

TAX MAP DEPARTMENT

# 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.

AUDITOR'S STAMP  
RECORDER'S STAMP

DEMPSEY SURVEYING & CONSULTING, INC.  
2180221131  
2180221131  
2180221131  
CLEVELAND, OH 44106-0000

### 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 LAWN, 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*  
PAUL KARNOW, MEMBER

STATE OF OHIO  
COUNTY OF SUMMIT 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 NORTHFIELD, OH THIS 18 DAY OF MARCH 2021.

11-29-2024  
MY COMMISSION EXPIRES

*Notary Public*  
NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
STATE OF OHIO  
NOTARY PUBLIC STATE OF OHIO  
MY COMMISSION EXPIRES 11-29-2024

### 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*  
PAUL KARNOW, MEMBER

STATE OF OHIO  
COUNTY OF SUMMIT 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.

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NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
STATE OF OHIO  
NOTARY PUBLIC STATE OF OHIO  
MY COMMISSION EXPIRES 11-29-2024

### 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. (I) 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.

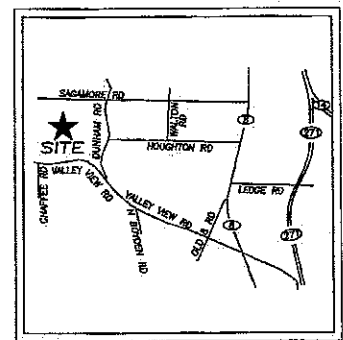
### DRAINAGE MAINTENANCE ASSESSMENT

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: MARCH 11, 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, NORTH HILLS WATER DISTRICT, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS AND THE COUNTY OF SUMMIT (HEREINAFTER REFERRED TO AS THE GRANTEE) 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 GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 THIRTEEN (13) FOOT WATER EASEMENT SHALL BE EXCLUSIVE TO THE NORTH HILLS WATER DISTRICT ONLY EXCEPT FOR OTHER UTILITY ACCESS ABOVE AND BELOW GROUND WHICH WILL CROSS THE EASEMENT PERPENDICULAR TO THE EASEMENT LINE. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWN, 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: <i>Paul Karnow</i>		
PAUL KARNOW, MEMBER		
SPECTRUM CABLE	PRINT NAME	DATE
WINDSTREAM WESTERN RESERVE	PRINT NAME	DATE
DOMINION ENERGY	PRINT NAME	DATE
FIRST ENERGY	PRINT NAME	DATE
NORTH HILLS WATER DISTRICT	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.

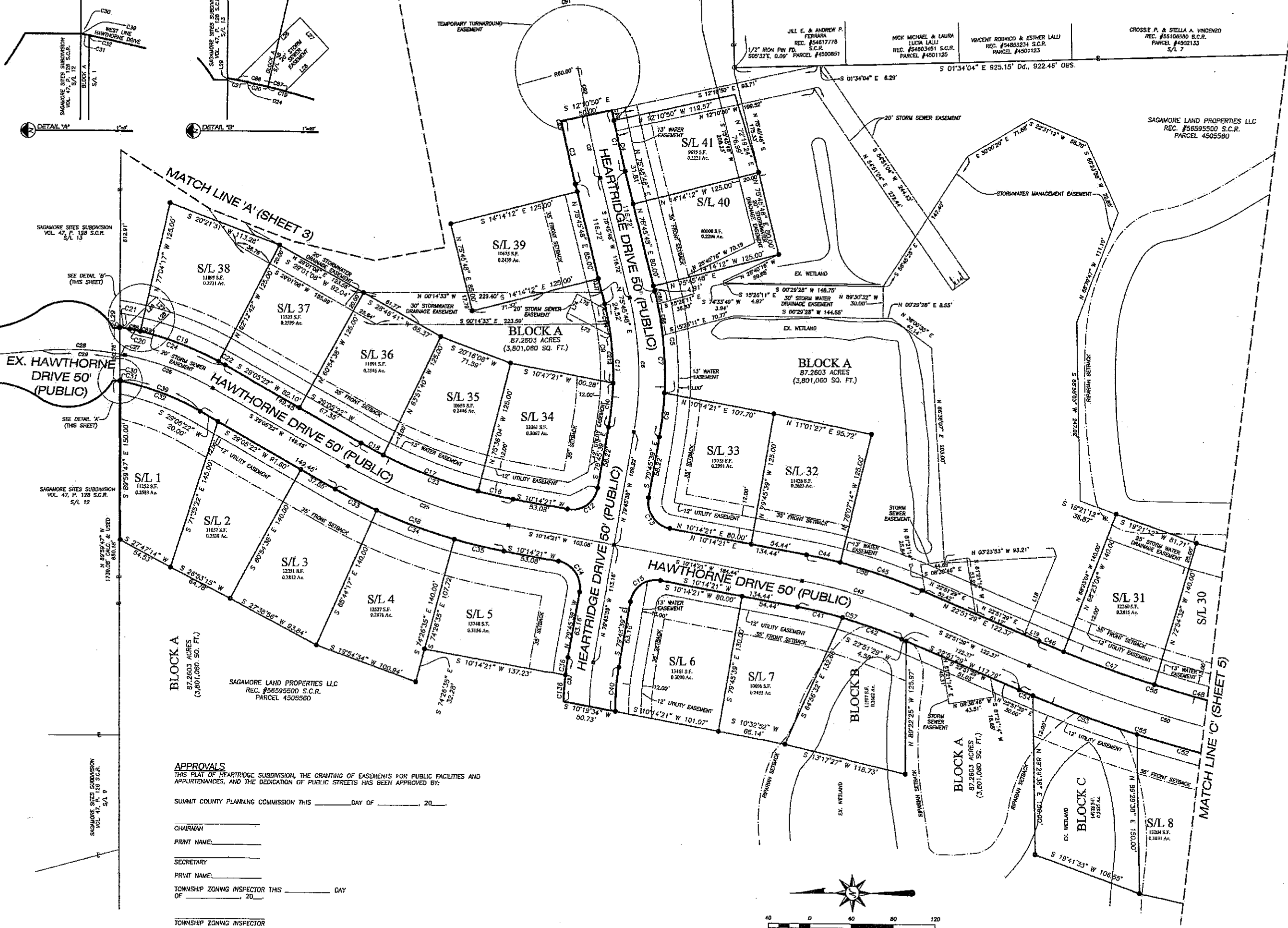
REVISIONS
REV. SCALE
NONE
REV. SCALE
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DATE BY
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CHECKED BY
CLD
DATE OF MAP
Mar. 11, 2021
DATE OF FIELD SURVEY
AUG. 11, 2014
JOB NO.
8505

17





MATCH LINE 'A' (SHEET 3)



**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\_\_

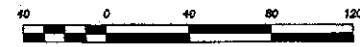
TOWNSHIP ZONING INSPECTOR \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

**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.

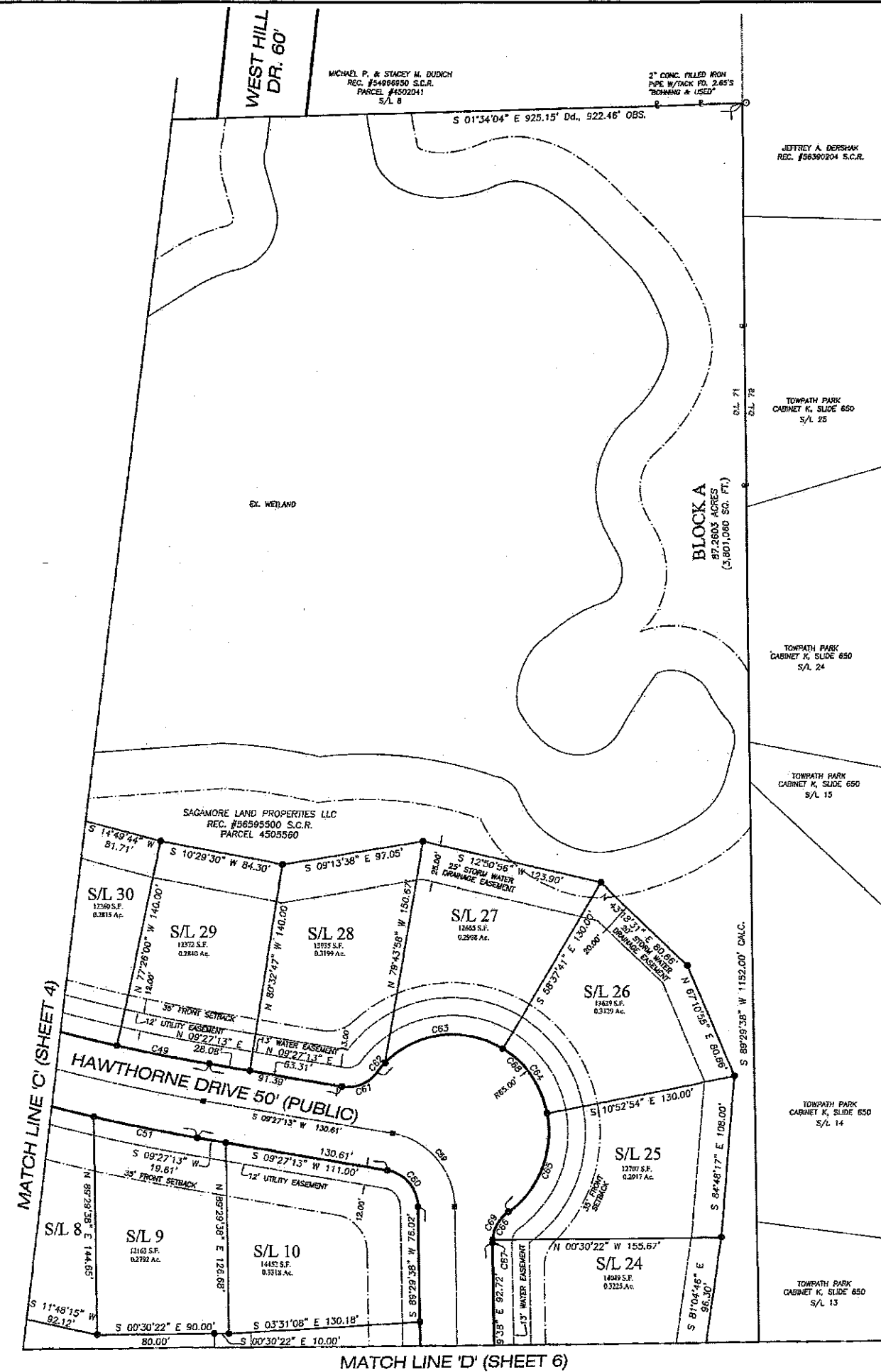
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Drawing File: K:\6500-8999\6500\6505\Plan.dwg Mar 11, 2021 - 2:59pm



SCALE: 1" = 40'



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
C1	S 01°34'04" E	922.46'	C1	S 01°34'04" E	922.46'
C2	S 01°34'04" E	922.46'	C2	S 01°34'04" E	922.46'
C3	S 01°34'04" E	922.46'	C3	S 01°34'04" E	922.46'
C4	S 01°34'04" E	922.46'	C4	S 01°34'04" E	922.46'
C5	S 01°34'04" E	922.46'	C5	S 01°34'04" E	922.46'
C6	S 01°34'04" E	922.46'	C6	S 01°34'04" E	922.46'
C7	S 01°34'04" E	922.46'	C7	S 01°34'04" E	922.46'
C8	S 01°34'04" E	922.46'	C8	S 01°34'04" E	922.46'
C9	S 01°34'04" E	922.46'	C9	S 01°34'04" E	922.46'
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C31	S 01°34'04" E	922.46'	C31	S 01°34'04" E	922.46'
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C52	S 01°34'04" E	922.46'	C52	S 01°34'04" E	922.46'
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C58	S 01°34'04" E	922.46'	C58	S 01°34'04" E	922.46'
C59	S 01°34'04" E	922.46'	C59	S 01°34'04" E	922.46'
C60	S 01°34'04" E	922.46'	C60	S 01°34'04" E	922.46'
C61	S 01°34'04" E	922.46'	C61	S 01°34'04" E	922.46'
C62	S 01°34'04" E	922.46'	C62	S 01°34'04" E	922.46'
C63	S 01°34'04" E	922.46'	C63	S 01°34'04" E	922.46'
C64	S 01°34'04" E	922.46'	C64	S 01°34'04" E	922.46'
C65	S 01°34'04" E	922.46'	C65	S 01°34'04" E	922.46'
C66	S 01°34'04" E	922.46'	C66	S 01°34'04" E	922.46'
C67	S 01°34'04" E	922.46'	C67	S 01°34'04" E	922.46'
C68	S 01°34'04" E	922.46'	C68	S 01°34'04" E	922.46'
C69	S 01°34'04" E	922.46'	C69	S 01°34'04" E	922.46'
C70	S 01°34'04" E	922.46'	C70	S 01°34'04" E	922.46'
C71	S 01°34'04" E	922.46'	C71	S 01°34'04" E	922.46'
C72	S 01°34'04" E	922.46'	C72	S 01°34'04" E	922.46'
C73	S 01°34'04" E	922.46'	C73	S 01°34'04" E	922.46'
C74	S 01°34'04" E	922.46'	C74	S 01°34'04" E	922.46'
C75	S 01°34'04" E	922.46'	C75	S 01°34'04" E	922.46'
C76	S 01°34'04" E	922.46'	C76	S 01°34'04" E	922.46'
C77	S 01°34'04" E	922.46'	C77	S 01°34'04" E	922.46'
C78	S 01°34'04" E	922.46'	C78	S 01°34'04" E	922.46'
C79	S 01°34'04" E	922.46'	C79	S 01°34'04" E	922.46'
C80	S 01°34'04" E	922.46'	C80	S 01°34'04" E	922.46'
C81	S 01°34'04" E	922.46'	C81	S 01°34'04" E	922.46'
C82	S 01°34'04" E	922.46'	C82	S 01°34'04" E	922.46'
C83	S 01°34'04" E	922.46'	C83	S 01°34'04" E	922.46'
C84	S 01°34'04" E	922.46'	C84	S 01°34'04" E	922.46'
C85	S 01°34'04" E	922.46'	C85	S 01°34'04" E	922.46'
C86	S 01°34'04" E	922.46'	C86	S 01°34'04" E	922.46'
C87	S 01°34'04" E	922.46'	C87	S 01°34'04" E	922.46'
C88	S 01°34'04" E	922.46'	C88	S 01°34'04" E	922.46'
C89	S 01°34'04" E	922.46'	C89	S 01°34'04" E	922.46'
C90	S 01°34'04" E	922.46'	C90	S 01°34'04" E	922.46'
C91	S 01°34'04" E	922.46'	C91	S 01°34'04" E	922.46'
C92	S 01°34'04" E	922.46'	C92	S 01°34'04" E	922.46'
C93	S 01°34'04" E	922.46'	C93	S 01°34'04" E	922.46'
C94	S 01°34'04" E	922.46'	C94	S 01°34'04" E	922.46'
C95	S 01°34'04" E	922.46'	C95	S 01°34'04" E	922.46'
C96	S 01°34'04" E	922.46'	C96	S 01°34'04" E	922.46'
C97	S 01°34'04" E	922.46'	C97	S 01°34'04" E	922.46'
C98	S 01°34'04" E	922.46'	C98	S 01°34'04" E	922.46'
C99	S 01°34'04" E	922.46'	C99	S 01°34'04" E	922.46'
C100	S 01°34'04" E	922.46'	C100	S 01°34'04" E	922.46'

**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: \_\_\_\_\_

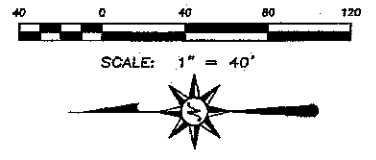
TOWNSHIP ZONING INSPECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TOWNSHIP ZONING INSPECTOR \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

DATE OF PLAN: Mar. 11, 2021  
 DATE OF FIELD SURVEY: AUG. 11, 2014  
 SHEET: 57

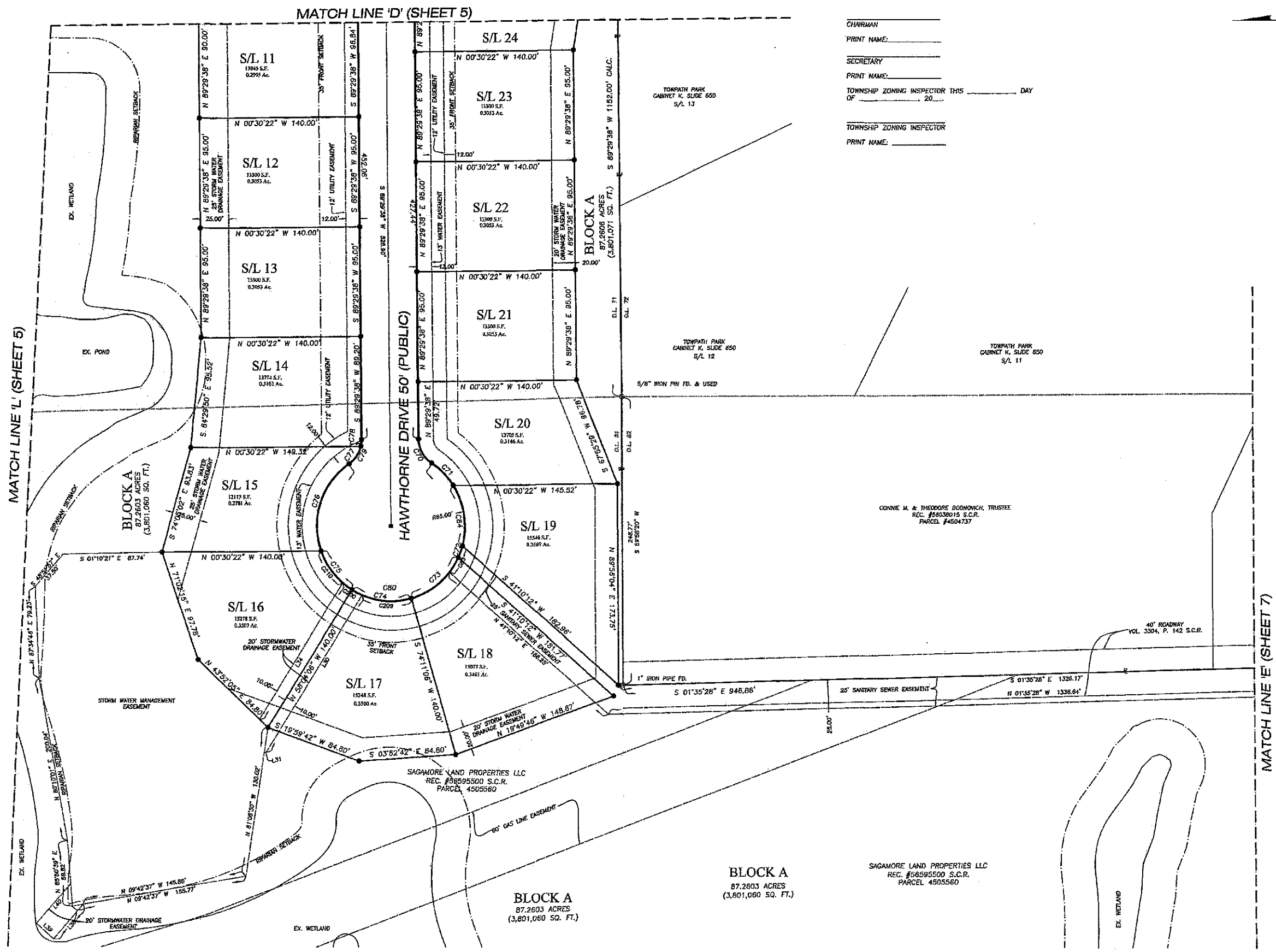
HEARTRIDGE SUBDIVISION PHASE 1  
 SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT  
 AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL  
 NORTHFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.

**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: \_\_\_\_\_



**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.

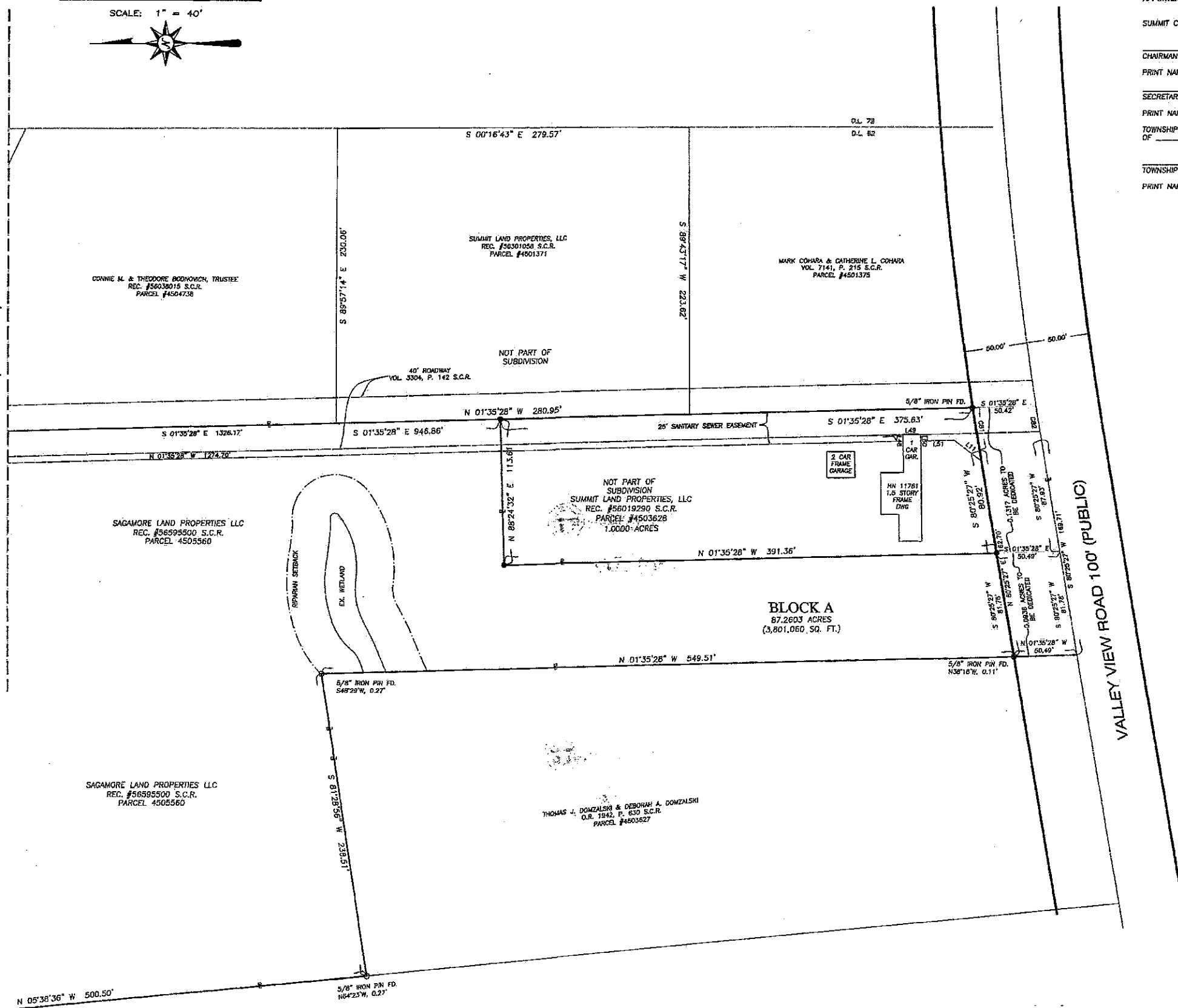
DATE	REVISIONS
	NO. OF SHEETS
	1" = 40'
	NO. OF SHEETS
	NONE
	DRAWN BY
	MS
	CHECKED BY
	CJD
	DATE OF PLAN
	Mar. 11, 2021
	DATE OF FIELD SURVEY
	AUG. 11, 2014
	JOB NO.
	8505

0 40 80 120

SCALE: 1" = 40'



MATCH LINE 'E' (SHEET 6)



APPROVALS

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

SUMMIT COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

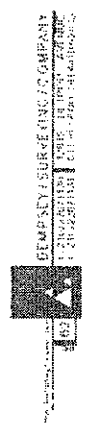
SECRETARY \_\_\_\_\_

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
	NO. 1
	NO. 2
	NO. 3
	NO. 4
	NO. 5
	NO. 6
	NO. 7
	NO. 8
	NO. 9
	NO. 10

DATE OF MAP

Mor. 11, 2021

DATE OF FIELD SURVEY

AUG. 11, 2014

JOB NO.

8505

SHEET

77

Drawing File: R:\6500-8592\6505\6505 Prod.dwg Mar 11, 2021 - 2:53pm

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