# McKNIGHT PARK SUBDIVISION
# REPLAT OF SUBLOT 192, PARKING AREA (BLOCK "P"), AND A 14' ALLEY
## (PLAT BOOK 36, PAGES 8-11)

SITUATED IN THE TOWNSHIP OF SPRINGFIELD, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 4, TRACT 6 AND PART OF TRACT 7.

**LOT 192-R: 0.1505 ACRES**
**BLOCK P-R: 0.2375 ACRES**
**TOTAL: 0.3880 ACRES**

**AUGUST 22, 2011**

**TAX MAP DEPARTMENT**

WE, THE UNDERSIGNED OWNERS AND HOLDERS OF LIENS AND OTHER INTERESTS IN AND TO THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE REPLAT OF SUBLOT 192, THE REPLAT OF THE PARKING AREA (BLOCK "P") AND A 14 FEET WIDE ALLEY SHOWN ON THIS PLAT AND DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED. WE FURTHER CERTIFY THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AGAINST THE LAND, OWNED BY US, CONTAINED IN THE REPLAT.

OWNERS & LIENHOLDERS

SPRINGFIELD TOWNSHIP

TRUSTEE: _____
PRINT NAME:

TRUSTEE: _____
PRINT NAME:

TRUSTEE: _____
PRINT NAME:

WITNESSESS

PRINT NAME: _____
PRINT NAME: _____
PRINT NAME: _____
PRINT NAME: _____
PRINT NAME: _____
PRINT NAME: _____
PRINT NAME: _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO )
SUMMIT COUNTY ) SS

BEFORE ME, A NOTARY PUBLIC IN SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED PERSONS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

NOTARY SEAL

WE, THE UNDERSIGNED OWNERS AND HOLDERS OF LIENS AND OTHER INTERESTS IN AND TO THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE REPLAT OF SUBLOT 192, THE REPLAT OF THE PARKING AREA (BLOCK "P") AND A 14 FEET WIDE ALLEY SHOWN ON THIS PLAT AND DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED. WE FURTHER CERTIFY THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AGAINST THE LAND, OWNED BY US, CONTAINED IN THE REPLAT.

OWNERS & LIENHOLDERS

LEONARD A. ROBERTS

LAURA A. ROBERTS

WITNESSESS

PRINT NAME: _____
PRINT NAME: _____
PRINT NAME: _____
PRINT NAME: _____

CERTIFICATE OF NOTARY PUBLIC

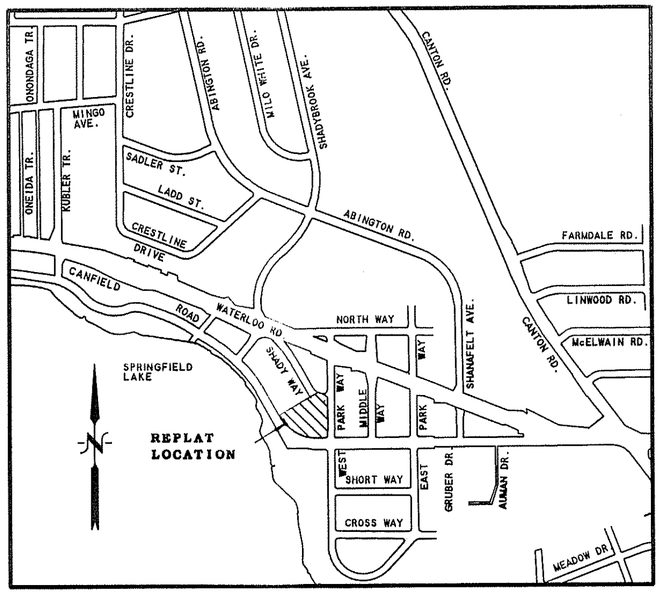
STATE OF OHIO )
SUMMIT COUNTY ) SS

BEFORE ME, A NOTARY PUBLIC IN SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED PERSONS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

NOTARY SEAL




**LOCATION MAP**
NOT TO SCALE

**SPRINGFIELD TOWNSHIP**

APPROVED BY THE SPRINGFIELD TOWNSHIP ZONING INSPECTOR THIS _____ DAY OF _____, 20___

ZONING INSPECTOR PRINT NAME

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 PURSUANT TO CHAPTER 6137 OF THE OHIO REVISED CODE.


GARY L. PHILLIPS & ASSOCIATES, INC.
2165 EASTWOOD AVENUE
AKRON, OHIO 44305-2120
1-(330)-733-1116


I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED FOR THE REPLATTING SHOWN HEREIN AND THAT I HAVE FOUND OR SET IRON PINS SHOWN ON THIS PLAT.

Gary L. Phillips 2-27-12
GARY L. PHILLIPS, REGISTERED SURVEYOR NO. 7189 DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO )
SUMMIT COUNTY ) SS

BEFORE ME, A NOTARY PUBLIC IN SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED PERSONS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AKRON, OHIO THIS 27 DAY OF February 2012.

NOTARY PUBLIC Teresa Grayboal

MY COMMISSION EXPIRES 4-13-2015

NOTARY SEAL

NOTARIAL SEAL
STATE OF OHIO

Teresa Grayboal
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 04/13/2015

**COUNTY OF SUMMIT**

APPROVED BY ORDINANCE NO. _____ OF THE COUNTY OF SUMMIT ENACTED THIS _____ DAY OF _____, 20___

COUNCIL PRESIDENT PRINT NAME

CLERK PRINT NAME

APPROVED BY THE EXECUTIVE OF THE COUNTY OF SUMMIT THIS _____ DAY OF _____, 20___

COUNTY EXECUTIVE PRINT NAME

APPROVED BY THE ENGINEER OF THE COUNTY OF SUMMIT THIS _____ DAY OF _____, 20___

COUNTY ENGINEER PRINT NAME

APPROVED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20___

CHAIRMAN PRINT NAME

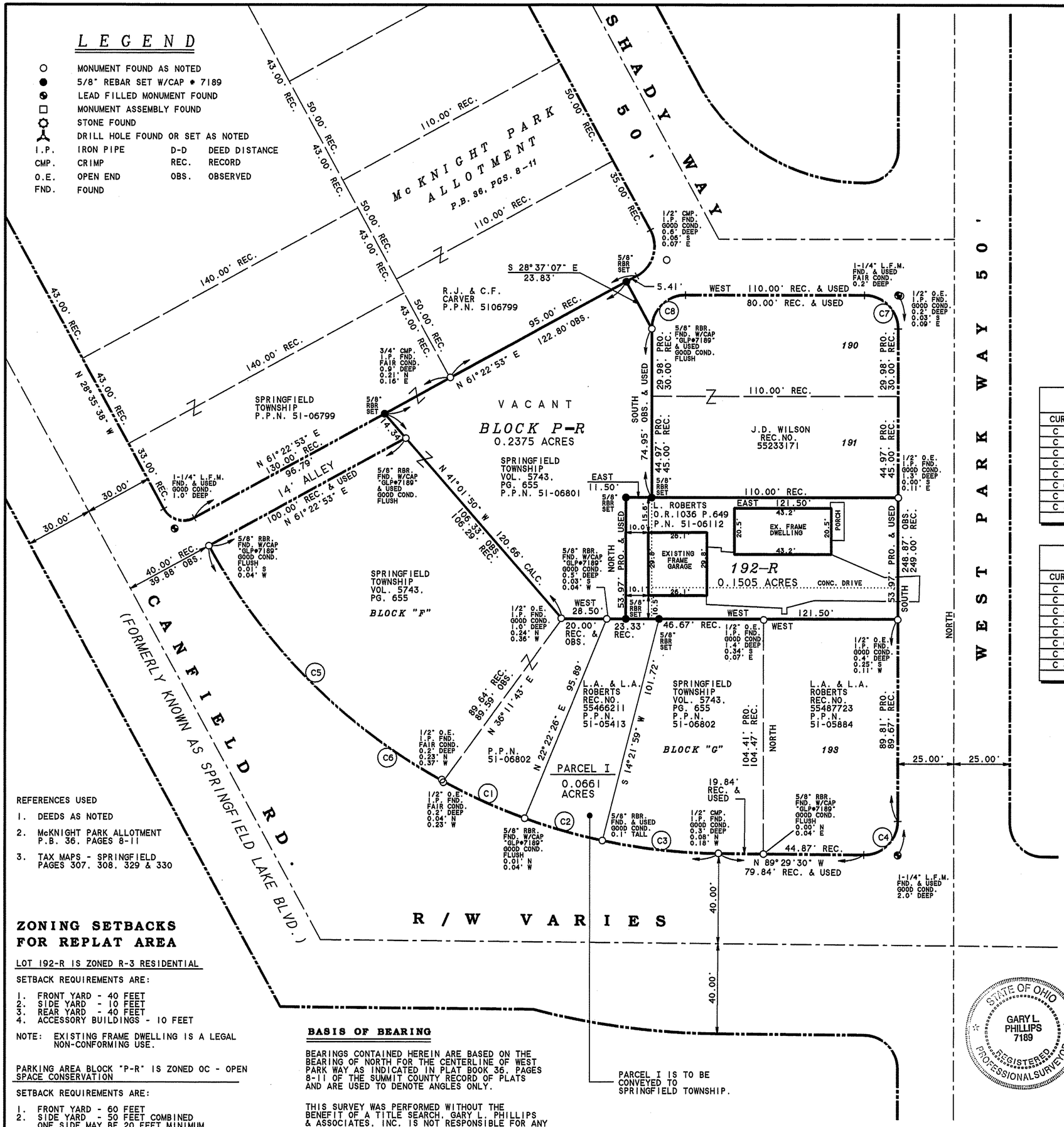
SECRETARY PRINT NAME

| AUDITOR'S STAMP | RECORDER'S STAMP |
|---|---|
| | |

## LEGEND

- ○ MONUMENT FOUND AS NOTED
- ● 5/8" REBAR SET W/CAP # 7189
- ◕ LEAD FILLED MONUMENT FOUND
- □ MONUMENT ASSEMBLY FOUND
- ⌬ STONE FOUND
- DRILL HOLE FOUND OR SET AS NOTED

| | | | |
|---|---|---|---|
| I.P. | IRON PIPE | D-D | DEED DISTANCE |
| CMP. | CRIMP | REC. | RECORD |
| O.E. | OPEN END | OBS. | OBSERVED |
| FND. | FOUND | | |




**SITUATED IN THE TOWNSHIP OF SPRINGFIELD, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING ALL OF LOT 192, PART OF BLOCK "G", PART OF THE PARKING AREA BLOCK "P" AND A 14' ALLEY OF THE McKNIGHT PARK SUBDIVISION PLAT BOOK 36, PAGES 8 - 11 OF THE SUMMIT COUNTY RECORD OF PLATS**

0 15 30 60
SCALE IN FEET: 1" - 30'

| AREA SUMMARY | | | |
|---|---|---|---|
| | LOT 192-R | BLOCK P-R | TOTAL AREA |
| IN-R/W | 0.0000 ACRES | 0.0000 ACRES | 0.0000 ACRES |
| IN-LOT | 0.1505 ACRES | 0.2375 ACRES | 0.3880 ACRES |
| TOTAL | 0.1505 ACRES | 0.2375 ACRES | 0.3880 ACRES |

### RECORD CURVE DATA

| CURVE | DELTA ANGLE | RADIUS | ARC | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C 1 | | 262.09' | 23.89' | | | |
| C 2 | | 262.09' | 36.00' | | 35.97' | N 74°05'15" W |
| C 3 | | 262.09' | 52.47' | | | |
| C 4 | 90°30'30" | 15.00' | 23.89' | 15.13' | 21.31' | |
| C 5 | 32°41'29" | 262.09' | | | 147.96' | N 45°00'44.5" W |
| C 6 | 60°52'30" | 262.09' | 278.46' | 154.00' | 256.56' | N 59°03'15" W |
| C 7 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | |
| C 8 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | |
| | | | | | | |

### OBSERVED CURVE DATA

| CURVE | DELTA ANGLE | RADIUS | ARC | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C 1 | 08°44'06" | 262.09' | 39.96' | 20.02' | 39.92' | N 65°47'01" W |
| C 2 | 07°52'12" | 262.09' | 36.00' | 18.03' | 35.97' | N 74°05'10" W |
| C 3 | 11°28'14" | 262.09' | 52.47' | 26.32' | 52.38' | N 83°45'23" W |
| C 4 | 90°30'30" | 15.00' | 23.70' | 15.13' | 21.31' | S 45°15'15" W |
| C 5 | 32°47'51" | 262.09' | 150.03' | 77.13' | 147.99' | N 45°01'03" W |
| C 6 | 60°52'23" | 262.09' | 278.45' | 153.99' | 265.54' | N 59°03'18" W |
| C 7 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | S 45°00'00" E |
| C 8 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | N 45°00'00" E |
| | | | | | | |

### COUNTY OF SUMMIT

APPROVED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20 __

_____ CHAIRMAN PRINT NAME

_____ SECRETARY PRINT NAME

### SPRINGFIELD TOWNSHIP

APPROVED BY THE SPRINGFIELD TOWNSHIP ZONING INSPECTOR THIS _____ DAY OF _____, 20 __

_____ ZONING INSPECTOR PRINT NAME

STATE OF OHIO
GARY L PHILLIPS 7189
REGISTERED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED FOR THE REPLATTING SHOWN HEREIN AND THAT I HAVE FOUND OR SET IRON PINS SHOWN ON THIS PLAT.

Gary L Phillips 2-27-12

GARY L. PHILLIPS, REGISTERED SURVEYOR NO. 7189 DATE

REFERENCES USED

1. DEEDS AS NOTED
2. McKNIGHT PARK ALLOTMENT P.B. 36, PAGES 8-11
3. TAX MAPS - SPRINGFIELD PAGES 307, 308, 329 & 330

### ZONING SETBACKS FOR REPLAT AREA

LOT 192-R IS ZONED R-3 RESIDENTIAL

SETBACK REQUIREMENTS ARE:

1. FRONT YARD - 40 FEET
2. SIDE YARD - 10 FEET
3. REAR YARD - 40 FEET
4. ACCESSORY BUILDINGS - 10 FEET

NOTE: EXISTING FRAME DWELLING IS A LEGAL NON-CONFORMING USE.

PARKING AREA BLOCK "P-R" IS ZONED OC - OPEN SPACE CONSERVATION

SETBACK REQUIREMENTS ARE:

1. FRONT YARD - 60 FEET
2. SIDE YARD - 50 FEET COMBINED ONE SIDE MAY BE 20 FEET MINIMUM
3. REAR YARD - 50 FEET

### BASIS OF BEARING

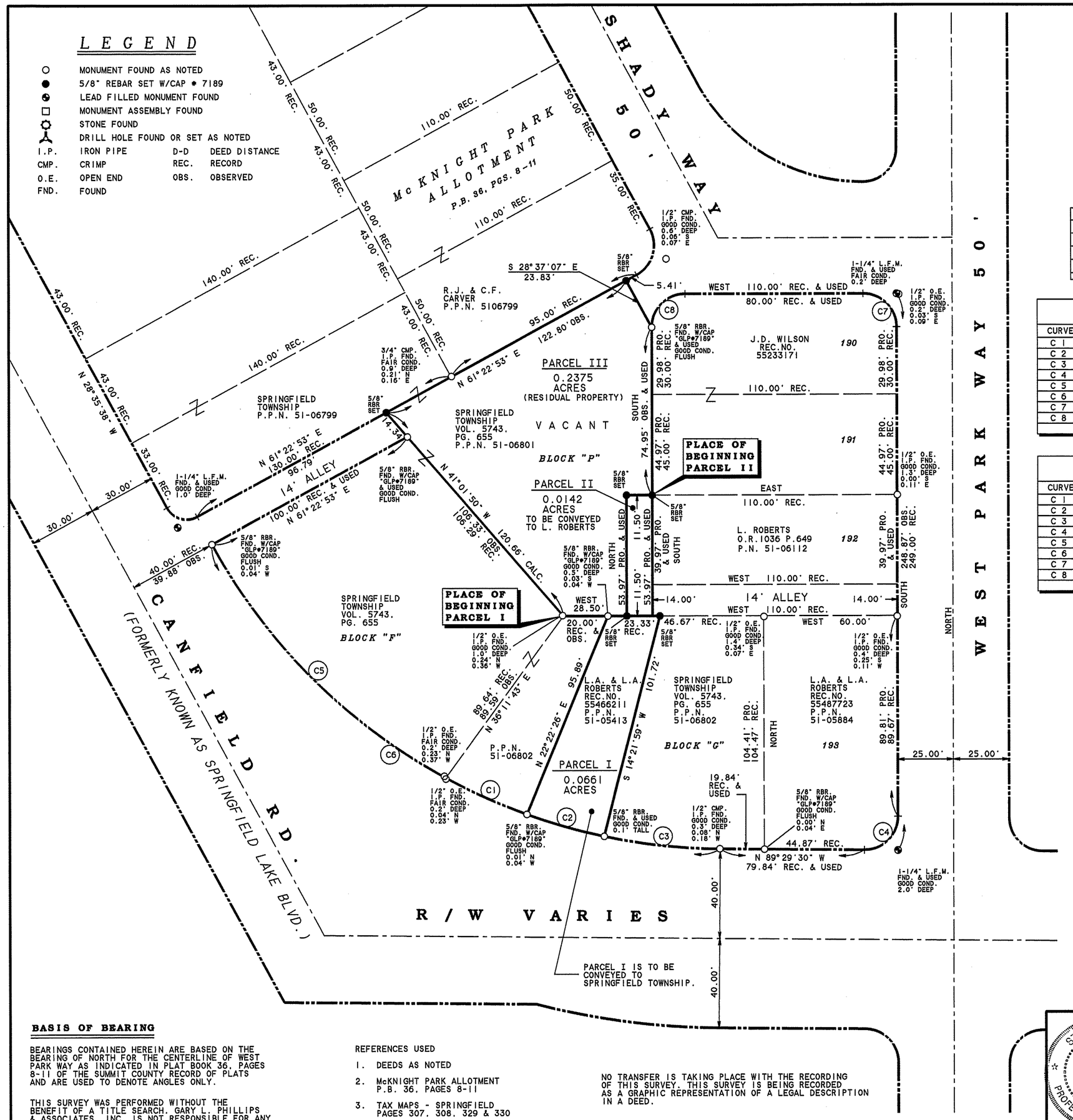
BEARINGS CONTAINED HEREIN ARE BASED ON THE BEARING OF NORTH FOR THE CENTERLINE OF WEST PARK WAY AS INDICATED IN PLAT BOOK 36, PAGES 8-11 OF THE SUMMIT COUNTY RECORD OF PLATS AND ARE USED TO DENOTE ANGLES ONLY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. GARY L. PHILLIPS & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ANY EASEMENTS OR ENCUMBRANCES A TITLE SEARCH MAY DISCLOSE.

PARCEL I IS TO BE CONVEYED TO SPRINGFIELD TOWNSHIP.

**McKNIGHT PARK SUBDIVISION REPLAT SHEET 2 OF 2**

C-837 A




SITUATED IN THE TOWNSHIP OF SPRINGFIELD, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF BLOCK "G", AND PART OF THE PARKING AREA BLOCK "P" OF THE McKNIGHT PARK SUBDIVISION PLAT BOOK 36, PAGES 8 - 11 OF THE SUMMIT COUNTY RECORD OF PLATS

0 15 30 60
SCALE IN FEET: 1" = 30'

| AREA SUMMARY | | | | |
|---|---|---|---|---|
| | PARCEL I | PARCEL II | PARCEL III | TOTAL |
| IN-R/W | 0.0000 ACRES | 0.0000 ACRES | 0.0000 ACRES | 0.0000 ACRES |
| IN-LOT | 0.0661 ACRES | 0.0142 ACRES | 0.2375 ACRES | 0.3178 ACRES |
| TOTAL | 0.0661 ACRES | 0.0142 ACRES | 0.2375 ACRES | 0.3178 ACRES |

| RECORD CURVE DATA | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA ANGLE | RADIUS | ARC | TANGENT | CHORD | CHORD BEARING |
| C 1 | | 262.09' | 23.89' | | | |
| C 2 | | 262.09' | 36.00' | | 35.97' | N 74°05'15" W |
| C 3 | | 262.09' | 52.47' | | | |
| C 4 | 90°30'30" | 15.00' | 23.89' | 15.13' | 21.31' | |
| C 5 | 32°41'29" | 262.09' | | | 147.96' | N 45°00'44.5" W |
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| OBSERVED CURVE DATA | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA ANGLE | RADIUS | ARC | TANGENT | CHORD | CHORD BEARING |
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| C 8 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | N 45°00'00" E |

## COUNTY OF SUMMIT

APPROVED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20 __

CHAIRMAN PRINT NAME

SECRETARY PRINT NAME

## SPRINGFIELD TOWNSHIP

APPROVED BY THE SPRINGFIELD TOWNSHIP ZONING INSPECTOR THIS _____ DAY OF _____, 20 __

ZONING INSPECTOR PRINT NAME

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT. THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED FOR THE REPLATTING SHOWN HEREIN AND THAT I HAVE FOUND OR SET IRON PINS SHOWN ON THIS PLAT.

Gary L Phillips 2-27-12

GARY L. PHILLIPS, REGISTERED SURVEYOR NO. 7189 DATE

**BASIS OF BEARING**

BEARINGS CONTAINED HEREIN ARE BASED ON THE BEARING OF NORTH FOR THE CENTERLINE OF WEST PARK WAY AS INDICATED IN PLAT BOOK 36, PAGES 8-11 OF THE SUMMIT COUNTY RECORD OF PLATS AND ARE USED TO DENOTE ANGLES ONLY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. GARY L. PHILLIPS & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ANY EASEMENTS OR ENCUMBRANCES A TITLE SEARCH MAY DISCLOSE.

REFERENCES USED

1. DEEDS AS NOTED
2. McKNIGHT PARK ALLOTMENT P.B. 36, PAGES 8-11
3. TAX MAPS - SPRINGFIELD PAGES 307, 308, 329 & 330

NO TRANSFER IS TAKING PLACE WITH THE RECORDING OF THIS SURVEY. THIS SURVEY IS BEING RECORDED AS A GRAPHIC REPRESENTATION OF A LEGAL DESCRIPTION IN A DEED.

STATE OF OHIO GARY L. PHILLIPS 7189 REGISTERED PROFESSIONAL SURVEYOR

PROJECT: L. ROBERTS SURVEY

TYPE: BOUNDARY AND MINOR SUBDIVISION

GARY L. PHILLIPS & ASSOCIATES, INC.
2165 EASTWOOD AVENUE
AKRON, OHIO 44305
1-(330)-733-1116

| DRW BY: J.M.N. | SCALE: 1" = 30' | PROJ. NO. |
|---|---|---|
| CH'K BY: GLP | DATE: 02/23/2012 | DWG. NO. C - 837 |