

# 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.

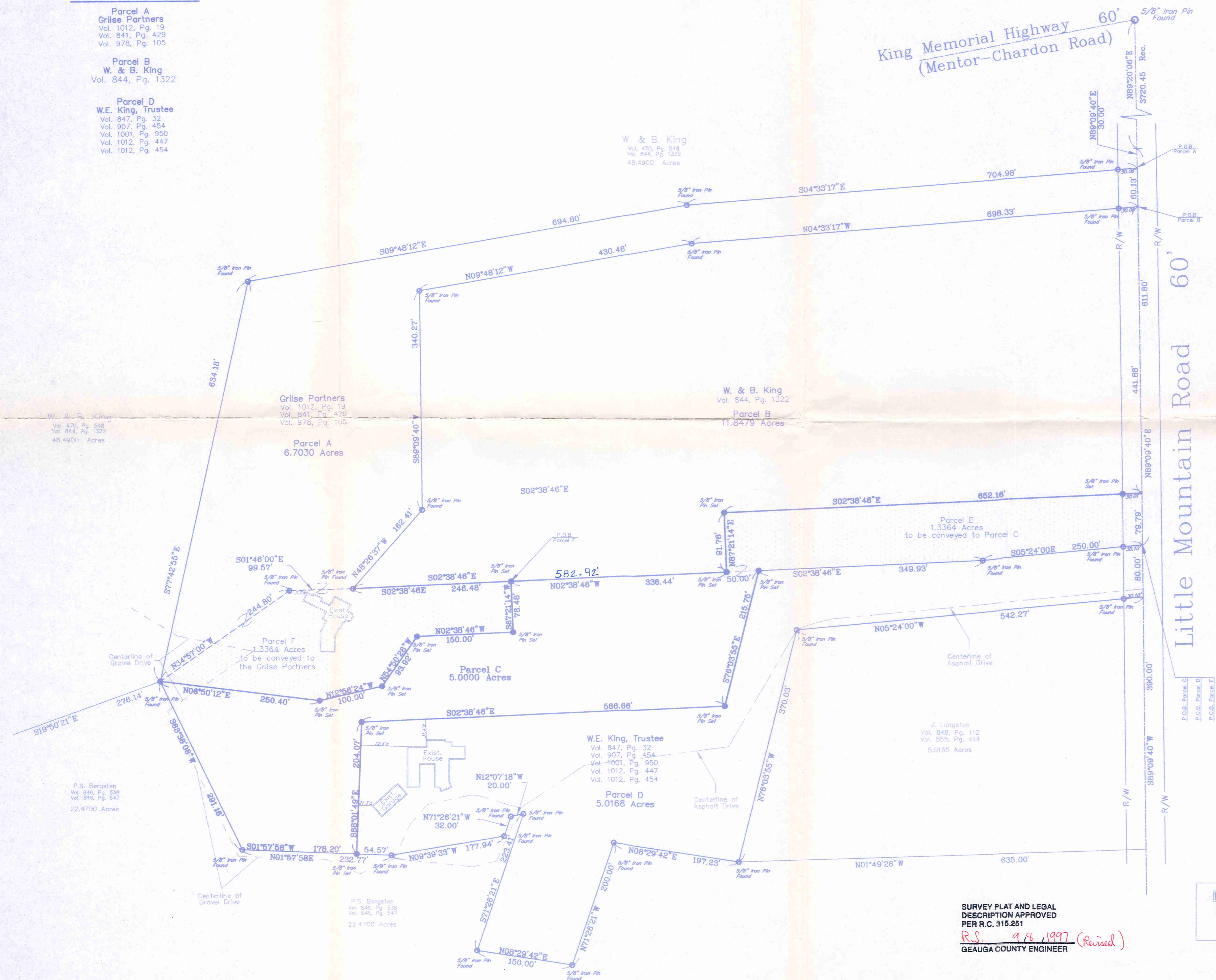
### Deeds of Reference

**Parcel A**  
Grilse 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

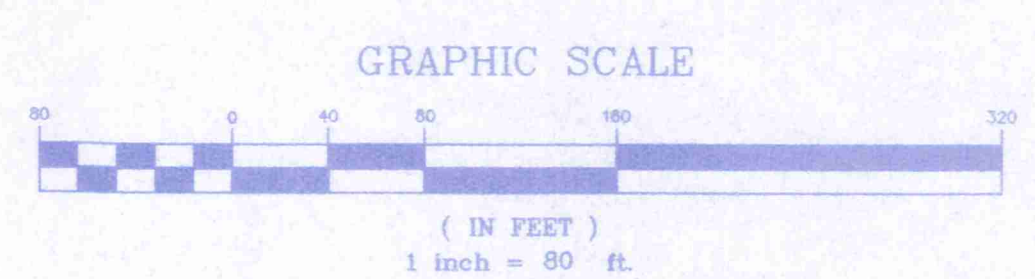
King Memorial Highway  
(Mentor-Chardon Road)



Acreage	
Parcel A	6.7030 Acres
Parcel B	11.8479 Acres
Parcel C	5.0000 Acres
Parcel D	5.0168 Acres
<b>Total</b>	<b>28.5677 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 June 16, 1997 (Revised 8-28-97)  
Date (Revised 9-3-97)



**LEGEND**

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

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

**SURVEY PLAT AND LEGAL DESCRIPTION APPROVED**  
**PER R.C. 315.251**  
R.S. 9/8/1997 (Revised)  
**GEAUGA COUNTY ENGINEER**

LEGAL DESCRIPTION  
PARCEL "A"

Situated in the 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  $89^{\circ} 20' 06''$  East along the centerline of Little Mountain Road, 3720.45 feet to an angle point;

Thence North  $89^{\circ} 09' 40''$  East continuing along the centerline of Little Mountain Road, 30.00 feet to the northwest corner of land conveyed to Grilse Partners by deeds recorded in Volume 841, Page 429, and Volume 978, Page 105 and Volume 1012, page 19 of Geauga County Records and the principal place of beginning;

Thence South  $04^{\circ} 33' 17''$  East along the westerly line of land so conveyed and, passing through a  $5/8''$  iron pin found at 30.06 feet, 704.98 feet to a  $5/8''$  iron pin found;

Thence South  $09^{\circ} 48' 12''$  East along the westerly line of land so conveyed, 694.80 feet to a  $5/8''$  iron pin found at the southwest corner thereof;

Thence South  $77^{\circ} 42' 55''$  East along a southerly line of land conveyed, 634.18 feet to a  $5/8''$  iron pin found at the southeast corner thereof;

Thence North  $06^{\circ} 50' 12''$  East, 250.40 feet to a  $5/8''$  iron pin set;

Thence North  $12^{\circ} 56' 24''$  West, 100.00 feet to a  $5/8''$  iron pin set;

Thence North  $54^{\circ} 50' 28''$  West, 93.92 feet to a  $5/8''$  iron pin set;

Thence North  $02^{\circ} 38' 46''$  West, 150.00 feet to a  $5/8''$  iron pin set;

Thence South  $87^{\circ} 21' 14''$  West, 78.48 feet to a  $5/8''$  iron pin set on the easterly line of land conveyed to W. and B. King by deed recorded in Volume 844, Page 1322 of Geauga County Records;

Thence South  $02^{\circ} 38' 46''$  East, 246.48 feet, to a  $5/8''$  iron pin found at the southeast corner thereof;

Thence North  $48^{\circ} 26' 37''$  West along the southerly line of land so conveyed, 162.41 feet to a  $5/8''$  iron pin found;

Thence South  $89^{\circ} 09' 40''$  West along the southerly line of land so conveyed, 340.27 feet to a  $5/8''$  iron pin found;

Thence North  $09^{\circ} 48' 12''$  West along the westerly line of land so conveyed, 430.46 feet to a  $5/8''$  iron pin found;

CHA00051

Thence North  $04^{\circ} 33' 17''$  West along the westerly line of land so conveyed and passing through a  $5/8''$  iron pin found at 668.27 feet, 698.33 feet to a point on the centerline of Little Mountain Road;

Thence South  $89^{\circ} 09' 40''$  West, 60.13 feet to the place of beginning and containing 6.7030 acres of land as described and calculated by North Coast Engineering and Surveying Co., Inc., in May, 1997. Be the same more or less, but subject to all legal highways.

Edward B. Dudley, P.S. No. 6747

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

97-184bn5-2-97

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

R.S. 9/8/1997  
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION  
PARCEL "B"

#09-001527

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:

*pin found*

Beginning at an iron ~~pin~~ 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, along the centerline of Little Mountain Road, 90.13 feet to the northwest corner of land conveyed to W. and B. King by deed recorded in Volume 844, page 1322 of Geauga County Records and the principal place of beginning;

Thence North 89° 09' 40" East continuing along the centerline of Little Mountain Road, 441.88 feet to a point;

Thence South 02° 38' 46" East, passing through a 5/8" iron pin found at 30.01 feet, 652.16 feet to a 5/8" iron pin set;

Thence North 87° 21' 14" East, 91.76 feet to a 5/8" iron pin set on the easterly line of land so conveyed to W. and B. King and the westerly line of ~~W. E.~~ King, Trustee by deed recorded in Volume 847, Page 32 of Geauga County Records;

\*582.92

Thence South 02° 38' 46" East along said westerly line of land so conveyed to W. E. King Trustee\* to a 5/8" iron pin found at an east corner of Grilse Partners by deed recorded in Volume 841, Page 429 of Geauga County Records;

Thence North 48° 26' 37" West along a northerly line of land so conveyed, 162.41 feet to a 5/8" iron pin found;

Thence South 89° 09' 40" West along a northerly line of land so conveyed, 340.27 feet to a 5/8" iron pin found at the southwest corner thereof;

Thence North 09° 48' 12" West along the westerly line of land so conveyed, 430.46 feet to a 5/8" iron pin found;

Thence North 04° 33' 17" West along the westerly line of land so conveyed and passing through a 5/8" iron pin found at 668.27 feet, 698.33 feet to the principal place of beginning and containing 11.8479 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc., in May, 1997, be the same more or less, but subject to all legal highways.

Edward B. Dudley, P.S. No. 6747  
Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322

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

*R.S. 9/8/1997 (Revised)*  
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION  
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 along the centerline of Little Mountain Road, 611.80 feet to a point at the northeast corner of land conveyed to W. and B. King by deed recorded in Volume 844, Page 1322 of Geauga County Records and the principal place of beginning;

Thence South 05° 24' 00" East along the easterly line of land so conveyed, 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 along the easterly line of land so conveyed, 349.93 feet to a 5/8" iron pin set;

Thence South 76° 03' 55" East, 215.75 feet to a 5/8" iron pin set;

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

Thence South 88° 01' 49" East, 204.07 feet to a 5/8" iron pin set on the westerly line of land conveyed to P.S. Bergsten by deeds recorded in Volume 846, Page 538 and Volume 846, Page 547 of Geauga County Records;

Thence South 01° 57' 58" West along the westerly line of land so conveyed, 178.20 feet to a 5/8" iron pin found;

Thence South 63° 38' 08" West along a southwesterly line of land so conveyed, 291.16 feet to a 5/8" iron pin found at a corner thereof;

Thence North 06° 50' 12" East, 250.40 feet to a 5/8" iron pin set;

Thence North 12° 56' 24" West, 100.00 feet to a 5/8" iron pin set;

Thence North 54° 50' 28" West, 93.92 feet to a 5/8" iron pin set;

Thence North 02° 38' 46" West, 150.00 feet to a 5/8" iron pin set;

Thence South 87° 21' 14" West, 78.48 feet to a 5/8" iron pin set on the easterly line of land so conveyed to aforesaid W. and B. King;

Thence North 02° 38' 46" West along the easterly line of land so conveyed, 336.44 feet to a 5/8" iron pin set;

CHA00051

Thence South 87° 21' 14" West, 91.76 feet to a 5/8" iron pin set;

Thence North 02° 38' 46" West, passing through a 5/8" iron pin set at 622.15 feet, 652.16 feet to the centerline of Little Mountain Road;

Thence North 89° 09' 40" East, 79.79 feet along the centerline of Little Mountain Road to the place of beginning and containing 5.0000 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc., in May, 1997, be the same more or less, but subject to all legal highways.

Edward B. Dudley, III, P.S. No. 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

97-184.bn-5-2-1997parcel C

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

R.S. 9/8/1997 (Revised)  
GEAUGA COUNTY ENGINEER

CHACO 051

LEGAL DESCRIPTION  
PARCEL "D"

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  $89^{\circ} 20' 06''$  East along the centerline of Little Mountain Road, 3720.45 feet to an angle point;

Thence North  $89^{\circ} 09' 40''$  East along the centerline of Little Mountain Road, 611.80 feet to the northeast corner of land conveyed to W. and B.. King by deed recorded in Volume 844, Page 1322 of Geauga County Records and the principal place of beginning;

Thence South  $05^{\circ} 24' 00''$  East, along the easterly line of land so conveyed , passing through a  $5/8''$  iron pin found at 30.10 feet, 250.00 feet to a  $5/8''$  iron pin found;

Thence South  $02^{\circ} 38' 46''$  East along the easterly line of land so conveyed, 349.93 feet to a  $5/8''$  iron pin set;

Thence South  $76^{\circ} 03' 55''$  East, 215.75 feet to a  $5/8''$  iron pin set;

Thence South  $02^{\circ} 38' 46''$  East, 566.66 feet to a  $5/8''$  iron pin set;

Thence South  $88^{\circ} 01' 49''$  East, 204.07 feet to a  $5/8''$  iron pin set on the westerly line of land conveyed to P.S. Bergsten by deeds recorded in Volume 846, page 538 and Volume 846, Page 547 of Geauga County Records;

Thence North  $01^{\circ} 57' 58''$  East along the westerly line of land so conveyed, 54.57 feet to a  $5/8''$  iron pin found;

Thence North  $09^{\circ} 39' 33''$  West along the westerly line of land so conveyed, 177.94 feet to a  $5/8''$  iron pin found;

Thence North  $71^{\circ} 26' 21''$  West along a southerly line of land so conveyed, 32.00 feet to a  $5/8''$  iron pin found;

Thence North  $12^{\circ} 07' 18''$  West along a westerly line of land so conveyed, 20.00 feet to a  $5/8''$  iron pin found;

Thence South  $71^{\circ} 26' 21''$  East along a southerly line of land so conveyed, 223.41 feet to a  $5/8''$  iron pin found;

Thence North  $08^{\circ} 29' 42''$  East along a westerly line of land so conveyed, 150.00 feet to a  $5/8''$  iron pin found;

Thence North  $71^{\circ} 26' 21''$  West along a southerly line of land so conveyed, 200.00 feet to a  $5/8''$  iron pin found;

Thence North 08° 29' 42" East along a westerly line of land so conveyed , 197.23 feet to a 5/8" iron pin found at the southeast corner of land conveyed to J. Langston by deeds recorded in Volume 848, Page 112 and Volume 855, Page 414 in Geauga County Records;

Thence North 76° 03' 55" West along the southerly line of land so conveyed, 370.03 feet to a 5/8" iron pin found at the southwest corner thereof;

Thence North 05° 24' 00" West along the westerly line of land so conveyed, and passing through a 5/8" iron pin found at 512.17 feet, 542.27 feet to the centerline of Little Mountain Road;

Thence South 89° 09' 40" West, 80.00 feet to the place of beginning and containing 5.0168 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc., in May, 1997, be the same more or less, but subject to all legal highways.

Edward B. Dudley, P.S. No. 6747

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

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

R.S. 9/8/1997 (Revised)  
GEAUGA COUNTY ENGINEER

## PARCEL "E"

## 1.3364 ACRE 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  $89^{\circ} 20' 06''$  East along the centerline of Little Mountain Road, 3720.45 feet to an angle point;

Thence North  $89^{\circ} 09' 40''$  East, along the centerline of Little Mountain Road, 611.80 feet to the northeast corner of land conveyed to W. and B.. King by deed recorded in Volume 844, Page 1322 of Geauga County Records and the northwest corner of land conveyed to W. B. King, Trustee as recorded in Volume 847, Page 32 of Geauga County Records and the principal place of beginning;

Thence South  $05^{\circ} 24' 00''$  East along the westerly line of land so conveyed to W. B. King, Trustee, passing through a  $5/8''$  iron pin found at 30.10 feet, 250.00 feet to a  $5/8''$  iron pin found;

Thence South  $02^{\circ} 38' 46''$  East continuing along said westerly line of land so conveyed to W. B. King, Trustee and passing through a  $5/8''$  iron pin set at 349.93 feet, 399.93 feet to a  $5/8''$  iron pin set;

Thence South  $87^{\circ} 21' 14''$  West, 91.76 feet to a  $5/8''$  iron pin set;

Thence North  $02^{\circ} 38' 46''$  West passing through a  $5/8''$  iron pin set at 622.15 feet, 652.16 feet to the center line of Little Mountain Road;

Thence North  $89^{\circ} 09' 40''$  East along the centerline of Little Mountain Road, 79.79 feet to the place of beginning and containing 1.3364 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc., in May, 1997, be the same more or less, but subject to all legal highways.

Edward B. Dudley, III, P.S. No. 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

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

R.S. 9/8/1997 (Revised)  
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION  
PARCEL "F"

1.3364 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:

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 along the centerline of Little Mountain Road, to a point at the northeasterly corner of land conveyed to W. B. King by deed recorded in Volume 844, Page 1322 as recorded in Geauga County Records;

Thence South 05° 24' 00" East along the easterly line of land so conveyed to W. B. King and 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 of land conveyed to W. B. King, 736.37 feet to a 5/8" iron pin set at the principal place of beginning;

Thence South 02° 38' 46" East continuing along said easterly line , 246.48 feet to a 5/8" iron pin found at an easterly corner of land conveyed to the Grilse Partners as recorded in Volume 1012, Page 19;

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

Thence South 34° 57' 00" East along said easterly line of land so conveyed, 244.80 feet to a 5/8" iron pin found at the southeast corner thereof;

Thence North 06° 50' 12" East, 250.40 feet to a 5/8" iron pin set;

Thence North 12° 56' 24" West, 100.00 feet to a 5/8" iron pin set;

Thence North 54° 50' 28" West, 93.92 feet to a 5/8" iron pin set;

Thence North 02° 38' 46" West, 150.00 feet to a 5/8" iron pin set;

Thence South 87° 21' 14" West, 78.48 feet to the place of beginning and containing 1.3364 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc., in May, 1997, be the same more or less, but subject to all legal highways.

Edward B. Dudley, III, P.S. No. 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

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

*R.S. 9/8 / 1997 (Revised)*  
**GEAUGA COUNTY ENGINEER**

CTIA 00051

Volume 1012, Page 447  
Volume 1012, Page 454

97-184,bn-5-2-97parcel A

1987 6 0 938