



Planning Commission

Final Plat

Valley Estates, Phase 5

Liverpool Township

Meeting:	August 3, 2016	Site Area:	21.7214 acres (72.77 in total)
App. No.:	068-2016-FP	Sublots:	18 (53 in Phases 5, 6, and 7)
Applicant:	Valley Investments	Zoning:	RR Rural Residential
Owners:	T & D Mason, Valley Investments 2 Ltd., and T & D Builders Inc.	Utilities:	Central water and sanitary sewers
Engineer:	Rolling & Hocevar, Inc.	School Dist.:	Buckeye Local
		Reviewer:	Susan Hirsch

EXECUTIVE SUMMARY

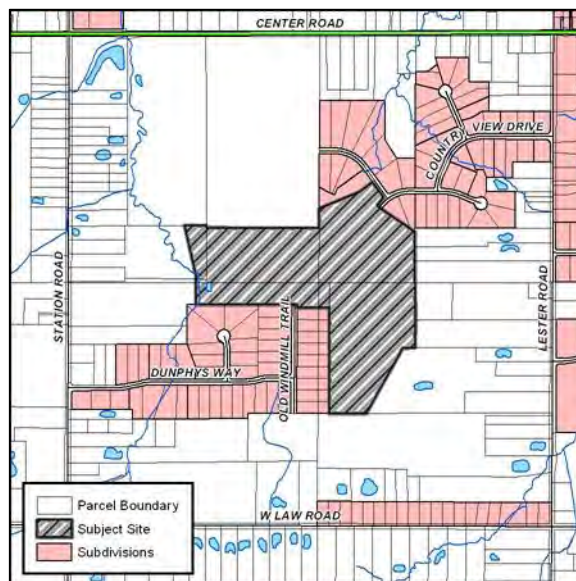
This site is located east of Station Road between Center Road (SR 303) and West Law Road (see location map). The proposal for the Phase 5 (21.72 acre) site includes 18 single family sublots on public streets. With this Phase, the applicant proposes to extend Stagecoach Trail to the west and Old Windmill Trail to the north. Stagecoach Trail will terminate in a street stub to Phase 6 with a 10 foot reservation strip. The Final Plat for Phase 5 is in substantial conformance with the most recently approved Preliminary Plan which was approved in March of 2016.

Recommendation: **APPROVAL WITH MODIFICATIONS**

Proposal: The applicant proposes the following:

- 18 sublots. The total subdivision is proposed to be constructed in seven phases (Phases 1-4 have been constructed); Phase 5 contains 18 sublots, Phase 6 has 12 sublots, and Phase 7 contains 23 sublots.
- Extend two public streets Stagecoach Trail and Old Windmill Trail (both with 60 foot ROWs). Stagecoach Trail terminates in a street stub to undeveloped property to the west.
- Central sewer and water service.

Access: All of the streets within the proposed subdivision are public and are proposed to have 60 foot right-of-ways (ROW). Access to the site is provided from Lester Road via Stagecoach Trail and Country View Drive and Station Roads (via Dunphy's Way and Old Windmill Trail), both of which have 60 foot ROWs. A stub is provided to the north on Stagecoach Trail and to the south on Old Windmill Trail; both show reservation strips. Street connections are provided to Phase II of the subdivision to the east and to Phase 3 to the north (both via Stagecoach Trail).



History: The first four phases of the subdivision are platted and primarily built. A Concept Plan for the remaining phases of the subdivision was held in January of 2004. A Revised Preliminary Plan was approved by the Planning Commission in March of 2004. The Final Plat for Phase 4 was approved in July of 2005 and modified in March of 2006. A complete approval history is contained in the table to the right.

MCPC Approval	Date
Concept Plan Phs. 4-6	Jan. 2004
Rev. Preliminary Plan	March 2004
Final Plat Ph. 4	July 2005
Rev. Preliminary Plan	Sept. 2005
Replat Ph. 4	March 2006
Preliminary Plan	March 2008
Preliminary Plan Ext.	May 2010
Preliminary Plan Ext.	March 2011
Preliminary Plan	June 2015
Rev. Preliminary Plan Admin. Apprvl.	March 2016

Comprehensive Plan: The Future Land Use Map (Map 9) contained in the 2006 Liverpool Township Revised Comprehensive Development Policy Plan: Planning for 2015 (Plan) recommends the subject site for residential use.

Agency Comments: *Italicized text* indicates quotations from submitting agency comments.

ODOT, Jared Feller, 7/12/2016. *Since Valley Estates subdivision does not have direct access to a state highway, ODOT does not have any objections.*

Health Department, Steve Mazak, 7/14/2016. *This subdivision will be served by sanitary sewer and public water, therefore this office has no further comments.*

Soil and Water Conservation District, Jim Dieter, 6/12/2015. *No comments.*

Highway Engineer, Andy Conrad, 7/18/2016. **CONDITIONAL APPROVAL**

1. *Provide storm sewer easement along south side of Stage Coach Trail.*
2. *Correct acreage summary*

Sanitary Engineer, Jeremy Sinko, 7/15/2016. **APPROVED**

Columbia Gas, Russ Johnson, 6/15/2016. **CONDITIONAL APPROVAL.** *Columbia Gas Transmission has a high pressure transmission line that will be impacted by this development. We want to make sure that any further development of the parcels that will be impacted 1) know that there is a transmission line on their property and 2) must develop in accordance with our guidelines.*

Liverpool Township, David Boettner, Zoning Inspector, 7/13/2016. **APPROVED.** *Recommend approval as drawn. Trustees will sign final plat. Zoning Inspector also approves as drawn.*

Tax Maps, Beth Mika, 7/27/2016. **CONDITIONAL APPROVAL.**

1. *Incorrect road name Old Woodmill Trail should be Old Windmill Trail.*
2. *The Tax Map Office must do a 'map room combination' to facilitate the creation of the subdivision, therefore all parcels need to be in common ownership before the plat files.*
3. *The Tax Map Office has done a final review on this plat. There are a few additional comments that have been submitted to the surveyor. Therefore we expect that when the*

plat is submitted to our office all requests for additional information or corrections will have been satisfied.

Staff Comments:

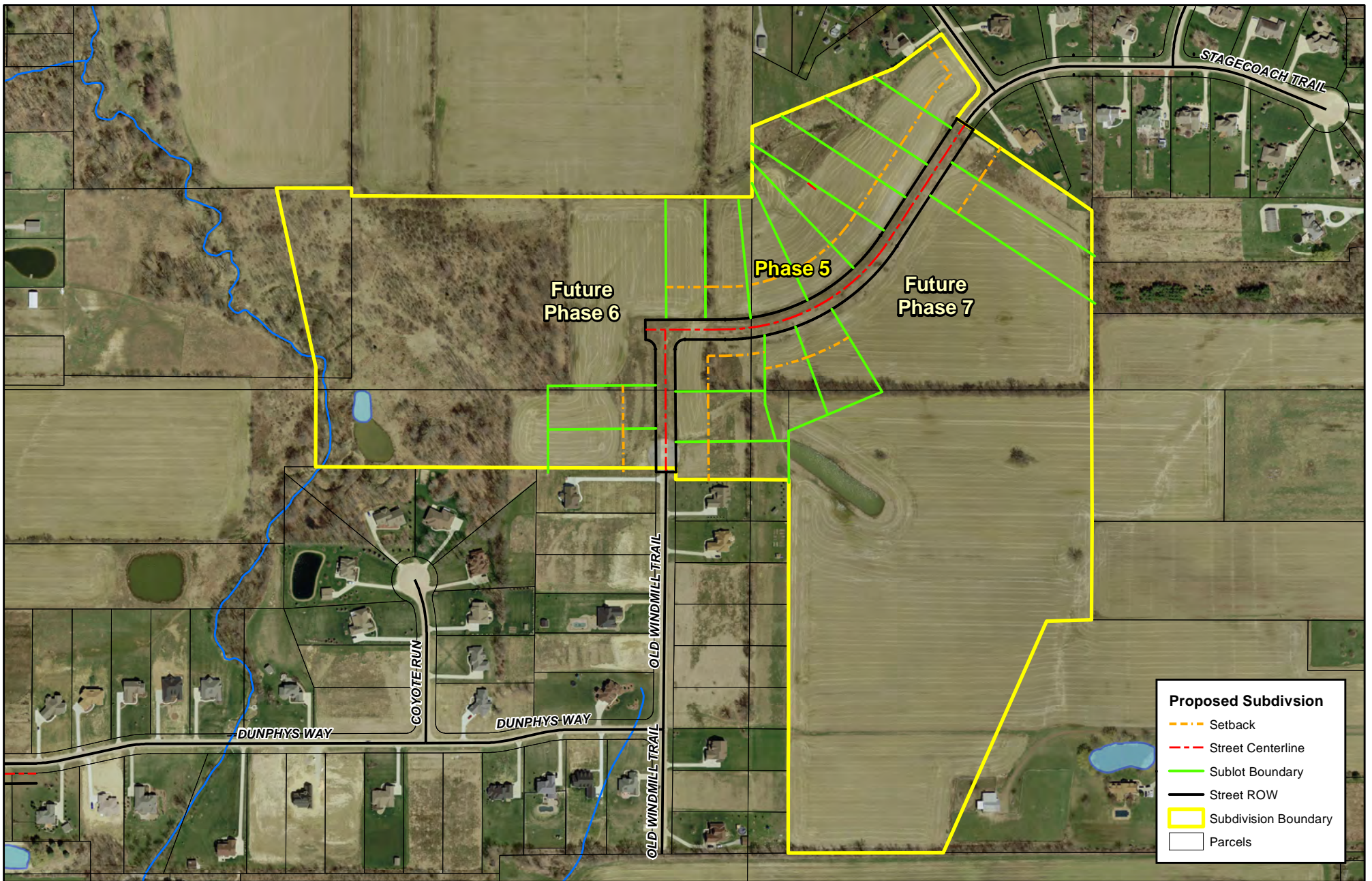
1. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included):
 - a. An original mylar of the Final Plat. § 404(D)(2)d. **Submit the original mylar.**
 - b. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. **Add the surveyor signature and seal on each sheet of the plat.**
 - c. Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or assessments against the land contained in the plat. § 404(D)(2)f.17. **Provide notarized signatures of the owners.**
 - d. Certification from the Township that the Final Plat as submitted is in compliance with local zoning standards and requirements. Such Certification shall be in the form of an executed signature block on the original mylar and signed by at least two of the Township Trustees. § 404(D)(2)g.1. **Provide signatures of at least two of the township trustees.**
 - e. A subdivision served by a public central sanitary sewer shall be certified by the Sanitary Engineer stating all required wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved. Such Certification shall be in the form of an executed signature block on the original mylar. § 404(D)(2)g.4. **Provide the signature of the Sanitary Engineer.**
 - f. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.4. **Provide the signature of the Highway Engineer.**
 - g. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved. § 404(D)(2)g.4. **Provide the signatures of the County Commissioners.**
 - h. For new subdivisions with planned public improvements... written approval by the applicable U.S. Army Corps of Engineers District Office, or other applicable agency, is required before acceptance of public improvements or dedication of public easements. § 404(D)(2)g.9. **Provide a copy of a permit from the USACE if necessary or documentation that said permit is not required.**
 - i. Protective covenants, conditions and restrictions... shall be either shown on the plat or recorded separately as a separate instrument, provided volume and page reference thereto is indicated on the plat. § 404(D)(2)i. **Provide a document reference for the effective homeowner's association on the Final Plat.**
2. Columbia Gas Transmission has a high pressure transmission line that will impact Sublots 98 and 99. Notice of the existence of the transmission line and development guidelines should be placed in the deeds for the two impacted Sublots.
3. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.

4. The proposed Final Plat is in substantial conformance with the approved Preliminary Plan and conditions of approval.
5. The Final Plat appears to be in conformance with Zoning.
6. The Sanitary Engineer has determined that all required central wastewater disposal facilities have been satisfactorily installed or adequate financial guarantees have been approved.
7. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director is authorized to execute the Final Plat on behalf of the Planning Commission upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Final Plat for Valley Estates Subdivision Phase 5, subject to the following:

1. Provide all required signatures listed above on the Final Plat.
2. Provide a copy of a permit from the USACE if necessary or documentation indicating that said permit is not required.
3. Comply with comments from the Highway Engineer and Tax Map Department.
4. Place a note in the deeds for Sublots 98 and 99 that a high pressure transmission line crosses their subplot and that they should contact Columbia Gas as to development guidelines.
5. Submit three copies of the corrected Final Plat, a PDF copy of the layout, and any missing required information.

The Director will sign the Final Plat upon the satisfaction of the above listed conditions of approval.



Prepared by:

**Department of
Planning Services**

124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456

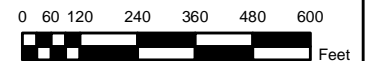
Visit us on the web at www.planning.co.medina.oh.us

Valley Estates, Phase 5
Final Plat
App. No. 068-2016-FP
Liverpool Township

Meeting Date: 8/3/2016
Zoning: R-R Rural Residential
Sublots: 18
Area: 21.7214 acres



1 inch = 400 feet

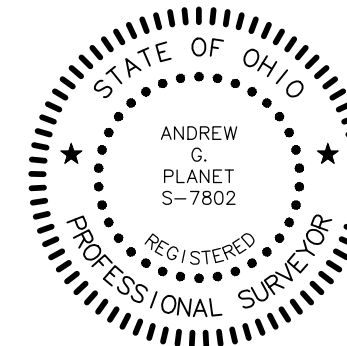


VALLEY ESTATES SUBDIVISION PHASE V

CREATING SUBLOTS Nos. 98 THRU 115, INCLUSIVE

SITUATED IN THE TOWNSHIP OF LIVERPOOL, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF LIVERPOOL TOWNSHIP LOT Nos. 3 & 4,
SECTION 12 AND LOT Nos. 1 & 2, SECTION 19

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.



ANDREW G. PLANET

REG. OHIO SURVEYOR NO. S-7802

ROLLING & HOCEVAR, INC. CIVIL ENGINEERS, SURVEYORS

ACCEPTANCE & DEDICATION

I THE UNDERSIGNED OWNER OR DULY APPOINTED
REPRESENTATIVE THEREOF OF THE LANDS EMBRACED WITHIN
THIS PLAT, HEREBY ACKNOWLEDGE THIS PLAT AND
SUBDIVISION TO BE MY FREE ACT AND DEED AND DO
HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS
SHOWN SHADED AND GRANT EASEMENTS SHOWN HATCHED. I
CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR
ASSESSMENTS AGAINST THESE LANDS.

DEBORAH A. MASON

THOMAS MASON

THOMAS MASON, OWNER
VALLEY INVESTMENTS 2 LTD

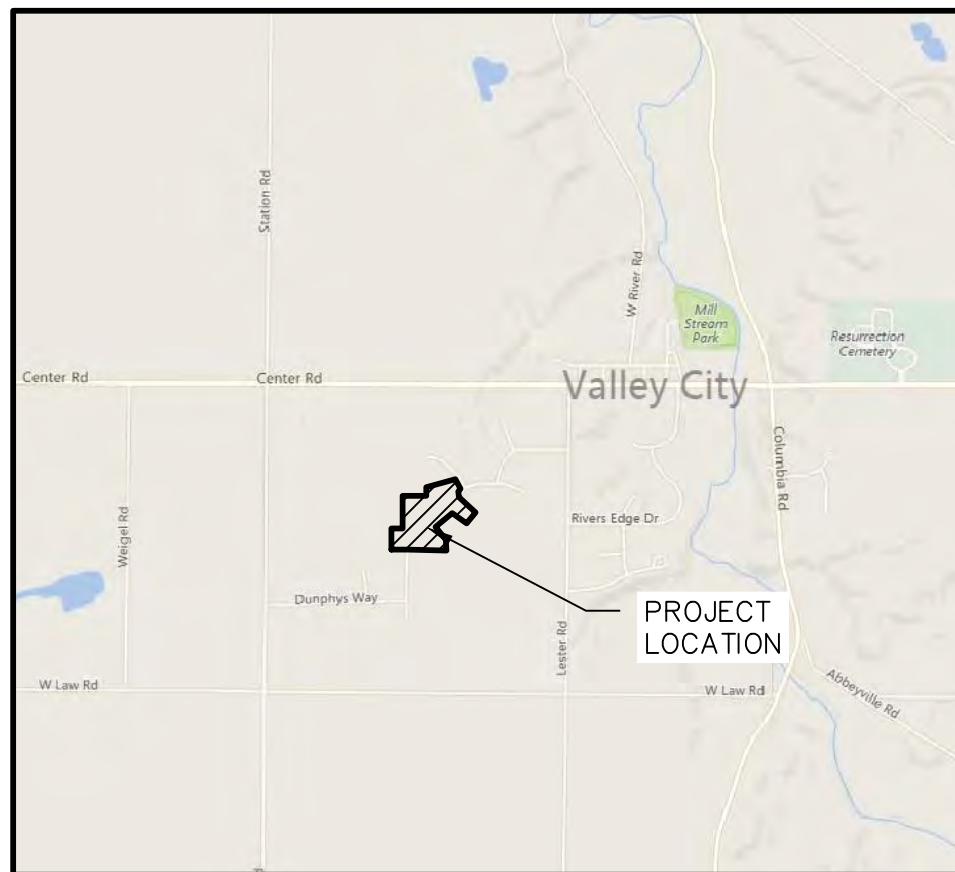
THOMAS MASON, OWNER
T & D BUILDERS INC.

STATE OF OHIO ss
MEDINA COUNTY

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, PERSONALLY APPEARED THE ABOVE NAMED

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 _____, OHIO, THIS _____ DAY OF
_____, 2016.

NOTARY PUBLIC



LOCATION MAP

ACREAGE SUMMARY

LAND IN SUBLOTS:	19.4213	ACRES
LAND IN DED. R.-O.-W:	2.3001	ACRES
PHASE V SUBDIVISION TOTAL:	21.7214	ACRES

ALL REQUIRED CENTRAL WASTEWATER DISPOSAL
FACILITIES AND CENTRAL WATER FACILITIES HAVE BEEN
SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL
GUARANTEES HAVE BEEN APPROVED BY THE MEDINA
COUNTY SANITARY ENGINEER.

DATE

MEDINA COUNTY SANITARY ENGINEER

APPROVALS

THE TOWNSHIP TRUSTEES OF LIVERPOOL TOWNSHIP
ON THIS _____ DAY OF _____ 2016 HEREBY
CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF
THE TOWNSHIP ZONING RESOLUTION.

CHAIRMAN TRUSTEES TRUSTEE TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____ 2016.

DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THIS _____ DAY OF
_____ 2016 HEREBY ACCEPT ALL OFFERS OF DEDICATION
BY THE OWNER OF THIS SUBDIVISION AND CERTIFY THAT
REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND
ACCEPTED BY THE MEDINA COUNTY ENGINEER.

PRES. COMMISSIONERS COMMISSIONER COMMISSIONER

CONSTRUCTION PLANS FOR THIS SUBDIVISION HAVE BEEN APPROVED
AND ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY
INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN
APPROVED BY THE MEDINA COUNTY ENGINEER.

MEDINA COUNTY ENGINEER DATE

APPROVED FOR TRANSFER THIS _____ DAY OF _____, 2016.

TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 2016.

COUNTY AUDITOR

RECEIVED AND RECORDED THIS _____ DAY OF _____, 2016.

AT _____ A.M./P.M. IN DOCUMENT No. _____

MEDINA COUNTY RECORDER

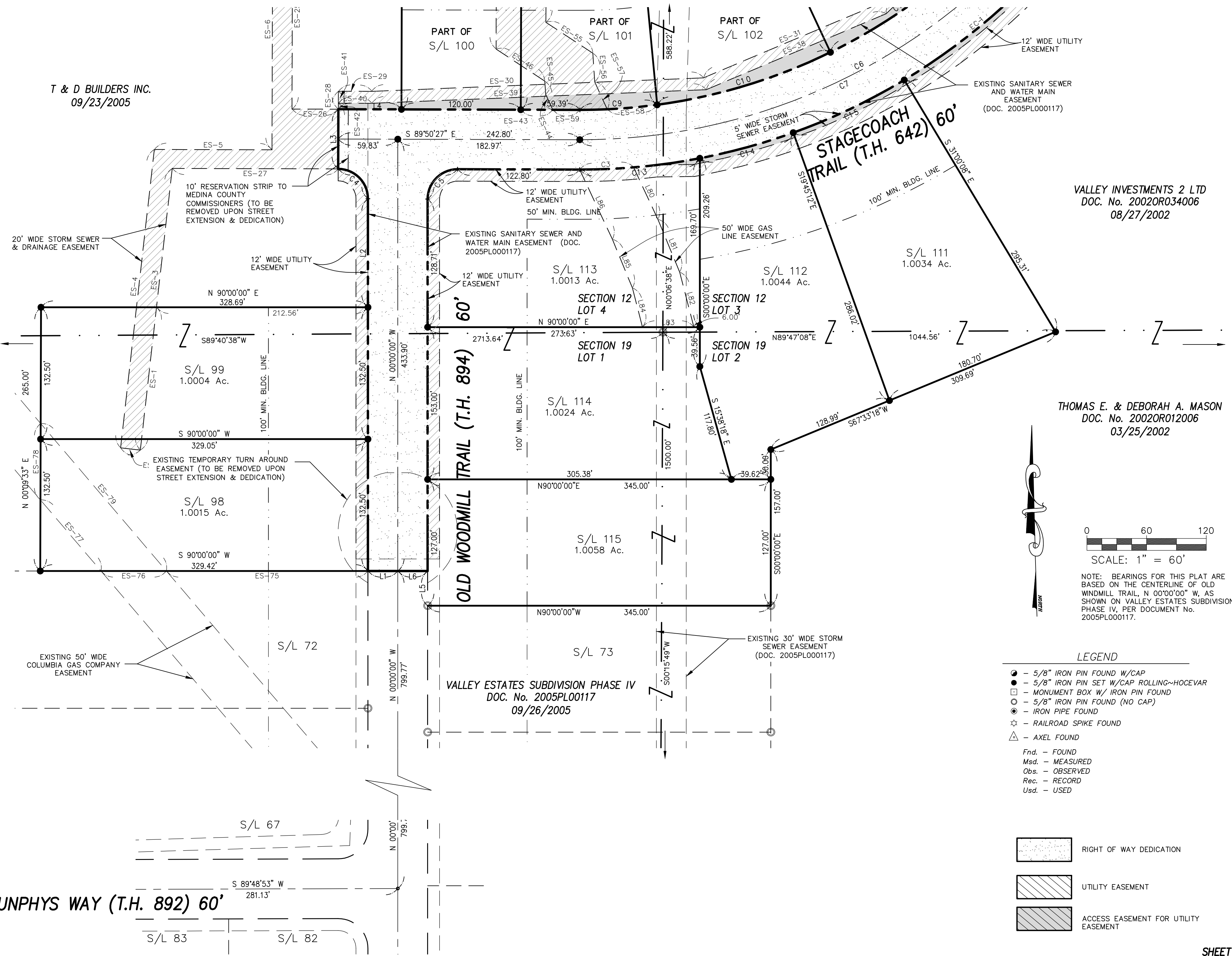
SEE SHEET 3 FOR CONTINUATION

T & D BUILDERS INC.
09/23/2005

VALLEY INVESTMENTS 2 LTD
DOC. No. 2002OR034006
08/27/2002

THOMAS E. & DEBORAH A. MASON
DOC. No. 2002OR012006
03/25/2002

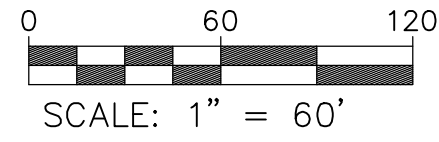
VALLEY ESTATES SUBDIVISION PHASE IV
DOC. No. 2005PL00117
09/26/2005



- LEGEND**
- - 5/8" IRON PIN FOUND W/CAP
 - - 5/8" IRON PIN SET W/CAP ROLLING-HOCEVAR
 - - MONUMENT BOX W/ IRON PIN FOUND
 - - 5/8" IRON PIN FOUND (NO CAP)
 - ⊙ - IRON PIPE FOUND
 - ☆ - RAILROAD SPIKE FOUND
 - △ - AXEL FOUND
- Fnd. - FOUND
 Msd. - MEASURED
 Obs. - OBSERVED
 Rec. - RECORD
 Usd. - USED

- RIGHT OF WAY DEDICATION
- UTILITY EASEMENT
- ACCESS EASEMENT FOR UTILITY EASEMENT

DUNPHYS WAY (T.H. 892) 60'



NOTE: BEARINGS FOR THIS PLAT ARE BASED ON THE CENTERLINE OF OLD WINDMILL TRAIL, N 00°00'00" W, AS SHOWN ON VALLEY ESTATES SUBDIVISION PHASE IV, PER DOCUMENT No. 2005PL000117.

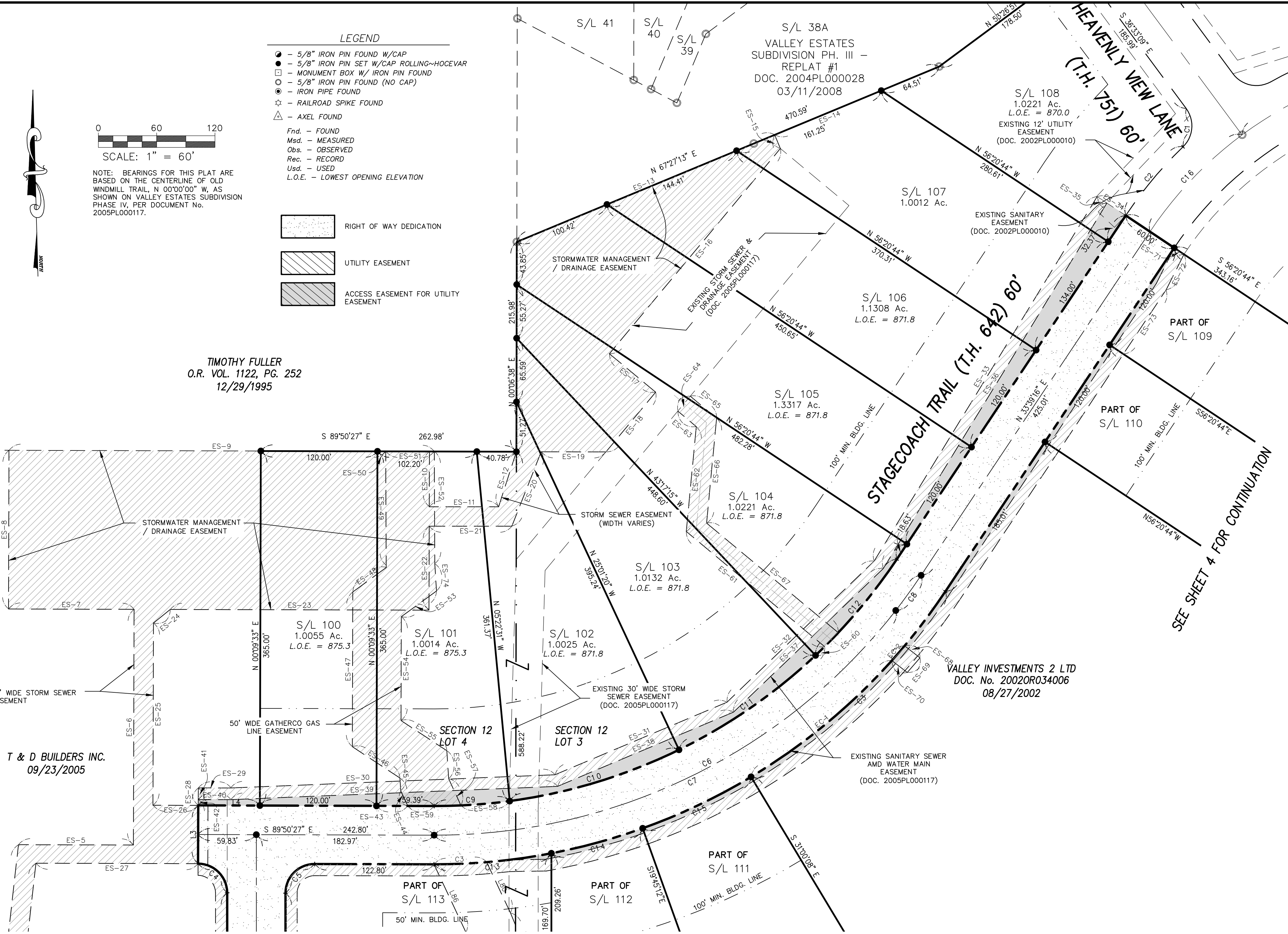
LEGEND

- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP ROLLING~HOCEVAR
- - MONUMENT BOX W/ IRON PIN FOUND
- - 5/8" IRON PIN FOUND (NO CAP)
- - IRON PIPE FOUND
- ☆ - RAILROAD SPIKE FOUND
- △ - AXEL FOUND

- Fnd. - FOUND
- Msd. - MEASURED
- Obs. - OBSERVED
- Rec. - RECORD
- Usd. - USED
- L.O.E. - LOWEST OPENING ELEVATION

- RIGHT OF WAY DEDICATION
- UTILITY EASEMENT
- ACCESS EASEMENT FOR UTILITY EASEMENT

TIMOTHY FULLER
O.R. VOL. 1122, PG. 252
12/29/1995



20' WIDE STORM SEWER EASEMENT

T & D BUILDERS INC.
09/23/2005

50' WIDE GATHERCO GAS LINE EASEMENT

SECTION 12
LOT 4

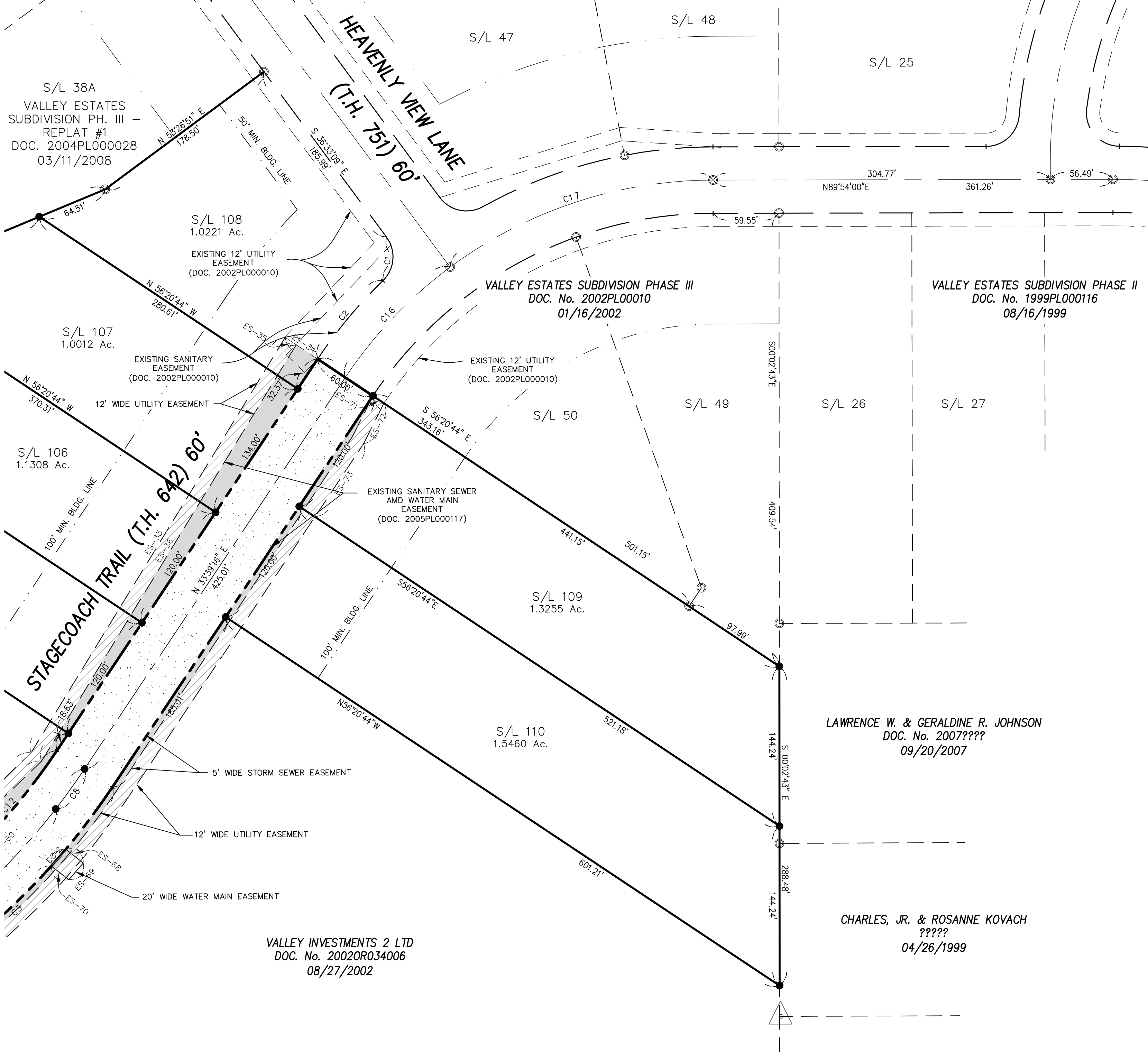
SECTION 12
LOT 3

VALLEY INVESTMENTS 2 LTD
DOC. No. 2002OR034006
08/27/2002

EXISTING SANITARY SEWER AND WATER MAIN EASEMENT
(DOC. 2005PL000117)

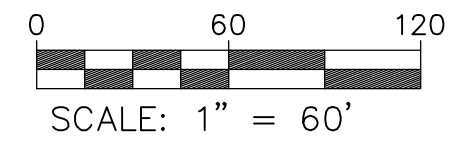
SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION



NOTE: BEARINGS FOR THIS PLAT ARE BASED ON THE CENTERLINE OF OLD WINDMILL TRAIL, N 00°00'00" W, AS SHOWN ON VALLEY ESTATES SUBDIVISION PHASE IV, PER DOCUMENT No. 2005PL000117.

LEGEND

- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP ROLLING~HOCEVAR
- - MONUMENT BOX W/ IRON PIN FOUND
- - 5/8" IRON PIN FOUND (NO CAP)
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- ☆ - RAILROAD SPIKE FOUND
- △ - AXEL FOUND
- Fnd. - FOUND
- Msd. - MEASURED
- Obs. - OBSERVED
- Rec. - RECORD
- Usd. - USED

- RIGHT OF WAY DEDICATION
- UTILITY EASEMENT
- ACCESS EASEMENT FOR UTILITY EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N 90°00'00" W
L2	109.07'	N 00°00'00" W
L3	60.00'	N 00°09'33" E
L4	63.41'	S 89°50'27" E
L5	34.97'	N 00°00'00" E
L6	30.00'	S 90°00'00" W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	30.00'	43.20'	82°30'19"	26.31'	39.56'	N 04°42'01" E
C2	430.00'	92.30'	12°17'54"	46.33'	92.12'	S 39°48'13" W
C3	630.00'	278.66'	25°20'36"	141.65'	276.40'	N 46°19'34" E
C4	30.00'	47.04'	89°50'27"	29.92'	42.37'	N 44°55'13" W
C5	30.00'	47.21'	90°09'33"	30.08'	42.49'	S 45°04'47" W
C6	600.00'	591.72'	56°30'17"	322.42'	568.03'	N 61°54'25" E
C7	600.00'	547.12'	52°14'45"	294.24'	528.36'	N 64°02'10" E
C8	600.00'	44.60'	4°15'32"	22.31'	44.59'	N 35°47'02" E
C9	570.00'	77.90'	7°49'51"	39.01'	77.84'	N 86°14'38" E
C10	570.00'	182.80'	18°22'30"	92.19'	182.02'	N 73°08'27" E
C11	570.00'	171.52'	17°14'28"	86.41'	170.87'	N 55°19'59" E
C12	570.00'	129.91'	13°03'29"	65.24'	129.62'	N 40°11'00" E
C13	630.00'	121.47'	11°02'49"	60.92'	121.28'	N 84°38'09" E
C14	630.00'	97.48'	8°51'56"	48.84'	97.38'	N 74°40'46" E
C15	630.00'	123.69'	11°14'56"	62.04'	123.49'	N 64°37'20" E
C16	400.00'	138.18'	19°47'35"	69.79'	137.50'	S 43°33'04" W
C17	400.00'	254.49'	36°27'09"	131.72'	250.22'	S 71°40'26" W

LINE TABLE		
LINE	LENGTH	BEARING
ES-1	144.48'	S 06°27'33" W
ES-2	20.00'	N 83°32'27" W
ES-3	284.90'	N 06°27'33" E
ES-4	301.81'	N 06°27'33" E
ES-5	118.27'	S 89°50'27" E
ES-6	242.63'	N 00°09'33" E
ES-7	129.18'	N 89°50'27" W
ES-8	163.37'	N 00°09'33" E
ES-9	437.67'	S 89°50'27" E
ES-10	57.00'	S 00°09'33" W
ES-11	71.32'	S 90°00'00" E
ES-12	59.64'	N 17°54'35" E
ES-13	287.38'	N 67°27'13" E
ES-14	118.70'	S 67°27'13" W
ES-15	15.17'	S 22°32'47" E
ES-16	274.97'	S 39°46'37" W
ES-17	61.86'	S 50°13'23" E
ES-18	80.03'	S 39°46'37" W
ES-19	66.54'	N 89°50'27" W
ES-20	82.43'	S 21°31'47" W
ES-21	84.99'	N 90°00'00" W
ES-22	86.37'	S 00°09'33" W
ES-23	266.29'	N 89°50'27" W
ES-24	22.22'	S 50°48'43" W
ES-25	187.55'	S 00°09'33" W
ES-26	46.59'	S 89°50'27" E
ES-27	166.84'	N 89°50'27" W
ES-28	18.00'	N 00°09'33" E
ES-29	33.76'	S 89°50'27" E
ES-30	334.04'	N 87°40'02" E
ES-31	192.06'	N 67°07'03" E
ES-32	209.79'	N 46°11'52" E
ES-33	439.99'	N 31°27'03" E
ES-34	35.25'	S 56°20'44" E
ES-35	12.01'	S 56°20'44" E
ES-36	441.08'	S 31°27'03" W
ES-37	213.56'	S 46°11'52" W
ES-38	196.45'	S 67°07'03" W
ES-39	336.44'	S 87°40'02" W
ES-40	33.58'	N 89°50'27" W
ES-41	12.00'	N 00°09'33" E
ES-42	6.00'	S 00°09'33" W
ES-43	32.15'	S 89°50'27" E
ES-44	17.21'	N 24°37'41" W
ES-45	13.16'	N 03°41'46" W
ES-46	58.60'	N 56°38'59" W
ES-47	159.34'	N 00°09'33" E
ES-48	42.71'	N 53°54'40" E
ES-49	117.41'	N 00°14'09" W
ES-50	8.49'	S 89°50'27" E
ES-51	50.00'	S 89°50'27" E
ES-52	115.55'	S 00°14'09" E
ES-53	44.86'	S 53°54'40" W
ES-54	106.96'	S 00°09'33" W
ES-55	56.47'	S 56°38'59" E
ES-56	28.83'	S 03°41'46" E
ES-57	30.33'	S 24°37'41" E
ES-58	50.36'	S 84°51'37" W
ES-59	27.25'	N 89°50'27" W
ES-60	12.98'	N 46°03'37" E
ES-61	185.29'	N 50°13'23" W
ES-62	108.46'	N 05°27'53" E
ES-63	24.80'	N 49°49'17" W
ES-64	20.00'	N 39°46'37" E
ES-65	35.42'	S 49°49'17" E
ES-66	108.37'	S 05°27'53" W
ES-67	176.34'	S 50°13'23" E
ES-68	20.01'	S 52°05'12" E
ES-69	20.03'	S 40°50'15" W
ES-70	20.05'	N 52°05'12" W
ES-71	12.00'	S 56°20'44" E
ES-72	41.08'	S 26°39'51" W
ES-73	79.22'	S 33°39'16" W
ES-74	28.14'	S 03°41'46" E
ES-75	202.67'	S 90°00'00" W
ES-76	65.71'	S 90°00'00" W
ES-77	93.79'	N 40°26'59" W
ES-78	76.82'	N 00°09'33" E
ES-79	194.74'	S 40°26'59" E
ES-80	57.62'	S 25°05'20" E
ES-81	57.42'	S 22°25'21" E
ES-82	57.09'	S 14°25'58" E
ES-83	51.63'	N 90°00'00" W
ES-84	40.73'	N 14°25'58" W
ES-85	52.76'	N 22°25'21" W
ES-86	77.45'	N 25°05'20" W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
EC-1	630.00'	188.65'	17°09'24"	95.04'	187.94'	N 50°25'10" E
EC-2	630.00'	20.03'	1°49'17"	10.02'	20.03'	N 40°55'49" E
EC-3	630.00'	54.25'	4°56'01"	27.14'	54.23'	N 87°41'33" E