

# THE WATER NINE

## PHASE ONE

DEDICATING OPEN SPACE, LOTS & RIGHT OF WAY  
 VACATING WALNUT DRIVE RIGHT OF WAY & REPLATTING LOTS 56-70, 92-108 &  
 STRIP OF LAND DESIGNATED AS "B" OF THE FIRST ADDITION TO "TURKEY FOOT PARK"  
 AS RECORDED IN PLAT BOOK 30, PAGE 76 OF THE SUMMIT COUNTY RECORDS

SITUATED IN THE CITY OF NEW FRANKLIN, COUNTY OF SUMMIT, AND STATE OF OHIO,  
 BEING PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 12, OF  
 FORMER NEW FRANKLIN TOWNSHIP

OCTOBER, 2025

BLOCKS	5.4310 AC.
OPEN SPACE	1.4082 AC.
LOTS (66)	19.6408 AC.
RIGHT OF WAY	4.2339 AC.
EXISTING POINT COMFORT RIGHT OF WAY	2.2218 AC.
<b>TOTAL AREA</b>	<b>32.9357 AC.</b>

I, THE UNDERSIGNED, BEING THE OWNER, AND LIEN HOLDER OF THE LANDS HEREON PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AND THE LOTS CREATED HEREON, OPEN SPACES HEREON, BLOCKS HEREON, AND DO OFFER FOR DEDICATION THE STREETS, RIGHTS-OF-WAYS AS SHOWN THEREON TO THE PUBLIC USE FOREVER. ALL EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES, SHRUBS, BUSHES, BUILDINGS, OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDED INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

IN TESTIMONY WHEREOF, WE HERETO SET OUR HANDS AND THE SEAL OF SAID CORPORATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS

BY: TIM ADKINS  
 ADKINS PLX HOLDINGS, LLC.

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TIM ADKINS AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC IN AND FOR SUMMIT COUNTY, OHIO

**CITY OF NEW FRANKLIN APPROVALS**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NEW FRANKLIN, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

CHAIRMAN

RECORDING SECRETARY

ACCEPTED BY THE CITY COUNCIL OF NEW FRANKLIN OHIO, AT ITS REGULAR SESSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PRESIDENT

CLERK OF COUNCIL

APPROVED BY \_\_\_\_\_, CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

APPROVED BY \_\_\_\_\_, MAYOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

**VACATION OF UNIMPROVED WALNUT DRIVE (30' WIDE)**

PURSUANT TO THE AUTHORITY GRANTED UNDER OHIO REVISED CODE SECTION 711.39, THE UNDERSIGNED HEREBY VACATES AND ABANDONS WALNUT DRIVE, A THIRTY-FOOT (30') WIDE UNIMPROVED RIGHT-OF-WAY AND ANY EASEMENTS OR RESERVATIONS TO THE LANDS WITHIN SAID RIGHT-OF-WAY, AS SHOWN ON THE FIRST ADDITION TO "TURKEY FOOT PARK", RECORDED IN PLAT BOOK 30, PAGES 76 AND 77, SUMMIT COUNTY, OHIO:

ACCEPTED BY THE CITY COUNCIL OF NEW FRANKLIN OHIO, AT ITS REGULAR SESSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PRESIDENT

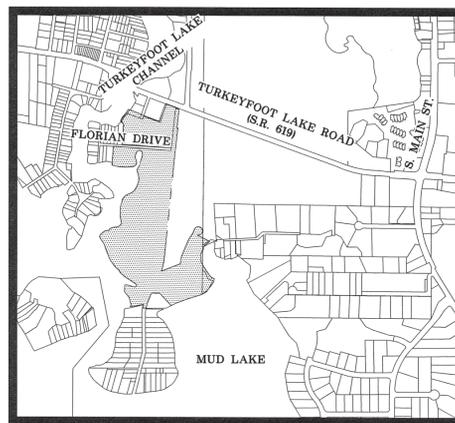
CLERK OF COUNCIL

I, THE UNDERSIGNED, BEING THE OWNER, AND LIEN HOLDER OF THE LANDS ABUTTING WALNUT DRIVE AS SHOWN ON THIS PLAT, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT

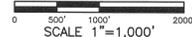
TIM ADKINS

AUDITOR'S STAMP	RECORDER'S STAMP
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ACREAGES SHOWN FOR INDIVIDUAL LOTS ROUNDED OFF TO THE CLOSEST 4 SIGNIFICANT DIGITS.

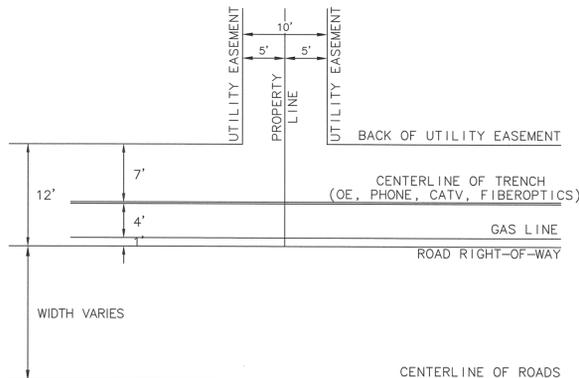


PLAT OF LANDS OF THE DEDICATORS FROM WHICH LAND IS TAKEN, SECTION 711.02



THE UNDERSIGNED OWNERS OF THE LAND PLATTED BY THIS DOCUMENT, ADKINS PLX HOLDINGS, LLC., DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY (OE) OR AUTHORIZED ELECTRICAL POWER PROVIDER, ENBRIDGE GAS OHIO (EGO) OR AUTHORIZED NATURAL GAS PROVIDER, AQUA 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 NEW FRANKLIN 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.

**NOTE**  
 THE CONSTRUCTION OF ANY ACCESSORY BUILDINGS, LANDSCAPING MOUNDS OR OTHER LANDSCAPING FEATURES AND FENCES WITHIN A STORMWATER MANAGEMENT, STORM SEWER, AND DRAINAGE EASEMENT IS PROHIBITED



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.

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF THE WATER NINE - PHASE ONE MADE BY ME THIS \_\_\_\_\_ DAY OF November 2025, 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

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED SURVEYOR AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC IN AND FOR SUMMIT COUNTY, OHIO

**STORM WATER MANAGEMENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT ADKINS PLX HOLDINGS, LLC., (KNOWN HERE AFTER THE "GRANTOR"), FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, IN CONSIDERATION OF THE SUM OF (\$10.00) DOLLARS AND OTHER GOOD VALUABLE CONSIDERATION PAID BY THE CITY OF NEW FRANKLIN (KNOWN HERE AFTER THE "GRANTEE"), DOES HEREBY GIVE, GRANT, BARGAIN, SELL AND CONVEY TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT FOR STORM WATER RETENTION PURPOSES AND FOR ALL NECESSARY AND REASONABLE PURPOSES ASSOCIATED THEREWITH, INCLUDING RECEIPT OF FLOWING STORM WATER AND THE RETENTION OF STORM WATER PRIOR TO ITS DISCHARGE INTO A NATURAL DRAINAGE WAY (THE "STORM WATER MANAGEMENT EASEMENT") SERVING THE PROPERTIES AS SHOWN ON THIS SUBDIVISION.

THE STORM WATER MANAGEMENT SHOWN HEREIN, IS PERPETUAL AND SHALL RUN WITH THE LAND. SUCH EASEMENT IS LOCATED ON PART OF GRANTOR'S PROPERTY AND IS MORE PARTICULARLY DESCRIBED HEREIN.

IT SHALL BE THE RESPONSIBILITY OF GRANTOR AND GRANTOR'S SUCCESSOR AND ASSIGNS TO:

- (A) MAINTAIN THE STORM WATER MANAGEMENT EASEMENT LOCATED IN THE EASEMENT AND DEPICTED ON THE SUBDIVISION PLAT, OR DESCRIBED HEREIN;
- (B) MAINTAIN AND MANAGE THE STORM WATER MANAGEMENT EASEMENT SO AS TO RETAIN AND CONTROL THE DISCHARGE OF STORM WATER AS PER ITS INTENDED DESIGN;
- (C) PAY FOR THE COSTS OF AND BE RESPONSIBLE FOR MAINTAINING, OPERATING, REPAIRING AND CORRECTING THE STORM WATER MANAGEMENT EASEMENT. THE GRANTEE, CITY OF NEW FRANKLIN AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO OBLIGATION TO PAY FOR THE COSTS OF OR TO BE RESPONSIBLE FOR MAINTAINING, OPERATING, REPAIRING, AND CORRECTING THE STORM MANAGEMENT EASEMENT.

IN THE EVENT THE GRANTOR OR GRANTOR'S SUCCESSORS OR ASSIGNS FAIL TO, AFTER 30 DAYS WRITTEN NOTICE FROM THE DIRECTOR OF PUBLIC SERVICE:

- (1) PERFORM THE RESPONSIBILITIES OUTLINED IN SECTIONS A, B, OR C HEREOF; OR
- (2) CORRECT ANY DEFICIENCY IN THE MAINTENANCE OR OPERATION OF THE UNDERGROUND STORAGE FACILITY IN ACCORDANCE WITH THE DIRECTOR OF PUBLIC SERVICE, IN HIS SOLE OPINION; THEN, AFTER SAID WRITTEN NOTICE, OR IF AN EMERGENCY AS DETERMINED BY THE CITY ENGINEER IN HIS SOLE DISCRETION WITHOUT WRITTEN NOTICE, THE GRANTEE, ITS EMPLOYEES AND AGENTS MAY ENTER UPON THE EASEMENT PARCEL TO MAKE REPAIRS OR CORRECTIONS AND PERFORM MAINTENANCE TO THE STORM WATER MANAGEMENT EASEMENT PARCEL AND UNDERGROUND STORAGE FACILITY. THE COSTS OF REPAIRS, CORRECTIONS AND MAINTENANCE MADE BY GRANTEE SHALL BE ASSESSED AGAINST GRANTOR'S PROPERTY. SUCH ENTRY UPON THE EASEMENT SHALL NOT BE DEEMED A TRESPASS.

GRANTOR HEREBY WARRANTS THAT GRANTOR HAS FULL POWER AND AUTHORITY TO GRANT THIS EASEMENT AND HAS GOOD AND INDEFEASIBLE FEE SIMPLE TITLE TO THE GRANTOR'S PROPERTY AND TO THE EASEMENTS, FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, LIMITATIONS AND RESTRICTIONS EXCEPT THOSE OF RECORD OR THOSE IMPOSED AS A MATTER OF LAW, AND AGREES TO FOREVER DEFEND THE EASEMENTS AND RIGHTS UNTO THE GRANTEE, GRANTEE'S SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON OR ENTITY LAWFULLY CLAIMING OR TO CLAIM THE EASEMENTS OR ANY PART OF IT, THROUGH OR UNDER GRANTOR, EXCEPT AS NOTED ABOVE. GRANTOR AGREES TO AND DOES INDEMNIFY, DEFEND AND HOLD HARMLESS THE GRANTEE AND ITS SUCCESSORS AND ASSIGNS FROM ANY DAMAGES, LOSSES, EXPENSES, SUITS, CLAIMS AND CAUSES OF ACTION ARISING OR OCCASIONED BY A BREACH OF WARRANTY OF TITLE.

THIS INSTRUMENT SHALL BE BINDING ON AND SHALL INSURE TO THE BENEFIT OF THE SUCCESSORS AND ASSIGNS OF THE PARTIES HERETO. WHEREVER THE TERM GRANTOR OR GRANTEE IS USED HEREIN, THE TERM SHALL BE DEEMED TO INCLUDE THE SUCCESSORS AND ASSIGNS OF THAT PARTY.

TIM ADKINS STATES THAT HE IS THE AUTHORIZED REPRESENTATIVE OF ADKINS PLX HOLDINGS, LLC., AND HAS THE AUTHORITY TO SIGN THIS STORM WATER MANAGEMENT EASEMENT ON BEHALF OF THE GRANTOR.

TO HAVE AND TO HOLD THE EASEMENTS TO THE GRANTEE AND ITS SUCCESSORS AND ASSIGNS FOREVER FOR THE USES AND PURPOSES HEREIN BEFORE MENTIONED. IN WITNESS WHEREOF, THE INSTRUMENT IS EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE BELOW-NAMED GRANTOR.

OWNER:  
 ADKINS PLX HOLDINGS, LLC.

WITNESSES:

BY: \_\_\_\_\_  
 TIM ADKINS

SIGN \_\_\_\_\_ PRINT \_\_\_\_\_

SIGN \_\_\_\_\_ PRINT \_\_\_\_\_

CONVENANTS, RESTRICTIONS & HOMEOWNERS ASSOCIATION BYLAWS  
 DECLARATION OF CONVENANTS, RESTRICTIONS AND HOMEOWNERS ASSOCIATION BYLAWS FOR SAID SUBDIVISION ARE AS RECORDED IN DOCUMENT NO. \_\_\_\_\_ OF SUMMIT COUNTY RECORDS, AND THE SAME ARE INCORPORATED HEREIN BY REFERENCE AS IF FULLY REWRITTEN HEREIN.

AN EASEMENT OF 10 FEET IN WIDTH ON THE FRONT AND ALL SIDES OF INDIVIDUAL LOTS ARE RESERVED BY THE CITY OF NEW FRANKLIN FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING SANITARY SEWERS, WATER LINES, OPEN OR CLOSED STORM SEWERS, ELECTRIC, OR TELECOMMUNICATION UTILITIES.

OWNER/DEVELOPER:

ADKINS PLX HOLDINGS LLC.

4602 DUSTY'S CIRCLE  
 NEW FRANKLIN, OH 44319  
 REP.: TIM ADKINS  
 PHONE: (330)-958-3200

**GBC DESIGN, INC.**  
 565 White Pond Drive Akron, OH 44320  
 Phone 330-836-0228 www.gbcdesign.com



SCALE: 1" = 100'

**BASIS OF BEARING**  
GRID NORTH BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (SPCS), NAD83(2011), NORTH ZONE (3401), BASED UPON OBSERVATIONS WITHIN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. ALL DISTANCES ARE GROUND DISTANCE.

**LEGEND**

**MONUMENTS**

- 5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC. UNLESS OTHERWISE STATED)
- 5/8" REBAR FOUND (GBC DESIGN INC.) (UNLESS OTHERWISE INDICATED)
- MONUMENT ASSEMBLY TO BE SET
- MONUMENT FOUND
- ⊕ P.K. NAIL FOUND
- \* SURVEY AND MEAS.

SEE SHEET 3 OF 5 FOR LINE TABLE  
SEE SHEET 5 OF 5 FOR CURVE TABLE

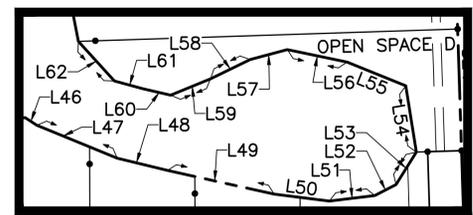
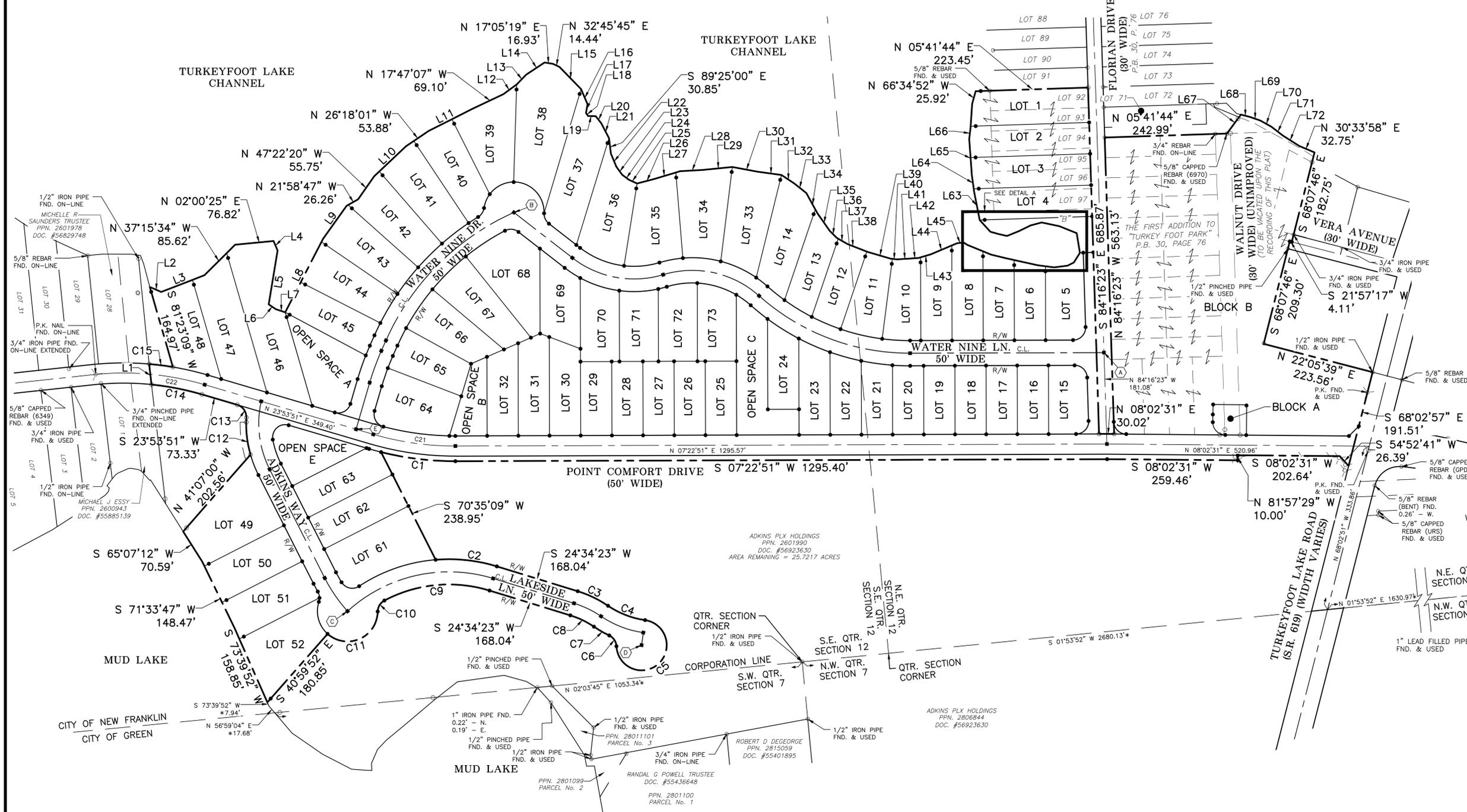
STATE PLANE COORDINATES

NORTHING	EASTING
(A) 479,239.134	2,235,199.699
(B) 478,112.871	2,234,770.320
(C) 477,681.272	2,235,509.373
(D) 478,251.807	2,235,652.825
(E) 477,745.480	2,235,154.616

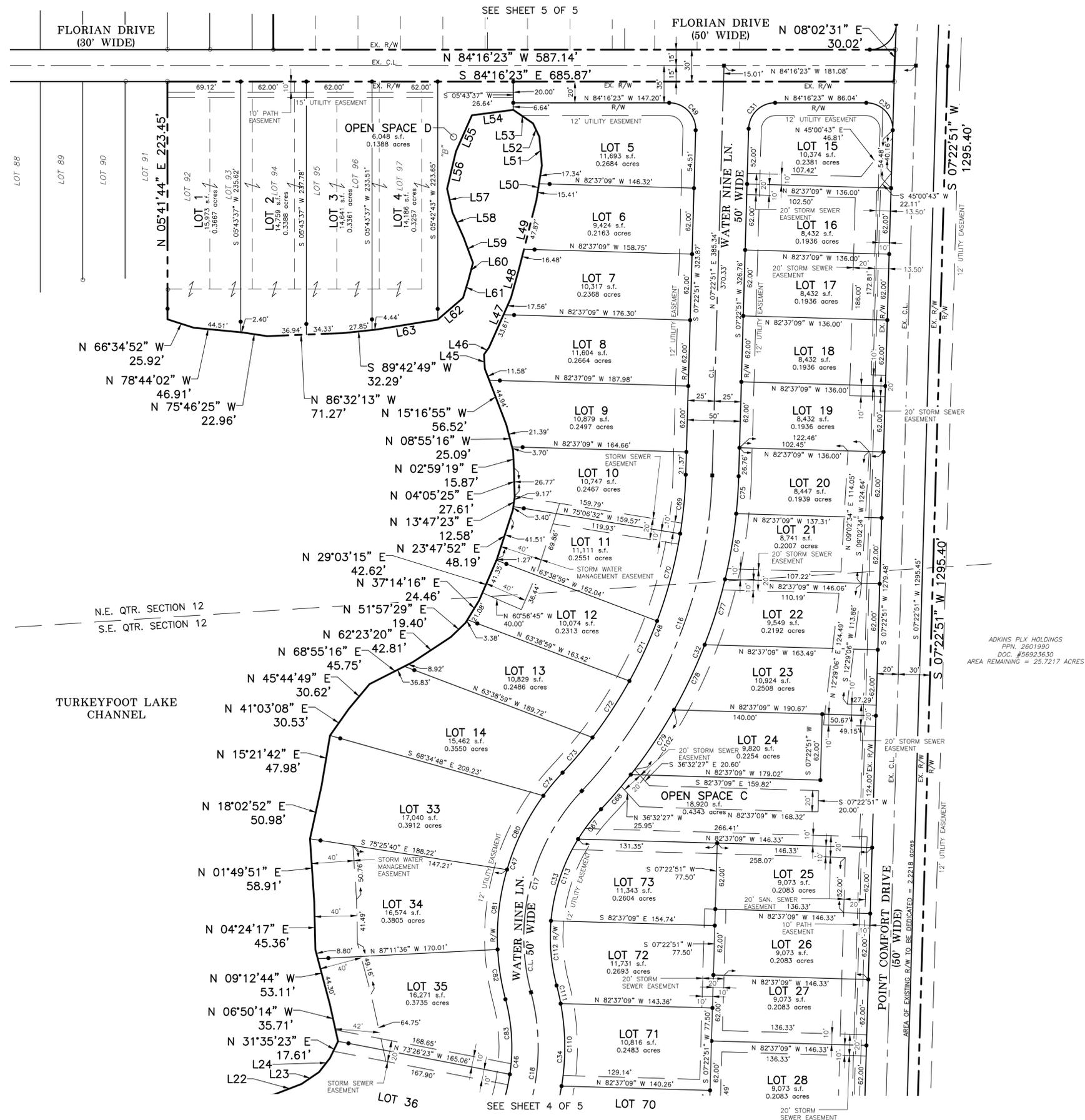
BOUNDARY BASED UPON BOUNDARY LINE AGREEMENT BETWEEN ADKINS PLX HOLDINGS AND STATE OF OHIO AS RECORDED IN DOC. # \_\_\_\_\_ OF THE SUMMIT COUNTY RECORDS

NOTE: ALL WITNESS 5/8" CAPPED REBAR (GBC DESIGN, INC.) DEPICTED ON SURVEY ARE TO BE SET ON-LINE 10.00 FEET FROM THE CURRENT HIGH WATER MARK OBSERVED AT THE TIME OF SURVEY. ANY WITNESS PINS ARE TO BE USED FOR ANGULAR MEASUREMENTS ONLY.

NOTE: ALL BOUNDARY BEARINGS AND DISTANCES ARE SURVEY AND MEASURED UNLESS OTHERWISE ANNOTATED.

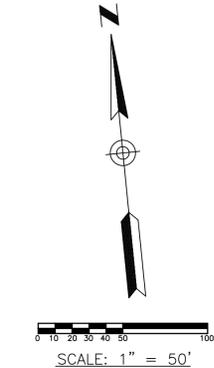


SCALE: 1" = 50'



LINE	DIRECTION	LENGTH
L1	N 89°13'11" W	31.96'
L2	N 31°04'05" E	24.71'
L3	N 13°29'54" W	92.30'
L4	N 74°25'57" E	20.46'
L5	S 73°02'51" E	108.19'
L6	N 41°18'52" E	17.00'
L7	N 25°55'10" E	19.71'
L8	N 55°06'58" W	164.34'
L9	N 46°43'07" W	79.78'
L10	N 35°41'41" W	86.93'
L11	N 19°09'00" W	96.50'
L12	N 28°27'18" W	32.56'
L13	N 38°04'48" W	27.11'
L14	N 25°52'40" W	43.82'
L15	N 53°14'25" E	61.23'
L16	N 74°14'28" E	32.52'
L17	S 72°26'10" E	17.85'
L18	N 61°24'06" E	7.12'
L19	N 09°03'59" E	15.18'
L20	N 59°14'18" E	17.83'
L21	N 70°06'53" E	33.32'
L22	N 74°51'22" E	27.95'
L23	N 61°27'06" E	19.96'
L24	N 43°55'16" E	16.59'
L25	N 31°35'23" E	17.61'
L26	N 06°50'14" W	35.71'
L27	N 09°12'44" W	53.11'
L28	N 04°24'17" E	45.36'
L29	N 01°49'51" E	58.91'
L30	N 18°02'52" E	50.98'
L31	N 15°21'42" E	47.98'
L32	N 41°03'08" E	30.53'
L33	N 45°44'49" E	30.62'
L34	N 68°55'16" E	45.75'
L35	N 62°23'20" E	19.40'
L36	N 51°57'29" E	24.46'
L37	N 37°14'16" E	24.46'
L38	N 02°59'19" E	15.87'
L39	N 04°05'25" E	27.61'
L40	N 13°47'23" E	27.61'
L41	N 29°03'15" E	42.62'
L42	N 23°47'52" E	48.19'
L43	N 63°38'59" W	162.04'
L44	N 63°38'59" W	163.42'
L45	N 63°38'59" W	163.42'
L46	N 63°38'59" W	163.42'
L47	N 63°38'59" W	163.42'
L48	N 63°38'59" W	163.42'
L49	N 63°38'59" W	163.42'
L50	N 63°38'59" W	163.42'
L51	N 63°38'59" W	163.42'
L52	N 63°38'59" W	163.42'
L53	N 63°38'59" W	163.42'
L54	N 63°38'59" W	163.42'
L55	N 63°38'59" W	163.42'
L56	N 63°38'59" W	163.42'
L57	N 63°38'59" W	163.42'
L58	N 63°38'59" W	163.42'
L59	N 63°38'59" W	163.42'
L60	N 63°38'59" W	163.42'
L61	N 63°38'59" W	163.42'
L62	N 63°38'59" W	163.42'
L63	N 63°38'59" W	163.42'
L64	N 63°38'59" W	163.42'
L65	N 63°38'59" W	163.42'
L66	N 63°38'59" W	163.42'
L67	N 63°38'59" W	163.42'
L68	N 63°38'59" W	163.42'
L69	N 63°38'59" W	163.42'
L70	N 63°38'59" W	163.42'
L71	N 63°38'59" W	163.42'
L72	N 63°38'59" W	163.42'
L73	N 63°38'59" W	163.42'
L74	N 63°38'59" W	163.42'
L75	N 63°38'59" W	163.42'
L76	N 63°38'59" W	163.42'

LINE	DIRECTION	LENGTH
L41	N 04°05'25" E	27.61'
L42	N 02°59'19" E	15.87'
L43	N 08°55'16" W	21.39'
L44	N 15°16'55" W	56.52'
L45	N 02°27'45" E	13.39'
L46	N 40°40'58" E	8.23'
L47	N 29°42'39" E	51.17'
L48	N 21°10'28" E	30.55'
L49	N 19°59'15" E	64.35'
L50	N 14°46'20" E	32.76'
L51	N 03°34'04" E	27.04'
L52	N 19°35'12" W	14.00'
L53	N 50°12'02" W	22.54'
L54	S 88°23'00" W	39.34'
L55	S 29°32'26" W	37.21'
L56	S 19°14'32" W	35.99'
L57	S 07°09'33" E	22.68'
L58	S 18°19'04" E	25.98'
L59	S 14°33'24" E	25.38'
L60	S 20°26'58" W	16.68'
L61	S 22°44'44" W	17.47'
L62	S 55°08'53" W	31.49'
L63	S 86°28'16" W	58.40'
L64	S 89°42'49" W	32.29'
L65	N 86°32'13" W	71.27'
L66	N 75°46'25" W	22.96'
L67	N 45°47'03" W	46.62'
L68	N 21°48'05" E	18.26'
L69	N 26°33'34" E	22.36'
L70	N 36°52'12" E	25.00'
L71	N 45°00'00" E	28.28'
L72	N 39°48'20" E	39.05'
L73	S 58°24'01" E	22.38'
L74	S 58°24'01" E	22.38'
L75	N 81°57'29" W	15.22'
L76	N 66°06'09" W	10.00'



**BASIS OF BEARING**  
 GRID NORTH BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (SPCS), NAD83(2011), NORTH ZONE (3401), BASED UPON OBSERVATIONS WITHIN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. ALL DISTANCES ARE GROUND DISTANCE.

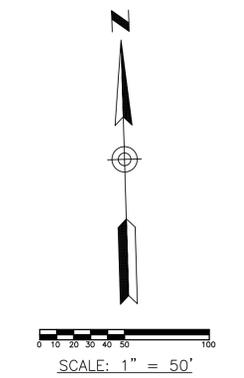
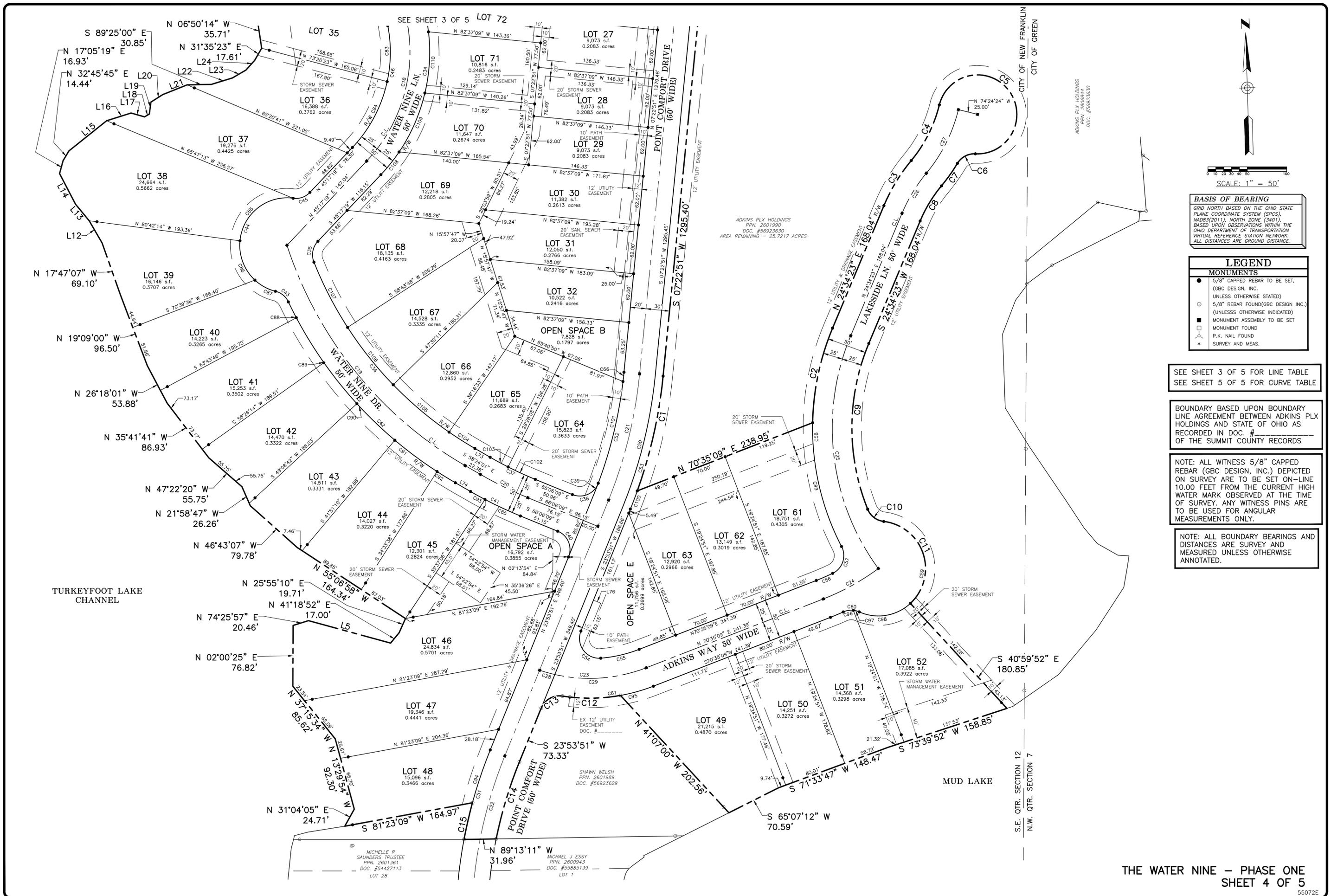
**LEGEND**  
**MONUMENTS**  
 ● 5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC. UNLESS OTHERWISE STATED)  
 ○ 5/8" REBAR FOUND (GBC DESIGN INC.) (UNLESS OTHERWISE INDICATED)  
 ■ MONUMENT ASSEMBLY TO BE SET  
 □ MONUMENT FOUND  
 \* P.K. NAIL FOUND  
 ☆ SURVEY AND MEAS.

SEE SHEET 3 OF 5 FOR LINE TABLE  
 SEE SHEET 5 OF 5 FOR CURVE TABLE

BOUNDARY BASED UPON BOUNDARY LINE AGREEMENT BETWEEN ADKINS PLX HOLDINGS AND STATE OF OHIO AS RECORDED IN DOC. #\_\_\_\_\_ OF THE SUMMIT COUNTY RECORDS

NOTE: ALL WITNESS 5/8" CAPPED REBAR (GBC DESIGN, INC.) DEPICTED ON SURVEY ARE TO BE SET ON-LINE 10.00 FEET FROM THE CURRENT HIGH WATER MARK OBSERVED AT THE TIME OF SURVEY. ANY WITNESS PINS ARE TO BE USED FOR ANGULAR MEASUREMENTS ONLY.

NOTE: ALL BOUNDARY BEARINGS AND DISTANCES ARE SURVEY AND MEASURED UNLESS OTHERWISE ANNOTATED.



**BASIS OF BEARING**  
 GRID NORTH BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (SPCS), NAD83(2011), NORTH ZONE (3401), BASED UPON OBSERVATIONS WITHIN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. ALL DISTANCES ARE GROUND DISTANCE.

**LEGEND**

**MONUMENTS**

- 5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC. UNLESS OTHERWISE STATED)
- 5/8" REBAR FOUND (GBC DESIGN INC.) (UNLESS OTHERWISE INDICATED)
- MONUMENT ASSEMBLY TO BE SET
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SEE SHEET 3 OF 5 FOR LINE TABLE  
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BOUNDARY BASED UPON BOUNDARY LINE AGREEMENT BETWEEN ADKINS PLX HOLDINGS AND STATE OF OHIO AS RECORDED IN DOC. # \_\_\_\_\_ OF THE SUMMIT COUNTY RECORDS

NOTE: ALL WITNESS 5/8" CAPPED REBAR (GBC DESIGN, INC.) DEPICTED ON SURVEY ARE TO BE SET ON-LINE 10.00 FEET FROM THE CURRENT HIGH WATER MARK OBSERVED AT THE TIME OF SURVEY. ANY WITNESS PINS ARE TO BE USED FOR ANGULAR MEASUREMENTS ONLY.

NOTE: ALL BOUNDARY BEARINGS AND DISTANCES ARE SURVEY AND MEASURED UNLESS OTHERWISE ANNOTATED.



SCALE: 1" = 50'

**BASIS OF BEARING**  
GRID NORTH BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (SPCS), NAD83(2011), NORTH ZONE (3401), BASED UPON OBSERVATIONS WITHIN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. ALL DISTANCES ARE GROUND DISTANCE.

**LEGEND**  
**MONUMENTS**  
● 5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC. UNLESS OTHERWISE STATED)  
○ 5/8" REBAR FOUND (GBC DESIGN INC.) (UNLESS OTHERWISE INDICATED)  
■ MONUMENT ASSEMBLY TO BE SET  
□ MONUMENT FOUND  
⊕ P.K. NAIL FOUND  
\* SURVEY AND MEAS.

SEE SHEET 3 OF 5 FOR LINE TABLE  
SEE SHEET 5 OF 5 FOR CURVE TABLE

BOUNDARY BASED UPON BOUNDARY LINE AGREEMENT BETWEEN ADKINS PLX HOLDINGS AND STATE OF OHIO AS RECORDED IN DOC. # \_\_\_\_\_ OF THE SUMMIT COUNTY RECORDS

NOTE: ALL WITNESS 5/8" CAPPED REBAR (GBC DESIGN, INC.) DEPICTED ON SURVEY ARE TO BE SET ON-LINE 10.00 FEET FROM THE CURRENT HIGH WATER MARK OBSERVED AT THE TIME OF SURVEY. ANY WITNESS PINS ARE TO BE USED FOR ANGULAR MEASUREMENTS ONLY.

NOTE: ALL BOUNDARY BEARINGS AND DISTANCES ARE SURVEY AND MEASURED UNLESS OTHERWISE ANNOTATED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	149.16'	602.96'	14°10'27"	74.96'	148.78'	S 14°28'05" W
C2	123.17'	325.00'	21°42'50"	62.33'	122.43'	N 13°42'58" E
C3	67.08'	325.00'	17°04'52"	33.79'	66.83'	N 33°06'49" E
C4	79.60'	175.00'	26°03'39"	40.50'	78.91'	N 28°37'26" E
C5	226.31'	50.00'	25°19'41"	60.30'	76.98'	N 34°44'33" W
C6	27.13'	25.00'	62°10'55"	15.08'	25.82'	S 63°49'50" W
C7	35.01'	225.00'	8°54'52"	17.54'	34.97'	S 37°11'49" W
C8	52.17'	175.00'	17°04'52"	26.28'	51.98'	S 33°06'49" W
C9	215.25'	275.00'	44°50'51"	113.48'	209.80'	S 02°08'58" W
C10	26.84'	25.00'	61°30'23"	14.88'	25.57'	S 51°01'40" E
C11	136.96'	60.00'	13°04'59"	131.00'	109.10'	S 16°23'22" E
C12	74.20'	225.00'	18°53'39"	37.44'	73.86'	N 88°54'07" W
C13	33.44'	25.00'	76°38'51"	19.76'	31.01'	S 62°13'17" W
C14	102.10'	552.96'	10°34'45"	51.20'	101.96'	S 18°36'29" W
C15	47.55'	592.96'	4°35'41"	23.79'	47.54'	S 14°46'20" W
C16	328.24'	450.00'	41°47'33"	171.80'	321.01'	S 28°16'38" W
C17	204.04'	200.00'	58°27'07"	111.90'	195.30'	S 19°56'51" W
C18	190.47'	200.00'	54°34'01"	103.15'	183.36'	S 18°00'18" W
C19	367.30'	500.00'	42°05'22"	192.38'	359.10'	S 37°21'20" E
C20	67.21'	500.00'	7°42'07"	33.66'	67.16'	S 62°15'05" E
C21	165.17'	572.96'	16°31'00"	83.16'	164.60'	S 15°38'21" W
C22	110.24'	572.96'	11°01'25"	55.29'	110.07'	S 18°23'09" W
C23	138.44'	200.00'	39°39'40"	72.12'	135.70'	N 89°35'01" W
C24	80.00'	300.00'	15°16'45"	40.24'	79.77'	N 62°56'46" E
C25	310.32'	300.00'	59°16'00"	170.65'	296.67'	N 05°03'37" W
C26	59.62'	200.00'	17°04'52"	30.03'	59.40'	N 33°06'49" E
C27	90.97'	200.00'	26°03'39"	46.29'	90.19'	N 28°37'26" E
C28	20.14'	200.00'	5°46'10"	10.08'	20.13'	S 72°38'17" E
C29	118.30'	200.00'	33°53'30"	60.94'	116.59'	S 87°31'53" W
C30	39.99'	25.00'	91°39'15"	25.73'	35.86'	N 38°26'46" W
C31	38.55'	25.00'	88°20'45"	24.29'	34.84'	S 51°33'14" W
C32	346.47'	475.00'	41°47'33"	181.35'	338.84'	S 28°16'38" W
C33	178.53'	175.00'	58°27'07"	97.91'	170.89'	S 19°56'51" W
C34	214.28'	225.00'	54°34'01"	116.05'	206.28'	S 18°00'18" W
C35	28.51'	25.00'	65°19'52"	16.03'	26.99'	S 12°37'22" W
C36	318.00'	475.00'	38°21'28"	165.22'	312.09'	S 39°13'18" E
C37	63.85'	475.00'	7°42'07"	31.97'	63.80'	S 62°15'05" W
C38	39.94'	25.00'	91°32'19"	25.68'	35.83'	N 68°07'42" E
C39	14.85'	552.96'	1°32'19"	7.43'	14.85'	S 23°07'42" W
C40	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 21°06'09" W
C41	70.57'	525.00'	7°42'07"	35.34'	70.52'	N 62°15'05" W
C42	316.80'	525.00'	34°34'26"	163.39'	312.02'	N 41°06'48" W
C43	21.95'	25.00'	50°17'59"	11.74'	21.25'	N 48°58'35" W
C44	181.57'	60.00'	17°32'59"	103.90'	119.80'	N 12°33'55" E
C45	23.55'	25.00'	53°58'05"	12.73'	22.69'	N 72°16'21" E
C46	166.67'	175.00'	54°34'01"	90.26'	160.44'	S 18°00'18" W
C47	229.54'	225.00'	58°27'07"	125.88'	219.72'	N 19°56'51" E
C48	310.00'	425.00'	41°47'33"	162.26'	303.18'	N 28°16'38" E
C49	39.99'	25.00'	91°39'15"	25.73'	35.86'	N 38°26'46" W
C50	170.93'	592.96'	16°31'00"	86.06'	170.34'	S 15°38'21" W
C51	118.22'	592.96'	11°25'22"	59.30'	118.02'	N 18°11'10" E
C52	159.41'	552.96'	16°31'04"	80.26'	158.86'	N 15°38'19" E
C53	149.16'	602.96'	14°10'27"	74.96'	148.78'	S 14°28'05" W
C54	50.98'	25.00'	116°50'39"	40.67'	42.60'	S 34°31'28" W
C55	50.30'	175.00'	16°28'03"	25.32'	50.12'	N 78°44'10" E
C56	22.70'	275.00'	4°43'45"	11.36'	22.69'	N 68°13'16" E
C57	39.98'	25.00'	91°38'14"	25.72'	35.86'	N 20°02'17" E
C58	285.62'	325.00'	50°21'14"	152.77'	276.52'	N 00°36'13" W
C59	206.69'	60.00'	197°22'44"	392.59'	118.62'	S 16°54'31" W
C60	20.99'	25.00'	48°06'51"	11.16'	20.38'	N 88°27'33" W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C61	117.65'	225.00'	29°57'34"	60.20'	116.31'	S 85°33'56" W
C62	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 53°02'31" W
C63	19.79'	480.00'	2°21'44"	9.90'	19.79'	N 80°46'37" W
C64	38.26'	25.00'	87°41'05"	24.01'	34.63'	S 51°53'04" W
C65	49.62'	525.00'	5°24'54"	24.83'	49.60'	S 63°23'42" E
C66	11.80'	552.96'	1°13'21"	5.90'	11.80'	S 07°59'28" W
C67	35.51'	175.00'	11°37'30"	17.81'	35.45'	N 43°21'40" E
C68	43.01'	475.00'	5°11'15"	21.52'	42.99'	N 46°34'47" E
C69	55.71'	425.00'	7°30'37"	27.89'	55.67'	S 11°08'10" W
C70	85.00'	425.00'	11°27'33"	42.64'	84.86'	S 20°37'14" W
C71	62.22'	425.00'	8°23'18"	31.17'	62.17'	S 30°32'40" W
C72	63.61'	425.00'	8°34'31"	31.86'	63.55'	S 39°01'35" W
C73	43.46'	425.00'	5°51'35"	21.75'	43.45'	S 46°14'37" W
C74	28.30'	225.00'	7°12'20"	14.17'	28.28'	S 45°34'14" W
C75	35.27'	475.00'	4°15'17"	17.64'	35.26'	N 09°30'30" E
C76	62.66'	475.00'	7°33'30"	31.38'	62.61'	N 15°24'53" E
C77	64.45'	475.00'	7°46'28"	32.28'	64.40'	N 23°04'52" E
C78	67.75'	475.00'	8°10'22"	33.93'	67.70'	S 31°03'17" E
C79	73.33'	475.00'	8°50'42"	36.74'	73.26'	N 39°33'48" E
C80	77.88'	225.00'	19°49'54"	39.33'	77.49'	S 32°03'07" W
C81	75.91'	225.00'	19°19'46"	38.32'	75.55'	S 12°28'17" W
C82	47.46'	225.00'	12°05'07"	23.82'	47.37'	S 03°14'09" E
C83	71.17'	175.00'	23°18'01"	36.08'	70.68'	S 02°22'18" W
C84	95.50'	175.00'	31°16'00"	48.97'	94.32'	S 29°39'19" W
C85	96.44'	60.00'	92°05'41"	62.23'	86.39'	S 53°12'33" W
C86	55.11'	60.00'	52°37'42"	29.67'	53.20'	S 19°09'08" E
C87	30.01'	60.00'	28°39'36"	15.33'	29.70'	S 59°47'47" E
C88	22.40'	525.00'	2°26'39"	11.20'	22.39'	S 25°02'55" E
C89	66.82'	525.00'	7°17'32"	33.45'	66.77'	S 29°55'00" E
C90	66.82'	525.00'	7°17'32"	33.45'	66.77'	S 44°30'04" E
C91	66.82'	525.00'	7°17'32"	33.45'	66.77'	S 51°47'36" E
C92	27.13'	525.00'	2°57'39"	13.57'	27.13'	S 56°55'12" E
C93	20.96'	525.00'	2°17'13"	10.48'	20.96'	S 59°32'38" E
C94	70.66'	592.96'	8°49'41"	35.37'	70.62'	S 20°29'01" W
C95	43.45'	225.00'	11°03'54"	21.79'	43.39'	N 76°07'06" E
C96	13.17'	25.00'	30°11'31"	6.74'	13.02'	N 82°34'47" E
C97	7.82'	25.00'	17°55'20"	3.94'	7.79'	S 73°21'48" E
C98	69.74'	60.00'	66°35'44"	39.41'	65.88'	N 82°18'00" E
C99	162.46'	325.00'	28°38'24"	82.96'	160.77'	S 11°27'39" E
C100	24.65'	602.96'	2°20'33"	12.33'	24.65'	N 22°43'35" E
C101	132.76'	552.96'	13°45'24"	66.70'	132.45'	S 15°28'50" W
C102	73.33'	475.00'	8°50'42"	36.74'	73.26'	N 39°33'48" E
C103	37.90'	475.00'	4°34'16"	18.96'	37.89'	N 63°49'01" W
C104	25.96'	475.00'	3°07'51"	12.98'	25.95'	N 59°57'57" W
C105	38.77'	475.00'	4°40'34"	19.39'	38.76'	N 56°03'44" W
C106	93.08'	475.00'	11°13'38"	46.69'	92.93'	N 48°06'38" W
C107	93.08'	475.00'	11°13'38"	46.69'	92.93'	N 36°53'00" W
C108	36.92'	225.00'	9°24'03"	18.50'	36.88'	N 40°35'17" E
C109	81.97'	225.00'	20°52'28"	41.45'	81.52'	N 25°27'02" E
C110	77.95'	225.00'	19°51'01"	39.37'	77.56'	N 05°05'18" E
C111	17.44'	225.00'	4°26'30"	8.73'	17.44'	N 07°03'27" W
C112	61.33'	175.00'	20°04'50"	30.98'	61.02'	N 00°45'42" E
C113	81.69'	175.00'	26°44'47"	41.60'	80.95'	N 24°10'31" E
C114	21.44'	520.00'	2°21'44"	10.72'	21.44'	S 80°46'37" E
C115	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 36°57'29" E

