

# PARK CENTER COMMONS

CREATING WADSWORTH CITY LOTS 9850, 9851, 9852, 9853, & 9854 AND  
DEDICATING PUBLIC ROADWAY

BEING A REPLAT OF ALL OF WADSWORTH CITY LOTS 5106, 9839 AND 9849 AND  
CREATING NEW PUBLIC STREET LAVERN DRIVE AND THE EXTENSIONS OF  
SMOKERISE DRIVE AND PARK CENTRE DRIVE

SITUATED IN THE CITY OF WADSWORTH, COUNTY OF MEDINA, STATE OF OHIO

LEWIS LAND PROFESSIONALS, INC

CIVIL ENGINEERS & SURVEYORS

## ACCEPTANCE

I, Wadsworth Farms LLC, owner of Wadsworth City Lot No. 9849 hereby accept this plat and subdivision to be my free act and deed. I do hereby dedicate to public use forever the street dedication shown in yellow and easements shown in green and do acknowledge this to be my free act and deed. I hereby certify that there are no assessments against the lands shown hereon and that there are no delinquent taxes for said lands.

 5/27/16  
Sean Leatherman, Representative - Wadsworth Farms LLC,  
Wadsworth City Lot 9849

State of Ohio  
Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named Sean Leatherman who acknowledged the making of the foregoing instrument and the signing of this plat to be their free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at Wadsworth, Ohio, this day 27<sup>th</sup> of May, 2016.




Sandra Fallow  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
October 02, 2016  
Recorded in  
Medina County

  
Notary Public

--See Sheet 2 for additional Acceptance

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set as shown.

 DATE: 4/15/2016  
JOSEPH A. GORSDON REG. OHIO SURVEYOR NO. S-8329



## RIGHT-OF-WAY DEDICATION AREAS

WADSWORTH CITY LOT 9839 - CITY OF WADSWORTH = 0.1962 ACRES  
WADSWORTH CITY LOT 5106 - DONOVAN JOINT VENTURE = 0.3798 ACRES  
WADSWORTH CITY LOT 9849 - WADSWORTH FARMS LLC = 3.1969 ACRES

TOTAL AREA = 3.7729 ACRES



## ACREAGE SUMMARY

NEW WADSWORTH CITY LOT 9852	2.6974 ACRES
NEW WADSWORTH CITY LOT 9853	11.3046 ACRES
NEW WADSWORTH CITY LOT 9851	13.9910 ACRES
NEW WADSWORTH CITY LOT 9854	3.9120 ACRES
NEW WADSWORTH CITY LOT 9850	11.9555 ACRES
RIGHT-OF-WAY DEDICATION (ODOT)	1.3645 ACRES
RIGHT-OF-WAY DEDICATION (CITY)	3.7729 ACRES
<b>TOTAL AREA</b>	<b>48.9979 ACRES</b>

## Lewis Land Professionals, Inc.

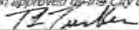
Civil Engineering & Surveying  
2891 Wadsworth Rd., Suite 100 Wadsworth, Ohio 44281  
Phone: (419) 315-8252 Fax: (419) 313-0245  
www.lewislandpros.com

Sheet 1 of 7

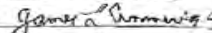
PROJ. No. 14-051 DRAWING NAME 14-051 Plat.dwg

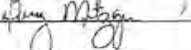
## APPROVALS

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the City of Wadsworth Engineer.

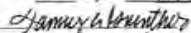

6/15/16   
Date City of Wadsworth Engineer

Approved this 28<sup>th</sup> day of MARCH, 2016, by the City of Wadsworth Planning Commission at a regular meeting.


Chairman: 

Secretary: 

This plat was duly accepted by Ordinance 16-033 of the Wadsworth City Council this 5<sup>th</sup> day of APRIL, 2016.

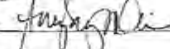
Clerk:   
President: 

Accepting public street names this 15<sup>th</sup> day of JUNE, 2016 by the City of Wadsworth Director of Public Safety.

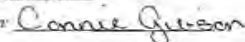
Director of Public Safety: 

All required central wastewater disposal facilities have been satisfactorily installed or adequate financial guarantees have been approved and accepting sanitary sewer easements as shown on this plat by the Medina County Sanitary Engineer.

Approved this 21<sup>st</sup> day of JUNE, 2016, by the Medina County Sanitary Engineer.

Sanitary Engineer: 

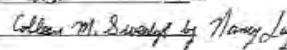
Approved for transfer this 6<sup>th</sup> day of JULY, 2016, by the Medina County Tax Map Office.

Tax Map Draftsman: 

Received for transfer this 6<sup>th</sup> day of JULY, 2016, by the Medina County Auditor's Office.

County Auditor: 

Received and recorded this 6<sup>th</sup> day of JULY, 2016, by the Medina County Recorder's Office and is recorded by Plat Document No. 2016.0909.36 and filed at 2:57 P.M.

Recorder: 

2016090936  
COLLEEN M. SWADLOW  
MEDINA COUNTY RECORDER  
07/06/2016 2:57 PM  
REC'D BY: 391.40

2/17/16 6/23/2016

# DEDICATION of LIMITED ACCESS RIGHT OF WAY to the STATE OF OHIO, DEPARTMENT OF TRANSPORTATION

We the undersigned:

Donovan Joint Venture, the owners of the property shown and described hereon, do hereby assent to and adopt this plat and acknowledge that the same was made at our request and hereby dedicate to public use certain streets or highways shown in yellow and cross-hatched on this plat and do hereby grant, convey and release unto the State of Ohio, for the use and benefit of the Department of Transportation and its successors, and assigns, all rights, title, and interest, in fee simple, in the lands, transportation facilities and appurtenances as shown hereon for public highway and road purposes, as Interstate Highway 76, including, but not limited to any highway or utility construction, relocation and/or maintenance work deemed appropriate by the State of Ohio and do hereby release to the State of Ohio, its successors and assigns any and all abutter's rights, including all access rights, in, over and to the above described real estate including such rights with respect to any highway facility constructed thereon. We certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision.

Harry A. Donovan Jr.  
 Harry Donovan Jr., Representative Donovan Joint Venture,  
 Wadsworth City Lot 5106

State of Ohio  
 Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, Harry A. Donovan Jr. who acknowledged the making of the foregoing instrument and the signing of this plat to be their free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at Amory, MS, this day 26 of May, 2016.

Jamelia M. Crump  
 Notary Public



## ACCEPTANCE

I, Donovan Joint Venture, owner of Wadsworth City Lot No. 5106, hereby accept this plat and subdivision to be my free act and deed. I do hereby dedicate to public use forever the street dedication shown in yellow and easements shown in green and do acknowledge this to be my free act and deed. I hereby certify that there are no assessments against the lands shown hereon and that there are no delinquent taxes for said lands.

Harry A. Donovan Jr.  
 Harry Donovan Jr., Representative Donovan Joint Venture,  
 Wadsworth City Lot 5106

State of Ohio  
 Medina County SS

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Jamelia M. Crump  
 Notary Public

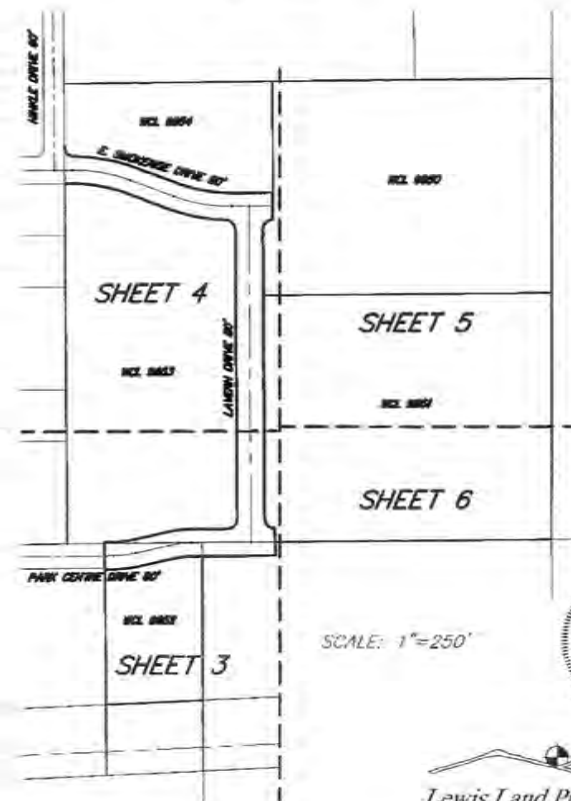


## DIRECTOR'S ACCEPTANCE

On behalf of the State of Ohio, the Director of Department of Transportation on this 6 day of June, 2016, does hereby accept the offer of dedication of the limited access interstate highway right of way by the owners of this subdivision pursuant to Section 5501.31 of the Ohio Revised Code.

Jerry Wray WPA  
 State of Ohio, Department of Transportation  
 Jerry Wray, Director  
 By: Howard P. Huebner, District Deputy Director, District 5

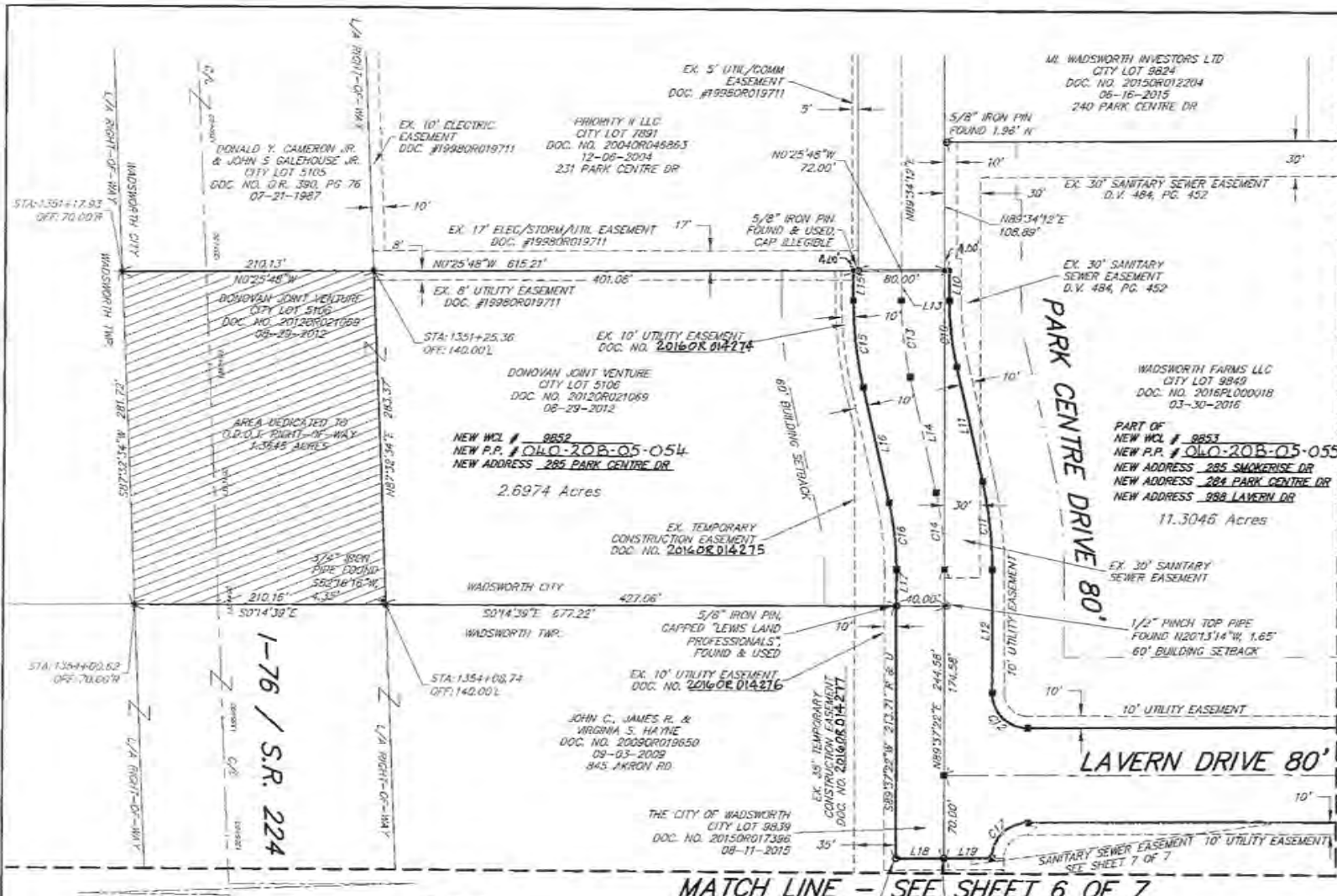
## KEY MAP



SCALE: 1"=250'



**Lewis Land Professionals, Inc.**  
 Civil Engineering & Surveying  
 8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281  
 Phone: (330) 335-8232 Fax: (330) 335-0214  
 www.lewisland.com  
 Sheet 2 of 7  
 PROJ. No. 14-063 DRAWING NAME 14-063 Plat.dwg



REFERENCES MEDINA COUNTY RECORDER'S RECORDS  
 DEEDS & PLATS AS SHOWN & LISTED;  
 P.V. 7, PG. 49  
 P.V. 20, PG. 16R  
 P.V. 21, PG. 251  
 P.V. 23, 146B  
 P.V. 28, PG. 119  
 DOC. #1999P0001172  
 DOC. #2014PL0000228  
 DOC. #2015P000059  
 DOC. #2016P000018

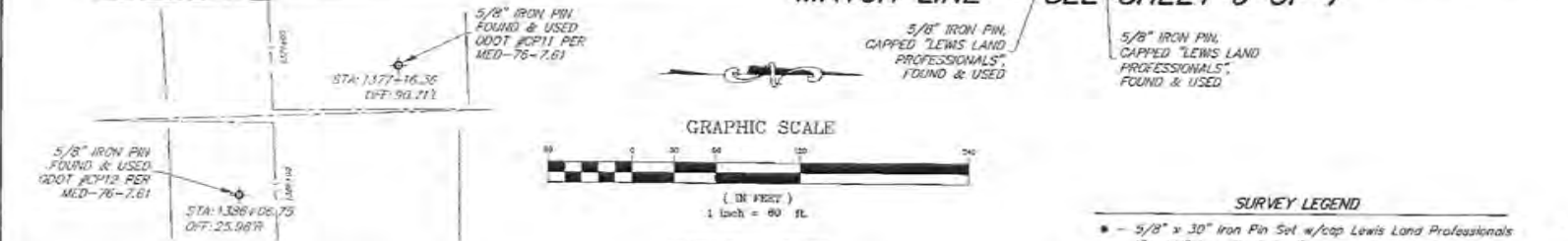
REFERENCES MEDINA COUNTY ENGINEER'S TAX MAP SURVEY RECORDS  
 H/226; 52/45

MATCH LINE - SEE SHEET 4 OF 7



1-76 / SR 224 NOTE:

Right-of-Way of 1-76 / SR 224 shown per Plan MED/SUB-224-17.66/0.00 and verified with MED-76-7.61. Dedication parcel part of original L/A parcel 137LA.

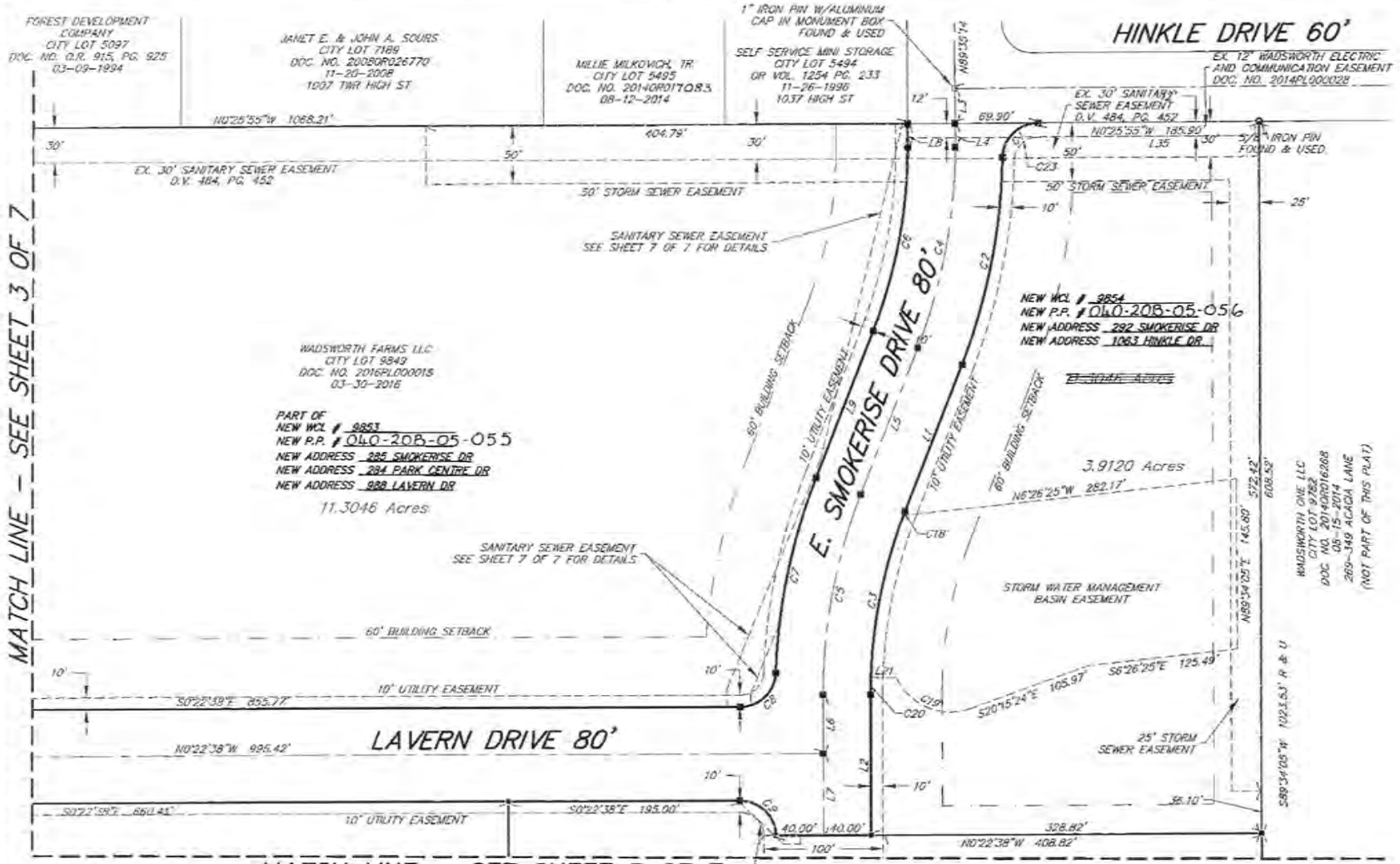


Lewis Land Professionals, Inc. has made no investigation or independent search for encumbrances of record, easements, restrictive covenants, ownership title matters, or any other facts that an accurate and current title search may disclose.

**BASIS OF BEARINGS**  
 The "Basis of Bearings" for this survey is Grid North of the Ohio State Plane Coordinate System, NAD83(2011), North Zone as established by GPS Observation.

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**Sheet 3 of 7**  
 PROJ. No. 14-063 DRAWING NAME 14-063.Dwg

MATCH LINE - SEE SHEET 3 OF 7



FOREST DEVELOPMENT COMPANY  
CITY LOT 5097  
DOC. NO. O.R. 915, PG. 925  
03-09-1994

JANET E. & JOHN A. SOURS  
CITY LOT 7189  
DOC. NO. 2008GR026770  
11-20-2008  
1007 THIR HIGH ST.

MILLIE MILKOVICH, TR.  
CITY LOT 5495  
DOC. NO. 2014OR017083  
08-12-2014

1" IRON PIN W/ALUMINUM CAP IN MONUMENT BOX FOUND & USED  
SELF SERVICE MINI STORAGE  
CITY LOT 5494  
OR VOL. 1254 PG. 233  
11-26-1996  
1037 HIGH ST.

HINKLE DRIVE 60'

EX. 12" WADSWORTH ELECTRIC AND COMMUNICATION EASEMENT  
DOC. NO. 2014PL000028

NEW WCL # 9854  
NEW P.P. # 040-208-05-056  
NEW ADDRESS 292 SMOKERISE DR  
NEW ADDRESS 1063 HINKLE DR

WADSWORTH FARMS LLC  
CITY LOT 5849  
DOC. NO. 2016PL000015  
03-30-2016

PART OF  
NEW WCL # 9853  
NEW P.P. # 040-208-05-055  
NEW ADDRESS 288 SMOKERISE DR  
NEW ADDRESS 284 PARK CENTRE DR  
NEW ADDRESS 888 LAVERN DR  
11.3046 Acres

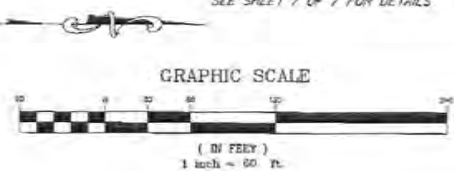
3.9120 Acres

WADSWORTH ONE LLC  
CITY LOT 9782  
DOC. NO. 2014OR016288  
08-15-2014  
269-349 ACADIA LANE  
(NOT PART OF THIS PLAT)

MATCH LINE - SEE SHEET 5 OF 7

**SURVEY LEGEND**

- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
  - - 1" x 30" Iron Pin Set w/cap Lewis Land Professionals
  - - Iron Pin Found & Described
  - ⊙ - 5/8" Iron Pin Set in Monument Box, Unless Noted
  - ⊖ - Iron Pipe Found & Described
- Fnd. (F) = Found Rec. (R) = Deed/Plat



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**REFERENCES MEDINA COUNTY RECORDER'S RECORDS**

- DEEDS & PLATS AS SHOWN & LISTED:  
P.V. 7, PG. 49  
P.V. 20, PG. 168  
P.V. 21, PG. 251  
P.V. 23, 148B  
P.V. 28, PG. 119  
DOC. #1999PL000172  
DOC. #2014PL000028  
DOC. #2015PL000059  
DOC. #2018PL000018

**REFERENCES MEDINA COUNTY ENGINEER'S TAX MAP SURVEY RECORDS**

4/226; 52/45



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Sheet 4 of 7

PROJ. No. 14-063 DRAWING NAME: H-063.Plat.dwg

Lewis Land Professionals, Inc. has made no investigation or independent review for easements of record, encumbrances, restrictive covenants, easements, title evidence, or any other facts that an accurate and current title search may disclose.

MATCH LINE - SEE SHEET 4 OF 7

MATCH LINE - SEE SHEET 6 OF 7

WADSWORTH FARMS LLC  
CITY LOT 9849  
DOC. NO. 2016PL000018  
03-30-2016

PART OF  
NEW HCL # 9851  
NEW P.P. # 040-20B-05-053  
ADDRESS 973 LAVERN  
13.9910 Acres

100' ROADWAY &  
UTILITY EASEMENT  
FOR FUTURE E.  
SMOKERISE DRIVE  
EXTENSION

PART OF  
NEW HCL # 9850  
NEW P.P. # 040-20B-05-052  
ADDRESS 1041 LAVERN  
11.9555 Acres

\*WADSWORTH CITY LOT 9850  
IS NOT BUILDABLE UNTIL  
SMOKERISE DRIVE EXTENSION  
IMPROVEMENTS ARE COMPLETE

WADSWORTH ONE LLC  
CITY LOT 9782  
DOC. NO. 2014CR016268  
08-15-2014  
289-349 ACACIA LANE



WADSWORTH FARMS LLC  
CITY LOT 9848  
DOC. NO. 2016PL000018  
03-30-2016

REFERENCES MEDINA COUNTY  
RECORDER'S RECORDS

DEEDS & PLATS AS SHOWN & LISTED:  
P.V. 7, PG. 49  
P.V. 20, PG. 168  
P.V. 21, PG. 251  
P.V. 23, 1468  
P.V. 28, PG. 119  
DOC. #1989PL000172  
DOC. #2014PL000028  
DOC. #2015PL000059  
DOC. #2016PL000018

REFERENCES MEDINA COUNTY  
ENGINEER'S TAX MAP  
SURVEY RECORDS

H/226: 52/45

WADSWORTH CITY  
S0°00'04"W 730.42'

WADSWORTH TWP.

215.00'

S0°00'04"W 634.61'

ALAN B. GUERIN, ERIC P. VANCE &  
KATHY D. KEYS TRUSTEES OF THE  
VANCE FAMILY IRREVOCABLE TRUST  
DOC. NO. 2010CR009673  
05-21-2010  
8228 HARTMAN RD

WADSWORTH CITY

WADSWORTH TWP.

TRACT 5  
LOT 10



GRAPHIC SCALE

BASIS OF BEARINGS

The "Basis of Bearings" for this survey is **Grid North** of the  
Ohio State Plane Coordinate System, NAD83(2011), North  
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encumbrances, restrictive covenants, ownership title  
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current title search may disclose

SURVEY LEGEND

- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
  - - 1" x 30" Iron Pin Set w/cap Lewis Land Professionals
  - - Iron Pin Found & Described
  - - 3/8" Iron Pin Set in Monument Box, Unless Noted
  - - Iron Pipe Found & Described
- Find. (F) - Found Rec. (R) - Deed/Plat



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Sheet 5 of 7

PROJ. No. 14-063 DRAWING NAME 14-063\_001.dwg

MATCH LINE - SEE SHEET 3 OF 7

EX. 35' TEMPORARY  
CONSTRUCTION EASEMENT  
DOC. NO. 2016GR014277

50' ROADWAY &  
UTILITY EASEMENT FOR  
FUTURE PARK CENTRE  
DRIVE EXTENSION

JOHN C., JAMES R. &  
VIRGINIA S. HAYNE  
DOC. NO. 2009GR018650  
09-03-2009  
845 AKRON RD

50'

80'03"00" S 22°13'00" W

50'

TRACT 9  
LOT 19

TRACT 8  
LOT 18

STAKES FOUND  
& USED  
TRACT 9  
LOT 19  
TRACT 8  
LOT 18

ALAIN B. GUERIN, ERIC P.  
VANCE & KATHY D. KEYS  
TRUSTEES OF THE VANCE  
FAMILY IRREVOCABLE TRUST  
DOC. NO. 2016GR001393  
01-22-2016

60' BUILDING SETBACK

WADSWORTH FARMS LLC  
CITY LOT 9849  
DOC. NO. 2016PL000018  
03-30-2016

PART OF  
NEW WCL # 9851  
NEW P.P. # 040-20B-05-053  
ADDRESS 923 LAVERN

13.9910 Acres

60' BUILDING SETBACK

WADSWORTH CITY

WADSWORTH TWP.

ALAIN B. GUERIN, ERIC P. VANCE &  
KATHY D. KEYS TRUSTEES OF THE  
VANCE FAMILY IRREVOCABLE TRUST  
DOC. NO. 2010GR009673  
05-21-2010  
8228 HARTMAN RD

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MATCH LINE - SEE SHEET 5 OF 7



REFERENCES MEDINA COUNTY  
RECORDER'S RECORDS

DEEDS & PLATS AS SHOWN & LISTED:  
P.V. 7, PG. 49  
P.V. 20, PG. 168  
P.V. 21, PG. 251  
P.V. 23, 1486  
P.V. 25, PG. 119  
DOC. #1999PL000172  
DOC. #2014PL000028  
DOC. #2015PL000259  
DOC. #2016PL000018

REFERENCES MEDINA COUNTY  
ENGINEER'S TAX MAP  
SURVEY RECORDS

H/226; 52/45

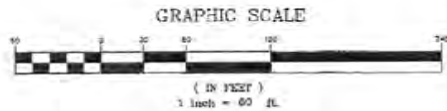
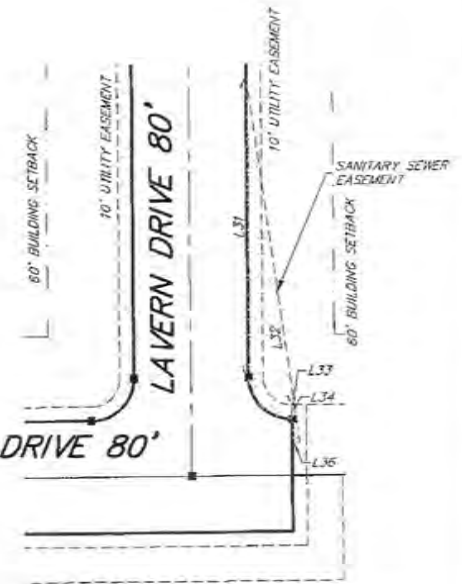
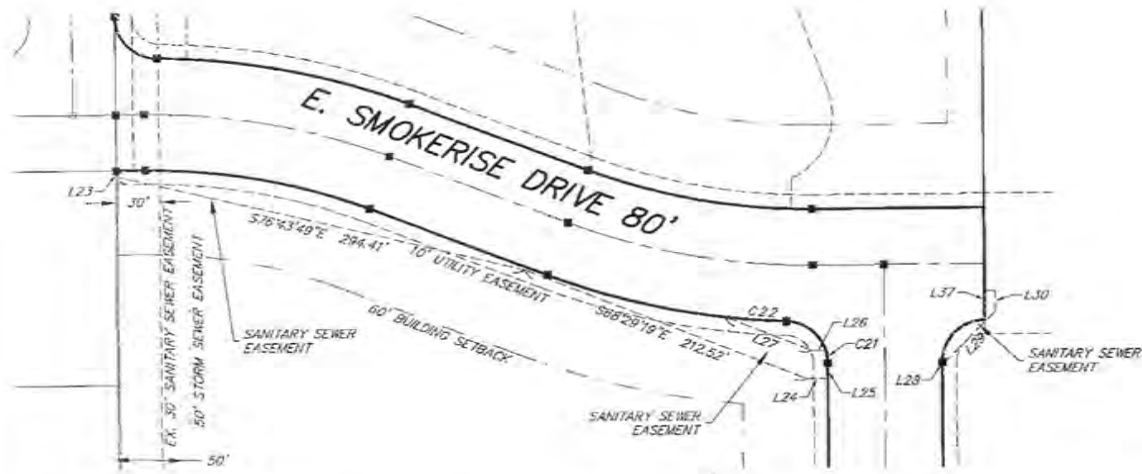


- SURVEY LEGEND**
- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
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**Sheet 6 of 7**  
PROJ. No. 14-085 DRAWING NAME 14-085\_P14.dwg



Parcel Line Table		
Line #	Length	Direction
L1	134.15'	S69°31'13"E
L2	180.00'	N89°37'22"E
L3	30.00'	N89°35'14"E
L4	20.00'	N89°35'14"E
L5	134.15'	S69°31'13"E
L6	50.00'	N89°37'22"E
L7	70.00'	N89°37'22"E
L8	19.99'	N89°35'14"E
L9	134.15'	S69°31'13"E
L10	25.57'	N89°34'12"E
L11	100.00'	N77°01'45"E
L12	104.56'	N89°37'22"E
L13	35.57'	N89°34'12"E
L14	100.00'	N77°01'45"E
L15	25.57'	N89°34'12"E
L16	100.00'	N77°01'45"E
L17	30.88'	N89°37'22"E
L18	40.00'	S0°22'38"E
L19	40.00'	S0°22'38"E
L20	7.50'	N89°37'22"E

Parcel Line Table		
Line #	Length	Direction
L21	21.62'	S1°34'30"W
L22	17.27'	N0°22'38"W
L23	4.31'	S0°25'55"E
L24	14.93'	N89°37'22"E
L25	10.93'	N0°22'38"W
L26	9.68'	N89°37'22"E
L27	65.02'	S68°29'19"E
L28	1.63'	N0°22'38"W
L29	53.38'	S44°14'50"W
L30	14.14'	N0°22'38"W
L31	213.06'	N0°22'38"W
L32	262.00'	N8°06'05"W
L33	1.61'	S89°37'22"W
L34	10.00'	S0°22'38"E
L35	185.95'	N0°25'55"W
L36	5.26'	N81°53'55"E
L37	20.50'	S0°22'38"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.56'	30.00'	89°56'55"	S44°53'53"E	42.03'
C2	181.06'	515.00'	20°08'57"	N79°47'32"W	180.13'
C3	160.63'	435.00'	21°09'25"	S79°47'55"E	159.72'
C4	175.69'	475.00'	21°11'33"	N79°49'00"W	174.69'
C5	175.40'	475.00'	21°09'25"	S79°47'55"E	174.40'
C6	160.90'	435.00'	21°11'33"	N79°49'00"W	159.98'
C7	171.26'	515.00'	19°03'14"	S78°44'50"E	170.48'
C8	46.02'	30.00'	87°53'49"	N44°19'32"W	41.64'
C9	47.12'	30.00'	90°00'00"	S44°37'22"W	42.43'
C10	36.91'	260.00'	12°32'27"	N83°17'59"E	56.80'
C11	74.73'	340.00'	12°35'37"	S83°19'34"W	74.58'
C12	47.12'	30.00'	90°00'00"	N44°37'22"E	42.43'
C13	65.66'	300.00'	12°32'27"	N83°17'59"E	65.53'
C14	65.94'	300.00'	12°35'37"	S83°19'34"W	65.81'
C15	74.42'	340.00'	12°32'27"	N83°17'59"E	74.27'
C16	57.15'	260.00'	12°35'37"	S83°19'34"W	57.03'
C17	47.12'	30.00'	90°00'00"	S45°22'38"E	42.43'
C18	3.85'	435.00'	0°30'27"	S89°28'26"E	3.85'
C19	74.20'	50.00'	88°01'39"	N22°15'25"E	67.58'
C20	14.86'	435.00'	15°7'28"	N89°23'54"W	14.86'
C21	9.21'	30.00'	17°35'19"	N8°10'17"W	9.17'
C22	42.65'	515.00'	4°44'40"	S85°54'07"E	42.63'
C23	30.97'	20.00'	88°43'18"	S44°47'34"E	27.97'



**SURVEY LEGEND**

- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- - 1" x 30" Iron Pin Set w/cap Lewis Land Professionals
- - Iron Pin Found & Described
- - 5/8" Iron Pin Set in Monument Box, Unless Noted
- ⊗ - Iron Pipe Found & Described
- Frnd. (F) - Found Rec. (R) - Deed/Plat

**Lewis Land Professionals, Inc.**  
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PROJ. No. 14-063 DRAWING NAME 14-063.Plot.dwg

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that on accurate and current title search may disclose.