Pine Hill Subdivision
Phase 2

Creating Sublot Nos. 42-72, Block "E"
and Dedicating a portion of Brookhaven
Drive and all of Glenbrook Circle
Known as being part of original
Royalton Township Lot. No. 16 in the
City of North Royalton, County of
Cuyahoga, and State of Ohio

TGC Engineering, LLC
1210 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.6423

AVERAGE FRONT BUILDING SETBACKS

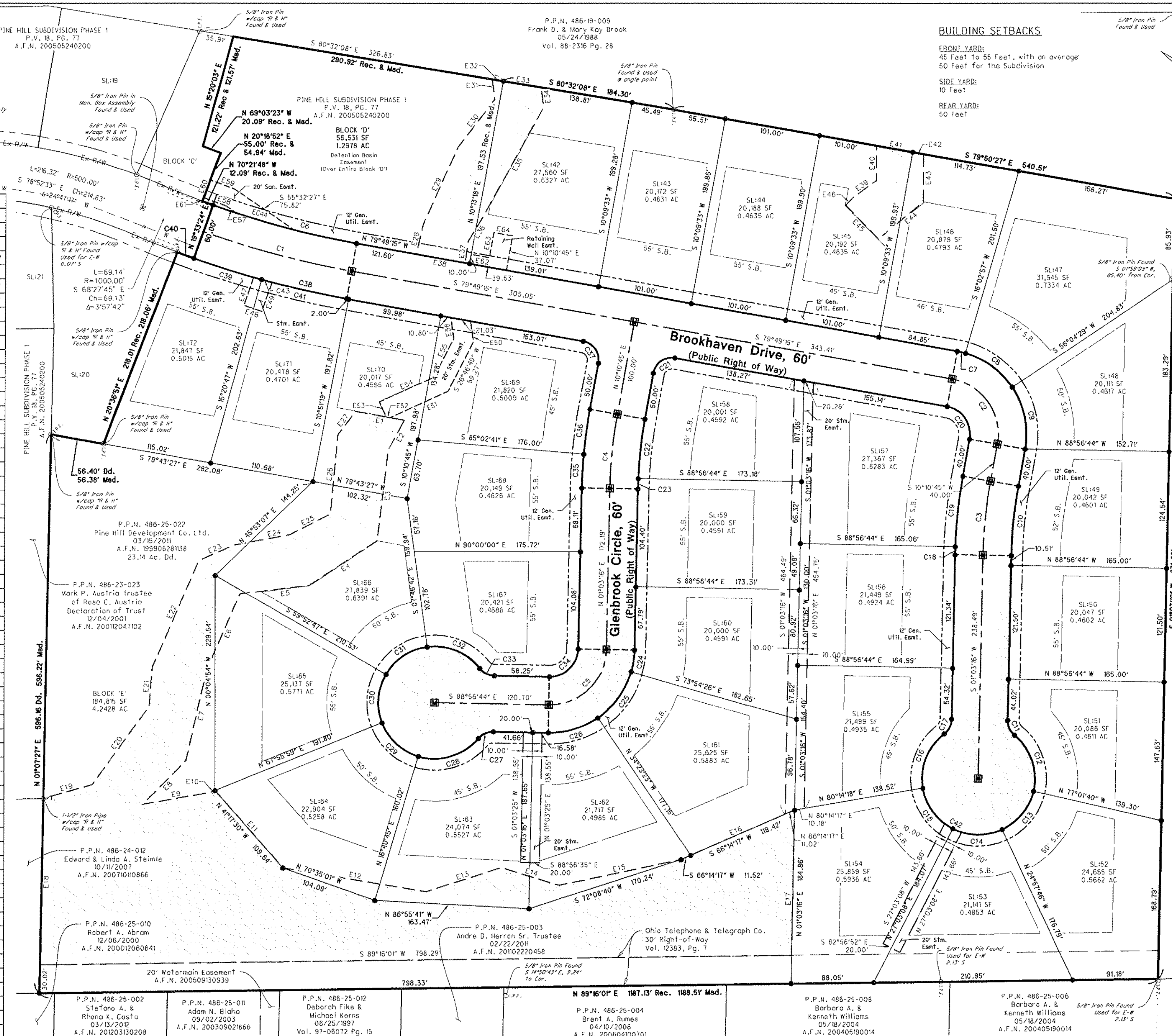
PH. 1 TOTAL SETBACKS	2002 FEET
PH. 2 TOTAL SETBACKS	+1598 FEET
	3600 FEET
	/ 72 SUBLOTS
	50 FOOT AVG.

BUILDING SETBACKS

FRONT YARD:
45 Feet to 55 Feet, with an average
50 Feet for the Subdivision

SIDE YARD:
10 Feet

REAR YARD:
50 Feet



EASEMENT LINE TABLE

SEGMENT	LENGTH	DIRECTION
E1	53.04'	S 79°42'40" E
E2	35.62'	S 28°17'42" W
E3	97.96'	S 06°46'55" W
E4	86.92'	S 56°41'09" W
E5	73.91'	S 82°57'48" W
E6	87.57'	S 23°24'56" W
E7	99.86'	S 12°47'00" W
E8	65.63'	S 44°28'18" W
E9	73.37'	N 79°54'36" E
E10	5.00'	N 68°15'11" E
E11	109.64'	S 41°17'30" E
E12	154.97'	S 80°34'52" E
E13	83.14'	N 72°01'01" E
E14	64.45'	S 72°58'59" E
E15	132.70'	N 78°05'23" E
E16	130.94'	N 66°14'17" E
E17	154.85'	S 01°03'16" W
E18	177.47'	N 01°07'27" E
E19	54.36'	N 74°08'35" E
E20	102.44'	N 35°43'57" E
E21	42.36'	N 04°17'31" E
E22	123.78'	N 23°17'52" E
E23	40.82'	N 66°08'13" E
E24	59.34'	N 79°24'59" E
E25	49.38'	N 63°20'58" E
E26	85.23'	N 05°07'48" E
E27	30.96'	N 36°49'35" E
E28	31.50'	N 12°25'16" E
E29	91.10'	N 23°45'37" E
E30	63.95'	N 37°09'25" E
E31	21.42'	N 07°45'50" W
E32	11.84'	S 80°32'08" E
E33	40.51'	S 80°32'08" E
E34	20.91'	S 07°45'50" E
E35	134.57'	S 28°32'19" W
E36	28.97'	S 31°06'49" W
E37	23.40'	S 07°51'45" W
E38	52.03'	N 79°49'15" W
E39	31.13'	N 53°41'34" E
E40	37.08'	N 00°08'45" E
E41	38.95'	S 79°50'27" E
E42	11.81'	S 79°50'27" E
E43	50.78'	S 00°07'44" W
E44	61.98'	S 50°17'35" W
E45	50.04'	N 44°17'40" W
E46	11.04'	S 43°31'53" W
E47	31.51'	S 18°32'07" W
E48	20.00'	S 71°27'53" E
E49	32.65'	N 18°32'07" E
E50	22.31'	S 07°47'17" E
E51	67.22'	S 65°29'59" W
E52	4.29'	N 79°42'40" W
E53	17.55'	N 24°30'01" W
E54	63.71'	N 65°29'59" E
E55	46.01'	N 26°46'49" E
E56	22.58'	N 07°47'33" W
E57	12.99'	N 55°32'27" W
E58	25.81'	N 69°41'07" W
E59	28.29'	S 69°41'07" E
E60	20.00'	N 20°18'53" E
E61	4.02'	S 20°18'52" W
E62	19.53'	N 79°49'20" W
E63	27.07'	S 10°10'45" W
E64	20.00'	N 79°49'15" W

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	163.67'	1000.00'	163.49'	S 75°07'55.75" E	9°22'39"
C2	94.25'	60.00'	84.85'	S 34°49'15.49" E	90°00'00"
C3	79.63'	500.00'	79.54'	S 05°37'00.27" W	9°07'28"
C4	79.63'	500.00'	79.54'	N 05°37'00.27" E	9°07'28"
C5	94.25'	60.00'	84.85'	N 46°03'16.04" E	90°00'00"
C6	158.76'	970.00'	158.58'	S 75°07'55.75" E	9°22'39"
C7	9.22'	90.00'	9.22'	N 76°53'09.22" W	5°52'13"
C8	62.87'	90.00'	61.60'	N 53°56'17.05" W	40°01'32"
C9	69.28'	90.00'	67.58'	N 11°52'23.33" W	44°06'16"
C10	74.85'	470.00'	74.77'	N 05°37'00.27" E	9°07'28"
C11	17.91'	20.00'	17.32'	N 24°36'16.02" W	51°19'04"
C12	66.22'	60.00'	62.91'	N 18°38'44.23" W	63°14'08"
C13	54.52'	60.00'	52.67'	N 39°00'16.68" E	52°03'54"
C14	54.47'	60.00'	52.62'	S 88°57'19.29" E	52°00'54"
C15	55.70'	60.00'	53.72'	S 36°21'17.31" E	53°11'10"
C16	65.07'	60.00'	61.92'	S 21°18'18.92" W	62°08'02"
C17	18.29'	20.00'	17.66'	S 26°10'58.35" W	52°24'16"
C18	8.66'	530.00'	8.66'	S 01°31'20.34" W	0°56'09"
C19	75.75'	530.00'	75.68'	S 06°05'04.58" W	8°11'20"
C20	47.12'	30.00'	42.43'	S 34°49'15.33" E	90°00'00"
C21	31.42'	20.00'	28.28'	N 55°10'44.67" E	90°00'00"
C22	63.85'	470.00'	63.80'	N 06°17'14.03" E	7°47'01"
C23	11.00'	470.00'	11.00'	N 01°43'29.30" E	1°20'27"
C24	23.62'	90.00'	23.55'	N 08°34'25.18" E	15°02'18"
C25	62.07'	90.00'	60.85'	N 35°51'05.75" E	39°31'03"
C26	55.68'	90.00'	54.79'	N 73°19'56.63" E	35°26'39"
C27	17.91'	20.00'	17.32'	N 65°23'43.98" E	51°19'04"
C28	70.10'	60.00'	66.18'	N 73°12'28.47" E	66°56'33"
C29	54.55'	60.00'	52.69'	S 47°16'25.29" E	52°05'39"
C30	53.77'	60.00'	51.99'	S 04°26'48.66" W	51°20'49"
C31	54.56'	60.00'	52.70'	S 56°10'15.46" W	52°06'05"
C32	62.99'	60.00'	60.14'	N 67°42'10.92" W	60°09'02"
C33	17.91'	20.00'	17.32'	N 63°17'11.90" W	51°19'04"
C34	47.12'	30.00'	42.43'	S 46°03'16.04" W	90°00'00"
C35	36.08'	530.00'	36.08'	S 03°00'17.53" W	3°54'03"
C36	48.32'	530.00'	48.30'	S 07°34'01.76" W	5°13'25"
C37	31.42'	20.00'	28.28'	S 34°49'15.33" E	90°00'00"
C38	92.89'	1030.00'	92.86'	S 77°14'14.28" E	5°10'02"
C39	75.69'	1030.00'	75.67'	S 72°32'54.54" E	4°12'37"
C40	18.99'	1030.00'	18.99'	S 69°54'54.28" E	1°03'23"
C41	92.89'	1030.00'	92.86'	N 77°14'34.28" W	5°10'02"
C42	20.09'	60.00'	20.00'	S 62°56'52.31" E	19°11'17"
C43	20.03'	1030.00'	20.03'	S 74°43'19.10" E	1°06'52"
EC44	63.59'	970.00'	63.58'	N 73°52'35.63" W	3°45'22"

DENOTES RESTRICTED AREA:

NOTE: The designated "Restricted Area" as described in the Declaration of Easement filed March 15, 2011 in A.F.N. 201103150353 of the Cuyahoga County Recorder's Records contains certain wetlands areas and stream corridors which shall be left in the current natural, undeveloped condition, and will be and remain where they currently exist, or may become, wetlands and streams in perpetuity. There shall be no construction or placing of buildings, camping accommodations or mobile homes, fences, signs, billboards or other advertising material or other structures within the limits of the designated "Restricted Area". There shall be no excavation, filling, removal, destruction, or cutting of vegetation, spraying with herbicides, grazing of domestic animals, or disturbance or manipulation of the "Restricted Area" without first obtaining Army Corps of Engineers authorization.

DRAWN BY:	JMS	2018-08-23
CHECKED BY:	GPH	2018-08-21

PINE HILL SUBDIVISION PHASE 2

PLAT

PROJECT NUMBER	1867
DATE	2020-02-12

2 / 2