POLARIS ENGINEERING and SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT No.	
21147	
SHEET	OF
01	01

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	27.56'	661.74'	13.78'	27.56'	S01°15'34"E	2°23'12"
C2	890.15'	722.66'	511.44'	834.93'	S56°06'53"E	70°34'30"
C11	118.53'	722.66'	59.40'	118.39'	S25°31'33"E	9°23'50"
C12	147.85'	722.66'	74.18'	147.59'	S36°05'08"E	11°43'19"
C13	623.77'	722.66'	332.81'	604.59'	S66°40'28"E	49°27'20"

GRAPHIC SCALE
200 0 100 200
1 INCH = 200 FEET

Monument Legend:
- MON. BOX ASSEMBLY FOUND (AS NOTED)
- EMPTY MON. BOX ASSEMBLY FOUND (AS-NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET (AS NOTED)
- 5/8" x 30" IRON PIN SET WITH I.D. CAP POLARIS "7388"

Plat of Lot Split & Consolidation

Situated in the City of Mentor and the Village of Kirtland Hills, County of Lake and State of Ohio, and further known as being part of Lots 3 & 4, of Tract 2, Original Mentor Township, Being Township Number 10 in the 9th Range of Townships in the Connecticut Western Reserve

December 2021 Scale 1"=200'

"New Alignment Rd. Rec. Vol. C, Pg. 111, 1926

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 AND 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. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. 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".

Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 12/13/21

RICHARD A. THOMPSON, JR. 7388 REGISTERED PROFESSIONAL SURVEYOR

City of Mentor
Village of Kirtland Hills
"LAND TO BE CONVEYED TO THE WESTERN RESERVE LAND CONSERVANCY"
"Village of Kirtland Hills Established by Plat Recorded in Vol. G, Pg. 89, Vol. G, Pg. 90, Vol. G, Pgs. 90A, 90B and 90C (1926)"
JOHNNYCAKE RIDGE ROAD 60' & 90'
"A PUBLIC RIGHT-OF-WAY"
A.K.A. ROUTE 84
"Little Mountain Road"
Rd. Rec. Vol. 1, Pg. 125 (1819)
Rd. Rec. Vol. 1, Pg. 162 (1838)
Rd. Rec. Vol. B, Pg. 248 (1907)
LITTLE MOUNTAIN ROAD 60'
CHARDONWOOD DRIVE 50'
"A PUBLIC RIGHT-OF-WAY"
PARCEL "A"
AREA IN THE CITY OF MENTOR
RW = 0.1008 Ac.
NET = 0.2590 Ac.
TOTAL = 0.3598 Ac.
AREA IN THE VILLAGE OF KIRTLAND HILLS
5.3888 Ac.
+0.3598 Ac.
=5.7486 Ac.
PARCEL "B"
NET = 15.0000 Ac.
RW = 1.0993 Ac.
TOTAL = 16.0993 Ac.
Lot 2
Lot 3
Lot 4
Lot 3
WILLIAM B. BOLTON & BOLTON PROPERTIES LTD. DOCUMENT: 2018R005235 P.P.N. 16-A-013-0-00-016-0
WILLIAM B. BOLTON & BOLTON PROPERTIES LTD. DOCUMENT: 2018R005235 P.P.N. 16-A-013-0-00-017-0
WILLIAM B. BOLTON & BOLTON PROPERTIES LTD. DOCUMENT: 2018R005235 P.P.N. 22-A-005-0-00-014-0 #8680 JOHNNYCAKE RIDGE RD.
WILLIAM B. BOLTON & BOLTON PROPERTIES LTD. DOCUMENT: 2018R005235 P.P.N. 22-A-005-0-00-018-0
BOLTON WILLIAM B. & BOLTON PROPERTIES LTD. DOCUMENT: 2018R005235 P.P.N. 22-A-005-0-00-013-0
KAREN & NORM LOCKER DOCUMENT: 2013R001223 P.P.N. 22-A-005-0-00-011-0
WILLIAM R. KOVACS DOCUMENT: 2003R046550 P.P.N. 22-A-005-0-00-016-0
DOUGLAS R. & SARH N. KING DOCUMENT: 2019R027651 P.P.N. 22-A-005-0-00-004-0
WILLIAM B. BOLTON & BOLTON PROPERTIES LTD. DOCUMENT: 2018R005235 P.P.N. 22-A-005-0-00-012-0
KSENIA MCGRATH
12.2803 Ac.
12.2524 Ac.
4.5613 Ac.
4.8423 Ac.
0.2750 Ac.
0.4628 Ac.
0.3647 Ac.
Exist. 1-1/2 Sty. Cape Cod Frame House
Exist. Gravel Driveway
S.P.C. - CL~CL Mon. N = 726,309.99 E = 2,288,899.889
Fd. 1" Iron Pin In Mon. Box Assly. Held for C.L.
Fd. 1" Iron Pin Held for Line 1.10' West of R/W
Fd. 1" Iron Pin Held for Line 0.07' West of R/W
Fd. 3/4" Iron Pipe Held for Line 0.24' West of R/W
Fd. 1" Iron Pipe & Held for Corner
Fd. 3/4" Iron Pipe & Held for Corner
Fd. 5/8" Iron Pin Held for Corner
Fd. 5/8" Iron Pin 0.30' South of Line
Fd. 5/8" Iron Pin 0.19' South of Line
Fd. 5/8" Iron Pin 0.27' South of Line I.D. Cap "B&J"
S 04°03'28" W 225.13' (Act.) ~ C.L. 225.09' (Dd.) ~ C.L. 225.39' (Dd.) ~ C.L.
N 88°20'28" E 880.10' 1065.09' Act. 1065.55' Dd.s
S 88°20'28" W 185.00'
S 89°55'26" W 146.96'
S 61°06'31" W 168.00'
S 08°38'56" W 270.00'
S 00°04'34" E 375.00'
S 00°04'34" E 612.95'
S00°47'21"E 217.88'~CL
S00°47'21"E 102.29'~CL (Calc./Ms.)
N 88°35'52" E 47.67' (Rd. Rec./Ms.) 47.71' (Bolton Dd.)
PT = 204+67.63
205+00
200+00
N89°55'26"E 294.19'
S 89°55'26" W 300.00'
S 89°55'26" W 748.78' (Act.) 749.18' (Bolton Dd.) 749.21' (Locker Dd.)
N 88°56'02" E 592.54' (Act.) 592.13' (Bolton Dd.) 592.18' (King Dd.) ~ C.L.
S89°59'53"W 1393.68' (Act.) 1393.35' (Chardonwood Plat) ~ C.L.
N 00°49'31" W 890.17' (Act.) 890.04' (Dd.)
N 00°48'56" W 28.28' (Dd./Ms. to Ang. Pt.)
N 00°48'56" W 350.49' (Act.) 350.51' (Dd.)
1334.14'
S 00°49'44" E 564.63' (Locker Dd./Ms.)
S 00°49'44" E 521.61' (Act.) 522.
N00°04'58"W 367.52' (Calc./Ms.) 384.30' (Bolton Dd.) 617.07' (Act.) 617.6' (Locker Dd.)
249.58' (Rose Dd.) 249.55' (Act.)
S00°03'58"E 931.87' (Bolton Dd./Ms.) ~ C.L. 931.85' (Rose Dd.) ~ C.L.
51.54' (Act.) 53.02' (Dd.)
740.61' (Act.) 740.98' (Locker Dd.)
470.07' (
30.02'
30'
51.15'
173.98'
44.45'