AGENDA FOR THE 1064TH MEETING
OF THE MAHONING COUNTY PLANNING COMMISSION

FIRST-FLOOR MEETING ROOM AT 50 WESTCHESTER DR., YOUNGSTOWN, OH 44515
JULY 9, 2008 10:30 A.M.

SUBDIVISIONS:

PC#6231-7	WINSTEAD CROSSING PLAT NO. 1	CANFIELD	FINAL

WINSTEAD CROSSING PLAT NO. 1

PC#6231-15 **FINAL**

CANFIELD TOWNSHIP

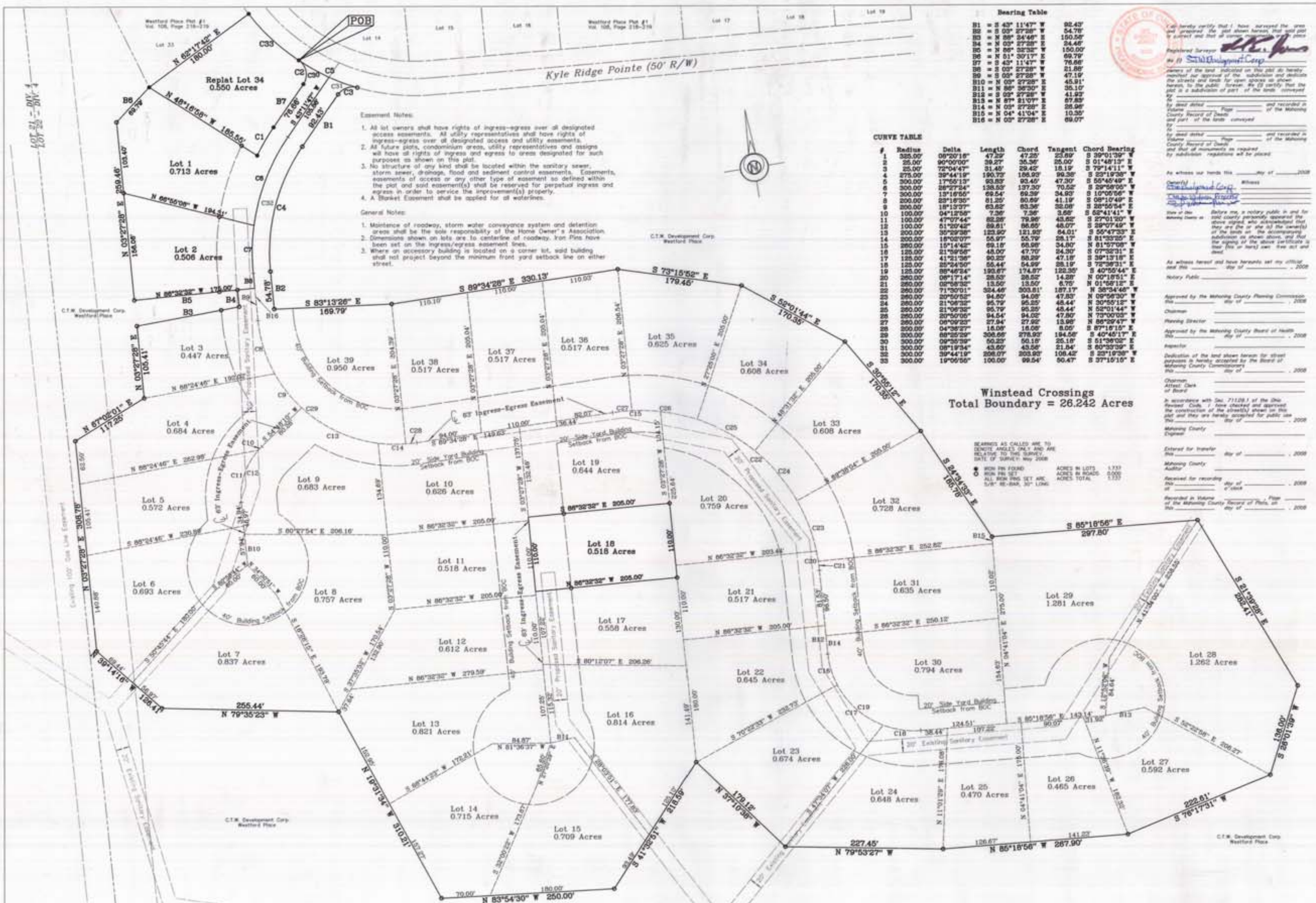
OWNER/DEVELOPER: C.T.W. DEVELOPMENT
ENG./SURVEYOR: DEL E. JONES

THIS PLAT PROPOSES THE REPLATTING OF ONE LOT (NO. 34) AND UNPLATTED ACREAGE TO CREATE FOUR NEW LOTS (NOS. 34, 1, 2 & 18). THESE LOTS HAVE FRONTAGE ALONG A PRIVATE ROAD, LOCATED ALONG THE SOUTH R/W OF KYLE RIDGE POINTE. SEWER AND WATER ARE AVAILABLE TO THE SITE.

4.1.09 - STREET FRONTAGE
ALL LOTS SHALL ABUT BY THEIR FULL FRONTAGE ON A DEDICATED STREET.

4.1.11 - LOTS TO BE AVOIDED
4.1.11.3 LOTS WITH EXTREME ANGLE POINTS AND UNUSUAL SHAPES SHALL BE AVOIDED.

PARCEL NUMBER: 26-060-0-15.00-0



Easement Notes:

1. All lot owners shall have rights of ingress-egress over all designated access easements. All utility representatives shall have rights of ingress-egress over all designated access and utility easements.
2. All future plats, condominium areas, utility representatives and assigns will have all rights of ingress and egress to areas designated for such purposes as shown on this plat.
3. No structure of any kind shall be located within the sanitary sewer, storm sewer, drainage, flood and sediment control easements. Easements, easements of access or any other type of easement so defined within the plat and said easement(s) shall be reserved for perpetual ingress and egress in order to service the improvement(s) properly.
4. A Blanket Easement shall be applied for all waterlines.

General Notes:

1. Maintence of roadway, storm water conveyance system and detention areas shall be the sole responsibility of the Home Owner's Association.
2. Dimensions shown on lots are to centerline of roadway. Iron Pins have been set on the ingress/egress easement lines.
3. Where an accessory building is located on a corner lot, said building shall not project beyond the minimum front yard setback line on either street.

Bearing Table

B1	= S 43° 11'47" W	92.43'
B2	= S 03° 27'28" W	54.78'
B3	= N 88° 24'46" E	150.58'
B4	= N 03° 27'28" E	24.46'
B5	= N 86° 32'32" W	150.00'
B6	= N 51° 30'17" E	69.79'
B7	= S 43° 11'47" W	76.66'
B8	= S 03° 27'28" W	21.86'
B9	= S 03° 27'28" W	47.19'
B10	= N 03° 27'28" E	45.91'
B11	= N 86° 38'30" E	35.10'
B12	= S 03° 27'28" W	41.93'
B13	= N 87° 21'07" E	67.83'
B14	= N 03° 27'28" E	26.96'
B15	= N 04° 41'04" E	10.35'
B16	= N 03° 27'28" E	69.07'

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	325.00'	08°20'16"	47.29'	47.25'	23.69'	S 39°01'39" W
2	25.00'	90°00'00"	39.27'	35.36'	25.00'	S 01°48'13" E
3	25.00'	72°04'47"	31.45'	29.42'	18.19'	S 79°14'11" W
4	275.00'	39°44'19"	190.73'	186.93'	99.36'	S 23°19'38" W
5	300.00'	17°55'13"	93.83'	93.45'	47.30'	S 55°45'49" E
6	300.00'	26°27'24"	138.53'	137.30'	70.52'	S 29°56'05" W
7	300.00'	13°16'55"	69.54'	69.39'	34.93'	S 10°05'56" W
8	200.00'	23°16'35"	81.25'	80.69'	41.19'	S 08°10'49" E
9	200.00'	18°13'37"	63.62'	63.36'	32.08'	S 28°55'54" E
10	100.00'	04°12'56"	7.36'	7.36'	3.68'	S 62°41'41" W
11	100.00'	47°07'44"	82.26'	79.96'	43.62'	S 27°01'20" W
12	100.00'	51°20'42"	89.61'	86.65'	48.07'	S 29°07'49" W
13	200.00'	35°29'38"	123.90'	121.93'	64.01'	S 55°47'33" E
14	200.00'	16°02'07"	55.97'	55.79'	28.17'	S 81°33'25" E
15	260.00'	15°14'42"	69.18'	68.98'	34.80'	N 81°57'08" W
16	125.00'	21°59'56"	48.00'	47.70'	24.30'	S 07°32'31" E
17	125.00'	41°21'36"	90.23'	88.29'	47.18'	S 39°13'18" E
18	125.00'	25°24'50"	55.44'	54.99'	28.19'	S 72°36'31" E
19	125.00'	88°46'24"	193.67'	174.87'	122.36'	S 40°55'44" E
20	260.00'	06°17'14"	28.53'	28.52'	14.28'	N 00°18'51" E
21	260.00'	02°58'32"	13.50'	13.50'	6.75'	N 01°58'12" E
22	260.00'	71°30'01"	324.46'	303.81'	187.17'	N 38°34'46" W
23	260.00'	20°50'52"	94.60'	94.08'	47.83'	N 09°56'30" W
24	260.00'	21°06'32"	95.79'	95.25'	48.44'	N 30°55'12" W
25	260.00'	21°06'32"	95.79'	95.25'	48.44'	N 52°01'44" W
26	260.00'	20°50'05"	94.54'	94.02'	47.80'	N 73°00'03" W
27	260.00'	06°09'23"	27.94'	27.92'	13.98'	N 86°29'47" W
28	200.00'	04°36'27"	16.08'	16.08'	8.05'	S 87°16'15" E
29	300.00'	68°25'29"	306.66'	278.93'	194.56'	S 40°45'17" E
30	300.00'	09°35'39"	50.23'	50.18'	25.18'	S 51°36'02" E
31	300.00'	08°19'34"	43.60'	43.56'	21.84'	S 60°33'39" E
32	300.00'	39°44'19"	208.07'	203.93'	108.42'	S 23°19'38" W
33	300.00'	19°05'56"	100.00'	99.64'	50.47'	S 37°15'15" E

Winstead Crossings
Total Boundary = 26.242 Acres

BEARINGS AS CALLED ARE TO DENOTE ANGLES ONLY AND ARE RELATIVE TO THIS SURVEY.
DATE OF SURVEY: May 2008

● IRON PIN FOUND
○ IRON PIN SET
ALL IRON PINS SET ARE 5/8" RE-BAR, 30" LONG

ACRES IN LOTS	1.737
ACRES IN ROADS	0.000
ACRES TOTAL	1.737

I/We hereby certify that I have surveyed the area and prepared the plat shown hereon, that said plat is correct and that all corner monuments are in place.

Registered Surveyor

We (I) C.T.M. Development Corp

owners of the land indicated on this plat do hereby manifest our approval of the subdivision and dedicate the streets and lands for open spaces as shown hereon, to the public forever. We (I) certify that the plat is a subdivision of part of the lands conveyed by ______ to ______ by deed dated ______ and recorded in Volume ______ Page ______ of the Mahoning County Record of Deeds and part of the lands conveyed by ______ to ______ by deed dated ______ and recorded in Volume ______ Page ______ of the Mahoning County Record of Deeds and that all monuments as required by subdivision regulations will be placed.

As witness our hands this ______ day of ______ 2008

Owner(s) ______ Witness ______

State of Ohio
Mahoning County ss

Before me, a notary public in and for said county personally appeared the above signed, who acknowledged that they are (he or she is) the owner(s) of the lands on the accompanying subdivision as shown above, and that the signing of the above certificate is their (his or hers) own free act and deed.

As witness hereof and have hereunto set my official seal this ______ day of ______, 2008

Notary Public ______

Approved by the Mahoning County Planning Commission this ______ day of ______, 2008

Chairman ______

Planning Director ______

Approved by the Mahoning County Board of Health this ______ day of ______, 2008

Inspector ______

Dedication of the land shown hereon for street purposes is hereby accepted by the Board of Mahoning County Commissioners this ______ day of ______, 2008

Chairman ______
Attest: Clerk of Board ______

In accordance with Sec. 711.08.1 of the Ohio Revised Code, I have checked and approved the construction of the street(s) shown on this plat and they are hereby accepted for public use this ______ day of ______, 2008

Mahoning County Engineer ______

Entered for transfer this ______ day of ______, 2008

Mahoning County Auditor ______

Received for recording this ______ day of ______, 2008 at ______ o'clock

Recorded in Volume ______ Page ______ of the Mahoning County Record of Plats, on this ______ day of ______, 2008

TECHNICAL LAND CONSULTANTS, INC.

Engineers • Planners • Surveyors

11453 Market Street
North Lima, Ohio 44452
(330) 549-9261 • Fax (330) 549-0738

Scale 1" = 60'

WINSTEAD CROSSINGS PLAT No. 1 to Include a Replat
of a Replat of Lot 34 as Recorded in Vol. 116, Pg. 121
C.T.M. Development Corp. Westford Place
Part of Great Lot 22, Division 4
Township of Canfield
County of Mahoning
State of Ohio

Job No. 00014

Date	Description	By
5/12/08	Original	

CAD Drawing No. Winstead Crossings Plat 1 Rev1.ocj