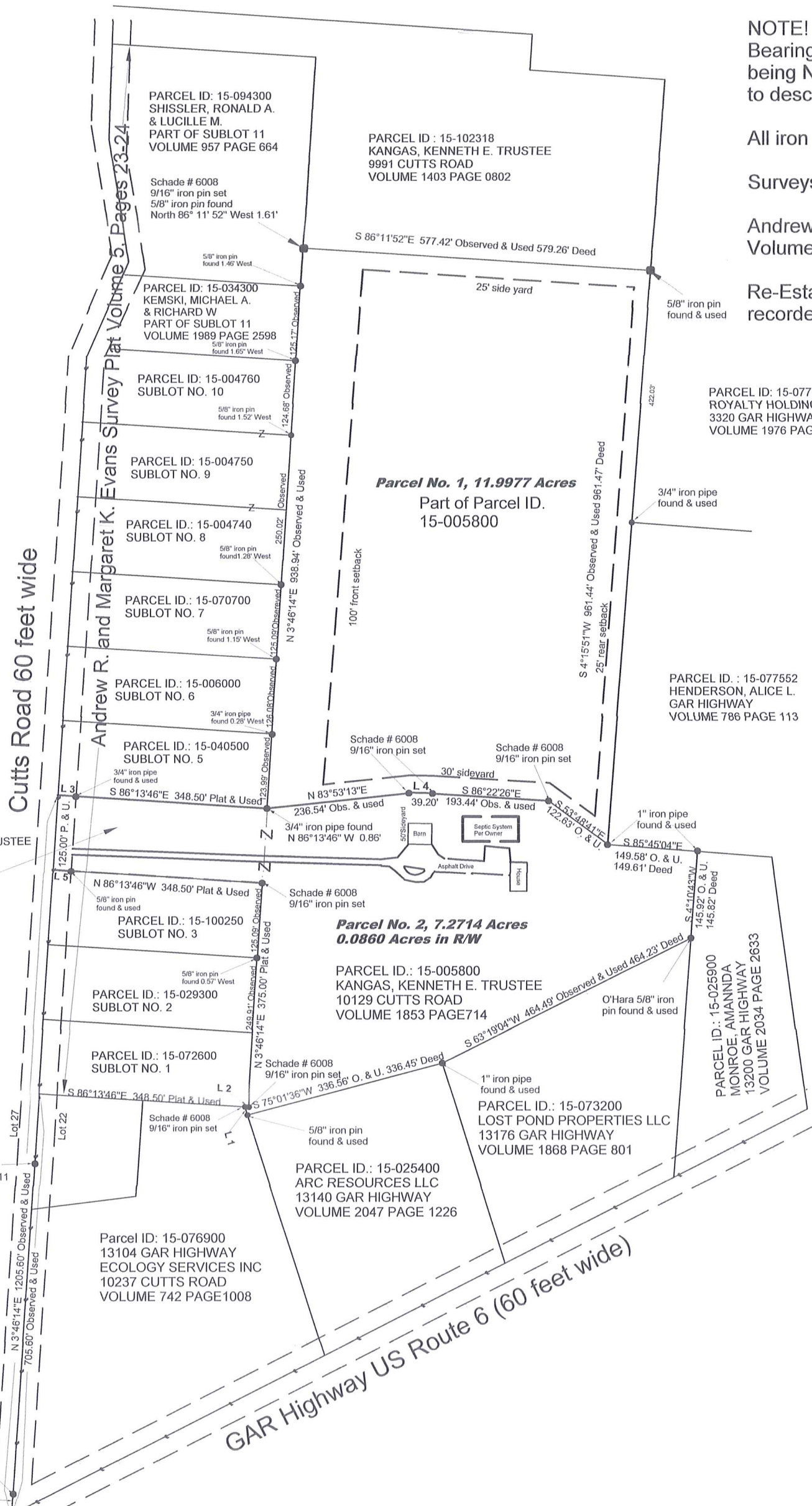
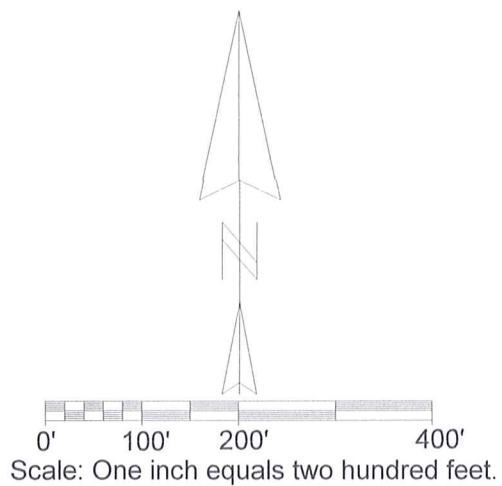


# Lot Split - Lot Consolidation Survey

**Kenneth E. Kangas**  
**10129 Cutts Road**  
**Chardon, Ohio 44024**  
**Part of Lot 22, Bond Tract**  
**Hambden Township, Geauga County, Ohio**  
**File No. 19-2711**  
**Field Book 148, Pages 42-44-62**  
**Drawing Name Kangas.zak**  
**November, 2018**



**NOTE!**  
 Bearings are based on the centerline of Cutts Road being North 03 Degrees 46' 14" East and are used to describe angles only.

All iron pins set are 9/16" x 30" capped "Schade #6008."

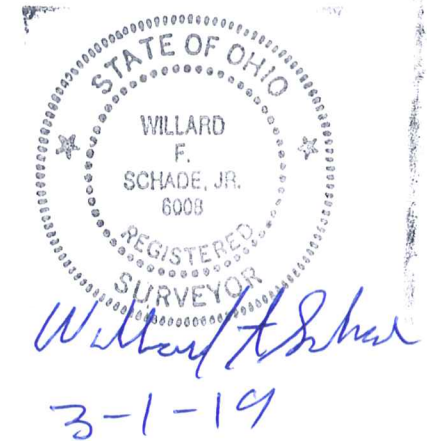
**Surveys Used**

Andrew R. and Margaret K. Evans Survey recorded in Volume 5 of Maps, Pages 23 & 24 GCRP

Re-Establishment Plat for Cutts Road TR---72 Section A recorded in Volume 42 of Maps, Page 36-41 GCRP

Line	Bearing	Distance
1	N 16°19'48"W	14.39' Observed & Used
2	S 86°13'46"E	6.40' Deed & Used
3	S 84°43'36"E	29.28' Observed & Used
4	S 88°57'40"E	39.20' Observed & Used
5	S 84°29'17"E	29.58' Observed & Used
6	N 3°46'14"E	34.93' Plat & Used

I hereby certify this survey was done by Willard F. Schade Jr. in November, 2018. This survey is in accordance with the Ohio Administrative Code Chapter 4733.



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

*[Signature]* 3/1/19  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

**SCHADE SURVEYING COMPANY**  
 4043 Erie Street, Willoughby, Ohio 44094  
 Phone: (440) 951-6454

HAM00296

Ham 00296

KLING TRUSSEE, KEVIN E.  
(19-006)  
picked up 3/5/19  
V. 2071 pg 2859  
File No.: 19-2711  
PH# 15-005800

Lot Consolidation Parcel No. 2, 7.2714 Acres

Situated in the Township of Hambden, County of Geauga and State of Ohio: and known as being part of Original Lot 22, Bond Tract and Vacated Sublot No.4 in Andrew R. and Margaret K. Evens Survey as recorded in Volume 5 of Maps, Page 23 & 24 of Geauga County Record of Plats and is bounded and described as follows;

Beginning at the centerline intersection of GAR Highway U.S. Route 6 (60 feet wide) and Cutts Road (60 feet wide) as shown by the Re-Established Plat for Cutts Road TR-72 Section A as recorded in Volume 42 of Maps, Page 38 of Geauga County Record of Plats said point being referenced a 1" iron pin found North  $03^{\circ}46'14''$  East along said Cutts Road centerline a distance of 34.94 feet;

Thence North  $03^{\circ}46'14''$  East of Geauga County Record of Deeds East along the centerline of Cutts Road a distance of 1205.60 feet to the Southwest corner of Sublot No.5 as recorded in Andrew R. and Margaret K. Evans Survey recorded in Volume 5 of Maps, Pages 23 & 24 of Geauga County Record of Plats and the principal place of beginning of this description;

Thence South  $86^{\circ}13'46''$  East along the south line of Sublot No. 5 and passing through a  $\frac{3}{4}$ " iron pipe found at 29.28 feet and 347.64 feet a total distance of 348.50 feet to the South East corner of said Sublot No. 5;

Thence North  $83^{\circ}53'13''$  East creating a new line a distance of 236.54 feet to a Schade # 6008 capped 9/16" iron pin set;

Thence South  $88^{\circ}57'40''$  East creating a new line a distance of 39.20 feet to a Schade # 6008 capped 9/16" iron pin set;

Thence South  $86^{\circ}22'26''$  East creating a new line a distance of 193.44 feet to a Schade # 6008 capped 9/16" iron pin set;

Thence South  $53^{\circ}48'41''$  East creating a new line a distance of 122.63 feet to a 1" iron pipe found at the south west corner of land conveyed to Alice L. Henderson (Parcel ID. 15-077552) as recorded in Volume 786, Page 113 of Geauga County Record of Deeds;

Thence South  $85^{\circ}45'04''$  East along said south line a distance of 149.58 feet to a 1" iron pipe found at the north west corner of land conveyed to Amanda Monroe (Parcel ID. 15-025900) as recorded in Volume 2034, Page 2633 of Geauga County Record of Deeds;

Thence South  $04^{\circ}10'43''$  West along the west line of said Monroe land a distance of 145.92 feet to an O'Hara 5/8" iron pin found at the north east corner of land conveyed to Lost Pond Properties LLC (Parcel ID. 15-073200) as recorded in Volume 1868 Page 801 of Geauga County Record of Deeds;

Thence South  $63^{\circ}19'04''$  West along the north line of said Lost Pond Properties LLC a distance of 464.49 feet to a 1" iron pipe found at the north east corner of land conveyed to Arc Resources LLC (Parcel ID. 15-025400) as recorded in Volume 2047 Page 1226 of Geauga County Record of Deeds;

Thence South 75°01'36" West along the north line of said Arc Resources LLC land a distance of 336.56 feet to a 5/8" iron pin found on the easterly line of land conveyed to Ecology Services Inc. ( Parcel ID. 15-076900) as recorded in Volume 742, Page 1008 of Geauga County Record of Deeds;

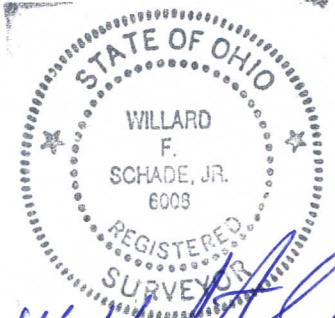
Thence North 16°19'48" West along the easterly line of said Ecology Services Inc. land a distance of 14.39 feet to a Schade # 6008 capped 9/16" iron pin set on the south line of Sublot No. 1 of said Evans Survey;

Thence South 86°13'46" East along said south line of Sublot No. 1 a distance of 6.40 feet to a Schade # 6008 capped 9/16" iron pin set at the south east corner of said Sublot No. 1;

Thence North 03°46'14" East along the east line of Sublot No. 1, No. 2, No. 3 of said Evans Survey a distance of 375.00 feet to a Schade # 6008 capped 9/16" iron pin set at the north east corner of Sublot No. 3 in said Evans Survey;

Thence North 86°13'46" West along the north line of Sublot No. 3 and passing through a 5/8" iron pin found at 318.92 feet a total distance of 348.50 feet to the north west corner of said Sublot No. 3 and the centerline of Cutts Road;

Thence North 03°46'14" East along the centerline of Cutts Road a distance of 125.00 feet to the principal place of beginning and contains 7.2714 Acres of which 0.0860 Acres are in the Right of Way according to a survey by Schade Surveying Company, Willard F. Schade Jr., Professional Surveyor #6008 in November, 2018, be the same more or less but subject to all legal highways. Bearings are based upon the centerline of Cutts Road being North 03°46'14" East and are used to describe angles only. All iron pins set are 9/16" x 30" capped "Schade #6008." The intent of this description is to consolidate the remaining part of Parcel ID. 15-005800 (after an 11.9977 acre Spilt) and all of Parcel ID. 15-005900 in to a 7.2714 Acre Parcel.



*Willard F. Schade Jr.*  
3-1-19

**SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251**  
*[Signature]* 3/4/19  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

19-006

KANGAS TRUSTEE, KENNETH E

VOL 2071 pg 2851

PN# 15-102639

HAM 00296

Lot Split Parcel No. 1, 11.9977 Acres

File No.: 19-2711

Situated in the Township of Hambden, County of Geauga and State of Ohio: and known as being part of Original Lot 22, Bond Tract and is bounded and described as follows;

Beginning at the centerline intersection of GAR Highway U.S Route 6 (60 feet wide) and Cutts Road (60 feet wide) as shown by the Re-Established Plat for Cutts Road TR-72 Section A as recorded in Volume 42 of Maps, Page 38 of Geauga County Record of Plats said point being referenced a 1" iron pin found North 03°46'14" East along said Cutts Road centerline a distance of 34.94 feet;

Thence North 03°46'14" East along the centerline of Cutts Road a distance of 1205.60 feet to the Southwest corner of Sublot No. 5 as recorded in Andrew R. and Margaret K. Evans Survey recorded in Volume 5 of Maps, Pages 23 & 24 of Geauga County Record of Plats;

Thence South 86°13'46" East along the south line of Sublot No. 5 and passing through a 3/4" iron pipe found at 29.28 feet and 347.64 feet, a total distance of 348.50 feet to the South East corner of said Sublot No. 5 and the principal place of beginning of this description;

Thence North 03°46'14" East along the east line of Sublots 5 through 10 of said Evans Survey and along the east line of land conveyed to Michael A. and Richard W. Kemski (Parcel ID. 15-034300) as recorded in Volume 1989, Page 2598 of Geauga County Record of Deeds and the east line of land conveyed to Ronald A. and Lucille M. Shissler (Parcel ID. 15-094300) as recorded in Volume 957, Page 664 of Geauga County Record of Deeds a distance of 938.94' to a Schade # 6008 capped 9/16" iron pin set at a south west corner of land conveyed to Kenneth E. Kangas Trustee (Parcel ID. 15-102318) as recorded in Volume 1403, Page 802 of Geauga County Record of Deeds (a 5/8" iron pin found North 86°11'52" West 1.61 feet);

Thence South 86°11'52" East along the south line of said Kangas Land a distance of 577.42 feet to a 5/8" iron pin found on a west line of land conveyed to Royalty Holdings LTD. (Parcel ID. 15-077300) as recorded in Volume 1976, Page 2062 of Geauga County Record of Deeds;

Thence South 04°15'51" West along said west line of Royalty Holding LTD. and the west line of land conveyed to Alice L. Henderson (Parcel ID. 15-077552) as recorded in Volume 786, Page 113 of Geauga County Record of Deeds and passing through a 3/4" iron pipe found at 422.03 feet a total distance of 961.44' to a 1" iron pipe found at the south west corner of said Henderson Land;

Thence North 53°48'41" West creating a new line a distance of 122.63 feet to a Schade # 6008 capped 9/16" iron pin set;

Thence North 86°22'26" West creating a new line a distance of 193.44 feet to a Schade # 6008 capped 9/16" iron pin set;

Thence North 88°57'40" West creating a new line a distance of 39.20 feet to a Schade # 6008 capped 9/16" iron pin set;

Ham 00296

19-006

Thence South  $83^{\circ}53'13''$  West creating a new line a distance of 236.54 feet to the south east corner of said Sublot No. 5 and the principal place of beginning and contains 11.9977 Acres according to a survey by Schade Surveying Company, Willard F. Schade Jr., Professional Surveyor #6008 in November, 2018, be the same more or less but subject to all legal highways. Bearings are based upon the centerline of Cutts Road being North  $03^{\circ}46'14''$  East and are used to describe angles only. All iron pins set are  $9/16'' \times 30''$  capped "Schade #6008." The intent of this description is to split 11.9977 Acres out of Parcel No. 15-005800.



*Willard F. Schade*

3-1-19

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

*[Signature]* 3/1/19  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

RECEIVED