

THE BOARD OF LAKE COUNTY COMMISSIONERS VOLUME 117 PAGE 389

LAKE COUNTY
VILLAGE OF KIRTLAND HILLS
KIRTLAND TOWNSHIP LOT NO. 13 TRACT NO. 1
CHARDON TOWNSHIP LOT 1, SECT. 1 TRACT 4
CHARDON TOWNSHIP
GEAUGA COUNTY

NOTES:
IRON PIN SET REFERS TO 5/8" IRON REBAR WITH CAP SET.
BASIS OF BEARINGS IS DEED VOLUME 550, PAGE 1065 FOR THE CENTERLINE OF LITTLE MOUNTAIN ROAD.

W. & M. NEWBURY
VOLUME 1131 PAGE 1085
LOUISE B. KING
VOLUME 265 PAGE 644

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.F. 875778 (Revised)
OFFICE OF THE
GEAUGA COUNTY ENGINEER



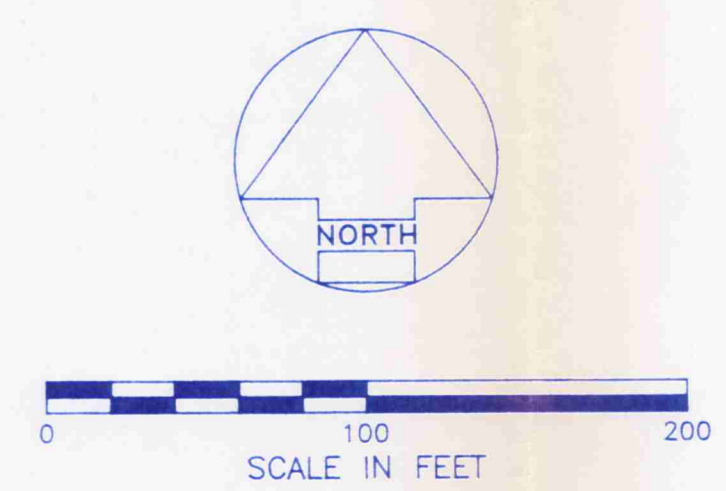
R.F. Hantel 7/17/98
RICHARD F. HANTEL
S-5129 DATE

LOT SPLIT PLAT FOR
ROBERT K. SCHAFER

IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAUGA, STATE OF OHIO, BEING PART OF ORIGINAL CHARDON TOWNSHIP LOT NO. 1, SECTION NO. 1 TRACT 4 AND IN THE VILLAGE OF KIRTLAND HILLS, COUNTY OF LAKE, STATE OF OHIO, BEING PART OF ORIGINAL KIRTLAND TOWNSHIP LOT NO. 13, TRACT 1.
SCALE: 1" = 60 FEET JULY 17, 1998 P-73045

BAUER SURVEYS CO.

750 ALPHA DRIVE SUITE B HIGHLAND HEIGHTS, OHIO 44143
PHONE: (440) 461-4140



CHA00107

CHA00107

BAUER SURVEYS COMPANY

Founded in 1925
Phone: (440) 461-4140
Fax: (440) 461-4141

PROFESSIONAL LAND SURVEYORS

750 ALPHA DRIVE, SUITE B
CLEVELAND, OHIO 44143

Schafer
Picked up 8-3-1998

SCHAFFER - PARCEL 1

Situated in the Township of Chardon, County of Geauga and the Village of Kirtland Hills, County of Lake and State of Ohio and known as being part of Original Chardon Township Lot No. 1, Section No. 1, Tract 4 and part of Original Kirtland Township Lot No. 13, Tract 1, being part of land conveyed to Robert K. Schafer by deed recorded in Volume 748, Page 199 of Geauga County Records and described as follows:

Beginning at an iron pipe monument found marking the intersection of the centerline of Little Mountain Road, 60 feet wide, with the centerline of King Memorial Road, 60 feet wide, also known as Mentor Road in Geauga County

Thence South $31^{\circ} 08' 27''$ East, along said centerline of King Memorial Road, a distance of 190.78 feet.

Thence North $58^{\circ} 51' 33''$ East, a distance of 30.00 feet to the northeasterly line of said King Memorial Road and the most southerly corner of land conveyed to The Board of Lake County Commissioners, by deed recorded in Volume 117 of Deeds, Page 389 of Lake County Records and the principal place of beginning of land described hereon, said corner marked by a $5/8''$ iron pin with cap set.

Course No. 1: Thence northeasterly, along the easterly line of said land conveyed to The Board of Lake County Commissioners, being along the turnout between said northeasterly line of King Memorial Road and the southerly line of Little Mountain Road, being along the arc of a circle deflecting to the right, having a radius of 79.09 feet, an arc distance of 166.31 feet to a point of tangency in said southerly line of Little Mountain Road, witnessed by a concrete monument found 0.94 feet South and 0.72 feet East, the chord of which arc bears North $29^{\circ} 05' 49''$ East 137.32 feet.

Course No. 2: Thence North $0^{\circ} 39' 54''$ West, a distance of 30.00 feet to said centerline of Little Mountain Road.

Course No. 3: Thence North $89^{\circ} 20' 06''$ East, along said centerline of Little Mountain Road, a distance of 736.96 feet.

Course No. 4: Thence South $34^{\circ} 09' 22''$ East, passing through a $5/8''$ iron pin with cap set at 35.97 feet, a total distance of 201.35 feet to a $5/8''$ iron pin with cap set.

Course No. 5: Thence South $38^{\circ} 31' 14''$ West, a distance of 312.02 feet to a $5/8''$ iron pin with cap set.

RECEIVED JUL 15 1998
SURVEYING DEPARTMENT

CHA00107

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PROFESSIONAL LAND SURVEYORS

750 ALPHA DRIVE, SUITE B
CLEVELAND, OHIO 44143

SCHAFFER - PARCEL 1

Course No. 6: Thence North 70° 44' 48" West, passing through a 5/8" iron pin with cap set at 65.17 feet, and at 155.38, a total distance of 764.84 feet to the principal place of beginning and containing 5.6559 Acres of land, of which 5.394 Acres lie within Chardon Township (of which 2.795 Acres lie within a parcel of land conveyed to F. K. Schaffer by deed recorded in Volume 831, Page 703 of Geauga County Records and 2.599 Acres lie within a parcel of land conveyed to R. K. Schaffer by deed recorded in Volume 748, Page 199 of Geauga County Records) and 0.262 Acres lie within the Village of Kirtland Hills, according to a survey dated July 17, 1998 made by Bauer Surveys Company per Richard F. Hantel, Registered Professional Land Surveyor No. S-5129.

Bearings shown hereon are based upon Volume 550, Page 1065 for the centerline of Little Mountain Road.

P-73045 (30-SCHAF-1)
7-27-98

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

R.S. 8/3/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
JUL 27 1998
GEAUGA COUNTY
ENGINEERS

CHA00107

BAUER SURVEYS COMPANY

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Phone: (440) 461-4140
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PROFESSIONAL LAND SURVEYORS

750 ALPHA DRIVE, SUITE B
CLEVELAND, OHIO 44143

07-001400

SCHAFFER - PARCEL 2

Situated in the Township of Chardon, County of Geauga, and the Village of Kirtland Hills, County of Lake and State of Ohio and known as being part of Original Chardon Township Lot No. 1, Section No. 1, Tract 4 and part of Original Kirtland Township Lot No. 13, Tract 1, being part of land conveyed to Robert K. Schaffer by deed recorded in Volume 748, Page 199 of Geauga County Records and more particularly bounded and described as follows:

Beginning at an iron pipe monument found marking the intersection of the centerline of Little Mountain Road, 60 feet wide, with the centerline of King Memorial Road, 60 feet wide, also known as Mentor Road in Geauga County.

Thence South $31^{\circ} 08' 27''$ East, along said centerline of King Memorial Road, a distance of 190.78 feet to the principal place of beginning of land described hereon.

Course No. 1: Thence North $58^{\circ} 51' 33''$ East, a distance of 30.00 feet to the northeasterly line of said King Memorial Road, and the most southerly corner of land conveyed to The Board of Lake County Commissioners, by deed recorded in Volume 117 of Deeds, Page 389 of Lake County Records, said corner marked by a $5/8''$ iron pin with cap set.

Course No. 2: Thence South $70^{\circ} 44' 48''$ East, passing through a $5/8''$ iron pin with cap set at 609.46 feet and at 699.67 feet, a total distance of 764.84 feet to a $5/8''$ iron pin with cap set.

Course No. 3: Thence South $23^{\circ} 37' 45''$ West, a distance of 235.88 feet to a $5/8''$ iron pin with cap set.

Course No. 4: Thence South $65^{\circ} 14' 20''$ West, a distance of 145.83 feet to a $5/8''$ iron pin with cap set.

Course No. 5: Thence South $43^{\circ} 57' 03''$ West, passing through a $5/8''$ iron pin with cap set at 132.28 feet, a total distance of 162.28 feet to said centerline of King Memorial Road.

Course No. 6: Thence North $46^{\circ} 02' 58''$ West, along said centerline of King Memorial Road, a distance of 90.06 feet to an angle point therein, witnessed by an iron pin found at 0.15 feet northwest and 0.88 feet southwest.

RECEIVED
JUL 27 1994
COUNTY RECORDS
CLEVELAND

CHA00107

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Phone: (440) 461-4140
Fax: (440) 461-4141

PROFESSIONAL LAND SURVEYORS

750 ALPHA DRIVE, SUITE B
CLEVELAND, OHIO 44143

SCHAFFER - PARCEL 2

Course No. 7: Thence North $31^{\circ} 08' 27''$ West, continuing along said centerline of King Memorial Road, a distance of 663.86 feet to the principal place of beginning and containing 5.0000 Acres of land, of which 4.832 Acres lie within Chardon Township and 0.168 Acres lie within the Village of Kirtland Hills, according to a survey dated July 17, 1998 made by Bauer Surveys Company per Richard F. Hantel, Registered Professional Land Surveyor No. S-5129.

Bearings shown hereon are based upon Volume 550, Page 1065 for the centerline of Little Mountain Road.

P-73045 (30-SCHAF-2)
7-27-98

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

R.S. 8/3/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED

JUL 29 1998

PLANNING DEPARTMENT