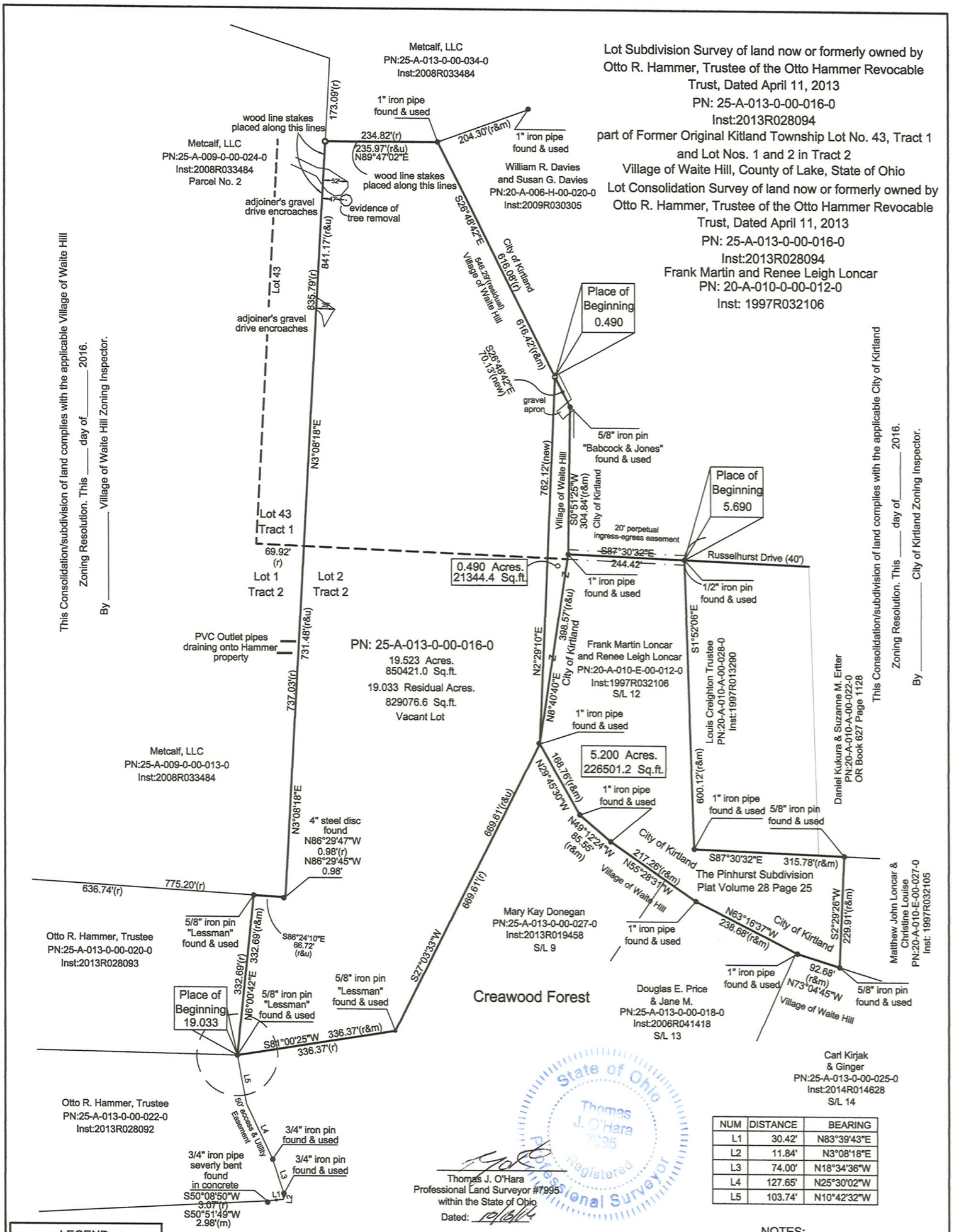
Lot Subdivision Survey of land now or formerly owned by Otto R. Hammer, Trustee of the Otto Hammer Revocable Trust, Dated April 11, 2013
PN: 25-A-013-0-00-016-0
Inst:2013R028094
part of Former Original Kitland Township Lot No. 43, Tract 1 and Lot Nos. 1 and 2 in Tract 2
Village of Waite Hill, County of Lake, State of Ohio
Lot Consolidation Survey of land now or formerly owned by Otto R. Hammer, Trustee of the Otto Hammer Revocable Trust, Dated April 11, 2013
PN: 25-A-013-0-00-016-0
Inst:2013R028094
Frank Martin and Renee Leigh Loncar
PN: 20-A-010-0-00-012-0
Inst: 1997R032106
This Consolidation/subdivision of land complies with the applicable Village of Waite Hill Zoning Resolution. This ____ day of _____ 2016.
By _____ Village of Waite Hill Zoning Inspector.
This Consolidation/subdivision of land complies with the applicable City of Kirtland Zoning Resolution. This ____ day of _____ 2016.
By _____ City of Kirtland Zoning Inspector.
Metcalf, LLC
PN:25-A-013-0-00-034-0
Inst:2008R033484
Metcalf, LLC
PN:25-A-009-0-00-024-0
Inst:2008R033484
Parcel No. 2
Metcalf, LLC
PN:25-A-009-0-00-013-0
Inst:2008R033484
Otto R. Hammer, Trustee
PN:25-A-013-0-00-020-0
Inst:2013R028093
Otto R. Hammer, Trustee
PN:25-A-013-0-00-022-0
Inst:2013R028092
William R. Davies and Susan G. Davies
PN:20-A-006-H-00-020-0
Inst:2009R030305
Frank Martin Loncar and Renee Leigh Loncar
PN:20-A-010-E-00-012-0
Inst:1997R032106
S/L 12
Louis Creighton Trustee
PN:20-A-010-A-00-028-0
Inst:1997R013290
Daniel Kukura & Suzanne M. Etter
PN:20-A-010-A-00-022-0
OR Book 627 Page 1128
Matthew John Loncar & Christine Louise
PN:20-A-010-E-00-027-0
Inst: 1997R032105
Mary Kay Donegan
PN:25-A-013-0-00-027-0
Inst:2013R019458
S/L 9
Douglas E. Price & Jane M.
PN:25-A-013-0-00-018-0
Inst:2006R041418
S/L 13
Carl Kirjak & Ginger
PN:25-A-013-0-00-025-0
Inst:2014R014628
S/L 14
PN: 25-A-013-0-00-016-0
19.523 Acres.
850421.0 Sq.ft.
19.033 Residual Acres.
829076.6 Sq.ft.
Vacant Lot
0.490 Acres.
21344.4 Sq.ft.
5.200 Acres.
226501.2 Sq.ft.
Place of Beginning 0.490
Place of Beginning 5.690
Place of Beginning 19.033
Lot 43 Tract 1
Lot 1 Tract 2
Lot 2 Tract 2
Lot 43
Creawood Forest
The Pinhurst Subdivision Plat Volume 28 Page 25
Russelhurst Drive (40')
20' perpetual ingress-egress easement
50' access & Utility Easement
wood line stakes placed along this lines
adjoiner's gravel drive encroaches
evidence of tree removal
gravel apron
PVC Outlet pipes draining onto Hammer property
5/8" iron pin "Babcock & Jones" found & used
5/8" iron pin "Lessman" found & used
1" iron pipe found & used
1/2" iron pin found & used
4" steel disc found
3/4" iron pipe severly bent found in concrete
3/4" iron pin found & used
173.09'(r)
234.82'(r)
235.97'(r&u)
N89°47'02"E
204.30'(r&m)
841.17'(r&u)
835.79'(r)
731.48'(r&u)
737.03'(r)
636.74'(r)
775.20'(r)
69.92' (r)
N3°08'18"E
S26°48'42"E
548.29'(residual)
Village of Waite Hill
City of Kirtland
616.08'(r)
616.42'(r&m)
70.13'(new)
762.12'(new)
S0°51'25"W
304.84'(r&m)
S87°30'32"E
244.42'
S1°52'06"E
600.12'(r&m)
N2°29'10"E
398.57'(r&u)
N8°40'40"E
168.76'(r&m)
N29°45'30"W
669.61'(r&u)
669.61'(r)
S27°03'33"W
N49°12'24"W
85.55' (r&m)
217.26'(r&m)
N55°28'31"W
N63°16'37"W
238.68'(r&m)
S2°29'26"W
229.91'(r&m)
315.78'(r&m)
S87°30'32"E
92.68' (r&m)
N73°04'45"W
332.69'(r&m)
N6°00'42"E
S86°24'10"E 66.72' (r&u)
336.37'(r&m)
S81°00'25"W
336.37'(r)
N86°29'47"W 0.98'(r)
N86°29'45"W 0.98'
S50°08'50"W 3.07'(r)
S50°51'49"W 2.98'(m)
Thomas J. O'Hara Professional Land Surveyor #7995 within the State of Ohio
Dated: 10/6/16
State of Ohio Thomas J. O'Hara 7995 Registered Professional Surveyor
NUM | DISTANCE | BEARING
L1 | 30.42' | N83°39'43"E
L2 | 11.84' | N3°08'18"E
L3 | 74.00' | N18°34'36"W
L4 | 127.65' | N25°30'02"W
L5 | 103.74' | N10°42'32"W
LEGEND
5/8" dia. x 30" long steel rebar set capped "O'Hara"
survey monument found
tree line
fence line
r/w street right of way
c/l street centerline
own through
or official record
dv deed volume
p.o.b. place of beginning
North
NOTES:
The basis of bearings used hereon are based upon Survey done by Lessman, Wilson and Cox dated January 1997 on file at the Lake County Engineers Office
Distances are shown as U.S. Foot and decimal parts thereof.
Access to property owned by Metcalf LLC was denied to O'Hara Land Surveying per email correspondence between the Police Chief of The Village of Waite Hill, Mr. Otto Hammer and Mr. Timothy Misny.
This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.
This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC.
This Survey is not valid unless it bears an Original Signature and Seal.
References:
Deeds of Record
Field Observations made November 2015
McSteen & Associates Survey for PN: 25-A-013-0-00-013 dated 8-14-2002
Wilson, Lessman & Cox Survey for PN: 25-A-013-0-00-023 dated January 1997
O'Hara Land Surveying prior survey 1559
O'Hara Land Surveying, L.L.C
P.O. Box 902, Chardon, Ohio 44024
oharasurveys@yahoo.com
V: 440-286-8417
Date of Survey
09-22-2016
Project No.: 1718
Revised 10-7-2016
0' 100' 200' 400'
1"=200'
Sheet 1 of 1