

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	381.97'	159.73'	158.56'	N 29°28'24" E	23°57'32"
C2	859.44'	262.50'	261.48'	N 50°12'10" E	17°30'00"

LINE	BEARING	DISTANCE
L1	S 01°07'51" E	376.98'
L2	S 12°55'23" W	106.00'
L3	S 18°29'23" E	86.00'
L4	S 64°12'47" E	72.00'
L5	S 50°52'23" E	46.00'
L6	S 23°48'23" W	103.00'
L7	S 43°22'47" W	62.00'
L8	S 67°59'51" W	130.00'
L9	N 27°48'52" W	177.00'
L10	N 13°43'04" W	100.00'
L11	N 06°18'50" W	125.00'
L12	N 56°46'11" W	154.14'
L13	N 58°57'10" E	64.46'
L14	N 41°27'10" E	12.10'

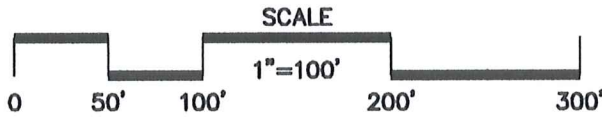
ZONING
 R-3, RESIDENTIAL 3 ACRES
 MINIMUM LOT 3 ACRES
 MINIMUM LOT WIDTH 200 FEET
 FRONT YARD SETBACK: 100 FEET
 SIDE YARD SETBACK: 30 FEET
 REAR YARD SETBACK: 30 FEET
 MINIMUM ROAD FRONTAGE: 250 FEET

REFERENCES
 DEEDS OF RECORD
 SHOWN HEREON
 COUNTY ROAD PLANS OF RECORD
 GCE: CH-0044-A-B-KILE ROAD PLANS 1929

BASIS OF BEARINGS
 BEARINGS SHOWN HEREON REFER TO
 THE GRID MERIDIAN OF THE OHIO STATE
 PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011) AS
 DETERMINED BY GPS OBSERVATIONS

LEGEND

- 5/8" REBAR FOUND
- 5/8" REBAR WITH "RETI EW #7199" CAP SET
- 1" IP FOUND IN UTILITY BOX



DANIEL C. & LEANNA P. MILLER
 O.R. BOOK 1876 PG. 2753
 8.390 AC.
 PARCEL # 12-095179

SAMUEL A. & CRISTINE M. FISHER
 O.R. BOOK 1757 PG. 609
 8.330 AC.
 PARCEL # 12-081400

SAMUEL A. FISHER
 O.R. BOOK 1972 PG. 3249
 3.050 AC.
 PARCEL # 12-011200

N 88° 36' 36" E
 60.82'
 TO P.C. OF C2

RIGHT-OF-WAY
 EDGE OF PAVEMENT
 RIGHT-OF-WAY

BLUE HERON FARM, LTD
 O.R. BOOK 1747 PG. 1481
 33.210 AC.
 PARCEL # 12-035400

BLUE HERON FARMS, LTD
 ACRES IN CLARIDON TWP.: 3.194
 ACRES IN HUNTSBURG TWP.: 0.192
 BEING 0.320 ACRES IN C.H. 44 R.O.W.
 TOTAL ACRES: 3.386 ACRES TO BE CONVEYED

THIS CONSOLIDATION/SUBDIVISION OF LAND COMPLIES WITH THE APPLICABLE HUNTSBURG TOWNSHIP ZONING RESOLUTION. THIS ____ DAY OF ____ 2019.

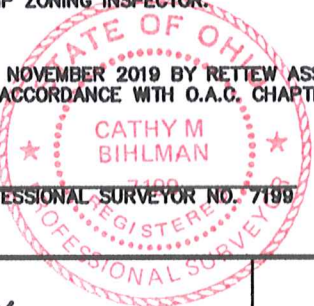
BY _____ HUNTSBURG TOWNSHIP ZONING INSPECTOR.

THIS CONSOLIDATION/SUBDIVISION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION. THIS ____ DAY OF ____ 2019.

BY _____ CLARIDON TOWNSHIP ZONING INSPECTOR.

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED IN NOVEMBER 2019 BY RETTEW ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION AND WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

Cathy M. Bihlman 11-23-19
 CATHY M. BIHLMAN, P.S. OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 7199



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

GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.

CHARDON WINDSOR RD.
 (CH 13)

KILE ROAD (CH 44)

1" IRON PIN FOUND AND USED IN BOX ASSEMBLY

S 01°07'50" E
 4920.92' (M)

4919.95' (R)

SET AT A 2' OFFSET SOUTH OF THE EASTERLY RIGHT OF WAY LINE OF KILE ROAD (CH 44) AT 76.73'

5" IRON PIN FOUND AND USED P.I. OF CURVE STA. 59+93.0

S 41° 27' 10" W
 148.86'
 TO P.C. OF C1

LOT 80
 LOT 61

BLUE HERON FARM, LTD
 O.R. BOOK 1747 PG. 1481
 67.750 AC.
 PARCEL # 16-034100

CLARIDON / HUNTSBURG TOWNSHIP LINE @ 22.52'

2 STORY FRAME GARAGE

GENERATOR SHELTER

2 STORY FRAME DWELLING

DECK

GRASS PATH TO DAM

EDGE OF WATER

CLARIDON / HUNTSBURG TOWNSHIP LINE @ 51.07'

T-8 R-7
 T-8 R-6
 CLARIDON TWP.
 HUNTSBURG TWP.

**LOT SPLIT SURVEY
 BLUE HERON FARM, LTD**

BEING A PART OF LOT 61, T-8, R-6 HUNTSBURG TOWNSHIP & PART OF LOT 3, SECTION 4 (EAST SURVEY) T-8, R-7 CLARIDON TOWNSHIP GEAUGA COUNTY, OHIO



RETTEW Associates, Inc.
 3475 Forest Lake Dr., Suite 100, Unlontown, OH 44885
 Phone (330) 818-9770 · Fax (330) 818-9760
 Engineers · Planners · Surveyors · Landscape Architects
 Environmental Consultants

DRAWN BY: MSS
 DATE: 11/22/2019
 SCALE: 1"=100'
 DWG. NO. 1 OF 1

CLA 00267
CLA00267

BLUE HERON FARM
19-128
PICKED UP: 12/4/19

DESCRIPTION OF A 3.386 ACRE LOT SPLIT

Situated in the State of Ohio, County of Geauga, and the Townships of Claridon and Huntsburg in the Connecticut Western Reserve Survey. Being part of Lot 3, Section 4 (East Survey), Township 8, Range 7, Claridon Township and part of Lot 61, Township 8, Range 6, Huntsburg Township and being a portion of a 100.96 acre parcel conveyed to Blue Heron Farm, Ltd., in Deed Book 1747, Page 1481 (Parcel 12-035400 Claridon Township and Parcel 16-034100 Huntsburg Township) of the Geauga County Official Records:

COMMENCING from a 5/8" diameter Iron Pin Found at the Point of Intersection (P.I.) of the tangents of a centerline curve of Kile Road, County Highway 44, said P.I. being located at centerline station 59+93.0 as shown on a plan set for Improvement of Claridon – Huntsburg Town Line Road, approved by the Commissioners of Geauga County on August 19, 1929, found in the County Road Plan Records at CH-0044-A-B-Kile Road Plans 1929; said Iron Pin being located **South 01° 07' 50" East**, a distance of **4920.92 feet** from a 1" Iron Pin found in a box assembly at the intersection of Kile Road (CH 44) and Chardon Windsor Road (CH 13);

Thence, along the back tangent of said curve **South 41° 27' 10" West**, a distance of **148.86 feet** to the Point of Curvature (P.C.) of said curve for the centerline of Kile Road (CH 44), said P.C. also being on Northwesternerly bounds of the aforementioned 100.96 acre parcel and being the **TRUE PLACE OF BEGINNING**;

Thence along said curve to the left, having a radius of **381.97 feet**, a central angle of **23° 57' 32"**, an arc length of **159.73 feet**; the chord of which is **North 29° 28' 24" East**, a distance of **158.56 feet** to a point in Kile Road (C.H. 44) on the Northwesternerly bounds of said 100.96 acre parcel;

Thence, leaving Kile Road (C.H. 44) and leaving the bounds of said 100.96 acre parcel, **South 01° 07' 51" East**, a distance of **376.98 feet** to a 5/8 inch diameter rebar set, passing through a 5/8 inch diameter rebar set at a 2 foot offset south of the easterly right of way line of Kile Road (CH 44) at **76.73 feet**;

Thence, **South 12° 55' 23" West**, a distance of **106.00 feet** to a 5/8 inch diameter rebar set;

Thence, **South 18° 29' 23" East**, a distance of **86.00 feet** to a 5/8 inch diameter rebar set;

Thence, **South 64° 12' 47" East**, a distance of **72.00 feet** to a 5/8 inch diameter rebar set, passing through the Claridon / Huntsburg Township line at a distance of 22.52 feet;

Thence, **South 50° 52' 23" East**, a distance of **46.00 feet** to a 5/8 inch diameter rebar set at the edge of an existing pond;

Thence, **South 23° 48' 23" West**, a distance of **103.00 feet** to a point in an existing pond;

Thence, **South 43° 22' 47" West**, a distance of **62.00 feet**, to a point in said pond passing through the aforementioned Claridon / Huntsburg Township line at a distance of 51.07 feet;

Thence, **South 67° 59' 51" West**, a distance of **130.00 feet** to a 5/8 inch diameter rebar set, passing through a 5/8 inch diameter rebar set at 20.00 feet and at the edge of the existing pond;

Thence, **North 27° 48' 52" West**, a distance of **177.00 feet** to a 5/8 inch diameter rebar set,

Thence, **North 13° 43' 04" West, a distance of 100.00 feet** to a 5/8 inch diameter rebar set,

Thence, **North 06° 18' 50" West, a distance of 125.00 feet** to a 5/8 inch diameter rebar set,

Thence, **North 56° 46' 11" West, a distance of 154.14 feet** to a point the Northwesterly bounds of the aforementioned 100.96 acre parcel and in the centerline of Kile Road (CH 44), passing through a 5/8 inch diameter rebar set in the easterly right of way line of said road **at 120.84 feet**;

Thence, with the centerline of Kile Road the following three (3) courses and distances:

- (1) **North 58° 57' 10" East, a distance of 64.46 feet**, a 5/8 inch diameter rebar found in the westerly right of way line of said Kile Road bears **South 88° 39' 08" West, a distance of 60.80 feet**;
- (2) By curve to the left, having a radius of **859.44 feet**, a central angle of **17° 30' 00"**, an arc length of **262.50 feet**; the chord of which is **North 50° 12' 10" East, a distance of 261.48 feet**,
- (3) **North 41° 27' 10" East, a distance of 12.10 feet to the PLACE OF BEGINNING**;

CONTAINING 3.386 Acres, of which 3.194 acres are contained within Lot No. 3, Claridon Township, Section 4, East Survey, Township 8, Range 7, 0.192 acres are contained within Lot No. 61, Huntsburg Township, Township 8, Range 6 and 0.320 acres are contained within the right of way for Kile Road (CH 44).

Subject to all right-of-ways, easements, restrictions, reservations and zoning regulations of record.

Basis of Bearings: Bearings in description refer to the Grid Meridian of the Ohio State Plane Coordinate System, North Zone, NAD83 (2011) as determined by GPS Observations.

All Iron Pins Set are 5/8 inch diameter rebar 30 inches long with "RETTEW P.S. #7199" cap.

This description was prepared based on a field survey performed in November 2019 by RETTEW Associates, Inc. (3475 Forest Lake Drive, Suite 100, Uniontown Ohio 44685) under the direct supervision of Cathy M. Bihlman, P.S. 7199.



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

Ced 12/3/19

 GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.

Cathy M. Bihlman

Ohio Registered Professional Surveyor No. 7199