

# PLAT OF LOT SPLIT & CONSOLIDATION

For: Mary Ann Osborne

Situated in the Village of Kirtland Hills, County of Lake and State of Ohio and known as being part of Original Lot 9, Tract 1, further being known as land conveyed to Mary Ann Autumn Osborne in Document No. 2016R015281 (PPN: 24A-008-0-00-008-0)

MARCH 2023 SCALE 1"=100'

## Acreages:

Total Area of / PPN: 24A-008-0-00-008-0  
18.8679 Ac. (821,886 sq.ft.) Inc. R/W  
17.0078 Ac. (740,861 sq.ft.) Exc. R/W

### Split Parcel 1:

8.8836 Ac. (386,971 sq.ft.) Total Inc. R/W  
8.2377 Ac. (358,836 sq.ft.) Total Exc. R/W

7.4835 Ac. (325,983 sq.ft.) North of Road C/L Total  
7.0288 Ac. (306,177 sq.ft.) North of Road Exc. R/W

1.4001 Ac. (60,988 sq.ft.) South of Road C/L Total  
1.2089 Ac. (52,659 sq.ft.) South of Road Exc. R/W

### Split Parcel 2:

9.9843 Ac. (434,915 sq.ft.) Total Inc. R/W  
8.7701 Ac. (382,025 sq.ft.) Total Exc. R/W

5.6458 Ac. (245,932 sq.ft.) North of Road C/L Total  
5.2871 Ac. (230,306 sq.ft.) North of Road Exc. R/W

4.3385 Ac. (188,983 sq.ft.) South of Road C/L Total  
3.4830 Ac. (151,719 sq.ft.) South of Road Exc. R/W

## Village of Kirtland Hills Approvals:

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 2023, by the Mayor of the Village of Kirtland Hills.

John F. Turben, Mayor

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 2023, by the Law Director of the Village of Kirtland Hills.

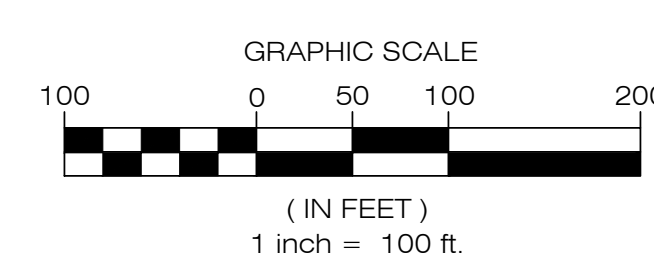
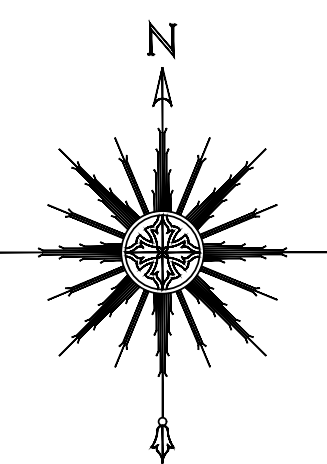
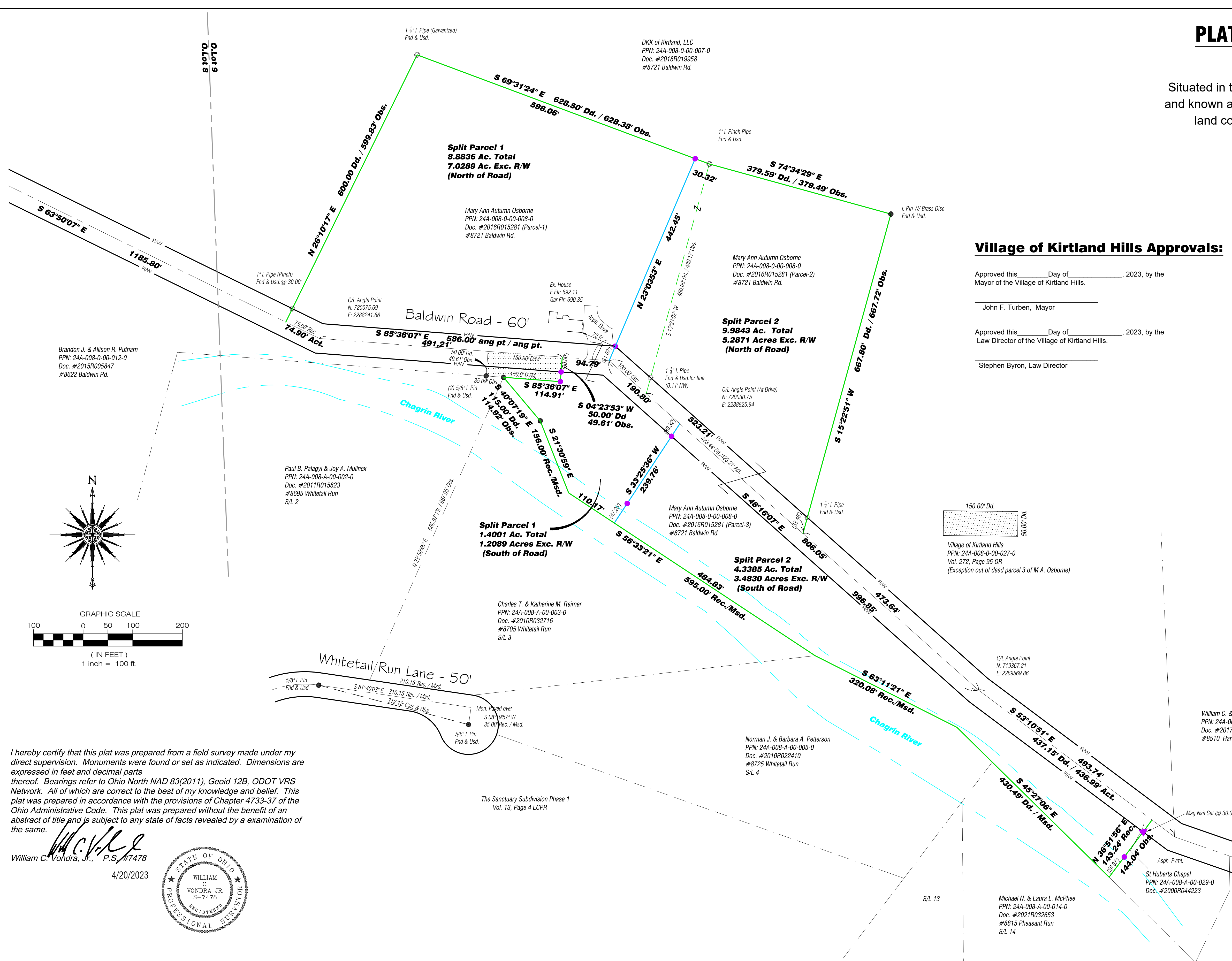
Stephen Byron, Law Director

## References:

Survey of Hoyt property by O'Hara (2018) the Sanctuary Subd. Ph. 1, Vol. 13, Page 4 Deeds of subject property and adjoiners

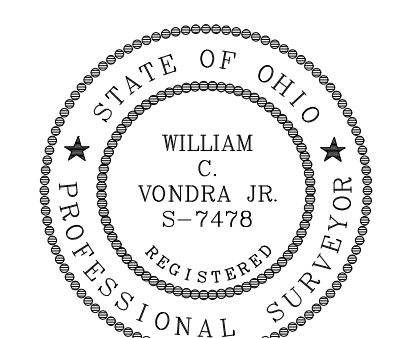
## Legend:

- 1. Pin Found
  - 1. Pipe Found
  - 5/8" I. Pin Set (LDC, Inc.)
  - ⊠ Monument Box Found
  - Monument Box Empty
  - ▲ PK Set
  - △ PK Found
  - ⊙ Stone Found
  - ⊖ Railroad Spike Set
  - ⊕ Drill Hole Found
  - ⊖ Drill Hole Set
  - △ Horizontal Control Point
  - Vertical Control Point
  - ⊕ Hub Found
  - ⊖ Hub Set
  - ⊖ Railroad Spike Found
- Meas. = Measured  
Plat = Subdivision Plat  
D./M. = Deed & Measured  
Dd. = Deed  
Rec. = Record  
Act. = Actual



I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83(2011), Geoid 12B, ODOT VRS Network. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. 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.

William C. Vondra, Jr., P.S. #7478  
4/20/2023



REV. No.	DATE	BY	CHKD

**LAND DESIGN consultants**  
www.LDCinc.net  
ENGINEERS PLANNERS SURVEYORS  
9025 Osborne Drive Mentor, Ohio 44060  
TEL: (440) 255-8463 (440) 951-LAND  
(440) 354-6938 FAX: (440) 255-9575

**Mary Ann Osborne**  
PPN: 24A-008-0-00-008-0  
Kirtland Hills Village - Lake County - Ohio

DATE: Apr. 20, 2023  
SCALE: HOR. 1"=100'  
VERT. \_\_\_\_\_  
FILENAME: Spl-Baldwin  
COMPUTERS: \_\_\_\_\_  
TAB NAME: Split

SHEET	OF
1	1
CONTRACT No.	
OSBOM1-2301	