

# Plat of Lot Split

of P.p.n. 22-A-005-0-00-018-0

Being the same land described in Document #2025R025658

Situated in the Village of Kirtland Hills, County of Lake, and State of Ohio,

and further known as being part of Original Lot No.s 3 and 4 of Tract No. 2, Original Mentor Township, Being Township No. 10 North in the 9th Range West of Townships in the Connecticut Western Reserve.

March 2025 Scale 1"=100'

### Survey Abbreviations:

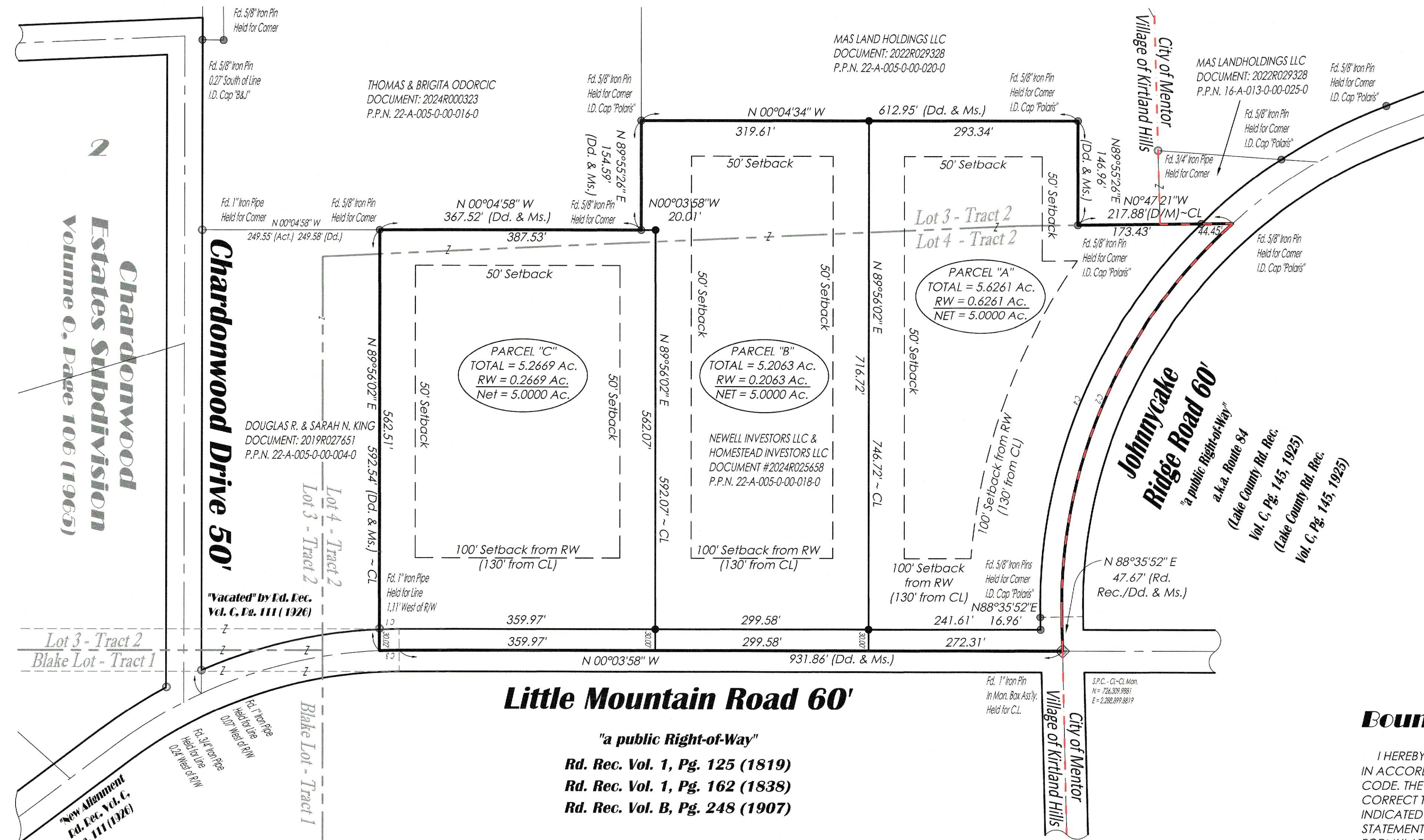
- (AFN.) = AUTOMATIC FILE NUMBER
- (ACT.) = ACTUAL DISTANCE
- (CALC.) = CALCULATED DISTANCE
- (CL) = CENTERLINE
- (C/M) = CALCULATED & MEASURED
- (C.S.R.) = CITY SURVEY RECORDS
- (Dd.) = DEED DISTANCE
- (D.R.) = DEED RECORD
- (D/M) = DEED & MEASURED
- (DOC.) = DOCUMENT NUMBER
- (ENCR.) = ENCROACHMENT
- (FD.) = FOUND
- (INST.) = INSTRUMENT NUMBER
- (MS.) = MEASURED DISTANCE
- (MON.BOX) = MONUMENT BOX ASSEMBLY
- (OBS.) = OBSERVED DISTANCE
- (O.L.) = ORIGINAL LOT LINE
- (O.R.) = OFFICIAL RECORD
- (PL) = PROPERTY LINE
- (P/M) = PLAT & MEASURED
- (P.P.N.) = PERMANENT PARCEL NUMBER
- (P.C.) = POINT OF CURVATURE
- (P.T.) = POINT OF TANGENCY
- (POB) = PLACE OF BEGINNING
- (PPOB) = PRINCIPAL PLACE OF BEGINNING
- (REC.) = RECORD DISTANCE
- (R/M) = RECORDED & MEASURED
- (R.P.) = RECORDED PLAT
- (RW) = RIGHT-OF-WAY
- (TRN.) = TURNED ANGLE
- (S/L) = SUBLAT

### Survey References:

- COUNTY TAX MAPS (AS NOTED)
- COUNTY RECORD DEEDS (AS NOTED)
- COUNTY RECORD PLATS (AS NOTED)
- COUNTY ROAD RECORDS (AS NOTED)
- SURVEY PERFORMED BY (AS NOTED)

### Boundary Monument Legends:

- MON. BOX ASSEMBLY FOUND (AS NOTED)
- MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND W/I.D. CAP POLARIS #7388 (IF NOT NOTED)
- 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET



### Little Mountain Road 60'

"a public Right-of-Way"

- Rd. Rec. Vol. 1, Pg. 125 (1819)
- Rd. Rec. Vol. 1, Pg. 162 (1838)
- Rd. Rec. Vol. B, Pg. 248 (1907)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	27.56'	691.74'	13.78'	27.56'	S01°12'27"E	2°16'59"
C2	623.77'	722.66'	332.81'	604.59'	S66°40'28"E	49°27'20"
C3	27.56'	661.74'	13.78'	27.56'	S01°15'34"E	2°23'12"
C4	616.19'	752.66'	326.54'	599.12'	S67°56'55"E	46°54'25"

### Village of Kirtland Hills Approvals

APPROVED AND ACCEPTED THIS 21st DAY OF April, 2025 BY THE VILLAGE OF KIRTLAND HILLS MAYOR.

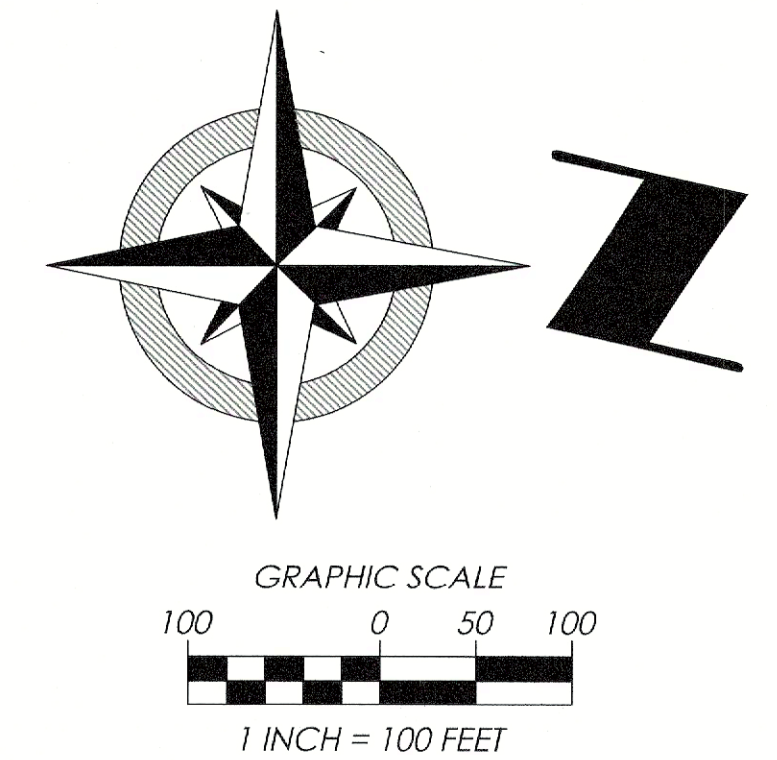
*John Turben*  
JOHN F. TURBEN - MAYOR

APPROVED AND ACCEPTED THIS 21st DAY OF April, 2025 BY THE VILLAGE OF KIRTLAND HILLS LAW DIRECTOR.

*Stephen Ryron*  
STEPHEN RYRON - LAW DIRECTOR

### Zoning Summary:

- SURVEYED PROPERTY = FARM & RESIDENCE DISTRICT
- MINIMUM AREA = 5.000 ACRES
- MINIMUM SETBACK = 130' FROM CL
- MINIMUM SIDERYARD = 50'
- MINIMUM REARYARD = 50'
- MINIMUM WIDTH @ SB = 250'



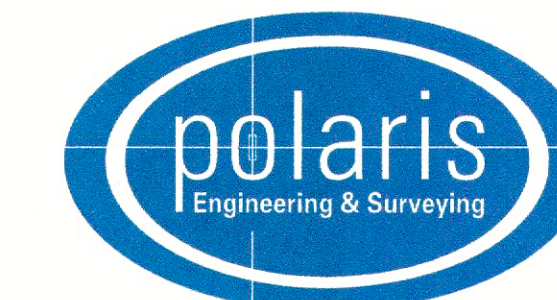
### Boundary Certification:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON (●).

*Richard A. Thompson, Jr.*  
RICHARD A. THOMPSON, JR.  
OHIO PROFESSIONAL SURVEYOR #7388  
DATE: 03/19/25



DATE: 03/19/25  
SCALE: 1"=100'  
FOLDER: Survey Base  
DWG: Plat of Lot Split (LDD)  
TAB: 01 - Plat of Lot Split



**POLARIS ENGINEERING and SURVEYING, INC.**  
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CONTRACT NO.  
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