

BELDEN RESERVES

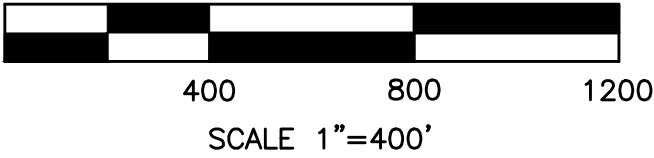
SITUATED IN THE TOWNSHIP OF JACKSON, COUNTY OF STARK, STATE OF OHIO AND KNOWN AS BEING PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 (JACKSON), RANGE 9

LANDS TAKEN FROM	LOTS	2.2899 AC.	
PARTNER LAND COMPANY LLC.	OPEN SPACE A	6.3960 AC.	JULY, 2026
PPN. 1702617	*BELDEN RESERVE CIR. N.W.(PRIVATE)	0.8255 AC.	34 LOTS
INST. #202410020033481			
9.5114 AC.	TOTAL AREA	9.5114 AC.	

ACREAGES SHOWN FOR INDIVIDUAL LOTS ROUNDED OFF TO THE CLOSEST 4 SIGNIFICANT DIGITS.



PLAT OF LANDS OF THE DEDICATORS FROM WHICH LAND IS TAKEN, SECTION 711.02



BASIS OF BEARING

GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83(1986), ESTABLISHED BY OBSERVATIONS WITHIN THE STARK COUNTY GRID REFERENCE SYSTEM (SCGRS). THE SCGRS POINT USED AS A REFERENCE STATION TO ESTABLISH THE DATUM IS DESIGNATED AS JAC-150. ALL DISTANCES ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.99989797.

*THE ROADWAY SHALL NOT BE DEDICATED TO, NOR ACCEPTED BY, JACKSON TOWNSHIP FOR PUBLIC OWNERSHIP, OPERATION, MAINTENANCE AT ANY TIME NOW OR IN THE FUTURE.

NOTES

- ALL LOTS TO HAVE SANITARY SEWER.
- IRON PINS SET AT ALL LOT CORNERS AND CURVE POINTS.
- ALL LOTS ARE VACANT AT TIME OF PLATTING
- ALL INTERNAL LINES WITHIN THE BOUNDARY OF THE PLAT ARE NEW DIVISION LINES.
- RIGHT OF ACCESS TO ANY DEAD END STREET IN THIS ALLOTMENT IS PROHIBITED EXCEPT FOR LOTS PLATTED IN CONFORMANCE WITH STARK COUNTY REGULATIONS
- OPEN SPACE TRACTS ARE NON-BUILDABLE UNTIL THEY ARE PLATTED AS LOTS IN CONFORMANCE WITH THE STARK COUNTY SUBDIVISION REGULATIONS.
- BELDEN RESERVE CIR. N.W. (PRIVATE) SHALL NOT BE LEGALLY EXTENDED WITHOUT EXPRESS PERMISSION OF STARK COUNTY REGIONAL PLANNING COMMISSION.

SANITARY SEWER EASEMENTS

THE SANITARY SEWER EASEMENTS SHALL CONTAIN NO VEGETATION OTHER THAN TURF GRASS. THERE SHALL BE NO EARTH MOUNDS, FENCES NOR ANY OTHER STRUCTURE ERECTED OR PLACED ACROSS, ON, OVER, OR WITHIN THE SANITARY SEWER EASEMENTS.

STORM SEWER EASEMENTS

- PUBLIC DRAINAGE EASEMENTS AND STORMWATER EASEMENTS FOR PIPES, SWALES, CATCH BASINS, ENBANKMENTS, AND THE LIKE SHALL NOT BE BACKFILLED OR BLOCKED, NOR SHALL ANY STRUCTURE, FENCE, TREES, SHRUBS, OR OBJECTS BE PLACED ACROSS, ON, OR WITHIN THE EASEMENTS.
- ALL RIGHTS OF ENTRY SHALL BE PERMITTED WITHIN THE PUBLIC DRAINAGE EASEMENTS TO INSPECT, REPAIR, MODIFY, MAINTAIN, GRADE, OR OTHERWISE WORK ON THE STORMWATER FEATURES AND APPURTENANCES.

PUBLIC STORM WATER MANAGEMENT BASIN EASEMENT

BY MEANS OF THIS PLAT, PULTE HOMES OF OHIO, LLC., OWNER OF THE LANDS WITHIN THE AFOREMENTIONED EASEMENTS, HEREBY GRANTS AND ASSIGNS TO THE GLEN MEADOWS HOME OWNERS ASSOCIATION THE FOLLOWING RIGHTS, RESPONSIBILITIES AND RESTRICTIONS:

- MAINTENANCE AND REPAIR OF THE STORM WATER MANAGEMENT BASINS (SWMB) SHALL BE DONE IN ACCORDANCE WITH THE LONG-TERM MAINTENANCE PLAN APPROVED BY AND ON FILE WITH THE STARK COUNTY SOIL AND WATER CONSERVATION DISTRICT. IN ADDITION, THE OPERATION, CAPACITY, AND GEOMETRY OF THE SWMB SHALL BE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION PLANS APPROVED BY AND ON FILE WITH THE STARK COUNTY SUBDIVISION ENGINEER.
- ALL INLET AND OUTLET STORM SEWER PIPES AS WELL AS ANY FLOW CONTROL DEVICES WITHIN THE LIMITS OF THE BASIN EASEMENT SHALL BE MAINTAINED IN GOOD, WORKING CONDITION AND KEPT FREE OF DEBRIS/BLOCKAGE AS NECESSARY FOR THE FOR THE BASIN TO FUNCTION PROPERLY.
- THE COSTS ASSOCIATED WITH SAID MAINTENANCE AND REPAIR OF THE SWMB SHALL BE BORNE BY THE GLEN MEADOWS HOME OWNERS ASSOCIATION.
- NO SWING SETS, PLAY/WORK EQUIPMENT, LANDSCAPE BEDS OR STRUCTURES OF ANY KIND ARE PERMITTED WITHIN THE LIMITS OF THE BASIN EASEMENT.

UTILITY EASEMENTS

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A TWELVE (12.00) FOOT WIDE EASEMENT ON THE FRONT OF EACH LOT, BEING PARALLEL WITH AND CONTIGUOUS TO, THE LIMITS OF BLOCK A (PRIVATE RIGHT-OF-WAY) IS RECORDED IN INSTRUMENT NUMBER 202507300026570 OF THE STARK COUNTY RECORDS AND ENCUMBERS ALL LOTS WITHIN THIS SUBDIVISION.

I HEREBY CERTIFY THAT THE PLAT REPRESENTS A SURVEY THAT CONFORMS WITH THE MINIMUM BOUNDARY STANDARDS FOR LAND SURVEYORS IN THE STATE OF OHIO, AS ADOPTED BY THE STATE BOARD OF REGISTRATION IN OAC CHAPTER 4733.37.

JOSHUA MATEJIN
REGISTERED SURVEYOR No. 8787

KNOW ALL MEN BY THESE PRESENTS, PARTNER LAND COMPANY, LLC., AN OHIO LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING REPRESENTED HERewith BY DAVID J. HAYES, HERE WITHIN ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE HIS FREE ACT AND DEED, AND DOES HEREBY PUBLIC DRAINAGE EASEMENTS SHOWN HEREON, TO PUBLIC USE FOREVER.

PARTNER LAND COMPANY, LLC. AN OHIO LIMITED LIABILITY COMPANY

BY: _____
DAVID J. HAYES

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE MENTIONED OWNER WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED ACCORDING TO LAW. SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____,

NOTARY PUBLIC

PLAT APPROVED BY THE STARK COUNTY BOARD OF HEALTH THIS ____ DAY OF _____, 20____
FOR SANITARY SEWER ONLY.

KIRKLAND K. NORRIS
HEALTH COMMISSIONER
STARK COUNTY BOARD OF HEALTH

APPROVED BY THE STARK COUNTY REGIONAL PLANNING COMMISSION AT A MEETING HELD THIS ____ DAY

DAVID A. THORLEY
PRESIDENT

ROBERT NAU
SECRETARY

I HEREBY CERTIFY BASED ON DOCUMENTS SUBMITTED TO ME, THAT TO THE BEST OF MY KNOWLEDGE NO ENCUMBRANCES EXIST ON ANY OF THE LANDS OFFERED FOR DEDICATION AS PUBLIC STREETS THIS ____ DAY

KYLE L. STONE
STARK COUNTY PROSECUTOR

APPROVED BY THE STARK COUNTY SUBDIVISION ENGINEER THIS ____ DAY OF _____, 20____.

CURTIS D. BUNGARD, P.E.
STARK COUNTY SUBDIVISION ENGINEER

APPROVED BY THE STARK COUNTY SANITARY ENGINEER THIS ____ DAY OF _____, 20____.

JAMES F. TROIKE, P.E.
STARK COUNTY SANITARY ENGINEER

APPROVED BY THE STARK COUNTY COMMISSIONERS THIS ____ DAY OF _____, 20____.

WILLIAM SMITH
COMMISSIONER

ALAN HAROLD
COMMISSIONER

RICHARD S. REGULA
COMMISSIONER

ENTERED FOR TRANSFER BY THE STARK COUNTY AUDITOR THIS ____ DAY OF _____, 20____.

ANGELA KINSEY
STARK COUNTY AUDITOR

RECEIVED FOR RECORD BY THE STARK COUNTY RECORDER THIS ____ DAY OF _____, 20____. IN PLAT INSTRUMENT NUMBER _____

JAMIE WALTERS
STARK COUNTY RECORDER

OWNER/DEVELOPER:

PARTNER LAND COMPANY, LLC.

P.O. BOX 592
ZOAR, OH 44697
PHONE: 330-904-7261
REP.: DAVID J. HAYES

PREPARED BY:

GBC DESIGN, INC.

565 White Pond Drive Akron, OH 44320
Phone 330-836-0228 www.gbcdesign.com

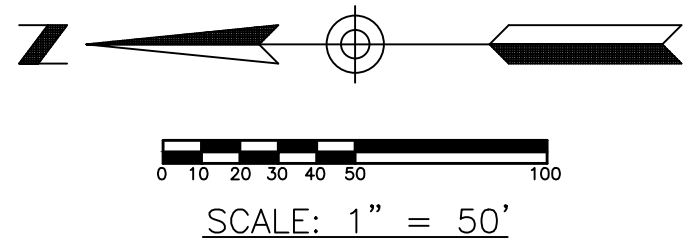
BELDEN RESERVES
1 OF 3

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	508.33'	1687.18'	17°15'45"	256.10'	506.41'	N 07°23'04" W
C2	74.87'	40.00'	107°14'44"	54.30'	64.41'	N 37°36'26" E
C3	613.79'	2037.18'	17°15'46"	309.24'	611.47'	S 07°23'04" E
C4	76.80'	300.00'	14°40'00"	38.61'	76.59'	S 05°59'00" E
C5	76.97'	300.00'	14°41'58"	38.70'	76.76'	S 05°58'01" E
C6	39.22'	25.00'	89°52'47"	24.95'	35.32'	S 46°17'24" W
C7	71.68'	280.00'	14°40'00"	36.03'	71.48'	S 05°59'00" E
C8	82.10'	320.00'	14°41'58"	41.28'	81.87'	S 05°58'01" E
C9	71.84'	280.00'	14°41'58"	36.12'	71.64'	N 05°58'01" W
C10	81.91'	320.00'	14°40'00"	41.18'	81.69'	N 05°59'00" W
C11	39.32'	25.00'	90°07'13"	25.05'	35.39'	N 43°42'36" W
C12	22.28'	28.00'	45°35'05"	11.77'	21.69'	S 65°49'29" E
C13	22.28'	28.00'	45°35'05"	11.77'	21.69'	N 68°35'26" E
C14	40.24'	280.00'	8°14'01"	20.15'	40.20'	N 02°46'00" W
C15	31.44'	280.00'	6°25'59"	15.74'	31.42'	N 10°06'00" W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C16	13.15'	320.00'	2°21'14"	6.57'	13.15'	N 12°08'23" W
C17	28.01'	320.00'	5°00'54"	14.01'	28.00'	N 08°27'19" W
C18	39.74'	320.00'	7°06'54"	19.89'	39.71'	N 02°23'25" W
C19	1.20'	320.00'	0°12'56"	0.60'	1.20'	N 01°16'30" E
C20	54.39'	280.00'	11°07'49"	27.28'	54.31'	S 04°10'56" E
C21	17.44'	280.00'	3°34'09"	8.72'	17.44'	S 11°31'55" E
C22	10.57'	320.00'	1°53'30"	5.28'	10.56'	S 12°22'15" E
C23	40.77'	320.00'	7°17'59"	20.41'	40.74'	S 07°46'30" E
C24	30.58'	320.00'	5°28'31"	15.30'	30.57'	S 01°23'15" E
C25	142.07'	2037.18'	3°59'45"	71.07'	142.05'	S 06°25'23" E
C26	65.11'	2037.18'	1°49'53"	32.56'	65.11'	N 03°30'34" W
C27	136.56'	2037.18'	3°50'26"	68.30'	136.53'	S 00°40'24" E
C28	9.04'	28.00'	18°29'41"	4.56'	9.00'	S 82°08'08" W
C29	6.08'	28.00'	12°27'00"	3.05'	6.07'	S 82°23'32" E

PARCEL TABLE			
LOT	SQUARE FEET	ACRES	
1	3,074	0.0706	
2	2,240	0.0514	
3	2,240	0.0514	
4	3,672	0.0843	
5	3,568	0.0819	
6	2,263	0.0520	
7	3,881	0.0891	
8	3,575	0.0821	
9	2,240	0.0514	
10	3,030	0.0696	
11	3,030	0.0696	
12	2,240	0.0515	
13	3,430	0.0787	
14	3,430	0.0787	
15	2,240	0.0514	
16	2,240	0.0514	
17	3,030	0.0696	

PARCEL TABLE			
LOT	SQUARE FEET	ACRES	
18	3,201	0.0735	
19	2,240	0.0514	
20	3,898	0.0895	
21	3,898	0.0895	
22	2,240	0.0514	
23	2,240	0.0514	
24	3,030	0.0696	
25	3,030	0.0694	
26	2,239	0.0514	
27	3,428	0.0787	
28	3,773	0.0866	
29	2,301	0.0528	
30	3,689	0.0847	
31	3,610	0.0829	
32	2,240	0.0514	
33	2,240	0.0514	
34	3,030	0.0696	

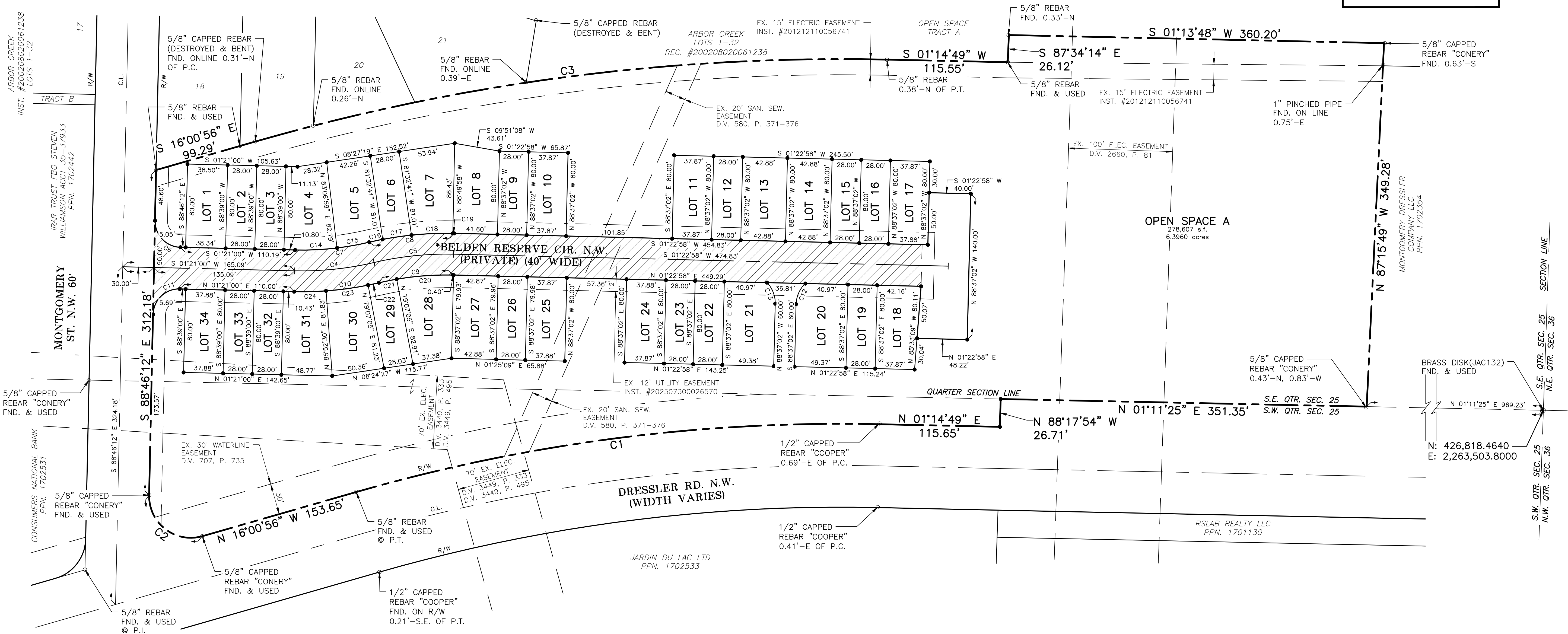


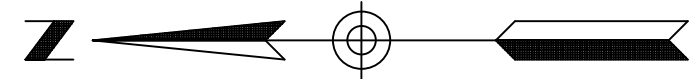
LEGEND			
MONUMENTS			
○	CAPPED REBAR FOUND & USED (UNLESS OTHERWISE INDICATED)		
□	MONUMENT BOX FOUND		
★	PINCHED PIPE FOUND		
▲	MONUMENT FOUND		
ABBREVIATIONS			
EX.	EXISTING	REC.	RECORD
FND.	FOUND	R/W	RIGHT OF WAY
MEAS.	MEASURED	C.L.	CENTER LINE
 EX. 40' PRIVATE ACCESS, SANITARY SEWER, & WATERLINE EASEMENT INST. #202507300026570			

BASIS OF BEARING
GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83(1986), ESTABLISHED BY OBSERVATIONS WITHIN THE STARK COUNTY GRID REFERENCE SYSTEM (SCORS). THE SCORS POINT USED AS A REFERENCE STATION TO ESTABLISH THE DATUM IS DESIGNATED AS JAC-150. ALL DISTANCES ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.99989797.

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SEE 3 OF 3 FOR EASEMENTS BEING DEDICATED UPON RECORDING OF THIS PLAT





0 10 20 30 40
SCALE: 1" = 30'

BASIS OF BEARING

GRID NORTH, OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE
NAD83(1986), ESTABLISHED BY
OBSERVATIONS WITHIN THE STARK COUNTY
GRID REFERENCE SYSTEM (SCORS). THE
SCORS POINT USED AS A REFERENCE
STATION TO ESTABLISH THE DATUM IS
DESIGNATED AS JAC-150. ALL DISTANCES
ARE GROUND DISTANCES. TO OBTAIN A
GRID DISTANCE, MULTIPLY THE GROUND
DISTANCE BY THE PROJECT COMBINED
FACTOR (PCF) OF 0.99989797.

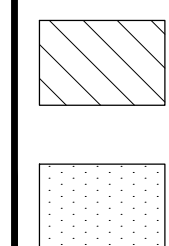
LEGEND

MONUMENTS

- CAPPED REBAR FOUND & USED (UNLESS OTHERWISE INDICATED)
- MONUMENT BOX FOUND
- ★ PINCHED PIPE FOUND
- MONUMENT FOUND

ABBREVIATIONS

EX.	EXISTING	REC.	RECORD
FND.	FOUND	R/W	RIGHT OF WAY
MEAS.	MEASURED	C.L.	CENTER LINE

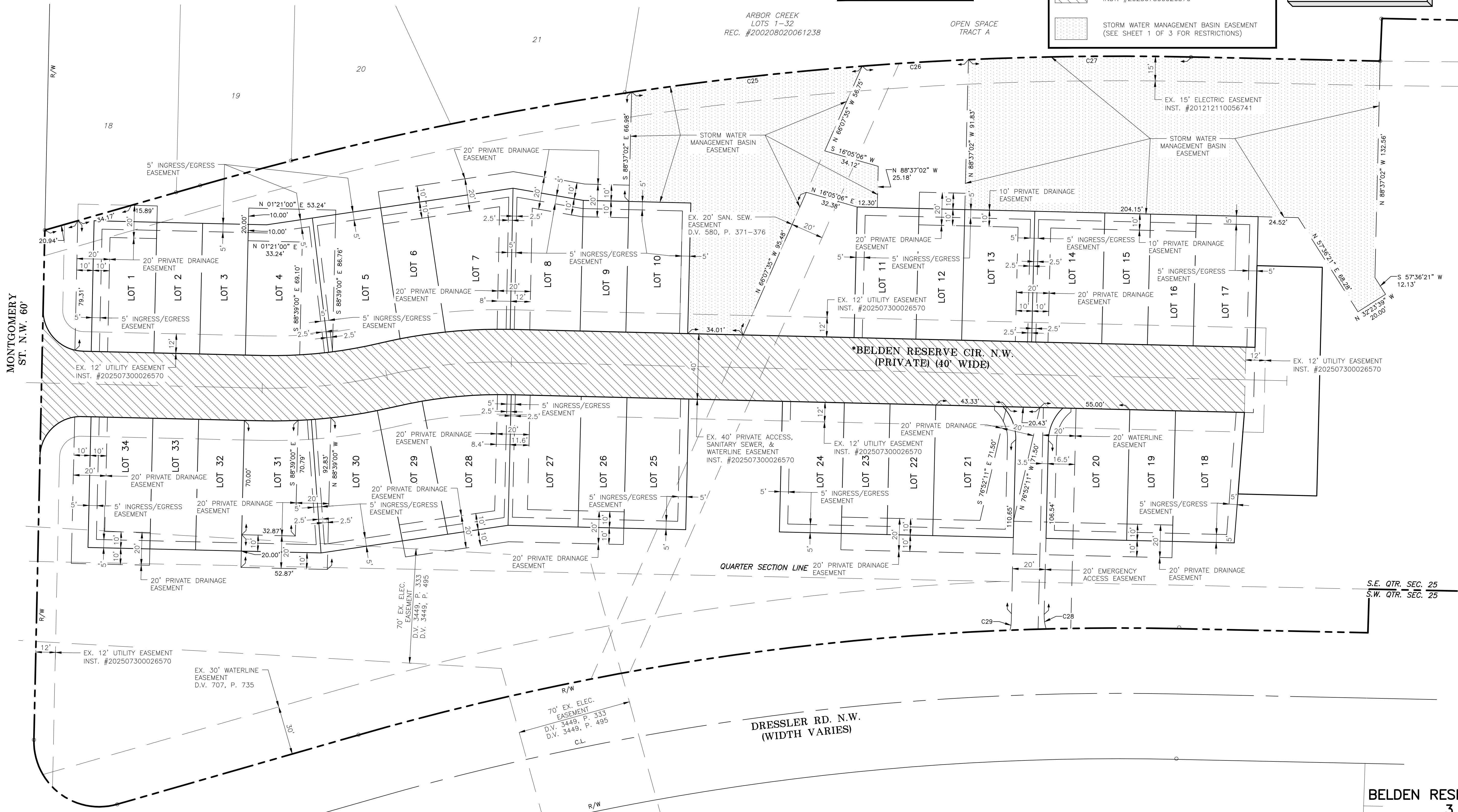


*THE ROADWAY SHALL NOT BE DEDICATED TO, NOR
ACCEPTED BY, JACKSON TOWNSHIP FOR PUBLIC
OWNERSHIP, OPERATION, MAINTENANCE AT ANY TIME
NOW OR IN THE FUTURE.

SEE 2 OF 3 FOR EXISTING
EASEMENTS OF RECORD

ARBOR CREEK
LOTS 1-32
REC. #200208020061238

OPEN SPACE
TRACT A



S.E. QTR. SEC. 25
S.W. QTR. SEC. 25

BELDEN RESERVES
3 OF 3