

# HEARTRIDGE SUBDIVISION

## TOWNSHIP OF SAGAMORE HILLS COUNTY OF SUMMIT STATE OF OHIO

### LEGAL DESCRIPTION

Sagamore Land Properties, LLC

94.0997 ACRES

Situated in the Township of Sagamore Hills, County of Summit and State of Ohio, and known as being part of Original Northfield Township Lots 7 and 81 also being all of that parcel of land conveyed to Nordonia Hills School District by deed recorded in Reception Number 5481297 of Summit County Records and being bounded as follows:

Begining at 3/4" iron pin placement found on the centerline of Sagamore Road, C.H. Lot at intersection with the centerline of Dunham Road, C.H. 510; Thence along the centerline of Sagamore Rd. S 89°57'10" W a distance of 96.90'; to a 3/4" iron pin placement found at an angle point therein; Thence continuing along the centerline of Sagamore Roads S 89°57'10" W a distance of 728.61' to the northwest corner of land conveyed to Justice A. Bandura by deed recorded in Deed Volume 6855, Page 766 of Summit County Records and the PRINCIPAL PLACE OF BEGINNING of the herein described parcel of land.

Course 1. Thence along the westerly line of land so conveyed to Justice A. Bandura, S 00°02'29" E, passing over the southerly line of Sagamore Road a distance of 36.00', said point being witnessed by a 5/8" iron pin found N74°59' W at a distance of 230.00' to the southwesterly corner thereof and on the northerly line of Sagamore Site Subdivision as recorded in Plat Volume 47, Page 128 of Summit County Records, said point being witnessed by a nail found 0.03' north thereof;

Course 2. Thence along the northerly line of said subdivision, S 89°57'31" W a distance of 133.18' to the northeasterly corner thereof, said point being witnessed by a 3/8" iron pipe found N49°47" W a distance of 0.20' thereto;

Course 3. Thence along the westerly line of said subdivision, S 02°43'49" E a distance of 719.70' to the southwesterly corner thereof, said point being witnessed by a 3 3/4" square iron pin found N89°57'30" W a distance of 0.89' thereto;

Course 4. Thence along the southerly line of said subdivision and continuing along the southerly line of lands formerly conveyed to J.A. Haffner, SR., T113 R4, S 89°59'47" E, passing over a 3/4" iron pipe found at a distance of 171.59', a total distance of 173.06' to the centerline of Dunham Road;

Course 5. Thence along the centerline of Dunham Road, S 07°29'12" E a distance of 196.60' to a 5/8" iron pin found at an angle point therein;

Course 6. Thence continuing along the centerline of Dunham Road, S 16°30'36" E a distance of 387.42' to the northeast corner of lands formerly conveyed to A.L. and H.L. Heiser by deed recorded in Deed Volume 2219, Page 30 of Summit County Records;

Course 7. Thence along the northerly line of said lands formerly conveyed to Heiser, S 83°01'15" W, passing over the westerly line of lands formerly conveyed to V.R. Lalli by deed recorded in Volume 7233, Page #2 of Summit County Records, and the westerly line of High View Acres Subdivision as recorded in Plat Volume 60, Page 5 of Summit County Records S 01°19'40" E a distance of 923.40' to the southwesterly corner of said subdivision, also being on the northerly line of lands formerly conveyed to James S. Ceas by Official Record 113, Page 765 of Summit County Records, said point being witnessed by a 2" concrete-filled iron pipe found 2.63' south thereof;

Course 8. Thence along the westerly line of lands conveyed to Heiser, and continuing along the westerly line of lands formerly conveyed to V.R. Lalli by deed recorded in Volume 7233, Page #2 of Summit County Records, and the westerly line of High View Acres Subdivision as recorded in Plat Volume 60, Page 5 of Summit County Records S 01°19'40" E a distance of 923.40' to the southwesterly corner of said subdivision, also being on the northerly line of lands formerly conveyed to James S. Ceas by Official Record 113, Page 765 of Summit County Records, said point being witnessed by a 2" concrete-filled iron pipe found 2.63' south thereof;

Course 9. Thence along the northerly line of said lands formerly conveyed to Ceas and continuing along the northerly line of Town Park Subdivision as recorded in Plat Cabinet K, Sides 659 of Summit County Records, S 89°29'38" W a distance of 1152.00' to a 5/8" iron pin found at the southwest corner of said Original Lot 71;

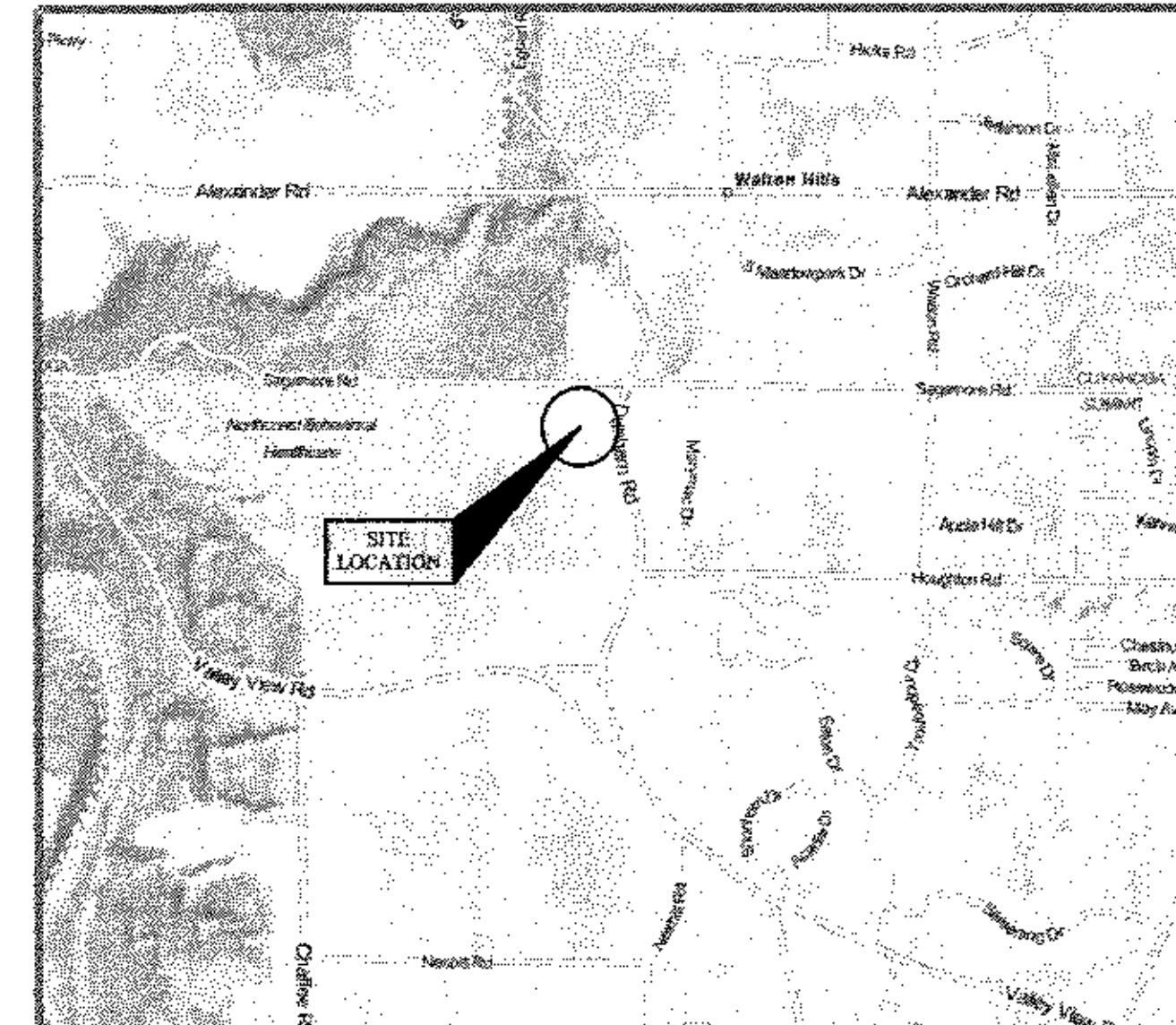
Course 10. Thence along the southerly line of said Original Lot 81, also being the northerly line of lands formerly conveyed to H.J. and I. Dezaikby by deed recorded in Volume 3304, Page 142 of Summit County Records, S 09°28'20" W a distance of 904.06' to a 5/8" iron pin set on the easterly line of lands conveyed to the Cleveland Electric Illuminating Company by deed recorded in Volume 4867, Page 194 of Summit County Records;

Course 11. Thence along the easterly line of said lands conveyed to the Cleveland Electric Illuminating Company, N 01°15'10" W a distance of 1393.78' to a 3/8" iron pin with "D.G. Blaeding Assoc." cap found as an angle point therein;

Course 12. Thence continuing along the easterly line of said lands conveyed to the Cleveland Electric Illuminating Company, N 11°07'51" E a distance of 1220.34' to the centerline of Sagamore Road and the north line of said Original Lot 81;

Course 13. Thence along the centerline of Sagamore Road, N 89°57'14" E a distance of 675.34' to the principal place of beginning, finding an area of 4,098.592 square feet or 94.0907 acres according to a survey by Christopher Dempsey, Professional Surveyor No. 6914, Dempsey Surveying Company, dated August 12, 2014.

Basis of Bearings: Bearings are referenced to Grid North, Ohio State Plane Coordinate System (North Zone), NAD 83 datum.



VICINITY MAP  
NO SCALE

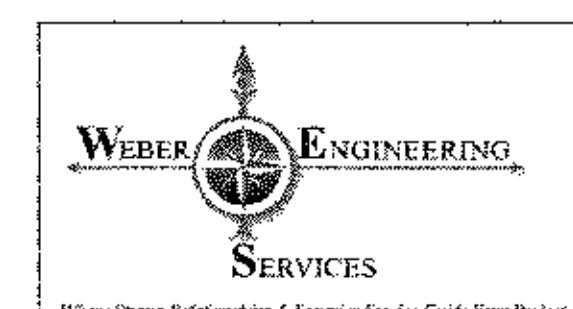


### OWNER

**Sagamore  
Land Properties Inc.**

706 Ravinehill Drive  
Sagamore Hills, OH 44067  
Ph. # (330) 468-2892  
Fax # (330) 468-2892

### ENGINEER



2555 Hartville Rd., Suite B  
Rootstown, OH 44272  
www.WeberEngineeringServices.com  
330-329-2037  
matt@webercivil.com

### INDEX

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### TITLE SHEET

**P-1**

Project No. 2013-218



Reg. No.: 61709

### OWNER:

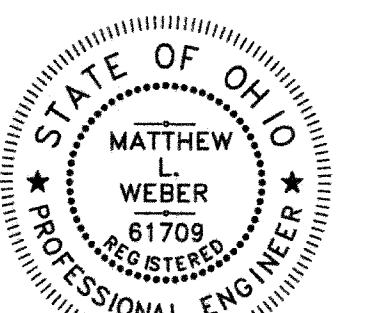
**Sagamore  
Land Properties Inc.**

706 Ravinehill Drive  
Sagamore Hills, OH 44067  
Ph. # (330) 468-2892  
Fax # (330) 468-2892

Issue Date  
02-15-2018  
05-22-2018

**HEARTRIDGE SUBDIVISION  
RESIDENTIAL SUBDIVISION  
HAWTHORN DR. & DUNHAM RD.**





Reg. No.: 61709

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756 Raventail Drive  
Sagamore Hills, OH 44067  
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Fax# (330) 468-2892

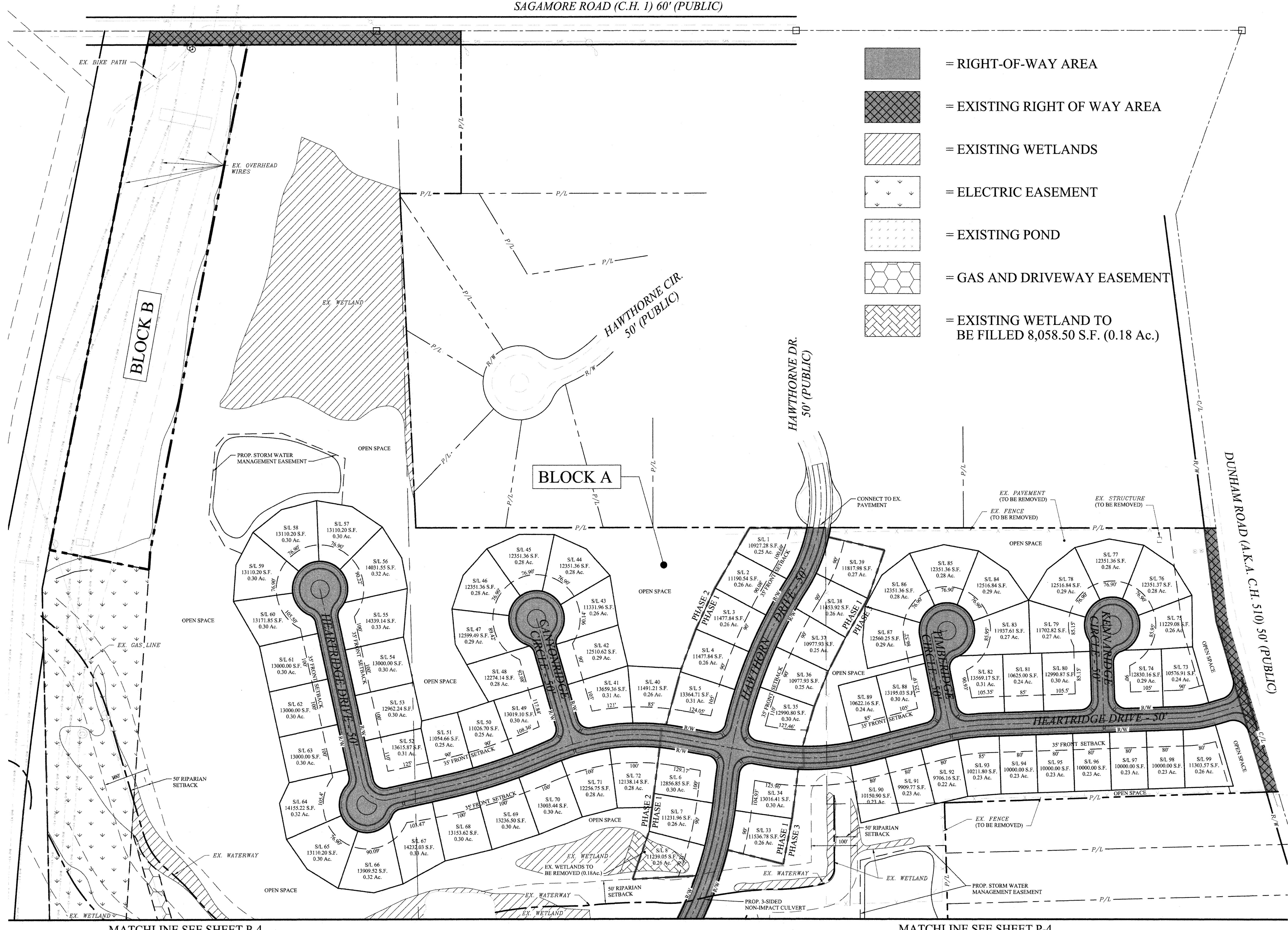
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**HEARTRIDGE SUBDIVISION  
RESIDENTIAL SUBDIVISION  
HAWTHORN DR. & DUNHAM RD.**

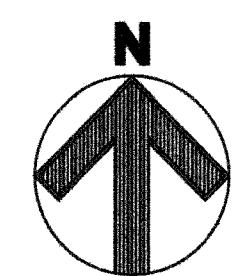
**PRELIMINARY  
DEV. PLAN**

**P-3**

Project No. 2013-218



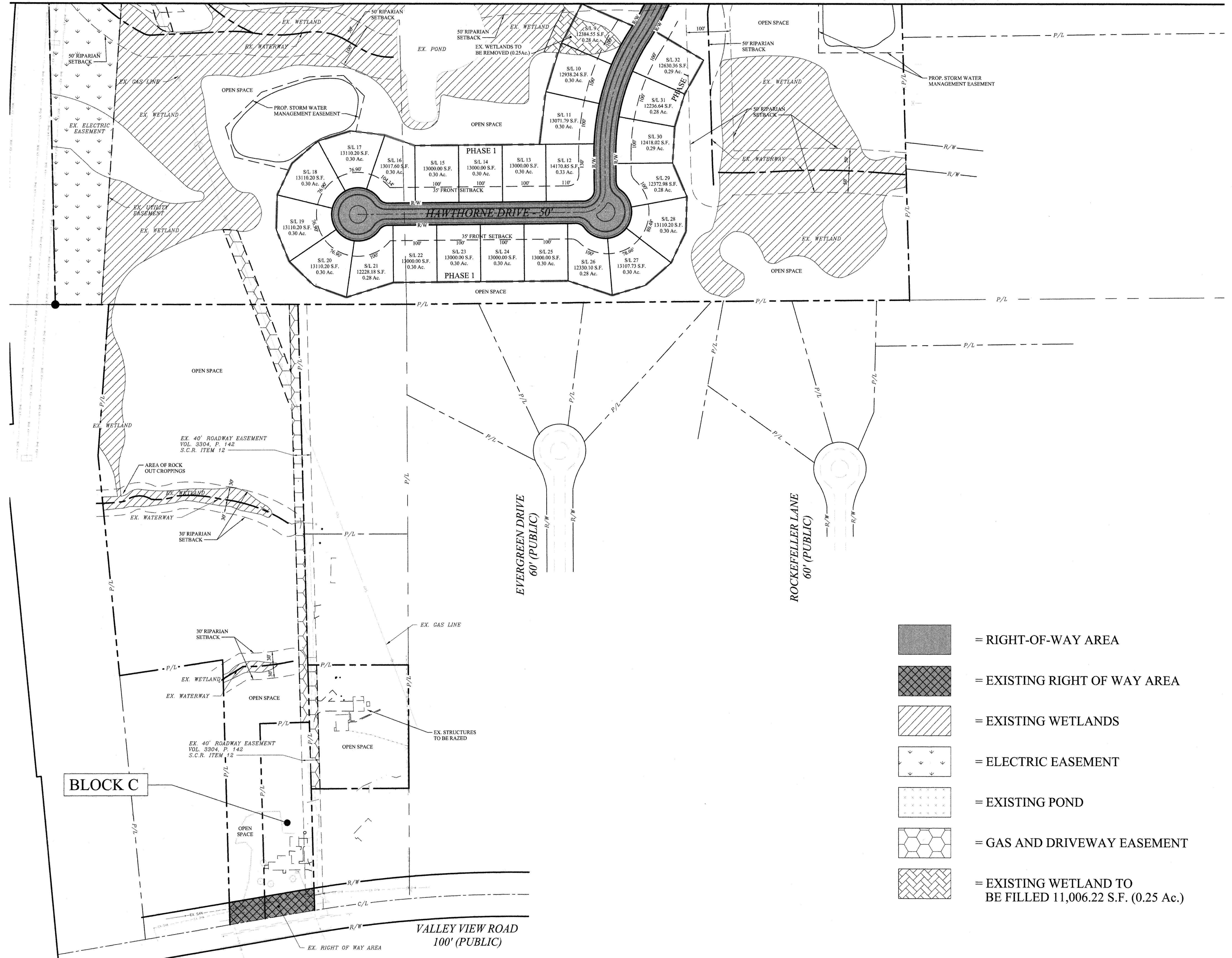
ITALICS TEXT REPRESENTS EXISTING CONDITION  
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



Scale: 1" = 100'

MATCHLINE SEE SHEET P-3

MATCHLINE SEE SHEET P-3



# **PRELIMINARY DEV. PLAN**

P-4

100' Project No. 2013-218

*ITALICS TEXT REPRESENTS EXISTING CONDITION*  
**NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION**

Scale: 1" = 100

Issue Date  
02-15-2018  
05-22-2018

**HEARTRIDGE SUBDIVISION  
RESIDENTIAL SUBDIVISION  
HAWTHORN DR. & DUNHAM RD.**

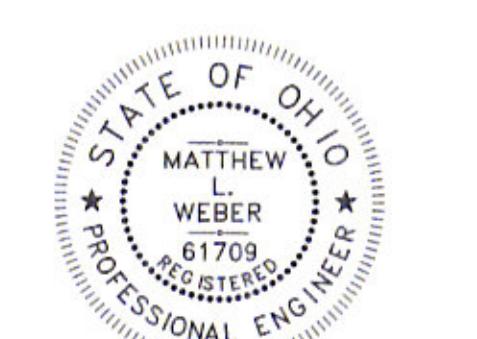
*Long Relationships & Superior Service Guide Your Project*

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756 Ravenhill Drive  
Sagamore Hills, Oh 44067  
Ph.# (330) 468-2892  
Fax# (330) 468-2892



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**Sagamore Land** Properties LLC

756 Raventail Drive  
Sagamore Hills, OH 44067  
Ph# (330) 408-2892  
Fax# (330) 408-2892

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02-15-2018  
05-22-2018

HEART RIDGE SUBDIVISION  
RESIDENTIAL SUBDIVISION  
HAWTHORNE DR. & DUNHAM RD.

**OPEN SPACE EXHIBIT**

**P-5**

Project No. 2013-218

Scale: 1" = 200'



= STORM WATER MANAGEMENT AREA IN OPEN SPACE

= RIGHT-OF-WAY AREA

- AREA IN SUBDIVISION R/W = 302,675.40 S.F. (6.95 Ac.)
- AREA IN DUNHAM RD. R/W = 14,613.79 S.F. (0.34 Ac.)
- AREA IN VALLEY VIEW RD. R/W = 9,818.80 S.F. (0.23 Ac.)
- AREA IN SAGAMORE RD. R/W = 20,349.10 S.F. (0.47 Ac.)

3.25 AC.

6.95 AC.

27.97 AC.

60.85 AC.

14.59 AC.

5.68 AC.

0.98 AC.

= TOTAL AREA IN LOTS

= TOTAL OPEN SPACE AREA

= DESIGNATED WETLANDS IN OPEN SPACE  
(NOT IN EASEMENTS)

= ELECTRIC EASEMENT IN OPEN SPACE

= GAS & DRIVE EASEMENTS IN OPEN SPACE

= EXISTING WATER COURSE

= RIPARIAN SETBACK

**OPEN SPACE CALCULATIONS**

$$60.85 - 14.59 - 5.68 - 0.98 = 39.60 \text{ Ac.}$$

39.60 Ac. OPEN SPACE (PROVIDED)

39.60 Ac. OPEN SPACE (REQUIRED)

BLOCK A = 99.0000 Ac.  
BLOCK B = 5.5359 Ac.  
BLOCK C = 1.0000 Ac.