF COUNCIL

PRINT NAME:_____

SUMMIT COUNTY EXECUTIVE THIS _____ DAY OF _____, 20____.

SUMMIT COUNTY EXECUTIVE

PRINT NAME:_____

UNDERGROUND UTILITY EASEMENT:

THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE DOMINION ENERGY, EAST OHIO GAS COMPANY, DOMINION EAST OHIO, WINDSTREAM WESTERN RESERVE TELEPHONE, OHIO EDISON COMPANY, FIRST ENERGY, TIME WARNER CABLE, SPECTRUM, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS AND THE COUNTY OF SUMMIT (HEREINAFTER REFERRED TO AS THE GRANTEES) 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 WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH ABOVE AND UNDERGROUND GAS FACILITIES, ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS ALLOW FOR ACCESS ACROSS THE SURFACE OF THE THIRTEEN (13) FOOT WATER EASEMENT FOR MEANS OF ACCESS TO THE TWELVE (12) FOOT UTILITY EASEMENT. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEES 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 AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES 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. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

SAGAMORE LAND PROPERTIES LLC

BY: _____
PAUL KARNOW, MEMBER

SPECTRUM CABLE PRINT NAME DATE

WINDSTREAM WESTERN RESERVE PRINT NAME DATE

DOMINION ENERGY PRINT NAME DATE

FIRST ENERGY PRINT NAME DATE

HEARTRIDGE SUBDIVISION PHASE 1
SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL NORTHFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.

DEMPSEY / SURVEYING / COMPANY
12815 DETROIT AVENUE
CLEVELAND, OH 44107-2835
P 216/226-7130 F 216/226-7131
www.dempsey-surveying.com

DATE	
REVISIONS	
HORIZ. SCALE	NONE
VERT. SCALE	NONE
DRAWN BY	MS
CHECKED BY	CJD
DATE OF MAP	Jan. 22, 2021
DATE OF FIELD SURVEY	AUG. 11, 2014
JOB NO.	8505
SHEET	17

APPROVALS

THIS PLAT OF HEARTRIDGE SUBDIVISION, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION OF PUBLIC STREETS HAS BEEN APPROVED BY:

SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

PRINT NAME: _____

SECRETARY _____

PRINT NAME: _____

TOWNSHIP ZONING INSPECTOR THIS _____ DAY OF _____, 20____.

TOWNSHIP ZONING INSPECTOR _____

PRINT NAME: _____

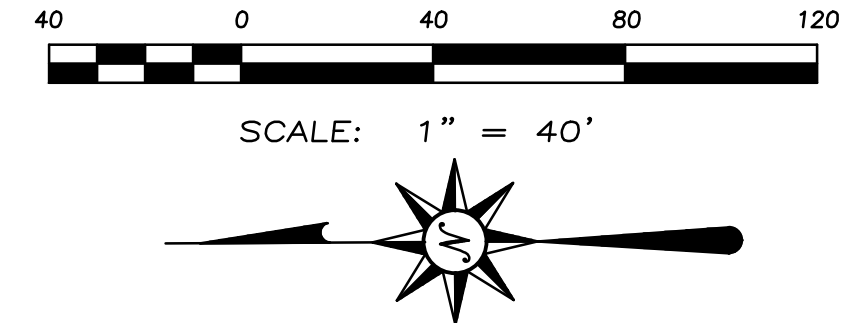
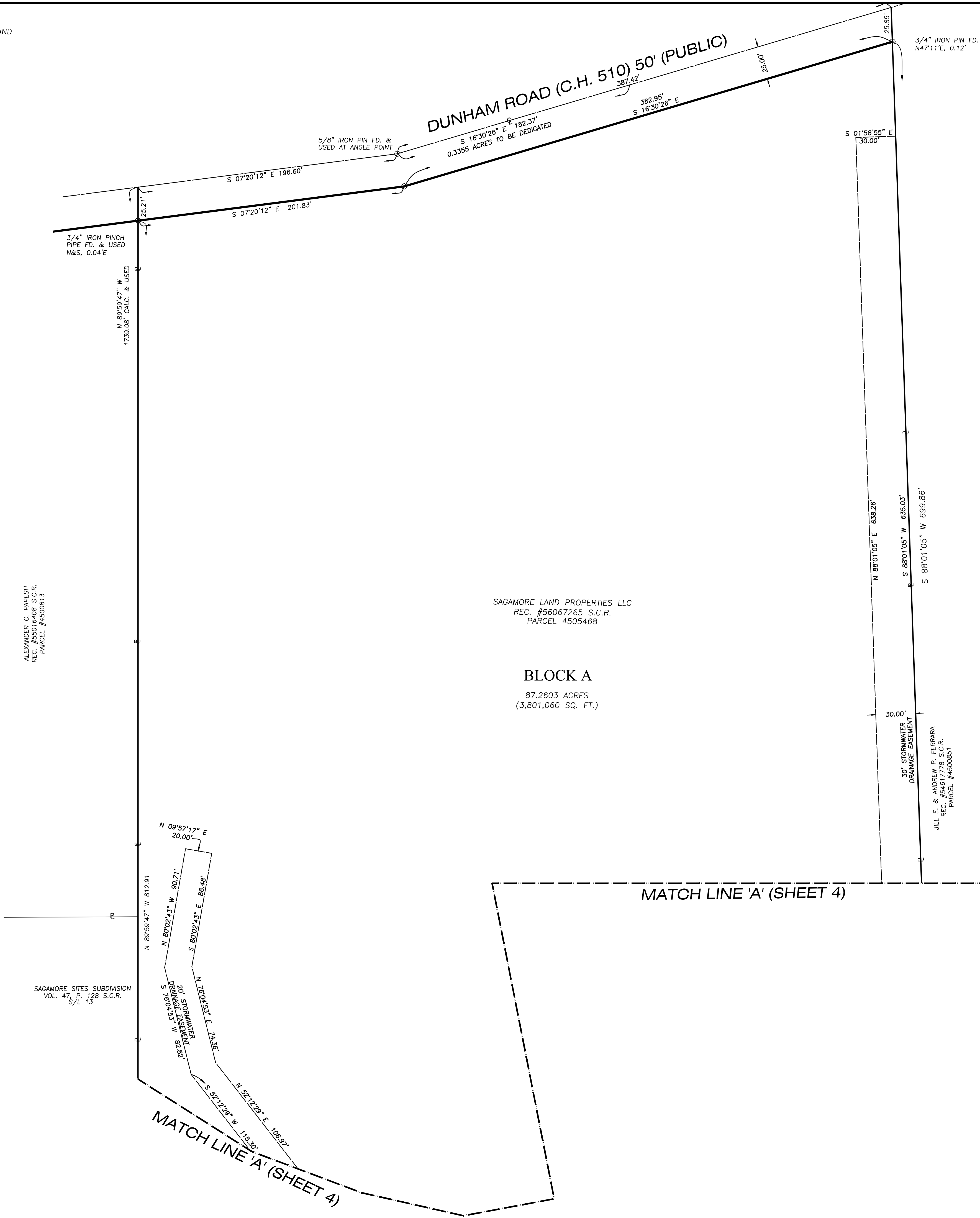
ALEXANDER, C. PARESH
REC. #55018408 S.C.R.
PARCEL #4500813

SAGAMORE SITES SUBDIVISION
VOL. 47, P. 128 S.C.R.
S/L 13

SAGAMORE LAND PROPERTIES LLC
REC. #56067265 S.C.R.
PARCEL 4505468

BLOCK A
87.2603 ACRES
(3,801,060 SQ. FT.)

DUNHAM ROAD (C.H. 510) 50' (PUBLIC)



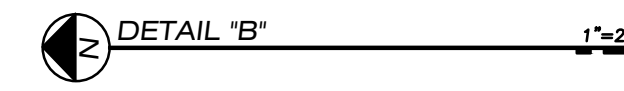
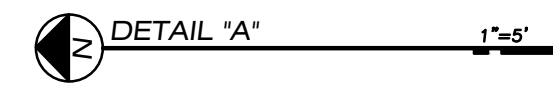
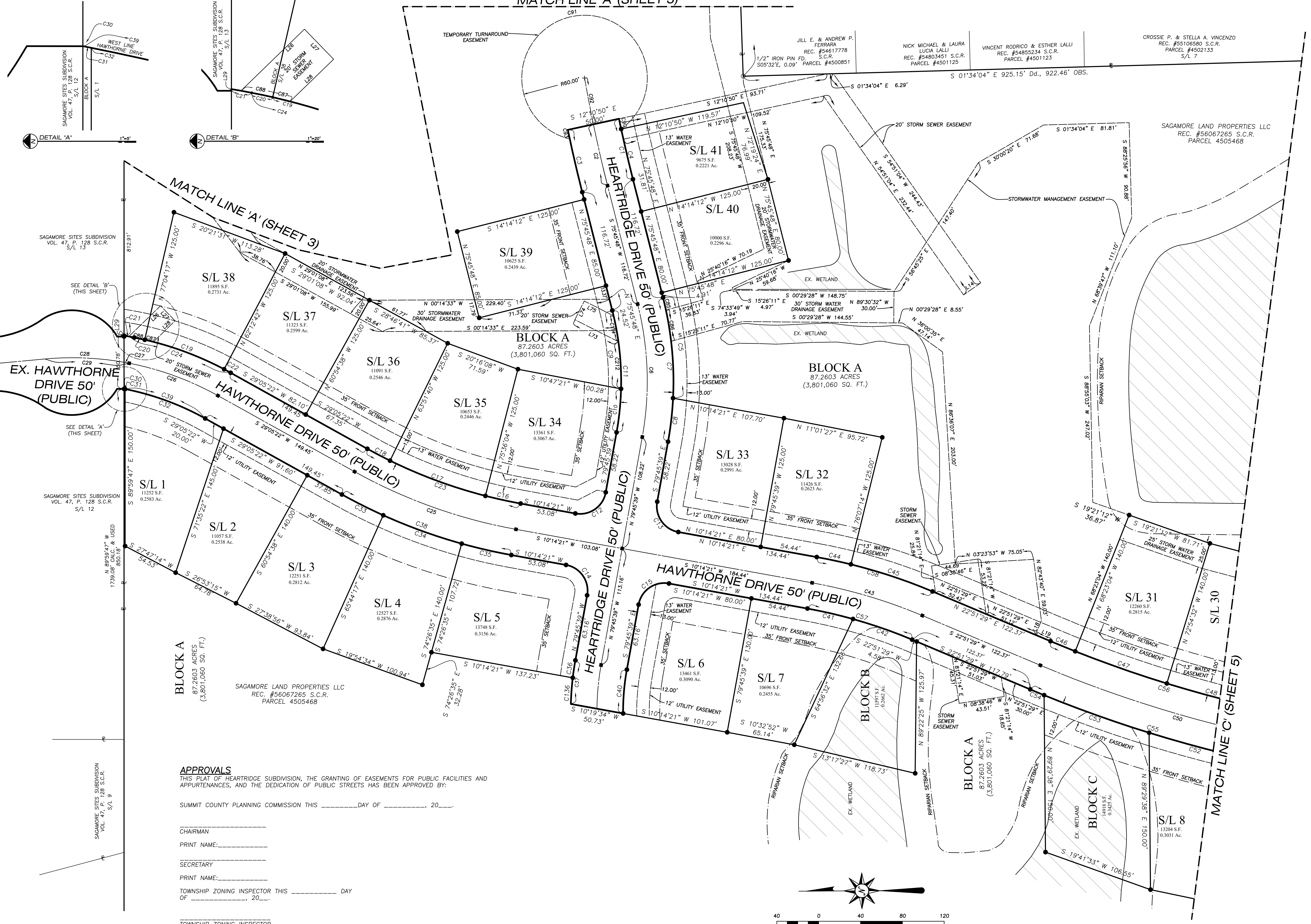
HEARTRIDGE SUBDIVISION PHASE 1
SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT
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NORTHFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.

DEMPSEY SURVEYING / COMPANY
P 216/228-1130 | 13815 DETROIT, OH 43015
F 216/228-1131 | CLEVELAND, OH 44107-2835
www.dempseysurveying.com
52

DATE	REVISIONS
HORZ. SCALE 1" = 40' VERT. SCALE NONE	
DRAWN BY MS	
CHECKED BY CJD	
DATE OF MAP Jan. 22, 2021	
DATE OF FIELD SURVEY AUG. 11, 2014	
JOB NO. 8505	
SHEET 3 OF 7	

Drawing File: K:\8500-8599\8505\8505 Plat.dwg Jan 22, 2021 - 1:39pm

MATCH LINE 'A' (SHEET 3)



MATCH LINE 'A' (SHEET 3)

MATCH LINE 'C' (SHEET 5)

APPROVALS
 THIS PLAN OF HEARTRIDGE SUBDIVISION, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION OF PUBLIC STREETS HAS BEEN APPROVED BY:

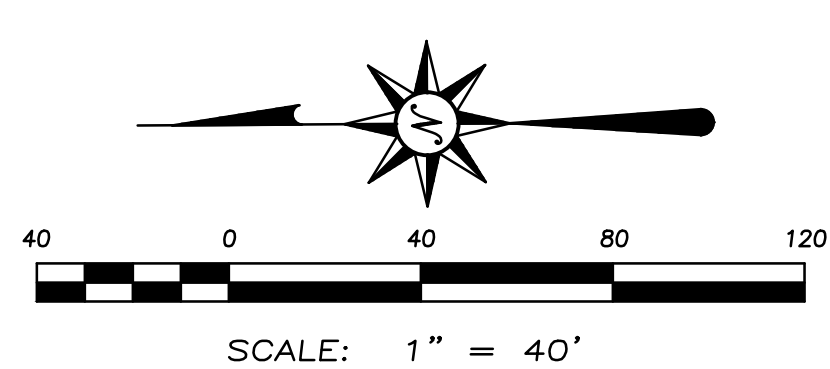
SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN _____
 PRINT NAME: _____

SECRETARY _____
 PRINT NAME: _____

TOWNSHIP ZONING INSPECTOR THIS _____ DAY OF _____, 20____.

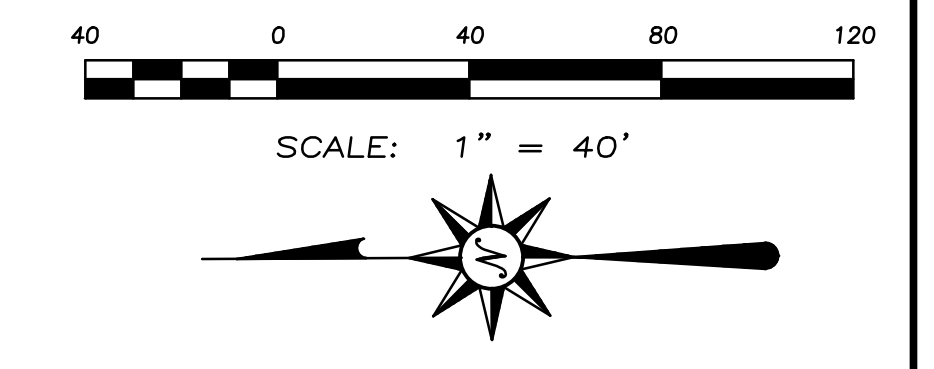
TOWNSHIP ZONING INSPECTOR _____
 PRINT NAME: _____



SCALE: 1" = 40'

HEARTRIDGE SUBDIVISION PHASE 1
 SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT
 AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL
 NORTHFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.

DATE	REVISIONS
	HORIZ. SCALE 1" = 40'
	VERT. SCALE NONE
	DRAWN BY MS
	CHECKED BY CJD
Jan. 22, 2021	DATE OF MAP
AUG. 11, 2014	DATE OF FIELD SURVEY
8505	JOB NO.



DEMPSEY SURVEYING COMPANY
 13815 DETROIT AVE. #200
 CLEVELAND, OH 44107-2835
 P 216/228-1130 F 216/228-1131

HEARTRIDGE SUBDIVISION PHASE 1
 SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT
 AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL
 NORTFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.

LINE	BEARING	DISTANCE
L1	S 80°25'27" W	81.78
L2	N 01°35'28" W	549.51
L3	S 01°35'28" E	391.36
L4	S 88°24'32" W	113.61
L5	N 01°35'39" W	800.01
L6	S 81°28'56" W	238.51
L7	N 05°38'36" W	500.50
L8	N 04°04'20" E	343.09
L9	S 89°58'20" W	122.25
L10	S 01°35'28" E	946.86
L11	N 36°32'40" E	27.08
L12	N 35°08'56" W	20.00
L13	N 44°42'13" E	38.10
L14	N 83°24'12" E	7.27
L15	S 51°43'49" E	38.44
L16	S 67°12'31" E	14.76
L17	N 22°47'18" E	15.63
L18	S 45°16'52" W	20.00
L19	N 44°43'08" W	80.00
L20	N 45°16'52" E	20.00
L21	S 44°43'08" E	80.00
L22	S 44°43'08" W	15.07
L23	S 44°43'08" E	63.19
L24	S 44°43'08" W	42.21
L25	S 45°52'23" W	20.00
L26	N 44°07'37" W	28.95
L27	S 89°59'47" E	0.78
L28	N 58°04'06" W	159.57
L29	N 11°38'12" W	1.78
L30	S 80°10'01" W	189.75
L31	N 09°49'59" W	36.11
L32	S 47°59'55" E	46.48
L33	N 09°49'59" E	36.11
L34	S 01°35'28" E	166.67
L35	S 01°35'28" W	182.26
L36	N 11°07'51" E	129.58
L37	N 11°07'51" E	44.01
L38	N 88°24'32" E	5.00
L39	S 01°35'28" E	24.30
L40	S 88°24'32" W	5.00
L41	S 01°35'28" E	21.31
L42	N 26°50'06" E	46.60
L43	N 26°50'06" W	31.32
L44	S 89°57'31" W	133.18

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1375.00	59.34	59.34	S 76°59'59" W	2°28'22"
C2	1400.00	60.24	60.24	S 76°59'46" W	2°29'58"
C3	1425.00	61.14	61.13	S 76°59'33" W	2°27'50"
C4	1375.00	49.34	49.34	N 76°47'29" E	2°03'22"
C5	325.00	96.93	96.58	S 84°18'28" W	1°20'52"
C6	300.00	128.15	122.18	S 88°00'04" W	2°42'52"
C7	325.00	138.83	137.78	S 88°00'04" W	2°42'52"
C8	325.00	41.90	41.87	S 83°27'15" E	7°23'12"
C9	275.00	75.57	75.33	S 83°38'09" W	1°54'41"
C10	275.00	41.91	41.86	N 84°07'35" W	8°43'51"
C11	275.00	117.47	116.58	S 88°00'04" W	2°42'52"
C12	25.00	39.27	35.36	N 34°45'39" W	9°00'00"
C13	25.00	39.27	35.36	S 55°14'21" W	9°00'00"
C14	25.00	39.27	35.36	S 55°14'21" E	9°00'00"
C15	25.00	39.27	35.36	S 34°45'39" E	9°00'00"
C16	475.00	34.49	34.48	N 12°19'08" E	4°09'55"
C17	475.00	97.33	97.16	N 20°16'08" E	1°44'24"
C18	475.00	24.46	24.46	N 27°36'51" E	2°57'01"
C19	313.00	81.18	80.95	N 20°21'31" E	14°51'34"
C20	313.00	110.23	110.23	S 11°59'32" E	1°52'22"
C21	308.72	9.86	9.86	N 10°08'27" E	1°49'48"
C22	313.00	7.11	7.11	N 28°26'20" E	1°18'04"
C23	475.00	156.27	155.57	N 19°39'51" E	18°51'07"
C24	313.29	103.74	103.26	N 19°35'53" E	18°59'28"
C25	500.00	164.50	163.76	N 19°39'51" E	18°51'01"
C26	288.00	90.65	90.27	N 20°04'21" E	18°02'00"
C27	283.72	5.00	5.00	N 103°33'04" E	1°00'54"
C28	283.72	75.94	75.71	S 02°22'45" W	15°20'05"
C29	283.72	80.93	80.66	S 02°53'02" W	16°20'39"
C30	258.72	0.12	0.12	S 11°02'32" W	0°01'39"
C31	263.00	0.90	0.90	S 20°10'13" W	0°11'42"
C32	263.00	81.88	81.55	S 20°10'13" W	1°75'01"
C33	525.00	44.23	44.22	S 26°40'32" W	4°49'59"
C34	525.00	73.16	72.99	S 19°59'51" W	8°42'18"
C35	525.00	48.73	48.71	S 12°53'53" W	5°19'04"
C36	275.00	16.85	16.85	N 81°31'00" W	3°30'40"
C37	275.00	41.92	41.89	N 84°07'43" W	8°44'08"
C38	525.00	172.72	171.95	S 19°39'51" E	18°51'01"
C39	263.00	82.90	82.56	S 20°03'33" W	18°03'57"
C40	225.00	42.09	42.03	S 85°07'11" E	10°43'03"
C41	475.00	44.40	44.89	S 12°56'06" W	5°23'54"
C42	475.00	59.91	59.87	N 19°14'41" W	1°13'57"
C43	500.00	110.12	109.90	S 16°32'55" W	12°37'09"
C44	525.00	33.36	33.35	S 12°03'33" W	3°38'28"
C45	525.00	82.72	82.19	S 16°32'55" W	12°37'09"
C46	1175.00	25.48	25.48	S 22°14'13" W	1°14'33"
C47	1175.00	92.79	92.76	S 19°21'12" W	4°31'28"
C48	1175.00	92.79	92.76	S 14°49'44" W	4°31'28"
C49	1175.00	63.84	63.83	S 11°00'17" W	3°06'46"
C50	1200.00	280.74	280.10	S 16°09'21" W	13°24'16"
C51	1225.00	72.18	72.17	S 11°08'30" W	3°22'34"
C52	1225.00	93.43	93.41	S 12°25'00" W	4°22'12"
C53	1225.00	106.59	106.55	S 19°41'33" W	4°59'07"
C54	1225.00	14.39	14.39	S 22°31'18" W	0°40'23"
C55	1225.00	286.59	285.94	S 16°09'21" W	13°24'16"
C56	1175.00	274.89	274.23	S 16°09'21" W	13°24'16"
C57	475.00	104.62	104.40	S 16°32'55" W	12°37'09"
C58	525.00	115.63	115.39	S 16°32'55" W	12°37'09"
C59	50.00	69.65	64.31	S 49°28'26" W	8°02'24"
C60	25.00	34.92	32.15	S 49°28'26" W	8°02'24"
C61	25.00	27.08	25.78	S 21°34'48" E	6°20'42"
C62	65.00	8.39	8.39	S 48°54'53" E	7°23'53"
C63	65.00	85.89	80.56	S 08°50'19" E	7°35'15"
C64	65.00	54.17	52.61	S 55°14'43" W	4°47'42"
C65	65.00	75.32	71.17	N 67°41'13" W	66°23'22"
C66	25.00	22.16	21.44	N 59°53'12" W	50°47'20"
C67	25.00	2.28	2.28	N 87°53'17" W	81°53'07"
C68	65.00	224.76	128.38	S 46°26'50" W	198°07'17"
C69	25.00	24.44	23.48	N 62°29'57" W	56°00'50"
C70	25.00	24.54	23.57	S 61°22'06" W	56°15'04"
C71	65.00	27.39	27.19	S 45°18'51" W	24°08'34"
C72	65.00	10.74	10.73	N 70°06'41" W	9°28'14"
C73	65.00	56.23	54.49	N 40°35'44" W	49°33'40"
C74	65.00	54.17	52.61	N 08°03'50" E	4°44'47"
C75	65.00	43.96	43.12	N 51°18'18" E	38°44'49"
C76	65.00	85.16	79.20	S 71°47'18" E	75°03'59"
C77	25.00	18.69	18.26	S 55°40'57" E	4°25'07"
C78	25.00	5.85	5.84	S 83°48'09" E	3°24'26"
C79	25.00	24.54	23.57	S 62°22'50" E	56°15'04"
C80	65.00	331.83	72.22	S 00°30'22" E	292°30'07"
C81	2914.79	33.78	33.78	N 80°45'22" E	0°39'50"
C82	2864.79	26.77	26.77	S 80°41'31" W	0°32'08"
C83	65.00	26.00	25.83	S 63°23'12" E	22°55'13"
C84	65.00	54.19	52.63	S 81°16'10" W	47°46'04"
C85	325.00	12.27	12.27	S 76°50'43" W	2°09'49"
C86	325.00	30.18	30.17	S 80°35'13" W	5°19'12"
C87	315.72	8.55	8.55	N 13°42'53" E	1°33'08"
C88	315.72	15.45	15.45	N 11°32'11" E	2°48'19"
C89	1375.00	10.00	10.00	S 78°01'40" W	0°25'00"
C90	60.00	325.42	50.00	S 14°11'10" E	310°45'05"
C91	1400.00	45.04	45.04	N 79°09'02" E	1°50'36"
C92	1425.00	3.01	3.01	S 78°02'26" W	0°21'44"
C93	1425.00	3.01	3.01	S 78°02'26" W	0°21'44"
C101	275.00	25.17	25.16	S 79°28'08" W	5°14'41"
C102	275.00	25.07	25.07	N 85°53'03" W	8°13'27"
C103	275.00	45.20	45.15	N 86°47'59" E	9°25'00"

APPROVALS

THIS PLAT OF HEARTRIDGE SUBDIVISION, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION OF PUBLIC STREETS HAS BEEN APPROVED BY:

SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN _____
 PRINT NAME: _____

SECRETARY _____
 PRINT NAME: _____

TOWNSHIP ZONING INSPECTOR THIS _____ DAY OF _____, 20____.

TOWNSHIP ZONING INSPECTOR _____
 PRINT NAME: _____

REVISIONS	
NO.	DATE

HORIZ. SCALE
 1" = 40'

VERT. SCALE
 NONE

DRAWN BY
 MS

CHECKED BY
 CJD

DATE OF MAP
 Jan. 22, 2021

DATE OF FIELD SURVEY
 AUG. 11, 2014

JOB NO.
 8505

SHEET
 5 7

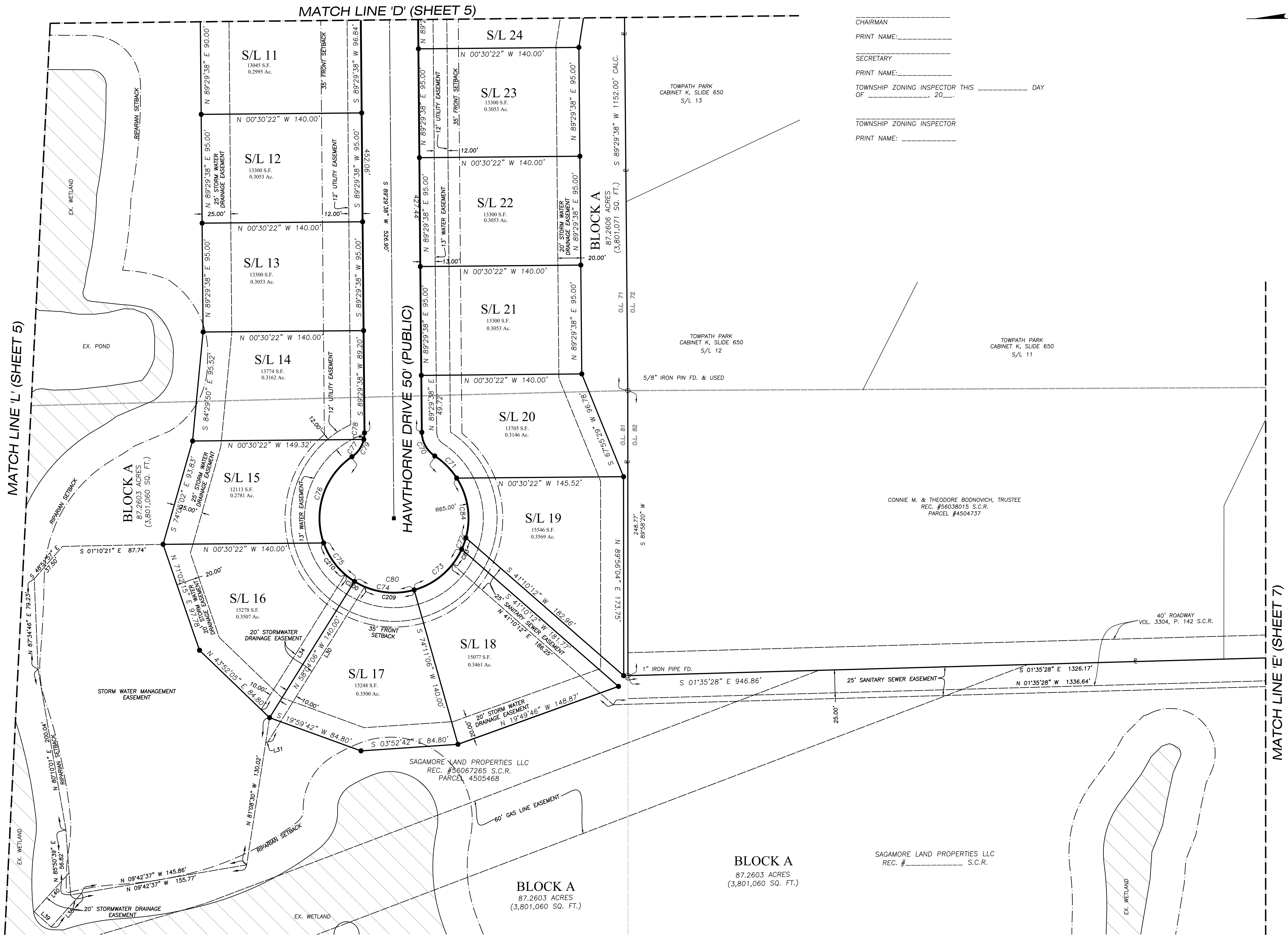
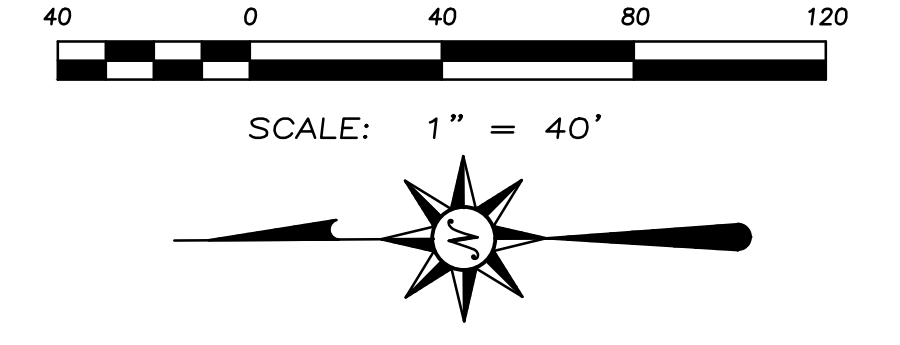
Drawing File: K:\8500-8599\8505\8505 Plat.dwg Jan. 22, 2021 - 1:39pm

APPROVALS

THIS PLAT OF HEARTRIDGE SUBDIVISION, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION OF PUBLIC STREETS HAS BEEN APPROVED BY:

SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN _____
 PRINT NAME: _____
 SECRETARY _____
 PRINT NAME: _____
 TOWNSHIP ZONING INSPECTOR THIS _____ DAY
 OF _____, 20____.
 TOWNSHIP ZONING INSPECTOR _____
 PRINT NAME: _____

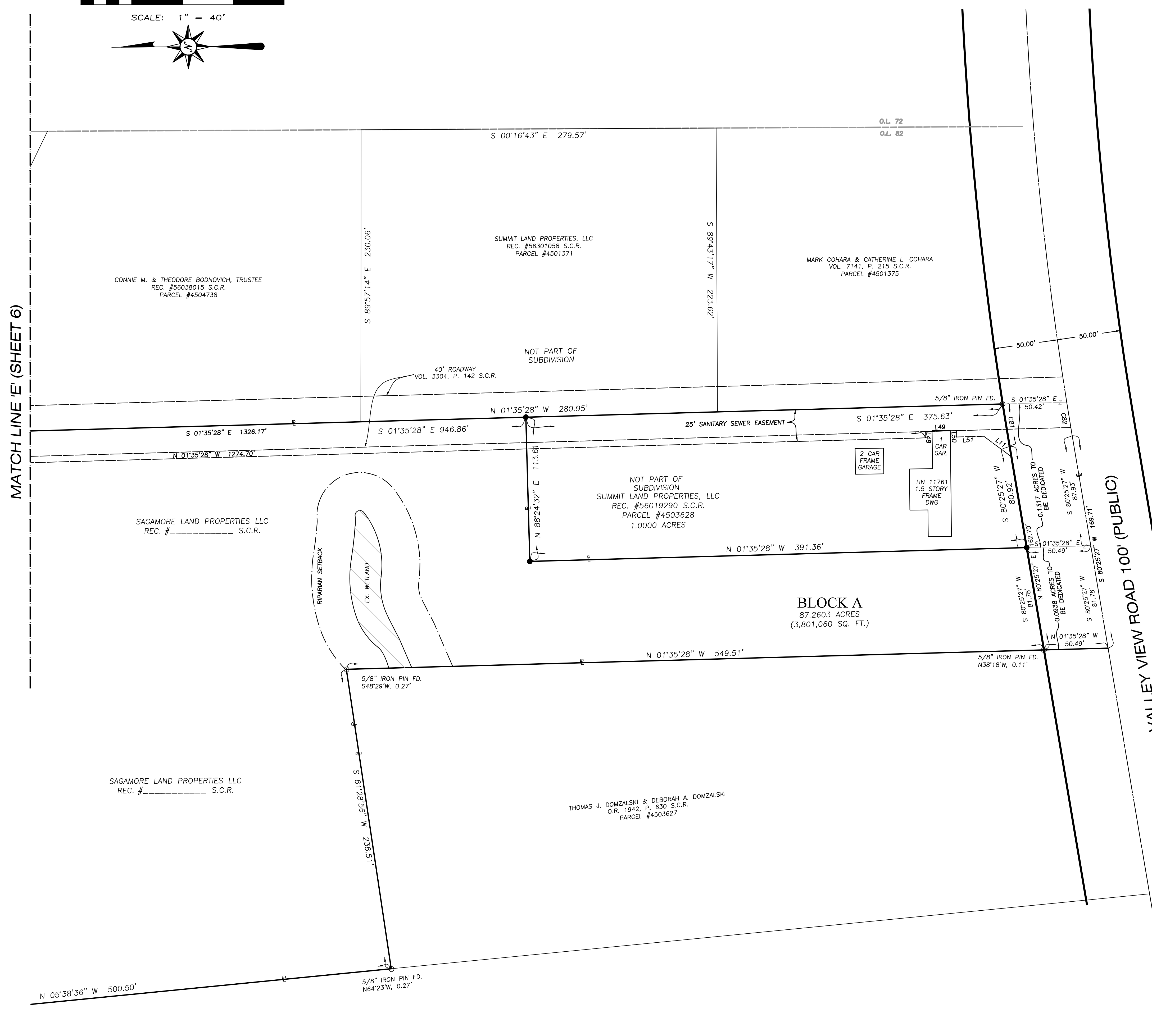
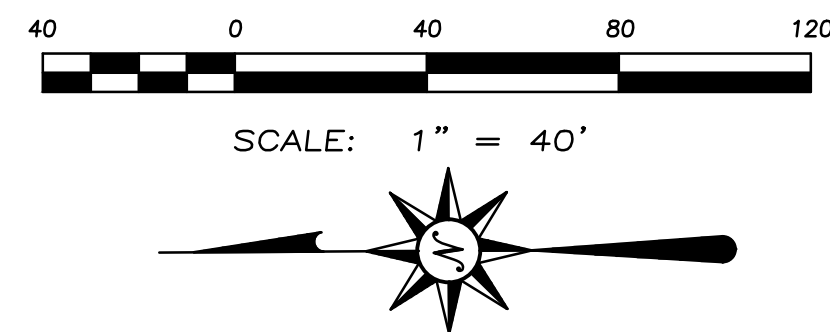


HEARTRIDGE SUBDIVISION PHASE 1
 SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT
 AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL
 NORTHFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.

DATE	REVISIONS
Jan. 22, 2021	DRAWN BY MS
AUG. 11, 2014	CHECKED BY CJD

DEMPSEY SURVEYING / COMPANY
 P 216/228-1130 | 13815 DETROIT RD. N.W.
 F 216/228-1131 | CLEVELAND, OH 44107-2835
 www.dempseysurveying.com

Drawing File: K:\6500-6599\6505\6505_Plat.dwg Jan 22, 2021 - 1:39pm



APPROVALS
 THIS PLAT OF HEARTRIDGE SUBDIVISION, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION OF PUBLIC STREETS HAS BEEN APPROVED BY:

SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN _____
 PRINT NAME: _____

SECRETARY _____
 PRINT NAME: _____

TOWNSHIP ZONING INSPECTOR THIS _____ DAY
 OF _____, 20____.

TOWNSHIP ZONING INSPECTOR _____
 PRINT NAME: _____

MATCH LINE 'E' (SHEET 6)

VALLEY VIEW ROAD 100' (PUBLIC)

HEARTRIDGE SUBDIVISION PHASE 1
 SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT
 AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL
 NORTHFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.

REVISIONS	
DATE	DESCRIPTION

HORIZ. SCALE
1" = 40'

VERT. SCALE
 NONE

DRAWN BY
MS

CHECKED BY
CJD

DATE OF MAP
Jan. 22, 2021

DATE OF FIELD SURVEY
AUG. 11, 2014

JOB NO.
8505

SHEET
77
 OF

DEMPSEY SURVEYING / COMPANY
 P. 216/228-1130 | 13815 DETROIT AVE. #100
 F. 216/228-1131 | CLEVELAND, OH 44107-2835
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Drawing File: K:\6500-8599\8505\8505 Plat.dwg Jan 22, 2021 - 1:39pm

CLEVELAND ELECTRIC ILLUMINATING CO.
 O.R. 4638, P. 357