

0 80 160
SCALE: 1" = 80'

Woodin Valley Estates
Vol. 12, Pg. 43

Wildwood Drive-60'

Woodin Road-60'

Proposed Lot Splits
FOR
Lyle Wilmot
Irene M. Collier
Vol. 758, Pg. 27
Part of Lot 23, Bond Tract
Hambden Township
County of Geauga, State of Ohio
August 24th, 2004

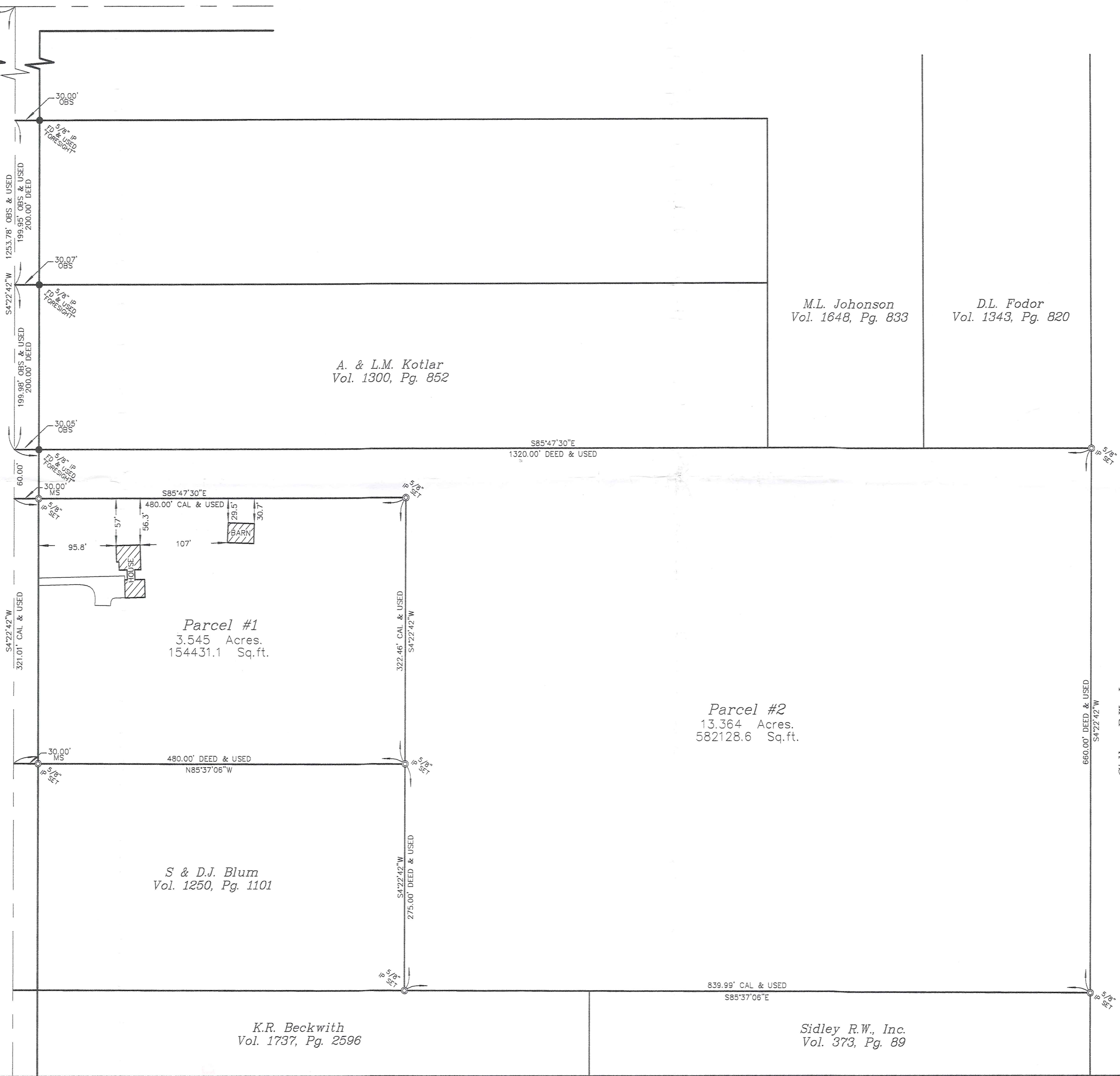
THE BOUNDARY SURVEY PLAT WAS DRAWN ON AUGUST 24th, 2004
IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE,
FOR MINIMUM STANDARDS FOR BOUNDARY SURVEYS

NOTES
BASIS OF BEARINGS IS S04°22'42"W AS REFERRED TO IN
PARCEL OF LAND DEEDED TO A. & L.M. KOTLAR RECORDED
IN VOL. 1300, PG. 852 OF GEAUGA COUNTY DEED RECORDS
RECORDS INCLUDING DEEDS CITED ON EACH PARCEL
ALONG WITH COUNTY ROAD RECORDS, WERE USED
AS REFERENCE DOCUMENTS AND SOURCES OF DATA
ALL IRON PINS SET ARE 5/8" DIA x 30" LONG REBAR
WITH A REGISTRATION CAP MARKED AS "AAA #7794"

Acreage Summary

Lot	Gross Ac.	R/W Ac.	Net Ac.
Parcel #1	3,545 Acres. 154431.1 Sq.ft.	0,221 Acres. 9631.5 Sq.ft.	3,324 Acres. 144799.6 Sq.ft.
Parcel #2	13,364 Acres. 582128.6 Sq.ft.	0,041 Acres. 1800.0 Sq.ft.	13,323 Acres. 580328.6 Sq.ft.

Cutts Road-60'



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 9/13/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

KEITH B. JONES
REGISTERED LAND SURVEYOR #7794
AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH 44024
(440) 286-2393



Drawing No. 04-079

HAM00182

HAM
00182

Wilmot
pick up date
9-29-04

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Phone (440) 286-2393
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AAAlandsurveying@Hotmail.com

VOL 1751 PG 1690
15-015800

Proposed Lot Split Parcel #1

Situated in the Township of Hambden, County of Geauga, and the State of Ohio, and known as being part of Original Lot 23, Bond Tract in said Hambden Township, and being further bounded and described as follows:

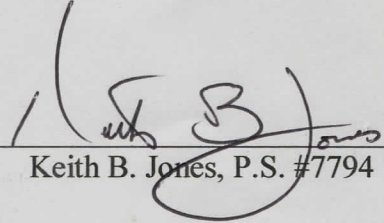
Beginning at a 5/8" iron pin found within a monument box in the centerline of Wildwood Drive (60 feet wide), as recorded in the Woodin Valley Estates, Volume 12, Page 43 of Geauga County Plat Records; Thence along the centerline of Wildwood Drive S 4°45'44" W, a distance of 70.53 feet to a point, said point being at the intersection of Wildwood Drive and Woodin Road (60 feet wide); Thence S 86°09'29" E along the centerline of Woodin Road, a distance of 1249.13 feet to a point, said point being the intersection of Woodin Road and Cutts Road (60 feet wide); Thence S 4°22'42" W along the centerline of Cutts Road, a distance of 1313.78 feet to a point, said point being the principal place of beginning of the description to be herein described;

Thence S 85°47'30" E passing through a 5/8" iron pin set on the easterly right-of-way of Cutts Road at 30.00 feet, a total distance of 480.00 feet to a 5/8" iron pin set;

Thence S 4°22'42" W, a distance of 322.46 feet to a 5/8" iron pin set at the northeast corner of S. & D.J. Blum, as recorded in Volume 1250, Page 1101 of Geauga County Deed Records;

Thence N 85°37'06" W along the northerly line of Blum, passing through a 5/8" iron pin set on the easterly right-of-way of Cutts Road at 450.00 feet, a total distance of 480.00 feet to a point in the centerline of Cutts Road, said point being the northwest corner of Blum;

Thence N 4°22'42" E along the centerline of Cutts Road a distance of 321.01 feet back to the principal place of beginning, containing 3.545 Acres of land, but subject to all legal highways, (0.221 Acres of right-of-way land within Cutts Road). Being a parcel surveyed from lands deeded to I.M. Collier, as recorded in Volume 758, Page 27 of Geauga County Deed Records. Pursuant to a survey done in September 2004 by Keith B. Jones, Ohio Registered Surveyor #7794, Chardon Ohio. Basis of Bearings are S 4°22'42" W, as recorded in Volume 1300, Page 852 of Geauga County Deed Records. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".


Keith B. Jones, P.S. #7794
9-28-04
Date



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

PAK 9/28/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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15-102 509

Proposed Lot Split Parcel #2

Situated in the Township of Hambden, County of Geauga, and the State of Ohio, and known as being part of Original Lot 23, Bond Tract in said Hambden Township, and being further bounded and described as follows:

Beginning at a 5/8" iron pin found within a monument box in the centerline of Wildwood Drive (60 feet wide), as recorded in the Woodin Valley Estates, Volume 12, Page 43 of Geauga County Plat Records; Thence along the centerline of Wildwood Drive S 4°45'44" W, a distance of 70.53 feet to a point, said point being at the intersection of Wildwood Drive and Woodin Road (60 feet wide); Thence S 86°09'29" E along the centerline of Woodin Road, a distance of 1249.13 feet to a point, said point being the intersection of Woodin Road and Cutts Road (60 feet wide); Thence S 4°22'42" W along the centerline of Cutts Road, a distance of 1253.78 feet to a point, said point being the southwest corner of A. & L.M. Kotlar, as recorded in Volume 1300, Page 852 of Geauga County Deed Records, and being the principal place of beginning of the description to be herein described;

Thence S 85°47'30" E along the southerly line of Kotlar, also being the southerly line of M.L. Johnson, as recorded in Volume 1648, Page 833, and the southerly line of D.L. Fodor, as recorded in Volume 1343, Page 820 of Geauga County Deed Records, passing through a 5/8" iron pin found (Foresight) at 30.05 feet, a total distance of 1320.00 feet to a 5/8" iron pin set on the westerly line of Sidley R. W., Inc., as recorded in Volume 373, Page 89 of Geauga County Deed Records;

Thence S 4°22'42" W along the westerly line of Sidley, a distance of 660.00 feet to a 5/8" iron pin set at the northeast corner of Sidley R. W. Inc., as recorded in Volume 373, Page 89 of Geauga County Deed Records;

Thence N 85°37'06" W along the northerly line of Sidley and along the northerly line of K.R. Beckwith, as recorded in Volume 1737, Page 2596 of Geauga County Deed Records, a distance of 839.99 feet to a 5/8" iron pin set at the southeast corner of S. & D.J. Blum, as recorded in Volume 1250, Page 1101 of Geauga County Deed Records;

Thence N 4°22'42" E along the easterly line of Blum, a distance of 275.00 feet to a 5/8" iron pin set at the northeast corner of Blum;

Thence N 4°22'42" E continuing in the same direction, a distance of 322.46 feet to a 5/8" iron pin set;

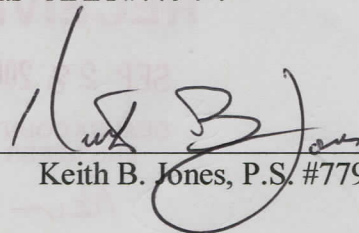
Thence N 85°47'30' W, passing through a 5/8" iron pin set on the easterly right-of-way of Cutts Road at 450.00 feet, a total distance of 480.00 feet to a point in the centerline of Cutts Road;

Thence N 4°22'42" E along the centerline of Cutts Road a distance of 60.00 feet back to the principal place of beginning, containing 13.364 Acres of land, but subject to all legal highways, (0.041 Acres of right-of-way land within Cutts Road). Being a parcel surveyed from lands deeded to I.M. Collier, as recorded in Volume 758, Page 27 of Geauga County Deed Records. Pursuant to a survey done in September 2004 by Keith B. Jones, Ohio Registered Surveyor #7794, Chardon Ohio. Basis of Bearings are S 4°22'42" W as recorded in Volume 1300, Page 852 of Geauga County Deed Records. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".

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GEAUGA COUNTY ENGINEER


Keith B. Jones, P.S. #7794 9-28-04 Date

