

Plat of Lot Split & Consolidation

of P.P.N. 24-A-008-A-00-016-0 & 24-A-008-A-00-017-0

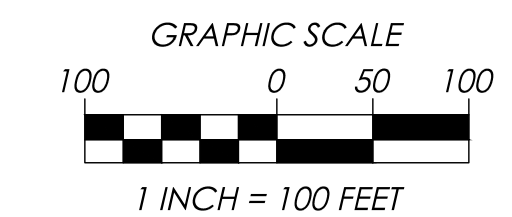
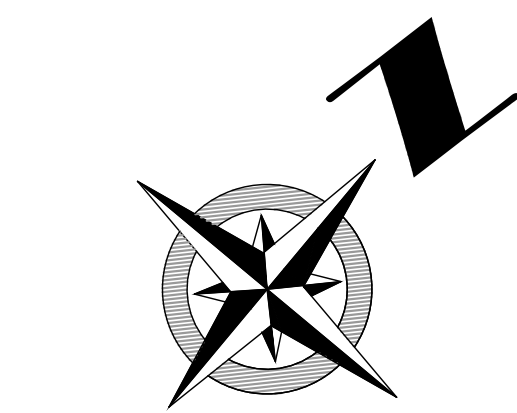
Known as being part of Sublots 16 & 17 of the Sanctuary Subdivision Phase 1 as Recorded in Vol. 13, Pg. 4

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

and further known as being part of Lot 22, Tract 1, Original Kirtland Township, Being

Township No. 9 North in the 9th Range West of Townships in the Connecticut Western Reserve.

Nov., 2024 Scale 1"=100'



Survey Abbreviations:

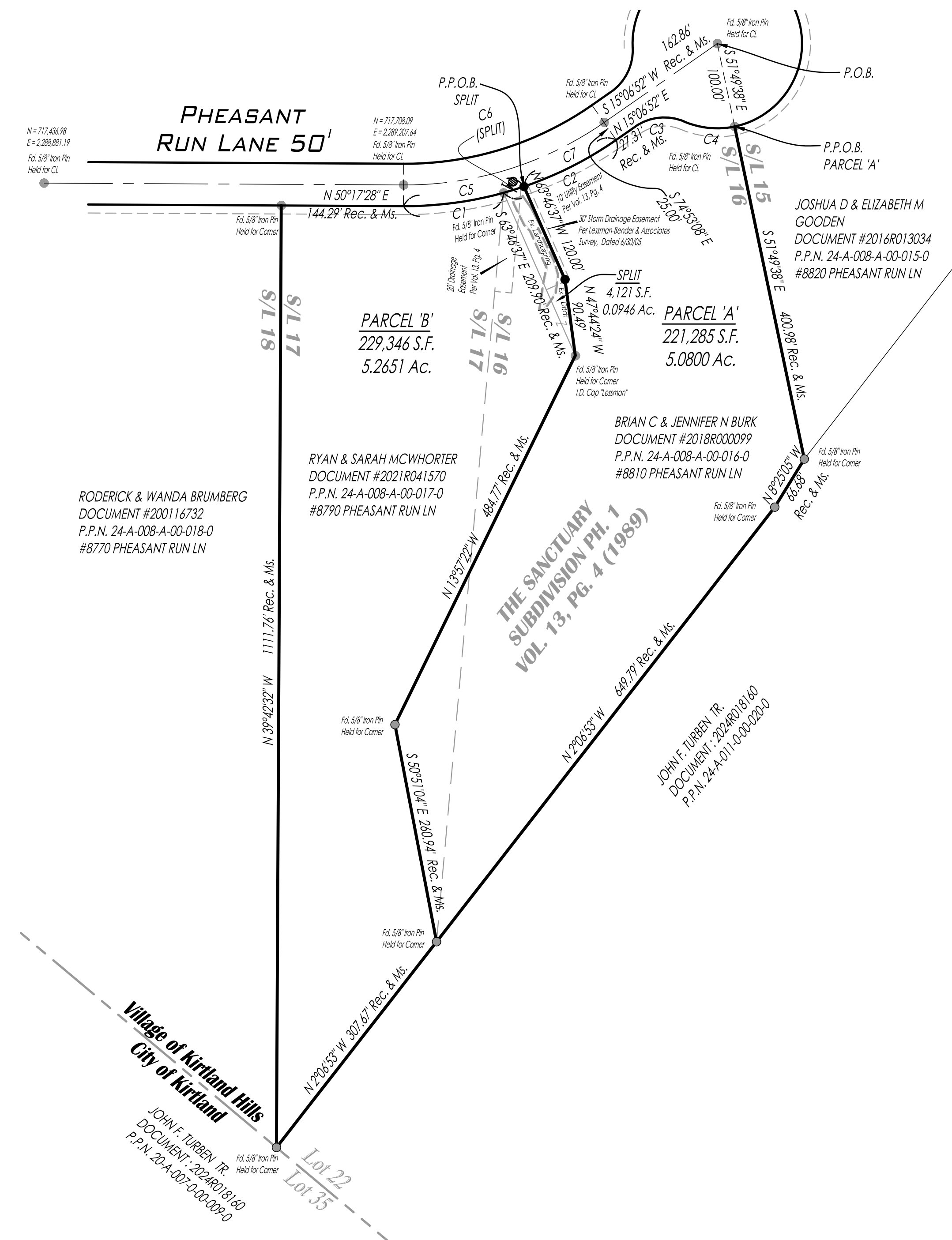
(A.F.N.) = AUTOMATIC FILE NUMBER	(OBS.) = OBSERVED DISTANCE
(ACT.) = ACTUAL DISTANCE	(O.L.) = ORIGINAL LOT LINE
(CALC.) = CALCULATED DISTANCE	(O.R.) = OFFICIAL RECORD
(CL) = CENTERLINE	(PL) = PROPERTY LINE
(C/M) = CALCULATED & MEASURED	(P/M) = PLAT & MEASURED
(C.S.R.) = CITY SURVEY RECORDS	(P.P.N.) =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

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 Legend:

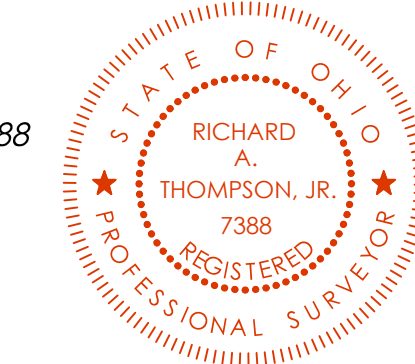
- MON. BOX ASSEMBLY FOUND (AS NOTED)
- MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND W/I.D. CAP POLARIS #7388 (IF NOT NOTED)
-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



Boundary Certification:

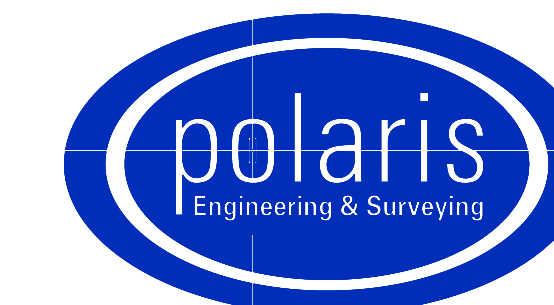
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS 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 A 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: 10/23/24



PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	119.51'	434.94'	15°44'36"	119.13'	N42°25'10"E	60.13'
C2	147.52'	434.94'	19°26'00"	146.82'	N24°49'52"E	74.48'
C3	60.64'	60.00'	57°54'36"	58.09'	S44°04'10"W	33.20'
C4	60.83'	100.00'	34°51'06"	59.89'	N55°35'55"E	31.39'
C5	144.68'	434.94'	19°03'34"	144.02'	N40°45'41"E	73.02'
C6	25.17'	434.94'	3°18'58"	25.17'	N32°53'23"E	12.59'
C7	122.35'	434.94'	16°07'02"	121.94'	N23°10'23"E	61.58'

DATE: 11/5/24
 SCALE: 1"=100'
 FOLDER: Survey Base
 DWG: Plat of LS/Cons
 TAB: Plat of LS/Cons



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CONTRACT No.
24067
 SHEET **01** OF **01**