

RESOLUTION APPROVING THE FINAL PLAT OF HARPER VALLEY PRESERVE SUBDIVISION 2 IN HARPERSFIELD TOWNSHIP, PLANNING & DEVELOPMENT

WHEREAS, Harper Valley Preserve, Inc. was conditionally granted a final plat approval for Harper Valley Preserve Subdivision 2 by the Ashtabula County Planning Commission at a meeting held October 30, 2024; and

WHEREAS, eight sublots and two blocks will be created out of PP# 22-013-00-017-00; and

WHEREAS, the extension of Harper Valley Lane including required utilities resulting in 1.8084ac was satisfactorily constructed and approved as to road standards by Ashtabula County Engineer to be dedicated; and

WHEREAS, a Subdivision Maintenance Agreement and Escrow have been entered into between Jeff Jenks, Harper Valley Preserve, Inc. and Ashtabula County in the amount of \$132,617.21 for the repair of improvements as described by the agreement; and

WHEREAS, the conditions of approval to be met upon recording are as follows:

- Recording the Declaration of Covenants and Restrictions with the Final Plat; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the final plat of Harper Valley Preserve Subdivision 2 is approved, as outlined above.

BE IT FURTHER RESOLVED that the President of the Board, on behalf of the Board of Commissioners of Ashtabula County, is authorized to execute any and all necessary documents.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2024-536

November 19, 2024

**RESOLUTION APPROVING THE FINAL PLAT OF HARPER VALLEY PRESERVE
SUBDIVISION 2 IN HARPERSFIELD TOWNSHIP, PLANNING & DEVELOPMENT**

Upon the motion of Casey R. Kozlowski, seconded by J.P. Ducro IV.

VOTE:

Kathryn L. Whittington

Aye

J.P. Ducro IV

Aye

Casey R. Kozlowski

Aye

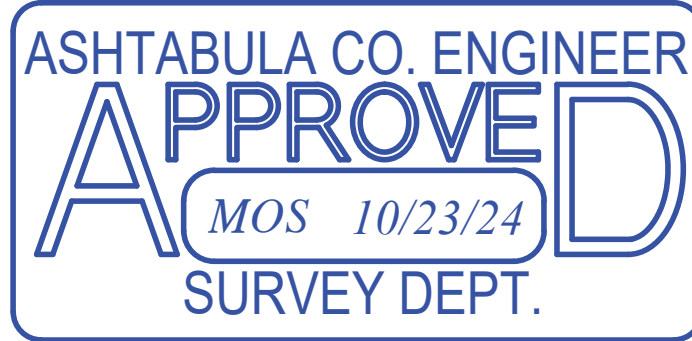
CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio

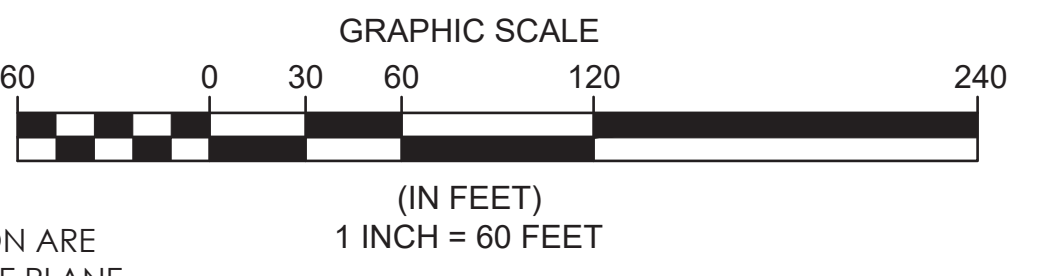
DATE: 10/18/2024 DRAWN: XXX
 SCALE: HOR. 1"=60' VERT. 1"=60'
 FOLDER: DWG/Proj_Surveying
 FILENAME: Survey_Base/Record Plat
 TAB: 02-Record Plat
 BNDY. CHK: XXX-xx/xx/20xx
 BASE. CHK: XXX-xx/xx/20xx



PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L33	15.86'	S35°17'11"W	L43	77.33'	N27°52'37"W
L34	35.00'	N54°42'49"W	L44	38.74'	N74°27'57"E
L35	15.86'	S35°17'11"W	L45	13.77'	N15°32'03"W
L36	35.00'	N66°47'15"W	L46	47.50'	N17°03'19"E
L37	35.00'	S62°17'44"W	L47	24.32'	N2°08'57"W
L38	35.00'	S51°16'22"W	L48	24.81'	N11°55'50"W
L39	84.02'	N61°19'36"W	L49	37.73'	N22°27'54"W
L40	35.00'	N61°19'36"W	L50	26.53'	N32°02'52"W
L41	20.00'	N28°40'24"E	L51	26.35'	N69°14'04"W
L42	35.00'	N61°19'36"W	L52	99.49'	N20°45'56"E

Land Remaining:
 PPN 22-013-00-017-00
 Harper Valley Preserve Inc.
 Vol 278, Pg 1004
 36.8314 Acres

Conservation Easement

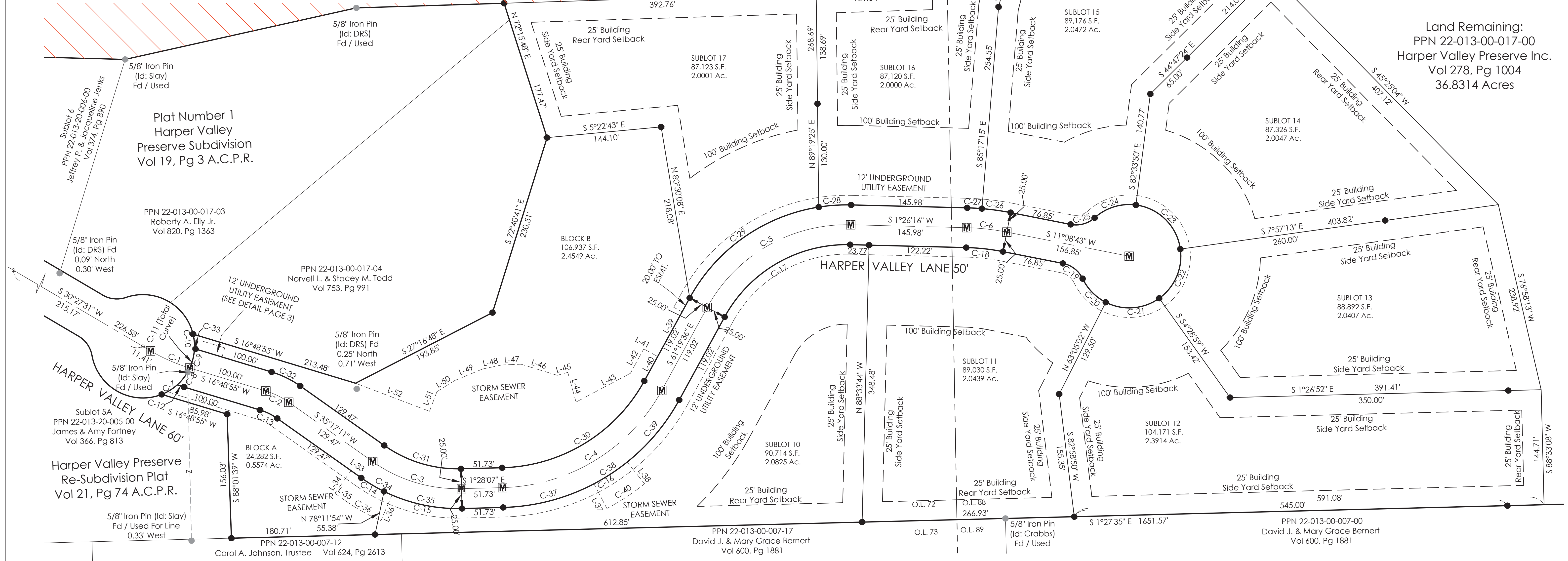


BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE
 BASED ON THE OHIO STATE PLANE
 COORDINATE SYSTEM OF
 1983 - NORTH ZONE,
 1986 ADJUSTMENT

Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED
- MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET

Land Remaining:
 PPN 22-013-00-017-00
 Harper Valley Preserve Inc.
 Vol 278, Pg 1004
 36.8314 Acres



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	53.79'	225.87'	13°38'36"	53.66'	S23°38'13"W	27.02'
C2	32.24'	100.00'	18°28'15"	32.10'	N26°03'03"E	16.26'
C3	118.68'	185.00'	36°45'17"	116.65'	S16°54'32"W	61.46'
C4	245.51'	235.00'	59°51'29"	234.50'	S31°23'51"E	135.29'
C5	219.09'	200.00'	62°45'52"	208.30'	N29°56'40"W	122.00'
C6	50.83'	300.00'	9°42'27"	50.77'	N6°17'29"E	25.47'
C7	23.07'	65.00'	20°20'06"	22.95'	S31°34'31"E	11.66'
C8	26.58'	65.00'	23°25'33"	26.39'	S53°27'20"E	13.48'
C9	25.20'	65.00'	22°12'42"	25.04'	S76°16'27"E	12.76'
C10	18.43'	65.00'	16°14'56"	18.37'	N84°29'44"E	9.28'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C11	93.28'	65.00'	82°13'16"	85.48'	S62°31'06"E	56.72'
C12	8.91'	250.87'	2°02'06"	8.91'	S17°49'58"W	4.46'
C13	24.18'	75.00'	18°28'15"	24.07'	N26°03'03"E	12.19'
C14	33.29'	210.00'	9°05'00"	33.26'	S30°44'41"W	16.68'
C15	101.42'	210.00'	27°40'17"	100.44'	S12°22'02"W	51.72'
C16	271.63'	260.00'	59°51'29"	259.44'	S31°23'51"E	149.68'
C17	191.70'	175.00'	62°45'52"	182.26'	S29°56'40"E	106.75'
C18	46.59'	275.00'	9°42'27"	46.54'	N6°17'29"E	23.35'
C19	32.46'	35.00'	53°07'48"	31.30'	N37°42'37"E	17.50'
C20	42.38'	65.00'	37°21'33"	41.64'	S45°35'44"W	21.98'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C21	70.83'	65.00'	62°25'58"	67.38'	S4°18'01"E	39.39'
C22	70.83'	65.00'	62°26'13"	67.38'	S66°44'07"E	39.39'
C23	84.64'	65.00'	74°36'37"	78.79'	N44°44'28"E	49.53'
C24	56.07'	65.00'	49°25'15"	54.34'	N17°16'28"W	29.91'
C25	32.46'	35.00'	53°07'48"	31.30'	S15°25'12"E	17.50'
C26	36.49'	325.00'	6°25'58"	36.47'	N7°55'44"E	18.26'
C27	18.57'	325.00'	3°16'29"	18.57'	N3°04'30"E	9.29'
C28	40.97'	225.00'	10°25'59"	40.91'	N3°46'43"W	20.54'
C29	205.51'	225.00'	52°19'53"	198.44'	N35°09'39"W	110.55'
C30	219.39'	210.00'	59°51'29"	209.55'	S31°23'51"E	120.90'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C31	102.64'	160.00'	36°45'17"	100.89'	S16°54'32"W	53.15'
C32	40.30'	125.00'	18°28'15"	40.12'	N26°03'03"E	20.32'
C33	1.35'	200.87'	0°23'06"	1.35'	S17°00'28"W	0.67'
C34	44.25'	210.00'	12°04'26"	44.17'	S29°14'58"W	22.21'
C35	90.46'	210.00'	24°40'51"	89.76'	S10°52'19"W	45.94'
C36	51.63'	245.00'	12°04'26"	51.53'	S29°14'58"W	25.91'
C37	119.06'	260.00'	26°14'09"	118.02'	S14°35'11"E	60.59'
C38	50.02'	260.00'	11°01'22"	49.94'	S33°12'57"E	25.09'
C39	102.55'	260.00'	22°35'58"	101.89'	S50°01'37"E	51.95'
C40	56.75'	295.00'	11°01'22"	56.67'	S33°12'57"E	28.46'

RECORD PLAT
Harper Valley Preserve
Subdivision 2
 HARPERSFIELD TOWNSHIP -
 ASHTABULA COUNTY - OHIO

CONTRACT No. **21213**

SHEET **02** OF **03**

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

SURVEY DOCUMENTS USED:

PLAT FOR HARPER VALLEY PRESERVE SUBDIVISION 1
VOLUME 19, PAGE 3 ASHTABULA COUNTY PLAT REOCRDS

RECORDED DEEDS AS NOTED

SURVEY FOR ASHTABULA COUNTY METRO PARK DISTRICT
PERFORMED BY THE ASHTABULA COUNT ENGINEER
APPROVED 9/23/2011

SURVEY FOR ANDREW P FORTIER, TRUSTEE
PERFORMED BY CRABBS SURVEYING SERVICES
APPROVED 11/18/2011

PPN 22-011-00-026-00
Ashtabula County Metropolitan
Park District
Registered Land
Book 4, Pg. 1975

PPN 22-013-00-019-00
Harpersfield Township
Registered Land
Book 5, Pg. 2195

PPN 22-013-00-017-01
Harpersfield Township
Vol 22, Pg 4552

HARPER VALLEY
LANE - 60'

Plat Number 1 Harper Valley
Preserve Subdivision
Vol 19, Pg 3 A.C.P.R.

PPN 22-013-00-017-02

Sublot 6
PPN 22-013-20-006-00
Jeffrey P. & Jacqueline Jenks
Vol 374, Pg 890

PPN 22-013-00-017-03
Roberty A. Ely Jr.
Vol 820, Pg 1363

PPN 22-013-00-017-04
Norvell L. & Stacey M. Todd
Vol 753, Pg 991

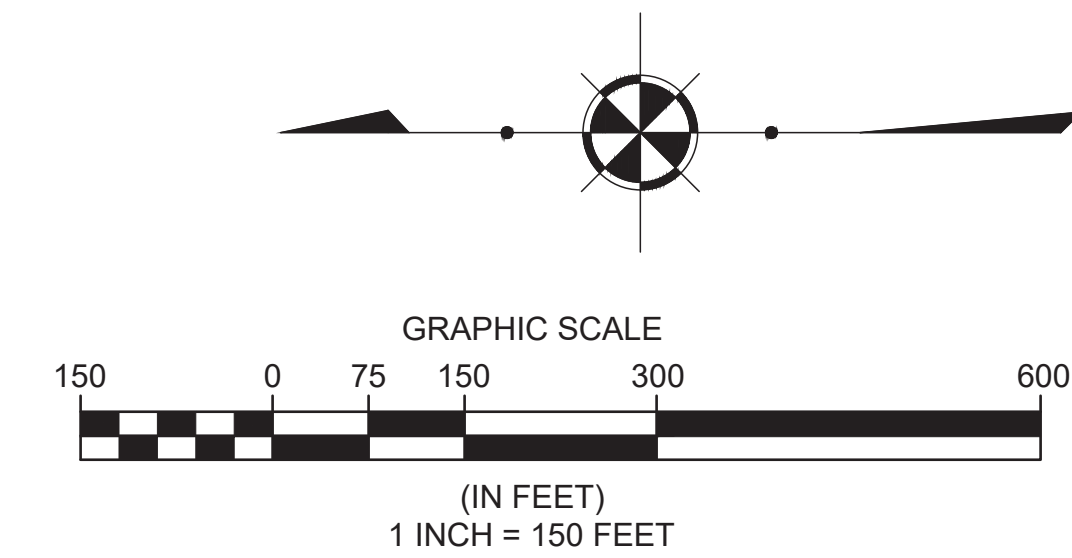
Sublot 5A
PPN 22-013-20-005-00
James & Amy Fortney
Vol 366, Pg 813
Harper Valley Preserve
Re-Subdivision Plat
Vol 21, Pg 74 A.C.P.R.

PPN 22-013-00-007-12
Carol A. Johnson, Trustee
Vol 624, Pg 2613

PPN 22-013-00-007-17
David J. & Mary Grace Bernert
Vol 600, Pg 1881

PPN 22-013-00-007-00
David J. & Mary Grace Bernert
Vol 600, Pg 1881

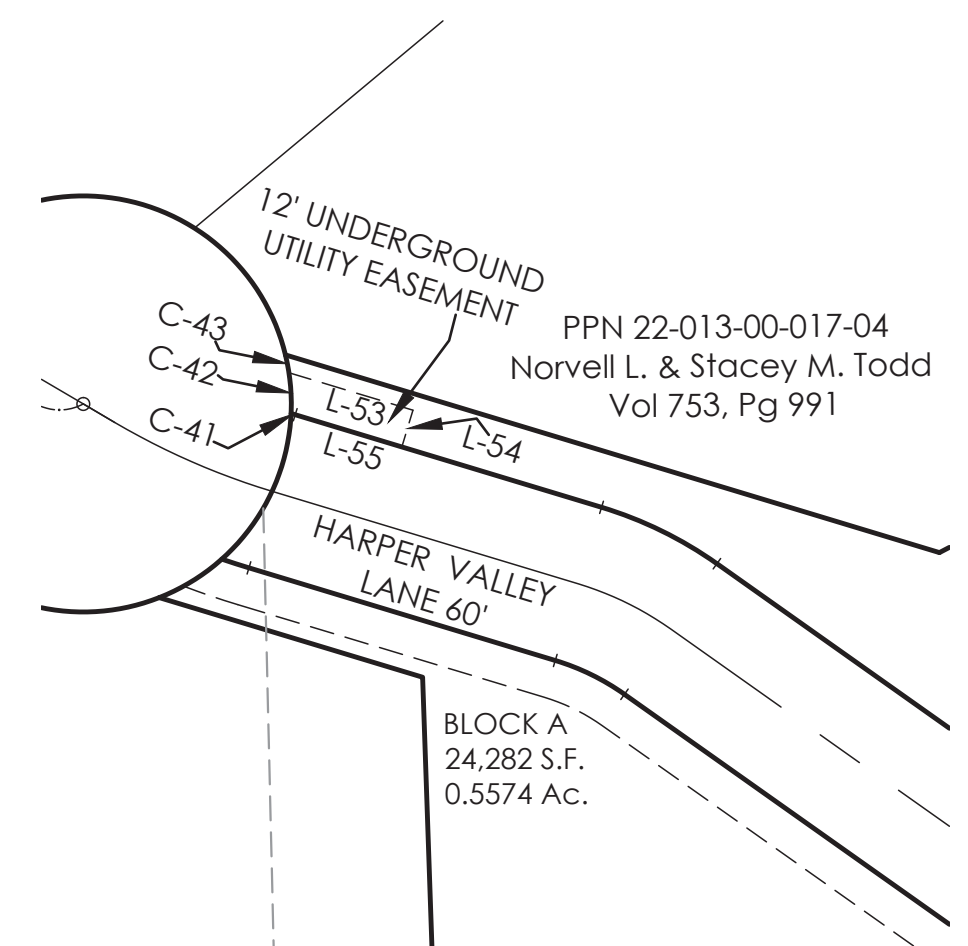
GRAND RIVER
(TOP OF BANK AT
HIGH WATER LINE)
PER SURVEY JUNE, 2022



PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L1	43.68'	S86°19'02"E
L2	138.35'	S87°28'14"E
L3	115.37'	N73°47'24"E
L4	124.65'	N70°03'22"E
L5	159.96'	N49°21'01"E
L6	115.35'	N27°24'42"E
L7	177.45'	N15°03'37"E
L8	133.30'	N6°54'05"E
L9	172.93'	N28°26'47"E
L10	147.20'	N41°09'38"E
L11	104.17'	N29°21'42"E
L12	160.36'	N23°30'52"E
L13	119.31'	N28°02'42"E
L14	210.30'	N26°45'25"E
L15	155.18'	N0°18'28"W
L16	92.79'	N1°38'05"W
L17	114.75'	N31°37'24"W
L18	66.84'	N2°04'13"E
L19	156.00'	N3°48'47"W
L20	100.00'	N0°37'47"W
L21	158.00'	N9°05'47"W
L22	127.00'	N8°41'47"W
L23	154.00'	N2°01'47"W
L24	233.00'	N19°49'47"W
L25	135.00'	N5°24'47"W
L26	136.00'	N5°21'13"E
L27	56.00'	N12°25'13"E
L28	99.00'	N29°08'13"E
L29	101.21'	N24°45'13"E
L30	100.01'	N34°43'09"E
L31	150.00'	N1°32'33"E
L32	168.25'	S72°32'33"W

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PPN 22-013-00-017-00
Harper Valley Preserve Inc.
Vol 278, Pg 1004
36.8314 Acres

**UTILITY
EASEMENT
DETAIL**



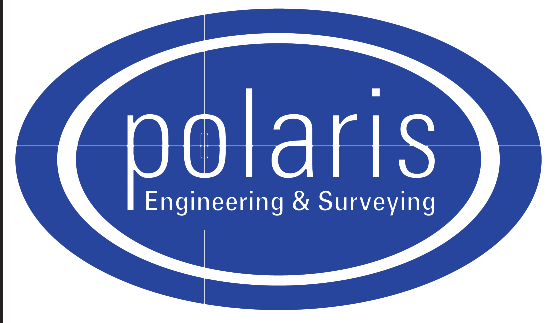
PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L53	40.48'	S16°48'55"W
L54	12.00'	N73°11'05"W
L55	34.81'	N16°48'55"E

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C41	1.35'	200.87'	0°23'06"	1.35'	S17°00'28"W	0.67'
C42	12.77'	65.00'	11°15'28"	12.75'	N86°59'27"E	6.41'
C43	5.66'	65.00'	4°59'27"	5.66'	N78°51'59"E	2.83'

REV. No.	DATE	BY

DATE: 10/18/2024 DRAWN: XXX
SCALE: HOR 1"=150' VERT. 1"=00'
FOLDER: DWG/Proj. Surveying
FILENAME: Survey Base Record Plat
TAB: 03-Record Plat
BNDY. CHK: XXX-xx/xx/20xx
BASE. CHK: XXX-xx/xx/20xx

Record Plat



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Harper Valley Preserve
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