

# Lot Split and Consolidation Plat for Woods King III

Situated in the Township of Chardon, the County of Geauga, and the State of Ohio, and known as being part of Original Chardon Township Lot No. 2 in Section No. 1, Tract No. 4.

### Deeds of Reference

**Parcel A**  
Grise Partners  
Vol. 1012, Pg. 19  
Vol. 841, Pg. 429  
Vol. 978, Pg. 105

**Parcel B**  
W. & B. King  
Vol. 844, Pg. 1322

**Parcel D**  
W.E. King, Trustee  
Vol. 847, Pg. 32  
Vol. 907, Pg. 454  
Vol. 1001, Pg. 950  
Vol. 1012, Pg. 447  
Vol. 1012, Pg. 454

W. & B. King  
Vol. 470, Pg. 548  
Vol. 644, Pg. 1322  
48.4900 Acres

Grise Partners  
Vol. 1012, Pg. 19  
Vol. 841, Pg. 429  
Vol. 978, Pg. 105

**Parcel A**  
5.3668 Acres

W. & B. King  
Vol. 470, Pg. 548  
Vol. 844, Pg. 1322  
48.4900 Acres

W. & B. King  
Vol. 844, Pg. 1322

**Parcel B**  
13.1840 Acres

King Memorial Highway 60'  
(Mentor-Chardon Road)

Little Mountain Road 60'

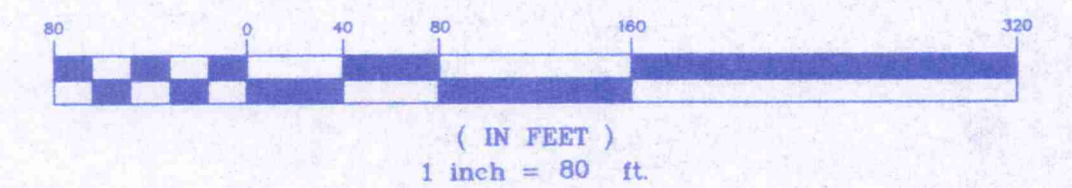
Acreage	
Parcel A	5.3668 Acres
Parcel B	13.1840 Acres
Parcel C	5.0000 Acres
Parcel D	5.0166 Acres
<b>Total</b>	<b>28.5674 Acres</b>

I hereby certify that I have surveyed the subject premises and prepared this drawing in accordance with the provisions of chapter 4733-37 of the Ohio Administrative Code.

*Edward B. Dudley* P.S. No. 6747  
March 18, 1997 (Revised April 21, 1997)  
Date



GRAPHIC SCALE



### LEGEND

- M = Monument Box Found
- O = Iron Pin or Pipe Found
- = 5/8" Iron Pin Set and Capped w/ PLS. No. 6747

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED  
PER R.C. 315.251

*R.S. 4/21/1997 (Revised)*  
GEOGA COUNTY ENGINEER

The  
**NORTH COAST**  
Engineering & Surveying Co., Inc.  
2570 Superior Ave., Suite 501 Clev., Ohio 44114  
Tel. (216) 241-7070 Fax (216) 241-7071

CHA00050

CHA00050

LEGAL DESCRIPTION  
PARCEL "C"

KING  
Picked up 4-21-1997

Situated in Township of Chardon, County of Geauga, and State of Ohio and known as being part of Original Chardon Township Lot No. 2, in Section No. 1, Tract No. 4 and bounded and described as follows:

Beginning at an iron pin found at the intersection of the centerlines of Little Mountain Road (60.00 feet wide) and King Memorial Highway (aka Mentor-Chardon Road)( 60.00 feet wide);

Thence North 89° 20' 06" East along the centerline of Little Mountain Road, 3720.45 feet to an angle point;

Thence North 89° 09' 40" East, 611.80 feet to a point at the northeast corner of land so conveyed to W. King as recorded in Volume 844, Page 1322;

Thence South 05° 24' 02" East along the easterly line of W. King passing through a 5/8" iron pin found at 30.10 feet, 250.00 feet to a 5/8" iron pin found;

Thence South 02° 38' 46" East continuing along said easterly line, 349.93 feet to a 5/8" iron pin set at the place of beginning;

Thence South 02° 38' 46" East continuing along said easterly line, 632.92 feet to a 5/8" iron pin set;

Thence North 25° 51' 49" East, 37.01 feet to a 5/8" iron pin set;

Thence South 64° 08' 11" East, 129.50 feet to a 5/8" iron pin set;

Thence South 25° 51' 49" West, 84.82 feet to a 5/8" iron pin set;

Thence North 90° 00' 00" West, 92.60 feet to a 5/8" iron pin set in the easterly line of land so conveyed to Grilse Partners as recorded in Volume 1012, Page 19;

Thence South 02° 16' 24" West, 168.79 feet to a 5/8" iron pin set in a northerly line of land so conveyed to W. King as recorded in Volume 844, Page 1322;

Thence South 77° 42' 55" East along said northerly line of W. King, 150.37 feet to a 5/8" iron pin found at a corner of land of P.S. Bergsten as recorded in Volume 846, Page 547;

Thence North 63° 38' 08" East along the southerly line of P.S. Bergsten, 291.16 feet to a 5/8" iron pin found in the easterly line of said P. S. Bergsten;

Thence North 01° 57' 58" East along said easterly line, 178.20 feet to a 5/8" iron pin set;

Thence North 88° 01' 49" West, 204.07 feet to a 5/8" iron pin set;

Thence North 02° 38' 46" West, 566.66 feet to a 5/8" iron pin set;

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Thence North 76° 03' 55" West, 215.75 feet to a 5/8" iron pin set at the place of beginning and containing 5.0000 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc., in March, 1997, be the same more or less, but subject to all legal highways.

Edward B. Dudley, III, P.S., *Registration number 6747.*

Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322 of Geauga County Records.

Volume 847, Page 32

Volume 907, Page 454

Volume 1001, Page 950

Volume 1012, Page 447

Volume 1012, Page 454

97-158.bn-3-14-97 parcel C

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251

*R.S. 4/21/1997 (Revised)*  
\_\_\_\_\_  
GEAUGA COUNTY ENGINEER

CHA00050

LEGAL DESCRIPTION  
0.2869 ARCE PARCEL TO BE CONVEYED TO PARCEL "C"

Situated in Township of Chardon, County of Geauga, and State of Ohio and known as being part of Original Chardon Township Lot No. 2, in Section No. 1, Tract No. 4 and bounded and described as follows:

Beginning at an iron pin found at the intersection of the centerlines of Little Mountain Road (60.00 feet wide) and King Memorial Highway (aka Mentor-Chardon Road)( 60.00 feet wide);

Thence North 89° 20' 06" East along the centerline of Little Mountain Road, 3720.45 feet to an angle point;

Thence North 89° 09' 40" East, 611.80 feet to a point;

Thence South 05° 24' 02" East, passing through a 5/8" iron pin found at 30.10 feet, 250.00 feet to a 5/8" iron pin found;

Thence South 02° 38' 46" East, 982.85 feet to a 5/8" iron pin set;

Thence South 01° 46' 00" East, 99.57 feet to a 5/8" iron pin set a the northeast corner of land of Grilse Partners as recorded in Volume 1012, Page 19 and at the principal place of beginning;

Thence South 02° 16' 24" West, 168.79 feet to a 5/8 " iron pin set at a northerly line of land as conveyed to W. King as recorded in Volume 844, Page 1322;

Thence South 77° 42' 55" East along said W. King's northerly line 150.37 feet to a 5/8" iron pin found at the most southerly corner of land of W. King as recorded in Volume 1012, Page 454;

Thence North 34° 57' 00" West at a southerly line of said W. King as recorded in Volume 1012, Page 454, 244.80 feet to a 5/8" iron pin set at the principal place of beginning and containing 0.2869 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc., in March, 1997, be the same more or less, but subject to all legal highways.

Edward B. Dudley, III, P.S., *Registration number 6747.*  
Basis of Bearings: Centerline of Little Mountain Road in deed Volume 844, Page 1322 of Geauga County Records  
Volume 1012, Page 19  
Volume 841, Page 429  
Volume 978, Page 105

97-158-bn-3-14-97-parcel C

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251

R.S. 4, 21, 1997 (Revised)  
GEAUGA COUNTY ENGINEER

CHA00050

LEGAL DESCRIPTION  
0.2869 ACRE PARCEL TO BE CONVEYED TO GRILSE PARTNERS

Situated in Township of Chardon, County of Geauga, and State of Ohio and known as being part of Original Chardon Township Lot No. 2, in Section No. 1, Tract No. 4 and bounded and described as follows:

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Thence North 89° 20' 06" East along the centerline of Little Mountain Road, 3720.45 feet to an angle point;

Thence North 89° 09' 40" East, 611.80 feet along the centerline of Little Mountain Road, to a point;

Thence South 05° 24' 02" East, passing through a 5/8" iron pin found at 30.10 feet, 250.00 feet to a 5/8" iron pin found;

Thence South 02° 38' 46" East, 982.85 feet to a 5/8" iron pin set at an easterly corner of land of Grilse Partners as recorded in Volume 1012, Page 19 and the place of beginning;

Thence South 01° 46' 00" East along an easterly line of said Grilse Partners, 99.57 feet to a 5/8" iron pin set;

Thence North 90° 00' 00" East, 92.60 feet to a 5/8" iron pin set;

Thence North 25° 51' 49" East, 84.82 feet to a 5/8" iron pin set;

Thence North 64° 08' 11" West, 129.50 feet to a 5/8" iron pin set;

Thence South 25° 51' 59" West, 37.01 feet to the place of beginning and containing 0.2869 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc., in March, 1997, be the same more or less, but subject to all legal highways.

Edward B. Dudley, III, P.S., *Registration number 6747.*

Basis of Bearings: Centerline of Little Mountain Road in deed in Volume 844, Page 1322 of Geauga County Records

- W.E. King, Trustee, Volume 847, Page 32
- Volume 907, Page 454
- Volume 1001, Page 950
- Volume 1012, Page 447
- Volume 1012, Page 454

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251

*R.S.* 4, 21, 1997 (Revised)  
GEAUGA COUNTY ENGINEER