



SCALE: 1" = 300'



HAM00104

# PLAT OF SURVEY

## FOR MR JOHN KITTREDGE

SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NO 5, BOND TRACT.

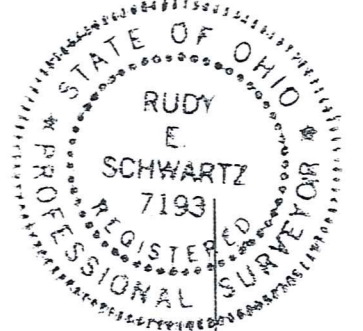
**LEGEND**

I. PIN - I.A.	IRON PIN
MON.	MONUMENT
FND.	FOUND
D	DEED
R/REC	RECORD
M/MSD	MEASURED
O/OBS	OBSERVED
C/CALC.	CALCULATED
U	USED
D.R.	DEED RECORD
O.R.	OFFICIAL RECORD
C.L./C	CENTERLINE
D.D.	DEED DISTANCE

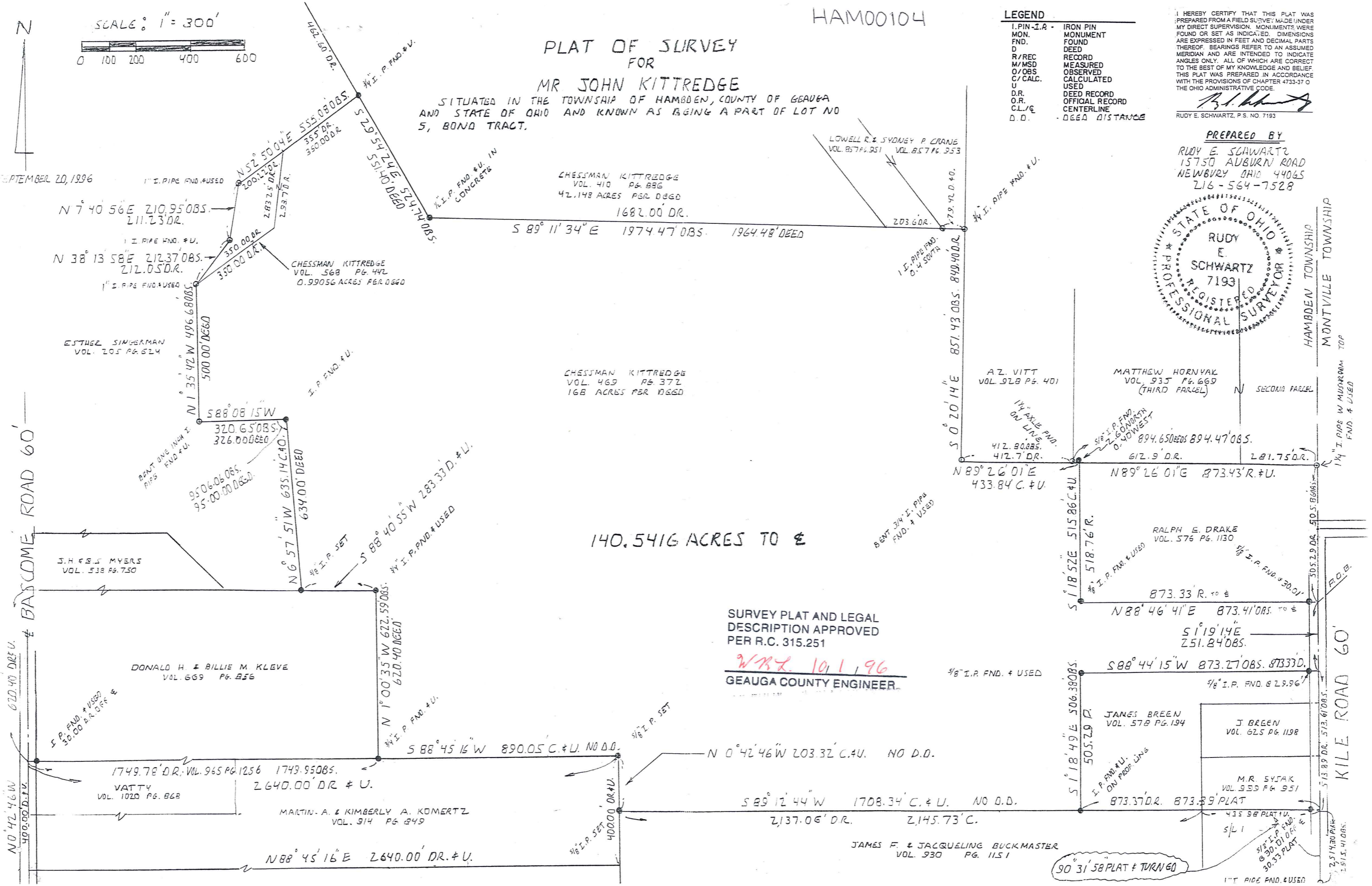
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Rudy E. Schwartz*  
RUDY E. SCHWARTZ, P.S. NO. 7193

**PREPARED BY**  
RUDY E. SCHWARTZ  
15750 AUBURN RD  
NEWBURY OHIO 44065  
216-564-7528



SEPTEMBER 20, 1996



140.5416 ACRES TO ±

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

*WRZ. 10/1/96*  
GEAUGA COUNTY ENGINEER

3/8" I.P. FND. & USED

90' 31' 58" PLAT & TURN 60

HAMBDEN TOWNSHIP  
MONTVILLE TOWNSHIP

BASCOME ROAD 60'

KILE ROAD 60'

HAM00104 (HAM 00104)

KITTREDGE  
picked up 10-2-1996  
Par.# 15-045300

LEGAL DESCRIPTION OF  
A 140.5416 ACRE PARCEL  
FOR  
JOHN KITTREDGE

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being a part of Lot No. 5, Bond Tract and further being known as all of a 0.99056 acre parcel of land conveyed to Chessman Kittredge by deed recorded in Volume 568, Page 442 of Geauga County Deed Records and part of a 168 acre parcel of land conveyed to Chessman Kittredge by deed recorded in Volume 469, Page 372 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Kile Road, 60 feet wide at the Southeasterly corner of land conveyed to Ralph E. Drake, Jr., by deed recorded in Volume 576, Page 1130 of Geauga County Deed Records;

COURSE I  
Thence South 1° 19' 14" East along said centerline of Kile Road, a distance of 251.84 feet to the Northeasterly corner of land conveyed to James Breen by deed recorded in Volume 578, Page 194 of Geauga County Deed Records;

COURSE II  
Thence South 88° 44' 15" West along the Northerly line of land so conveyed to James Breen, passing through a 5/8 inch iron pin found at 29.96 feet, a total distance of 873.27 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof;

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## COURSE III

Thence South 1° 18' 49" East along the Westerly line of land so conveyed to James Breen a distance of 506.38 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof, in the Northerly line of land conveyed to James F. and Jacqueline Buckmaster by deed recorded in Volume 930, Page 1151 of Geauga County deed Records;

## COURSE IV

Thence South 89° 12' 44" West along said Northerly line of land so conveyed to James F. and Jacqueline Buckmaster, a distance of 1708.34 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof, in the Easterly line of land conveyed to Martin A. and Kimberly A. Komertz by deed recorded in Volume 914, Page 849 of Geauga County Deed Records;

## COURSE V

Thence North 0° 42' 46" West along said Easterly line of land so conveyed to Martin A. and Kimberly A. Komertz, a distance of 203.32 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof;

## COURSE VI

Thence South 88° 45' 16" West along the Northerly line of land so conveyed to Martin A. and Kimberly A. Komertz, a distance of 890.05 feet to a 3/4 inch iron pin found at the Southeasterly corner of land conveyed to Donald H. and Billie M. Kleve by deed recorded in Volume 669, Page 856 of Geauga County Deed Records;

## COURSE VII

Thence North 1° 00' 35" West along the Easterly line of land so conveyed to Donald H. and Billie M. Kleve, a distance of 622.59 feet to a 3/4 inch iron pin found at the Northeasterly corner thereof;

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COURSE VIII                      Thence South 88° 40' 55" West along the Northerly line of land so conveyed to Donald H. and Billie M. Kleve, a distance of 283.33 feet to a 5/8 inch iron pin set at a Southwesterly corner of said 168 acre parcel of land so conveyed to Chessman Kittredge;

Course IX through Course XIV are along the most Westerly lines and most Northwesterly lines of lands so conveyed to Chessman Kittredge.

COURSE IX                      Thence North 6° 57' 51" West, a distance of 635.14 feet to a 3/4 inch iron pin found;

COURSE X                      Thence South 88° 08' 15" West, a distance of 320.65 feet to a bent one inch iron pipe found;

COURSE XI                      Thence North 1° 35' 42" West, a distance of 496.68 feet to a one inch iron pipe found;

COURSE XII                      Thence North 38° 13' 58" East, a distance of 212.37 feet to a one inch iron pipe found;

COURSE XIII                      Thence North 7° 40' 56" East, a distance of 210.95 feet to a one inch iron pipe found;

COURSE XIV                      Thence North 52° 50' 04" East, a distance of 555.08 feet to a 3/4 inch iron pin found at the most Northerly corner of said 168 acre parcel so conveyed to Chessman Kittredge in the Westerly line of a 42.148 acre parcel of land conveyed to Chessman Kittredge by deed recorded in Volume 410, Page 886 of Geauga County Deed Records;

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- COURSE XV  
Thence South 29° 54' 24" East along said Westerly line of the 42.148 acre parcel, a distance of 524.74 feet to a 1/2 inch iron pin found in concrete at the Southwesterly corner thereof;
- COURSE XVI  
Thence South 89° 11' 34" East along the Southerly line of said 42.148 acre parcel, and the Southerly line of lands conveyed to Lowell R. and Sydney P. Crane by deed recorded in Volume 857, Page 951 and Volume 857, Page 953 of Geauga County Deed Records, a distance of 1974.47 feet to a 3/4 inch iron pipe found at the most Southeasterly corner of Lowell R. and Sydney P. Crane in the Westerly line of land conveyed to A. Z. Vitt by deed recorded in Volume 928, Page 401 of Geauga County Deed Records;
- COURSE XVII  
Thence South 0° 20' 14" East along said Westerly line of land so conveyed to A. Z. Vitt, a distance of 851.43 feet to a bent 3/4 inch iron pipe found at the Southwesterly corner thereof;
- COURSE XVIII  
Thence North 89° 26' 01" East along the Southerly line of land so conveyed to A. Z. Vitt and along the Southerly line of the third parcel of land conveyed to Matthew Hornyak by deed recorded in Volume 935, Page 669 of Geauga County Deed Records, a distance of 433.84 feet to the Northwesterly corner of land so conveyed to Ralph E. Drake, Jr. (witness a 5/8 inch iron pin found 2.60 North and 0.4 West);
- COURSE XIX  
Thence South 1° 18' 52" East along the Westerly line of land so conveyed to Ralph E. Drake, Jr., a distance of 515.86 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;

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COURSE XX

Thence North 88° 46' 41 East, along the Southerly line of land so conveyed to Ralph E. Drake, Jr., passing through a 5/8 inch iron pin found at 843.40 feet, a total distance of 873.41 feet to the Place of Beginning and containing 140.5416 acres of land as surveyed, calculated and described in September, 1996 by Rudy E. Schwartz, P.S. No. 7193, be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

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

W.R.L. 10, 1, 96

GEAUGA COUNTY ENGINEER

RECEIVED  
25  
1996