

**Addendum to
2011 Mantua Township Zoning Resolution**

Zoning District Legal Descriptions

From Zoning Resolution used through November 2011

DESCRIPTION OF ZONED AREAS

RESIDENTIAL DISTRICT R-1 – AREA A:

Situated in Mantua Township, Portage County, Ohio, in parts of Township Lots 9—10—15—16—21, and described as follows:

Beginning at a point on the east line of Township Lot 10, approximately five hundred (500) feet south of the north line of Township Lot 10;

Thence, southerly along the east line of Township Lot 10, to a point approximately five hundred (500) feet north of the center line of Wayne Rd. (TH 266);

Thence, southwesterly along a line approximately five hundred (500) feet from and parallel to the center line of Wayne Rd. (TH 266) to a point on the south line of Township Lot 16;

Thence, westerly along the south line of Township Lot 16 to the southwest corner of Township Lot 16;

Thence, southerly along the east line of Township Lot 21 to a point approximately five hundred (500) feet north of the center line of Twinsburg-Warren Road (SR 82);

Thence, westerly along a line approximately five hundred (500) feet from and parallel to the center line of Twinsburg-Warren Road (SR 82) to a point approximately five hundred (500) feet east of the center line of Frost Rd. (CH 197);

Thence, northerly along a line approximately five hundred (500) feet from and parallel to the center line of Frost Rd. (CH 197) to a point approximately five hundred (500) feet south of the north line of Township Lot 9;

Thence, easterly along a line approximately five hundred (500) feet from and parallel to the north line of Township Lots 9 and 10 to the point of beginning.

RESIDENTIAL DISTRICT R – 1 – AREA B:

Situated in Mantua Township, Portage County, Ohio, in parts of Township Lots 24 – 30 – 36 and described as follows:

Beginning at the northeast corner of Township Lot 24;

Thence, southerly along the east line of Township Lot 24 to the center line of Twinsburg-Warren Road (SR 82);

Thence, westerly along the center line of Twinsburg-Warren Road (SR 82) to a point approximately five hundred (500) feet west of the center line of Vaughn Rd. (TH 272);

Thence, southerly along a line approximately five hundred (500) feet from and parallel to the center of Vaughn Rd. (TH 272) to the center line of Pioneer Trail (CH 254);

Thence, westerly along the center line of Pioneer Trail (CH 254) to the center line of Peck Rd. (CH 167);

Thence, southwesterly along the center line of Peck Rd. (CH 167) to the west line of Township Lot 36;

Thence, northerly along the west lines of Township Lots 36, 30 and 24 to the center line of Sheldon Rd. (TH 273);

Thence, northeasterly along the center line of Sheldon Rd. (TH 273) to the center line of Twinsburg-Warren Road (SR 82);

Thence, northerly along the center line of Sheldon Rd. (CH 273) to the north line of Township Lot 24;

Thence, easterly along the north line of Township Lot 24 to the place of beginning.

RESIDENTIAL DISTRICT R -2:

All the remaining area in Mantua Township not described as Residential District R-1, Residential District R -3, Commercial District C and Industrial District I.

RESIDENTIAL DISTRICT R-3:

Situated in Mantua Township, Portage County, Ohio in Township Lots: all of 22 – 23 – 28 and part of 24 – 29 – 34 – 35 and described as follows:

Beginning at the intersection of the center line of Skinner Rd. (TH 271) and the center line of Sheldon Rd. (CH 273);

Thence, southerly along the center line of Sheldon Rd. (CH 273) to the intersection of the center line of Twinsburg-Warren Rd. (SR 82);

Thence, southwesterly along the center line of Sheldon Rd. (CH 273) to the intersection of the center line of Pioneer Trail (TH 254);

Thence, southwesterly along the center line of Pioneer Trail (CH 254) to the center line of Painesville-Ravenna Rd. (SR 44);

Thence, southerly along the center line of Painesville-Ravenna Rd. (SR 44) to the northern line of Mantua Village;

Thence, westerly along the northern line of Mantua Village to the west limit of the northern line of Mantua Village;

Thence, southerly along the western line of Mantua Village to the center line of Mennonite Rd. (CH 256);

Thence, northwesterly along the center line of Mennonite Rd. (CH 256) to the intersection of the center line of Center Rd. (CH 164);

Thence, northwesterly to a point on the west line of Township Lot 34;

Thence, northerly along the west line of Township Lots 34, 28 and 22 to the north line of Township Lot 22;

Thence, easterly along the north line of Township Lots 22, 23, and 24 to the place of beginning.

Less the areas (2,3,4,5,6, and 7) located in Mantua Township Lots 22, 23, and 29, described as Commercial District C.

COMMERCIAL DISTRICT C – AREA 1:

Situated in Mantua Township, Portage County, Ohio, in Township Lots 19, 20, and 26:

Beginning at the intersection of the center line of Twinsburg-Warren Rd. (SR 82) and the center line of Chamberlain Rd. (CH 265);

Thence, northerly approximately three hundred forty (340) feet along the center line of Chamberlain Rd. (CH 265);

Thence, easterly approximately four hundred eighty-five (485) feet to sub-lot #4;

Thence, southerly approximately three hundred forty (340) feet to the center line of Twinsburg-Warren Rd. (SR 82);

Thence, easterly along the center line of Twinsburg-Warren Rd. (SR 82) to the intersection of the center line of Frost Rd. (TH 197);

Thence, southerly approximately two thousand three hundred forty-seven (2,347) feet along the center line of Frost Rd. (TH 197);

Thence, westerly approximately five thousand fifty-one (5,051) feet along the southerly line of Parcels # 1 and #2 to the westerly line of Township Lot 26;

Thence, northerly approximately one thousand four hundred twenty-five (1,425) feet along the center line of Chamberlain Rd. (CH 265) to the south line of Parcel #8.3 in Township Lot 19;

Thence, westerly approximately six hundred one (601) feet to the southwest corner of Parcel #8.3;

Thence, northwesterly approximately three hundred (300) feet to the east line of Parcel #8;

Thence, northerly approximately six hundred three (603) feet to the center line of Twinsburg-Warren Rd. (SR 82);

Thence, southeasterly approximately one hundred ninety -three (193) feet along the center line of Twinsburg-Warren Rd. (SR 82);

Thence, easterly approximately nine hundred fifty- seven (957) feet to the point of beginning.

COMMERCIAL DISTRICT C – AREA 2:

Situated in Mantua Township, Portage County, Ohio in Township Lot 23:

Beginning at the center line of Painesville-Ravenna Rd. (SR 44) and the center line of Twinsburg-Warren Rd. (SR 82);

Thence, westerly approximately seven hundred seventy-eight and eighty-six hundredths (778.86) feet;

Thence, north approximately four hundred eighty-five (485) feet;

Thence, east approximately eight hundred four (804) feet;

Thence, south approximately three hundred seventy four and seven tenths (374.7) feet;

To the point of beginning.

COMMERCIAL DISTRICT C – AREA 3:

Situated in Mantua Township, Portage County, Ohio, in Township Lots 22 and 23:

Beginning at a point at the intersection of the center line of Painesville-Ravenna Rd. (SR 44) and the center line of Twinsburg-Warren Rd. (SR 82);

Thence, southerly approximately seven hundred (700) feet along the center line of Painesville-Ravenna Rd. (SR 44) to the southeast corner of Parcel #49;

Thence, westerly approximately eight hundred (800) feet along the northern line of Parcel #46.3;

Thence southerly approximately five hundred (500) feet along the western lines of Parcels #46.3, 46, and 46.4;

Thence, westerly approximately six hundred (600) feet to the southeast corner of Parcel #47;

Thence, northerly approximately one thousand five hundred (1500) feet to a point approximately four hundred thirty (430) feet south of the center line of Twinsburg-Warren Rd. (SR 82);

Thence, westerly along a line approximately four hundred thirty (430) feet from and parallel to the center line of Twinsburg-Warren Rd. (SR 82) to a point approximately two hundred thirty (230) feet west of the center line of Bowen Rd. (TH 267) in Township Lot #22;

Thence, northerly along a line approximately two hundred thirty (230) feet from and parallel to the center line of Bowen Rd. (TH 267) to the center line of Twinsburg-Warren Rd. (SR 82);

Thence easterly along the center line of Twinsburg-Warren Rd. (SR 82) to the place of beginning.

COMMERCIAL DISTRICT C – AREA 4:

Situated in Mantua Township, Portage County, Ohio, in Township Lot 23:

Beginning at a point at the intersection of the center line of Painesville-Ravenna Rd. (SR 44) and the center line of Twinsburg-Warren Rd. (SR 82);

Thence, northerly approximately three hundred seventy-five (375) feet along the center line of Painesville-Ravenna Rd. (SR 44) to the southwest corner of Parcel #14;

Thence, easterly approximately nine hundred twenty-five (925) feet to the northeast corner of Parcel #23;

Thence, southerly approximately three hundred sixteen (316) feet to the center line of Twinsburg-Warren Rd. (SR 82);

Thence, westerly along the center line of Twinsburg-Warren Rd. (SR 82) to the point of beginning.

COMMERCIAL DISTRICT C – AREA 5:

Situated in Mantua Township, Portage County, Ohio, in Township Lot 23:

Beginning at a point on the center line of Twinsburg-Warren Rd. (SR 82) and the center line of Painesville-Ravenna Rd. (SR 44);

Thence, easterly approximately one thousand two hundred nineteen (1219) feet to the northeast corner of Parcel P1800;

Thence, southerly approximately one thousand one hundred ninety-seven (1197) feet to the southeast corner of Parcel #30.1 (P1800);

Thence, easterly approximately seven hundred fifty-three (753) feet to the northeast corner of Parcel #31;

Thence, southerly approximately seven hundred nine (709) feet to the southeast corner of Parcel #31;

Thence, westerly approximately two thousand one hundred sixteen (2116) feet to the center line of Painesville-Ravenna Rd. (SR 44);

Thence, northerly to the point of beginning.

COMMERCIAL DISTRICT C – AREA 6:

Situated in Mantua Township, Portage County, Ohio, in Township Lot 29:

Beginning at a point at the intersection of the center line of Painesville-Ravenna Rd. (SR 44) and the center line of Pioneer Trail (TH 254);

Thence, southerly approximately nine hundred thirty (930) feet along the center line of Painesville-Ravenna Rd. (SR 44) to the northeast corner of Parcel #29;

Thence, westerly approximately four hundred forty (440) feet along the north line of Parcel #29 to the northwest corner of Parcel #29;

Thence, northerly along a line approximately four hundred forty (440) feet from and parallel to the center line of Painesville-Ravenna Rd. (SR 44) for a distance of approximately seven hundred twenty (720) feet to the center line of Pioneer Trail (TH 254);

Thence, northeasterly approximately five hundred ten (510) feet along the center line of Pioneer Trail (TH 254) to the place of beginning.

COMMERCIAL DISTRICT C – AREA 7:

Situated in Mantua Township, Portage County, Ohio, in Township Lot 22:

Beginning at the intersection of the center line of Diagonal Rd. (CH 155) and the center line of Mantua Center Rd. (TH 247);

Thence, southerly approximately seven hundred (700) feet along the center line of Mantua Center Rd. (TH 247);

Thence, westerly approximately two hundred thirty-three (233) feet along the south property line of the property presently owned by L.M. and F.R. Monroe;

Thence, northerly along the westerly line of Township Lot 22, to the center line of Diagonal Rd. (CH 155);

Thence, northeasterly and easterly along the center line of Diagonal Rd. (CH 155) to the place of beginning.

INDUSTRIAL DISTRICT I – AREA A:

Situated in Mantua Township, Portage County, Ohio, in Township Lots 25 and 26:

Beginning at the intersection of the center line of Chamberlain Rd. (CH 265) and the south right-of-way line of the Erie-Lackawanna Railroad; in Township Lot 25;

Thence, southeasterly, approximately two thousand eighty-six (2,086) feet, along the south right-of-way line of the Erie-Lackawanna Railroad to the northeast corner of Parcel #9 in Township Lot 26;

Thence, southerly along the east line of Parcel # 9 to the center line of Pioneer Trail (CH 265);

Thence, northwesterly, approximately three thousand six (3,006) feet along the center line of Pioneer Trail (CH 254) to the center line of Chamberlain Rd. (CH 265) in Township Lot 25;

Thence, northeasterly, along the centerline of Chamberlain Rd. (CH 265) to the place of beginning.

INDUSTRIAL DISTRICT I – AREA B:

Situated in Mantua Township, Portage County, Ohio, in Township Lot 25:

Beginning at the intersection of the center line of Chamberlain Rd. (CH 265) and the south right-of-way line of the Erie Lackawanna Railroad;

Thence, southwestly along the center line of Chamberlain Rd. (CH 265) approximately one thousand five hundred (1500) feet to the northeast corner of Parcel # P5024;

Thence, westerly approximately seven hundred fifty three (753) feet along the north property line of Parcel # P5024 to the northwest corner of Parcel # P5024;

Thence, northwesterly approximately one thousand six hundred (1600) feet along the north line of Martin Acres Homesites to the southwest corner of Parcel # P1149;

Thence, northerly approximately one thousand four hundred eighty (1480) feet to a point on the north line of Township Lot 25;

Thence, easterly one thousand six hundred fifty (1650) feet along said north line of Township Lot 25 to the south right-of-way line of the Erie-Lackawanna Railroad;

Thence, southeasterly along the south right-of-way line of the Erie-Lackawanna Railroad approximately one thousand five hundred eighty (1580) feet to the place of beginning.

INDUSTRIAL DISTRICT I – AREA C:

Situated in Mantua Township, Portage County, Ohio, in Township Lot 36:

Consisting of the entire Parcel #27 located in the northeast corner of the intersection of Mennonite Rd. (CH 256) and Peck Rd. (CH 167), approximately forty-five (45) acres of land presently owned by the Buckeye Pipe Line Company.

LIGHT RESTRICTED MANUFACTURING DISTRICT – LRM

Situated in Mantua Township, Portage County, Ohio in Township Lots 22 and 23:

Beginning at the center line of Painesville-Ravenna Rd. (SR 44) and the center line of Skinner Rd. (TH 271);

Thence, southerly approximately one thousand six hundred sixteen and five-tenths (1616.5) feet;

Thence, west approximately one hundred ninety-eight (198) feet;

Thence, north approximately fifty-four and seven-tenths (54.7) feet;

Thence, west approximately six hundred six (606) feet;

Thence, south approximately four hundred fifty-two (452) feet;

Thence, west approximately one thousand six hundred thirty-eight and ninety-two hundredths (1638.92) feet;

Thence, north approximately two thousand one hundred ten and two hundredths (2110.02) feet;

Thence, east approximately two thousand three hundred ninety-nine and ninety-two hundredths (2399.92) feet;

To the point of beginning.