

FINAL SUBDIVISION PLAT - WOODSONG P.U.D. PHASE 6

SITUATED IN THE VILLAGE OF MIDDLEFIELD, COUNTY OF GEauga, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL MIDDLEFIELD TOWNSHIP LOT NO. 31 FURTHER KNOWN AS BEING A SUBDIVISION OF 1.1501 ACRES OUT OF WOODSOND P.U.D. PHASE 5 AS SHOWN BY PLAT RECORDED IN VOLUME 41, PAGES 106-107 OF GEAGA COUNTY PLAT RECORDS.

JUNE 26, 2016

SCALE 1 INCH = 40 FEET

20160720025
 Filed for Record in
 GEAGA COUNTY, OHIO
 SHARON C. GINGERICH, RECORDER
 407-231-9116 (Ext. 1031) DR.
 2147
 OR. Book 42 Page 55

ACCEPTANCE & DEDICATION

BE IT KNOWN THAT MIDDLEFIELD PARKWAY, AN OHIO LIMITED PARTNERSHIP, BY JOSEPH T. SVETE, ITS AGENT, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS WOODSONG PHASE 6 P.U.D., A SUBDIVISION OF SUBLOTS NUMBERED 12, 13, 18, 19, 20, 21, AND 23, AND BLOCKS C AND D.

UTILITY EASEMENT

UTILITY EASEMENT HAS BEEN PREVIOUSLY DEDICATED

UTILITY EASEMENT TO THE VILLAGE OF MIDDLEFIELD

UTILITY EASEMENT HAS BEEN PREVIOUSLY DEDICATED

STORM SEWER EASEMENT TO WOODSONG MASTER ASSOCIATION INC.

STORM SEWER EASEMENT HAS BEEN PREVIOUSLY DEDICATED

UTILITY SERVICE CONNECTION EASEMENT TO WOODSONG MASTER ASSOCIATION INC.

AND DOES HEREBY GRANT UNTO THE WOODSONG MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT EASEMENT SHOWN HEREON AND LABELED "EASEMENT FOR UTILITY SERVICE CONNECTIONS" TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE UTILITY SERVICE CONNECTIONS FOR FUTURE SUBLot 25.

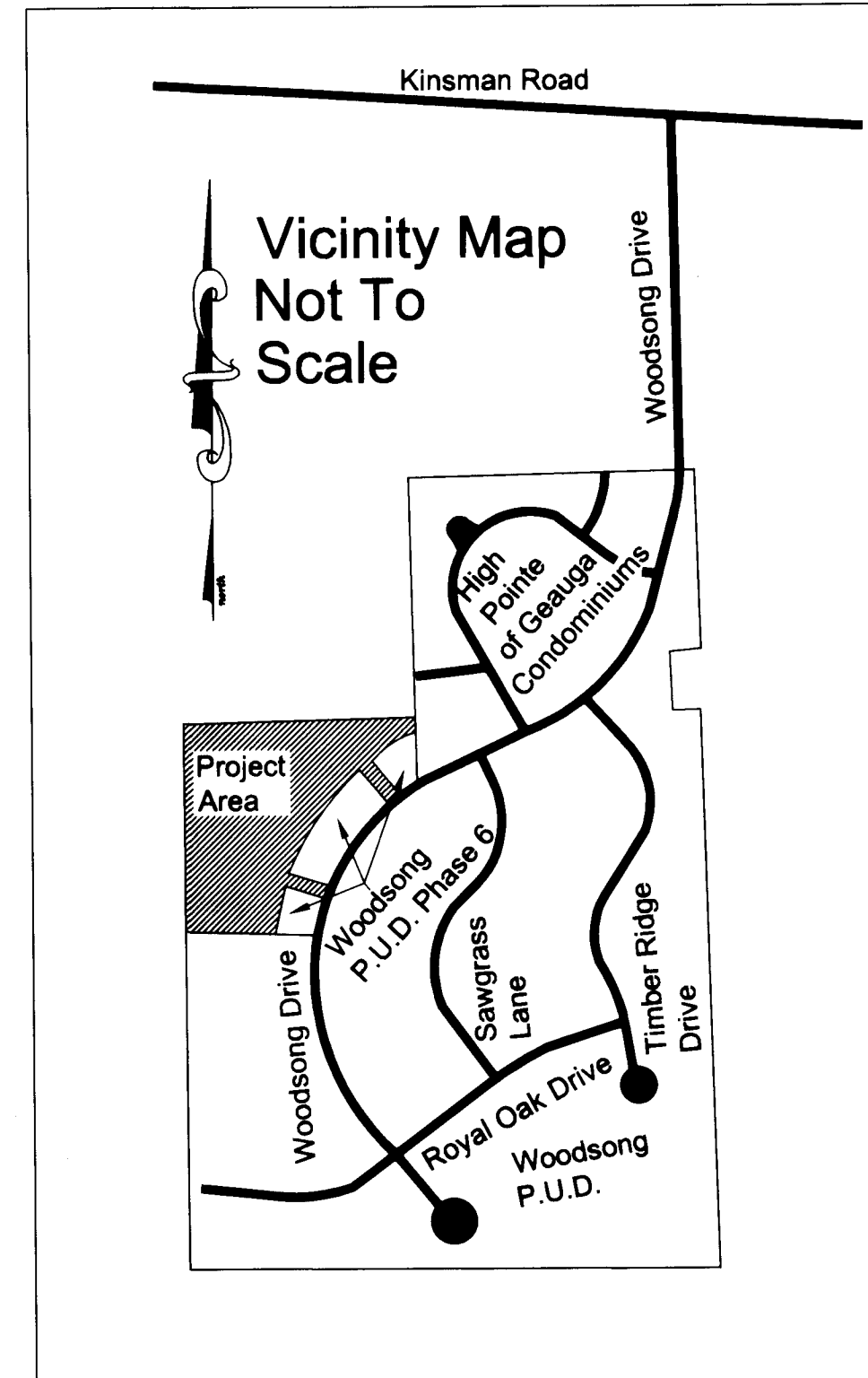
MIDDLEFIELD PARKWAY
 AN OHIO LIMITED PARTNERSHIP

Joseph T. Svete
 JOSEPH T. SVETE, AGENT

STATE OF OHIO)
 COUNTY OF **GEAGA**)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABOVE THE NAMED, MIDDLEFIELD PARKWAY, AN OHIO LIMITED LIABILITY COMPANY BY JOSEPH T. SVETE, AGENT, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT **CHARDON**, OHIO THIS **20TH** DAY OF **JULY**, 2016.

Sharon G. Holmes
 NOTARY PUBLIC



AREA TABULATION P.U.D. PHASE 6

Area in Previously Platted Sublots	0.6619 Acres
Area in Previously Dedicated Right of Way	1.2705 Acres
Area in Sublots 12, 13, 18, 19, 20, 21, and 23	1.1501 Acres
Blocks C, and D	3.4680 Acres
Total Area	6.5505 Acres

APPROVALS

APPROVED THIS 14 DAY OF July, 2016 BY THE VILLAGE OF MIDDLEFIELD CLERK OF COUNCIL BY ORDINANCE NO. 2016-124.

[Signature]
 SIGNATURE

APPROVED THIS 19th DAY OF July, 2016 BY THE VILLAGE OF MIDDLEFIELD ENGINEER.

Thomas Cappella
 SIGNATURE

APPROVED THIS 29 DAY OF June, 2016 BY THE VILLAGE OF MIDDLEFIELD PLANNING COMMISSION.

[Signature]
 SIGNATURE

APPROVED THIS 14 DAY OF July, 2016 BY THE VILLAGE OF MIDDLEFIELD SOLICITOR.

[Signature]
 SIGNATURE

TRANSFERRED THIS 20 DAY OF July, 2016

Frank Elia (MBA)
 GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 20th DAY OF July, 2016 AT 3:21 P.M.

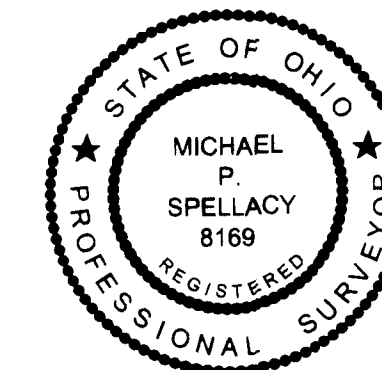
Sharon C. GINGERICH
 SIGNATURE

RECORDED THIS 20th DAY OF July, 2016 IN PLAT BOOK 42, PAGE 55-56.

Sharon C. GINGERICH
 GEAGA COUNTY RECORDER.

SURVEYOR CERTIFICATION
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN HEREON, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MONUMENTS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON.

Michael P. Spellacy 7/13/2016
 MICHAEL P. SPELLACY, P.S. #8169 DATE 06/26/2016



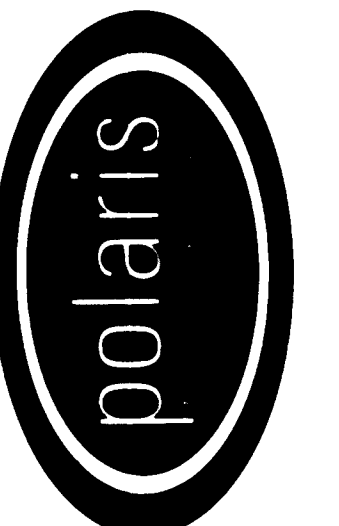
V.42 P.55

REV. No.		DATE	BY		DATE:
					06/26/2016
					SCALE: HOR. 1"=40'
					VERT. 1"=100'
					FOLDER: Survey
					FILENAME: Survey Base
					TAB: 01 - Record Plat
					DRAWN: MPS

Woodsong P.U.D. Phase 6

Village of Middlefield - Geauga County - Ohio

POLARIS ENGINEERING & SURVEYING, INC.
 3480 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (fax) 944-5732 (fax)
 www.polaris-e.com



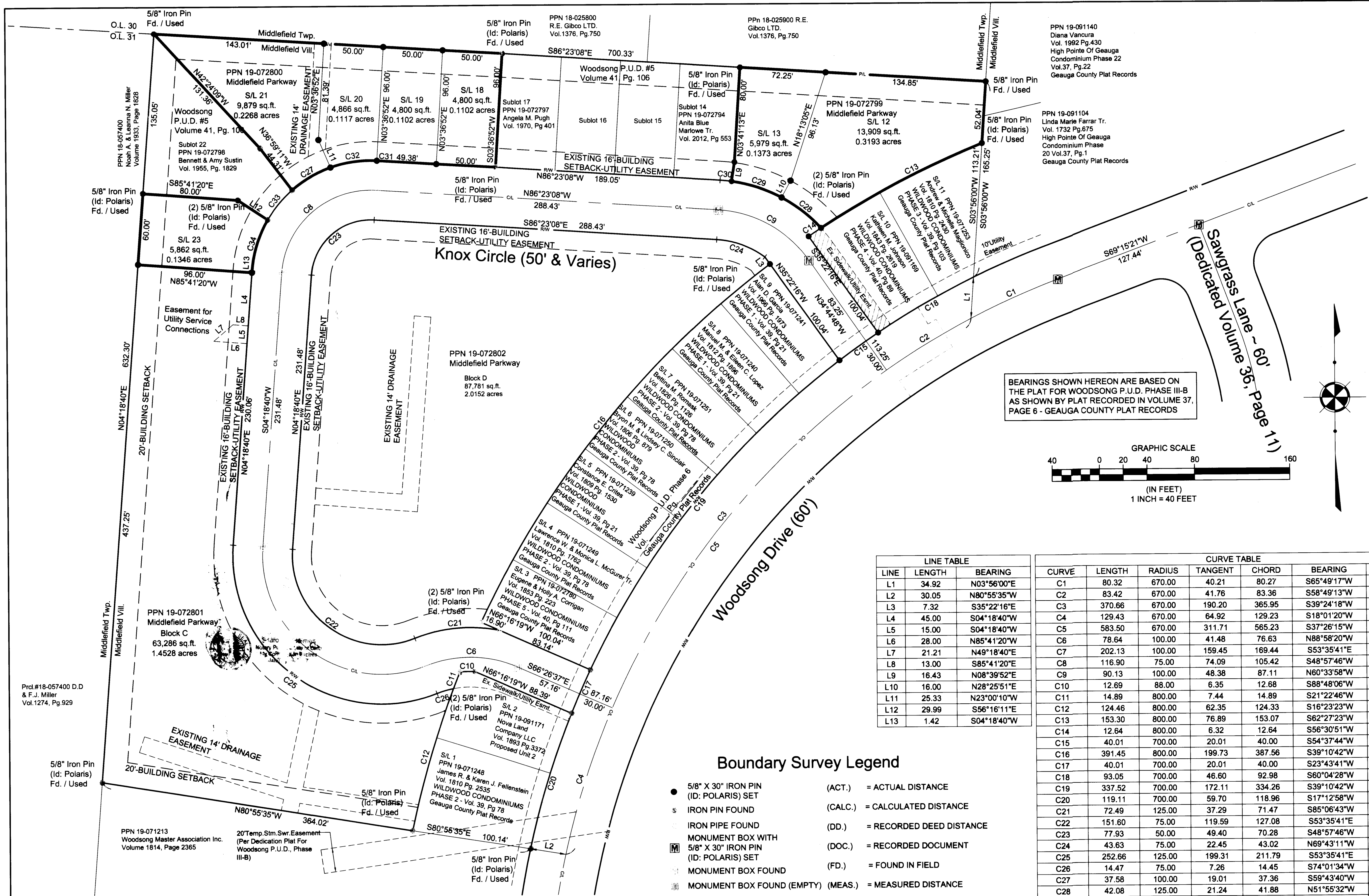
Cover Sheet

CONTRACT No.

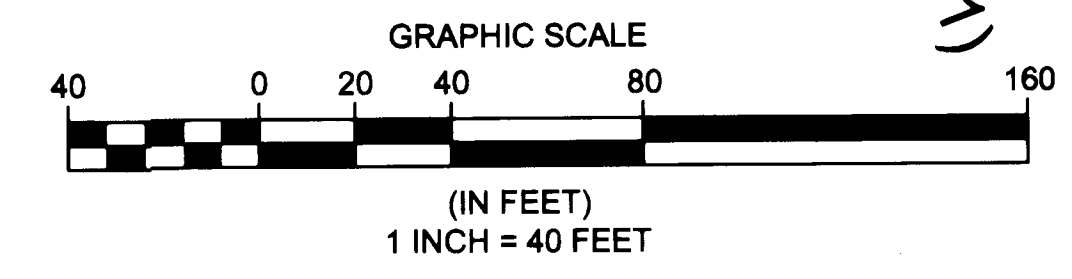
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BEARINGS SHOWN HEREON ARE BASED ON THE PLAT FOR WOODSONG P.U.D. PHASE III-B AS SHOWN BY PLAT RECORDED IN VOLUME 37, PAGE 6 - GEAGA COUNTY PLAT RECORDS



LINE	LENGTH	BEARING
L1	34.92	N03°56'00"E
L2	30.05	N80°55'35"W
L3	7.32	S35°22'16"E
L4	45.00	S04°18'40"W
L5	15.00	S04°18'40"W
L6	28.00	N85°41'20"W
L7	21.21	N49°18'40"E
L8	13.00	S85°41'20"E
L9	16.43	N08°39'52"E
L10	16.00	N28°25'51"E
L11	25.33	N23°00'10"W
L12	29.99	S56°16'11"E
L13	1.42	S04°18'40"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	80.32	670.00	40.21	80.27	S65°49'17"W	6°52'08"
C2	83.42	670.00	41.76	83.36	S58°49'13"W	7°08'01"
C3	370.66	670.00	190.20	365.95	S39°24'18"W	31°41'50"
C4	129.43	670.00	64.92	129.23	S18°01'20"W	11°04'05"
C5	583.50	670.00	311.71	565.23	S37°26'15"W	49°53'55"
C6	78.64	100.00	41.48	76.63	N88°58'20"W	45°03'25"
C7	202.13	100.00	159.45	169.44	S53°35'41"E	115°48'42"
C8	116.90	75.00	74.09	105.42	S48°57'46"W	89°18'12"
C9	90.13	100.00	48.38	87.11	N60°33'58"W	51°38'21"
C10	12.69	88.00	6.35	12.68	S88°48'06"W	8°15'38"
C11	14.89	800.00	7.44	14.89	S21°22'46"W	1°03'58"
C12	124.46	800.00	62.35	124.33	S16°23'23"W	8°54'49"
C13	153.30	800.00	76.89	153.07	S62°27'23"W	10°58'45"
C14	12.64	800.00	6.32	12.64	S56°30'51"W	0°54'20"
C15	40.01	700.00	20.01	40.00	S54°37'44"W	3°16'28"
C16	391.45	800.00	199.73	387.56	S39°10'42"W	28°02'09"
C17	40.01	700.00	20.01	40.00	S23°43'41"W	3°16'28"
C18	93.05	700.00	46.60	92.98	S60°04'28"W	7°36'59"
C19	337.52	700.00	172.11	334.26	S39°10'42"W	27°37'35"
C20	119.11	700.00	59.70	118.96	S17°12'58"W	9°44'56"
C21	72.49	125.00	37.29	71.47	S85°06'43"W	33°13'30"
C22	151.60	75.00	119.59	127.08	S53°35'41"E	115°48'42"
C23	77.93	50.00	49.40	70.28	S48°57'46"W	89°18'12"
C24	43.63	75.00	22.45	43.02	N69°43'11"W	33°19'54"
C25	252.66	125.00	199.31	211.79	S53°35'41"E	115°48'42"
C26	14.47	75.00	7.26	14.45	S74°01'34"W	11°03'13"
C27	37.58	100.00	19.01	37.36	S59°43'40"W	21°31'49"
C28	42.08	125.00	21.24	41.88	N51°55'32"W	19°17'13"
C29	44.51	125.00	22.49	44.28	N71°46'14"W	20°24'10"
C30	9.63	125.00	4.82	9.63	N84°10'44"W	4°24'49"
C31	0.62	100.00	0.31	0.62	N86°33'44"W	0°21'13"
C32	39.74	100.00	20.13	39.48	S81°52'37"W	22°46'04"
C33	32.54	100.00	16.41	32.40	S39°38'28"W	18°38'37"
C34	45.39	100.00	23.09	45.00	S17°18'55"W	26°00'29"

Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET (ACT.) = ACTUAL DISTANCE
- ⊕ IRON PIN FOUND (CALC.) = CALCULATED DISTANCE
- ⊖ IRON PIPE FOUND (DD.) = RECORDED DEED DISTANCE
- Ⓜ MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET (DOC.) = RECORDED DOCUMENT
- ⊖ MONUMENT BOX FOUND (EMPTY) (FD.) = FOUND IN FIELD
- ⊖ MONUMENT BOX FOUND (EMPTY) (MEAS.) = MEASURED DISTANCE
- ⚠ SURVEY MARKER NAIL SET (OBS.) = OBSERVED DISTANCE
- ⊖ SURVEY MARKER NAIL FOUND (RP) = RECORDED PLAT
- Ⓜ STONE FOUND (P.P.N.) = PERMANENT PARCEL NUMBER
- ⊖ DRILL HOLE SET (REC.) = RECORD DISTANCE
- ⊖ DRILL HOLE FOUND

REV. No.	DATE	BY	DATE
			06/28/2016

SCALE: HOR. 1"=40'
VERT. 1"=40'

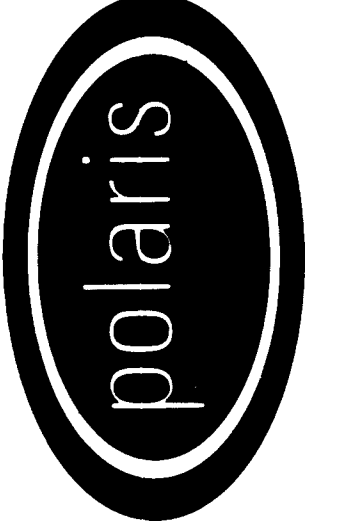
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V.42 P.56

Woodsong P.U.D. Phase 6

Village of Middlefield - Geauga County - Ohio

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34800 CHARBON ROAD - SUITE D
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Plat Sheet

CONTRACT No.

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