

FOX LEDGES SUBDIVISION PHASE NO 1

Vol. 18, Pg. 142

M. A. Schempp
1006-1080

PA Skoda
965-268

S/L 9

S/L 8

S/L 7

S/L 6

IP CONC.
MON. Fd.
Used

IP SET,
159.09

IP Fd Used

99.09'
50°25'14"E

100.00'

50°25'14"E

217.44'

FOX LEDGES SUBDIVISION PHASE NO 2 VOL. 20, PG 74

AAC REID
699-50,54

18.74 Ac.

L. EGL MCGROTTY
TRUSTEES
1041-1198

974.36'

1.88Ac.

1.68Ac.

762.38'

709.76'

699.17'

S/L 28

S/L 27
3.496Ac.

S/L 26

N 89°25'38"W

589°25'38"E

N 89°25'38"W

S 89°25'38"E



Scale: 1" = 100'



R=280.00'
A=243.12'
C=235.55'
N 64°38'10"W
Δ=49°44'56"
T=129.82'

R=280.00'
A=114.60'
C=113.80'
N 27°57'16"W
Δ=23°27'01"
T=58.11'

R=280.00'
A=77.25'
C=77.01'
N 8°19'29"W
Δ=15°48'29"
T=32.87'

IP Fd Used

IP Fd Used,
141.34'

IP Fd.

LEDGES LANE - 60'

MON. Fd Used N 0°24'14"W

IP Set

R=250.00'
A=288.37'
C=350.48'
Δ=89°00'24"

R=250.00'
A=288.37'
C=350.48'
Δ=89°00'24"

IP Fd Used

MON. Fd Used

S/L 19

FOX

932.95'

N 89°25'38"W

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

R.S. 9/16/1996

GEAUGA COUNTY ENGINEER

PLAT of LOT SPLIT for
LES MCGROTTY and
being part of former S/L 28 in
Fox Ledges Subdivision No 2
situated in the Township of
Chester, County of Geauga, and
State of Ohio, and being part
of Original Township Lots No 1, 2
in Tract No 3 as shown by Plat
Recorded in Vol. 20 Pg. 74 of the
Gauga County record of Plats;
as Surveyed by Gary A. Paine
Reg. Surveyor No 6571, in August, 1996



COUNTY LINE ROAD

CHE 00165
CHE
CHE00165

Reid/McGratty
picked up 9-16-1996

DESCRIPTION OF LOT SPLIT FOR A & C REID OF
FORMER S/L 28 IN THE FOX LEDGES SUBDIVISION NO. 2

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being a part of former Sublot No. 28 in the Fox Ledges Subdivision Phase No. 2 and being a part of original Chester Township Lots Nos. 1 and 2 in Tract Three as shown by the recorded plat of said Subdivision in Volume 20 of Maps, Page 74 of Geauga County Records, and further bounded and described as follows:

Beginning at an iron pin found at the northwest corner of former Sublot No. 28 of said Fox Ledges Subdivision and on the south line of lands conveyed to A & C Reid by deed as recorded in Volume 699 page 50,54 of the Geauga County records of deeds;

Course I: Thence S89°25'38"E 974.36 feet along the north line of former Sublot No. 28 and the south line of said Reid Land to an iron pin and concrete monument found at the northeast corner thereof and on the west line of Fox Ledges Subdivision Phase No. 1 as recorded in Volume 18 page 142 of the Geauga County Plat records;

Course II: Thence S0°25'14"E 99.09 feet along the east line of said former Sublot No. 28 and the west line of said Subdivision Phase No. 1 to an iron pin set;

Course III: Thence N89°25'38"W 762.38 feet to an iron pin set on the east sideline of Fox Ledges Lane (60 feet wide);

Course IV: Thence northwesterly along the arc of a curve deflecting to the left, 243.12 feet, said curve having a radius of 280.00 feet and a chord which bears N64°33'10"W 235.55 feet to the place of beginning containing 1.88 acres of land, be the same more or less but subject to all legal highways, as surveyed by Gary A. Paine Registered Surveyor No. 6571 in August 1996.

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

R.S. 9/16/1996
GEAUGA COUNTY ENGINEER

CHE 00165

DESCRIPTION OF LOT SPLIT FOR
L & G L McGROTTY TRUSTEES OF FORMER S/L 28
IN THE FOX LEDGES SUBDIVISION NO. 2

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of former Sublot No. 28 in the Fox Ledges Subdivision Phase No. 2 and being part of original Chester Township Lots Nos. 1 and 2 in Tract Three as shown by the recorded plat of said Subdivision in Volume 20 of Maps, Page 74 of Geauga County Records, and further bounded and described as follows:

Beginning at an iron pin found at the Southwest corner of former Sublot No. 28 of said Fox Ledges Subdivision and the Northwest corner of lands conveyed to L & G L McGrotty Trustees, by deed as recorded in Volume 1041 page 1198 of the Geauga County records of deeds;

Course I: Thence northwesterly along the arc of a curve deflecting to the left, 114.60 feet, said curve having a radius of 280.00 feet and a chord which bears N27°57'16"W 113.80 feet to an iron pin set on the easterly sideline of Fox Ledges Lane (60 feet wide);

Course II: Thence S89°25'38"E 762.38 feet to an iron pin set on the east line of former Sublot No. 28 and the west line of Fox Ledges Subdivision Phase No. 1 as recorded in Volume 18 page 142 of the Geauga County Plat records;

Course III: Thence S0°25'14"E 100.00 feet along the east line of said former Sublot No. 28 and west line of said Subdivision Phase No. 1, to an iron pin found at the southeast corner thereof, also being the northeast corner of said McGrotty lands;

Course IV: Thence N89°25'38"W 709.76 feet along the north line of said McGrotty lands and the south line of former Sublot No. 28, to the place of beginning containing 1.68 acres of land, be the same more or less but subject to all legal highways, as surveyed by Gary A. Paine Registered Surveyor No. 6571 in August 1996.

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

R.S. 9, 16, 1996
GEAUGA COUNTY ENGINEER