

DEDICATION PLAT OF A HIGHWAY EASEMENT FOR MENTOR ROAD, C.H. 5n, SEC. I, NEAR THE MATHER BRIDLE PATH LOT 1, SECTION 3, TRACT 4 CHARDON TOWNSHIP, GEauga COUNTY, OHIO

BEING PART OF THE LANDS AS CONVEYED TO ELIZABETH MATHER MCMILLAN BY DEED RECORDED IN VOLUME 486, PAGE 207, AND KNIERIM PARTNERS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 850, PAGE 835 OF THE GEAGA COUNTY RECORD OF DEEDS.

LEGAL DESCRIPTION OF HIGHWAY EASEMENT HEREIN DEDICATED

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAGA AND STATE OF OHIO, AND KNOWN AS PART OF LOT 1, SECTION 3, TRACT 4, OF SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN A MONUMENT BOX SET AT STATION 175+58.56, BEING THE P.C. OF THE CURVE KNOWN AS LOCATION (C) IN THE CENTERLINE OF THE 1927 CHARDON MENTOR ROAD IMPROVEMENT PLANS FILED IN THE GEAGA COUNTY ENGINEER'S OFFICE, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE HIGHWAY EASEMENT HEREIN DESCRIBED;

THENCE, NORTH 68°46'47" WEST, ALONG THE EXISTING SURVEY CENTERLINE KNOWN AS LOCATION (A), A DISTANCE OF 202.71 FEET TO AN IRON PIN SET;

THENCE, NORTH 39°01'03" WEST, CONTINUING ALONG SAID LOCATION (A) CENTERLINE, A DISTANCE OF 435.47 FEET TO AN IRON PIN SET;

THENCE, NORTH 35°52'00" WEST, CONTINUING ALONG SAID LOCATION (A) CENTERLINE, A DISTANCE OF 137.55 FEET TO AN IRON PIN FOUND IN A MONUMENT BOX, SAID POINT BEING AN ANGLE POINT IN THE LOCATION (C) CENTERLINE;

THENCE, NORTH 51°31'00" EAST, A DISTANCE OF 30.03 FEET TO AN IRON PIN SET;

THENCE, SOUTH 41°06'00" EAST, A DISTANCE OF 181.63 FEET TO AN IRON PIN SET;

THENCE, SOUTH 63°40'06" EAST, A DISTANCE OF 85.75 FEET TO AN IRON PIN SET;

THENCE, SOUTH 50°10'41" EAST, A DISTANCE OF 65.18 FEET TO AN IRON PIN SET;

THENCE, SOUTH 35°07'07" EAST, A DISTANCE OF 87.88 FEET TO AN IRON PIN SET;

THENCE, SOUTH 12°14'55" EAST, A DISTANCE OF 52.28 FEET TO AN IRON PIN SET;

THENCE, SOUTH 48°54'00" WEST, A DISTANCE OF 12.65 FEET TO AN IRON PIN SET;

THENCE, SOUTH 41°06'00" EAST, A DISTANCE OF 15.65 FEET TO AN IRON PIN SET;

THENCE ALONG A CURVE DEFLECTING TO THE LEFT 27°40'47", SAID CURVE HAVING A RADIUS OF 544.92 FEET AND CHORD BEARING SOUTH 54°56'24" EAST, 260.70 FEET IN LENGTH, A TOTAL ARC DISTANCE OF 263.25 FEET TO AN IRON PIN SET;

THENCE, SOUTH 21°13'13" WEST, A DISTANCE OF 30.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 1.0087 ACRES OF LAND, 0.5287 ACRES OF WHICH IS LOCATED WITHIN THE EXISTING RIGHT-OF-WAY OF MENTOR ROAD RESULTING IN A NET TAKE OF 0.4800 ACRES OF LAND, ACCORDING TO A SURVEY MADE BY THE GEAGA COUNTY ENGINEERS OFFICE DATED JUNE, 1995.

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. I CERTIFY THE ABOVE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ATTEST Michael J. Stone 8-8-95
MICHAEL J. STONE, P.S. 7301 DATE



MONUMENT BOX
FOUND & USED

PROPOSED R/W PARALLEL
TO LOCATION (C) CENTERLINE
AND THE CENTERLINE OF THE
PAVEMENT.

NEW
PROPOSED R/W

KNIERIM PARTNERS LIMITED PARTNERSHIP
850 - 835

SUBPARCEL "C"

LOCATION (A) R/W

LOCATION (A) CENTERLINE
"A"-"B"-"C"-"D"

SUBPARCEL "D"

STERLING MCMILLAN, III & MADELINE MCMILLAN OFFUTT
681 - 216

LOCATION (C)
CENTERLINE SURVEY DATA

$\Delta = 27^{\circ}40'47''$
R = 574.92'
T = 141.64'
L = 277.75'
CH = 275.05'
CH.B. = S 54°56'24" E

TRANSFERRED BY THE GEAGA COUNTY AUDITOR THIS 17th DAY OF August, 1995.

Richard J. Makowski
RICHARD J. MAKOWSKI, COUNTY AUDITOR

RECEIVED FOR RECORD BY THE GEAGA COUNTY RECORDER THIS 17 DAY OF Aug, 1995.
AT 10:15 A.M. 472415

RECORDED THIS 17 DAY OF Aug, 1995 IN VOLUME 22, PAGE 111
OF THE GEAGA COUNTY BOOK OF PLATS.
Catherine H. Heiden
CATHERINE HEIDEN, COUNTY RECORDER

NEW R/W CURVE DATA

$\Delta = 27^{\circ}40'47''$
R = 544.92'
T = 134.25'
L = 263.25'
CH = 260.70'
CH.B. = S 54°56'24" E

EXISTING R/W

MONUMENT BOX
FOUND & USED AT
STA. 175+58.56

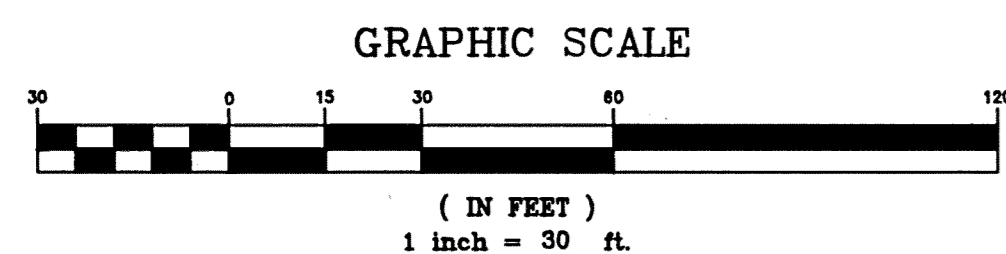
EXISTING PAVEMENT CENTERLINE
ESTABLISHED IN 1927.
ALSO KNOWN AS LOCATION (C) SURVEY CENTERLINE
"A"-"Z"-"D"

NOTE:

THE CENTERLINE KNOWN AS LOCATION (A) AS DESIGNATED BY LINE "A"-"B"-"C"-"D" WAS THE CENTERLINE OF MENTOR ROAD PRIOR TO 1927. THE CENTERLINE KNOWN AS LOCATION (C) AS DESIGNATED BY LINE "A"-"Z"-"D" WAS THE ALTERNATE ALIGNMENT CHOSEN TO BE THE CENTERLINE OF THE PAVEMENT AS CONSTRUCTED IN 1927. NO RECORD INFORMATION RELOCATING THE SURVEY CENTERLINE OF THE ROAD FROM LOCATION (A) TO LOCATION (C) HAS BEEN DISCOVERED. THE PURPOSE OF THIS PLAT IS TO FORMALLY DEDICATE THE NEEDED RIGHT-OF-WAY EASEMENT LOCATED TO THE NORTHEAST OF THE LOCATION (A) CENTERLINE.

LEGEND

- - 3/4" IRON PIN SET
- - MONUMENT BOX



DEDICATION

THE UNDERSIGNED OWNERS OF LANDS IN LOT 1, SECTION 3, TRACT 4 IN CHARDON TOWNSHIP DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE DEDICATION OF A HIGHWAY EASEMENT FOR MENTOR ROAD AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND HEREBY DEDICATE TO PUBLIC USE THE PORTION OF MENTOR ROAD HIGHWAY EASEMENT

SHOWN HEREON THIS 9th DAY OF August, 1995.

IN WITNESS THEREOF THE UNDERSIGNED HERETO SET HER HAND THIS

9th DAY OF August, 1995.

Elizabeth Mather McMillan
ELIZABETH MATHER MCMILLAN, OWNER

Peter T. Selisnar
WITNESS

Alan Prescott
WITNESS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED ELIZABETH MATHER MCMILLAN WHO ACKNOWLEDGES THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

AT Chardon, OHIO THIS 9th DAY OF August, 1995.

Peter T. Selisnar
NOTARY PUBLIC

IN WITNESS THEREOF THE UNDERSIGNED HERETO SET HER HAND THIS

11th DAY OF August, 1995.

Madelaine Offutt
MADELINE OFFUTT, OWNER, MANAGING PARTNER
KNIERIM PARTNERS LIMITED PARTNERSHIP

Peter T. Selisnar
WITNESS

Alan Prescott
WITNESS

PARTNERSHIP FILED IN VOL. 835 & 886

PG. 321 & 407 OF GEAGA COUNTY RECORDS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED MADELINE OFFUTT, MANAGING PARTNER FOR KNIERIM PARTNERS LIMITED PARTNERSHIP, WHO ACKNOWLEDGES THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

AT Kirtland, OHIO THIS 11th DAY OF August, 1995.

Peter T. Selisnar
NOTARY PUBLIC

PETER T. SELISNAR, Notary Public
STATE OF OHIO
My Comm. Exp. March 24, 1997
Recorded in Geauga County

22-111