

CONSOLIDATION AND PLAT OF RE-SURVEY PREPARED FOR: JOHN McMILLAN AND THE NINA M. STEVENSON FAMILY

DEED OF RECORD: N.M. STEVENSON
VOLUME 1063, PAGE 305 (PARCELS NO. 1 AND 2)

TOWNSHIP/CITY/VILLAGE:	MONTH: 22	PAGE:
VILLAGE OF KIRTLAND HILLS	YEAR: 2005	ONE OF ONE
SURVEY FOR: JOHN McMILLAN AND THE NINA M. STEVENSON FAMILY		

1" IRON PIPE WITH CAP BEARING:
"SCHADE 6008" INSIDE 3" PVC WITH
METAL PLUG/CAP FD.:
0.40' NORTH, 0.40' EAST
5/8" IRON PIN FD. AND USED



GRAPHIC SCALE: 1" = 50 FEET

O - DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
--- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

BASIS OF RESEARCH AND RECORDS
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE LAKE COUNTY RECORDER'S OFFICE AND THE LAKE COUNTY MAP ROOM.
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE LAKE COUNTY ENGINEER'S OFFICE.
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

**4.9974 TOTAL
COMBINED
GROSS ACRE
PARCEL**

ANNE M. ANDERSON, TRUSTEE
PP# 24-A-007-0-00-038-0
VOLUME 1069, PAGE 931

DANA P. TALCOTT
PP# 24-A-007-0-00-036-0
VOLUME 1129, PAGE 20

PARCEL RESTRICTIONS
DEED VOLUME 1063, PAGE 305 NOVEMBER 1, 1994

- No use shall be made of any part of the property herein described except for single family residence purposes, including necessary uses customarily incident thereto; and no dwelling, building or other structure shall be constructed, erected, placed, altered, moved or permitted to exist on the property herein described except for use as a single family residence, including necessary uses customarily incident thereto.
- There shall not be more than one single family residence upon the property herein described for each five (5) acres in area of such property; and the property herein described shall not be subdivided so as to create any lot or parcel under separate ownership of less than five (5) acres.
- A dwelling, building or other structure, and the uses thereof, existing on the property herein described at the date hereof, shall be permitted to continue, and such continuation shall not constitute a violation of these restrictions.
- The Grantee and her heirs, successors and assigns shall maintain a fifty (50) foot wide buffer strip of land in its natural state, with only natural vegetation and no fence, improvements or other development of any kind thereon, said strip to be fifty (50) feet wide between parallel lines, the most westerly line being the westerly boundary line of the above described real property.
- The foregoing covenants, rights, terms, agreements, limitations and restrictions shall be recited in all future instruments conveying any portion of the property herein described to the extent the same are applicable to the portion.



1" IRON PIPE FD.:
0.08' NORTH, 0.26' WEST
5/8" IRON PIN SET

1" IRON PIPE FD.:
0.08' NORTH, 0.08' WEST
5/8" IRON PIN SET

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.
DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS.
BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.
I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE.

Robert L. Kosie
ROBERT L. KOSIE, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167



PLAT OF SURVEY PREPARED BY:
Delmar B. Kosie & Associates
Registered Land Surveyors
202 South Street
Chardon, Ohio 44024-1021
(440) 286-2131
FAX: (440) 286-1579
http://home.attel.net/dbkads/home.htm

BALDWIN ROAD 60'

DBK PLAT NO. 590 2005