

VACATION PLAT FOR PORTIONS OF VARIOUS ROADS IN KIWANIS LAKES SUBDIVISION 1 & 2 LOCATED IN LOTS 3 AND 4 TRACT 2, AND LOT 24 TRACT 1 OF NEWBURY TOWNSHIP, GEAUGA COUNTY, OHIO

I HEREBY CERTIFY THE FOLLOWING:

- 1) THIS PLAT REPRESENTS THE VACATION OF RIGHT OF WAY FOR PORTIONS OF VARIOUS ROADS IN KIWANIS LAKES SUBDIVISION 1 & 2 PURSUANT TO SECTION 5553.06 OF THE OHIO REVISED CODE.
- 2) THE GEAUGA COUNTY BOARD OF COMMISSIONERS HAS FOUND THE VACATION OF PORTIONS OF SAID ROADS WOULD SERVE THE PUBLIC CONVENIENCE AND WELFARE BY RESOLUTION 11-038. AFTER THE PUBLIC VIEWING AND HEARING THE BOARD OF COMMISSIONERS ORDERED THE ENGINEER TO PROCEED WITH THE VACATION BY RESOLUTION 11-083.
- 3) THE AREA OF RIGHT-OF-WAY NO LONGER NEEDED WAS VACATED BY THE GEAUGA COUNTY BOARD OF COMMISSIONERS RESOLUTION 11- 118.
- 4) THAT THE OFFICE OF THE GEAUGA COUNTY ENGINEER HAS PREPARED THIS PLAT BASED UPON A SURVEY COMPLETED BY MY OFFICE.

ATTEST Robert L. Phillips 6th DAY OF July, 2011.
ROBERT L. PHILLIPS, P.E., P.S. GEAUGA COUNTY ENGINEER

APPROVED AS TO LEGAL FORM THIS 11th DAY OF July, 2011.

ATTEST Bridex Matheney
BRIDEX MATHENEY, ASSISTANT PROSECUTING ATTORNEY

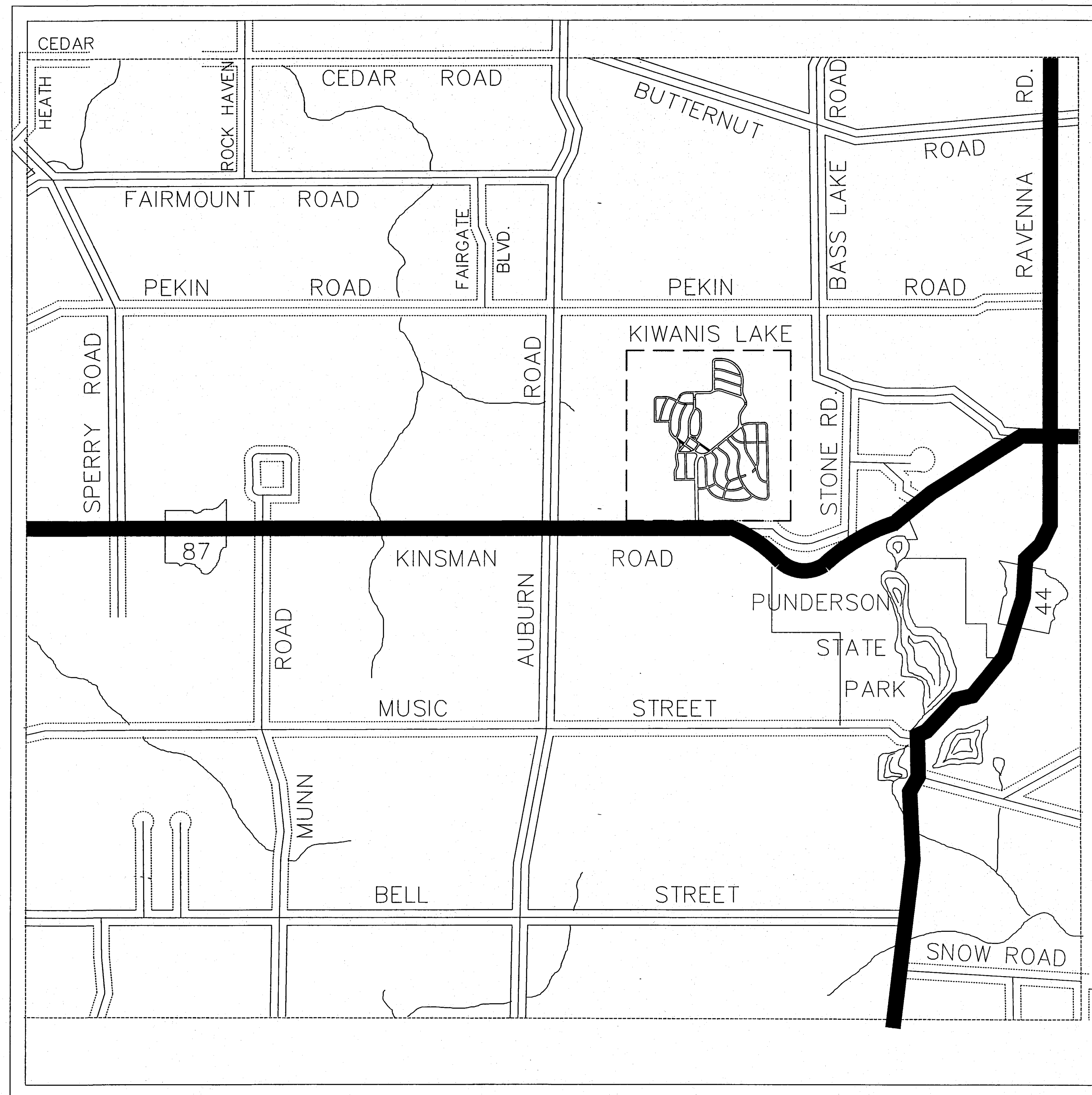
IN CONJUNCTION WITH RESOLUTION 11- 118 FOR THE VACATION OF PORTIONS OF VARIOUS ROADS, THE GEAUGA COUNTY BOARD OF COMMISSIONERS ACCEPTS THIS PLAT DEPICTING THE VACATION OF SAID PORTIONS OF VARIOUS ROADS. THIS PLAT HEREBY RELEASES, CANCELS, RESCINDS, AND VACATES SAID PORTIONS OF VARIOUS ROADS AS SHOWN HEREIN. THE VACATED PORTIONS OF VARIOUS ROADS SHALL PASS IN FEE TO THE ADJACENT LANDOWNERS PURSUANT TO OHIO LAW AND SUBJECT TO THE PROVISIONS OF SECTION 5553.06 OF THE OHIO REVISED CODE.

APPROVED THIS 11 DAY OF August, 2011.

Tracy A. Jemison
TRACY A. JEMISON, COMMISSIONER

William S. Young
WILLIAM S. YOUNG, COMMISSIONER

Mary E. Samide
MARY E. SAMIDE, COMMISSIONER



NOT TO SCALE
LOCATION MAP

V.41 P.50

TRANSFERRED BY THE GEAUGA COUNTY AUDITOR THIS
24th DAY OF August, 2011.

Frank J. Gliha
FRANK J. GLIHA, GEAUGA COUNTY AUDITOR

RECORDED THIS 20th DAY OF August, 2011 IN
VOLUME 41, PAGES 50-53 OF THE GEAUGA COUNTY BOOK OF
PLATS.

RECEIVED FOR RECORD BY THE GEAUGA COUNTY
RECORDER THIS 20th DAY OF August, 2011.

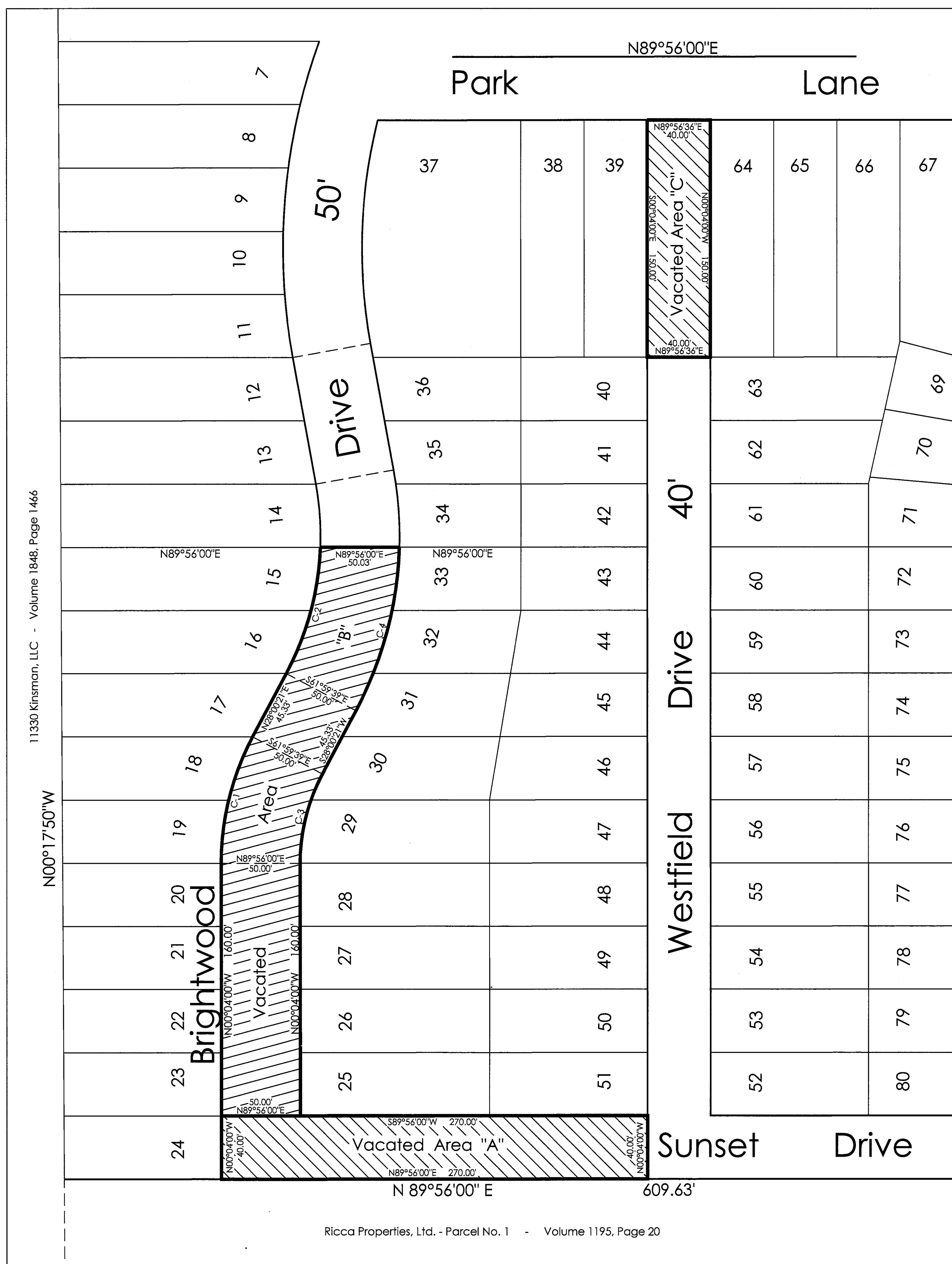
Sharon C. Gingerich
SHARON C. GINGERICH, GEAUGA COUNTY RECORDER

20110829216 Filed for Record in
GEAUGA COUNTY OHIO
SHARON C. GINGERICH, RECORDER
08-26-2011 At 11:07 am.
COUNTY PLAT .00
DR Book 41 Page 50 - 53

VARIOUS ROADS AFFECTED BY VACATIONS IN KIWANIS LAKES SUBDIVISION 1 & 2

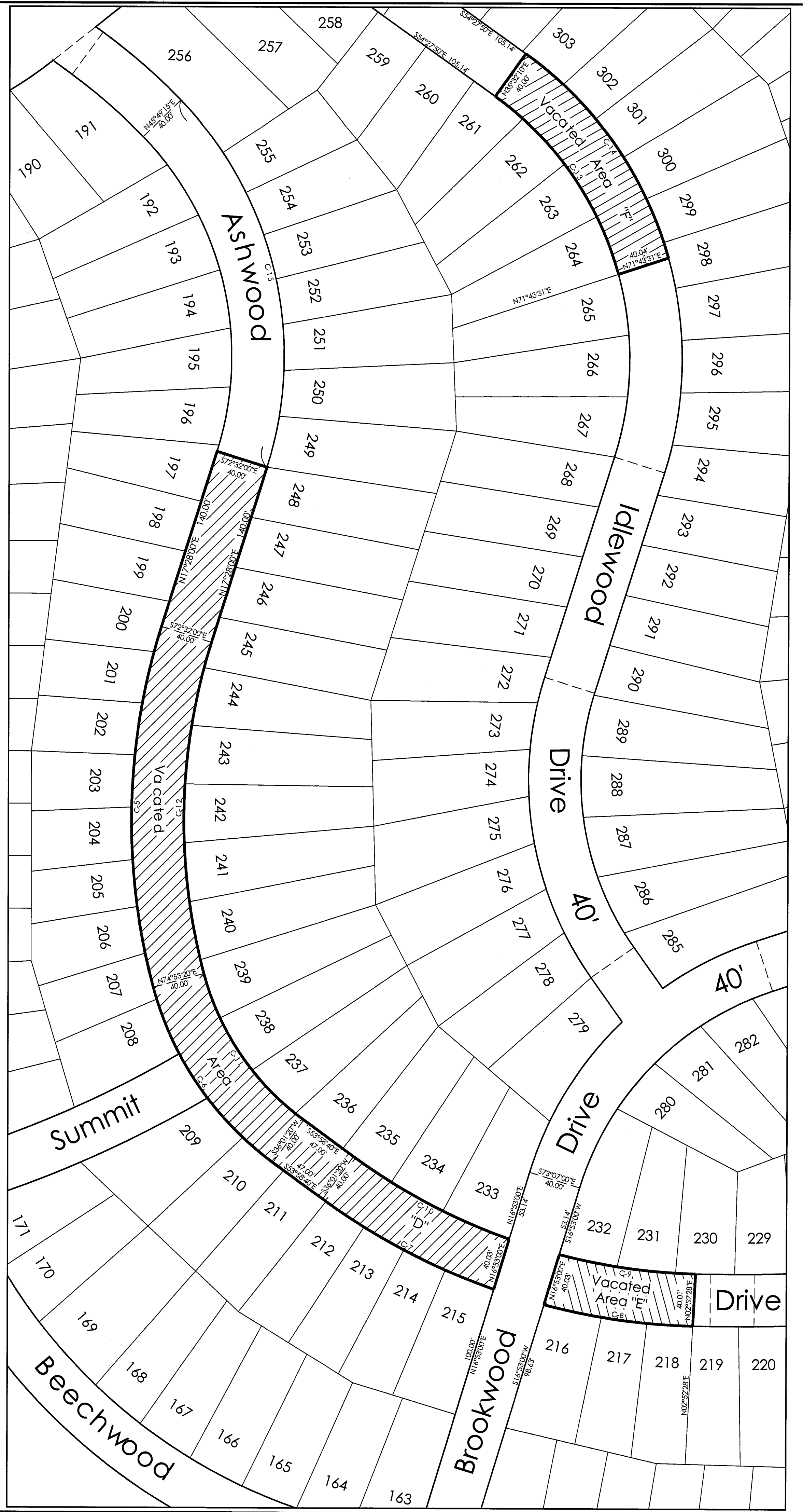
- TR-423 ASHWOOD DRIVE
- TR-425 IDLEWOOD DRIVE
- TR-427 WOODBURY DRIVE
- TR-428 CASTLEWOOD DRIVE
- TR-431 VIEW DRIVE
- TR-434 KIWANIS DRIVE
- TR-435 SUNSET DRIVE
- TR-436 WESTFIELD DRIVE
- TR-437 BRIGHTWOOD DRIVE
- TR-438 CHESTNUT DRIVE
- TR-440 BEACH DRIVE
- TR-441 WOODLAWN DRIVE

TITLE			
VACATION PLAT FOR PORTIONS OF VARIOUS ROADS IN KIWANIS LAKES SUBDIVISION 1 & 2 LOCATED IN LOTS 3 AND 4 TRACT 2, AND LOT 24 TRACT 1 OF NEWBURY TOWNSHIP, GEAUGA COUNTY, OHIO			
PREPARED BY: GEAUGA COUNTY ENGINEER'S OFFICE ROBERT L. PHILLIPS P.E., P.S. 470 CENTER STREET, BUILDING 5 CHARDON, OHIO 44024 PHONE: (440) 279 - 1800			
DRAWN BY: PAK	CHECKED BY: PS	APPROVED BY: MJS	DATE: 3-8-2011 SCALE: 1" in. = 50' FEET
			SHEET: 1 OF 4



- Vacated Area "A" 0.2479 Acres
- Vacated Area "B" 0.4272 Acres
- Vacated Area "C" 0.1377 Acres
- Vacated Area "D" 0.6859 Acres
- Vacated Area "E" 0.1011 Acres
- Vacated Area "F" 0.1658 Acres

CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tang.	Bearing	Chord
C-1	83.29	170.00	28°04'20"	42.50	S13°58'10"W	82.46
C-2	83.58	185.00	25°53'09"	42.52	N15°03'47"E	82.87
C-3	58.79	120.00	28°04'20"	30.00	S13°58'10"W	58.21
C-4	108.08	235.00	26°21'04"	55.01	N14°49'49"E	107.13
C-5	278.61	490.00	32°34'40"	143.18	S01°10'40"W	274.87
C-6	164.77	242.90	38°52'00"	85.70	S34°32'40"E	161.63
C-7	148.22	503.57	16°51'52"	74.65	S62°24'36"E	147.69
C-8	115.00	503.57	13°05'05"	57.75	S81°56'12"E	114.75
C-9	105.22	463.57	13°00'17"	52.84	S82°05'37"E	104.99
C-10	134.86	463.57	16°40'05"	67.91	S62°18'42"E	134.38
C-11	137.64	202.90	38°52'00"	71.59	S34°32'40"E	135.01
C-12	255.87	450.00	32°34'40"	131.49	S01°10'40"W	252.43
C-13	167.92	246.00	39°06'40"	87.38	N34°54'30"W	164.68
C-14	193.19	286.00	38°42'08"	100.44	N35°06'46"W	189.54
C-15	301.26	280.00	61°38'45"	167.07	N13°21'22"W	286.94



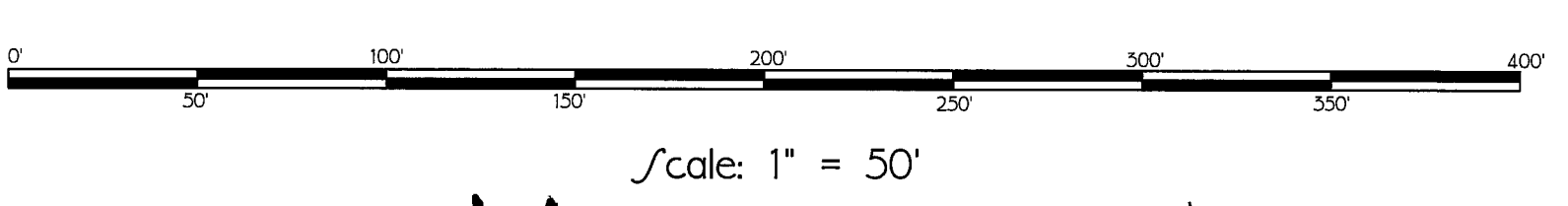
I certify that I have prepared this Plat and that the various road right-of-way areas "A" through "F" to be vacated were calculated by me from information shown on the original recorded Kiwanis Lake Subdivision No. 2 as recorded in Volume 1, Pages 48 of the Geauga County Plat Records, and are not based on a survey made by me.

Lawrence Gordon Wilson
Ohio Professional Surveyor No. 5807

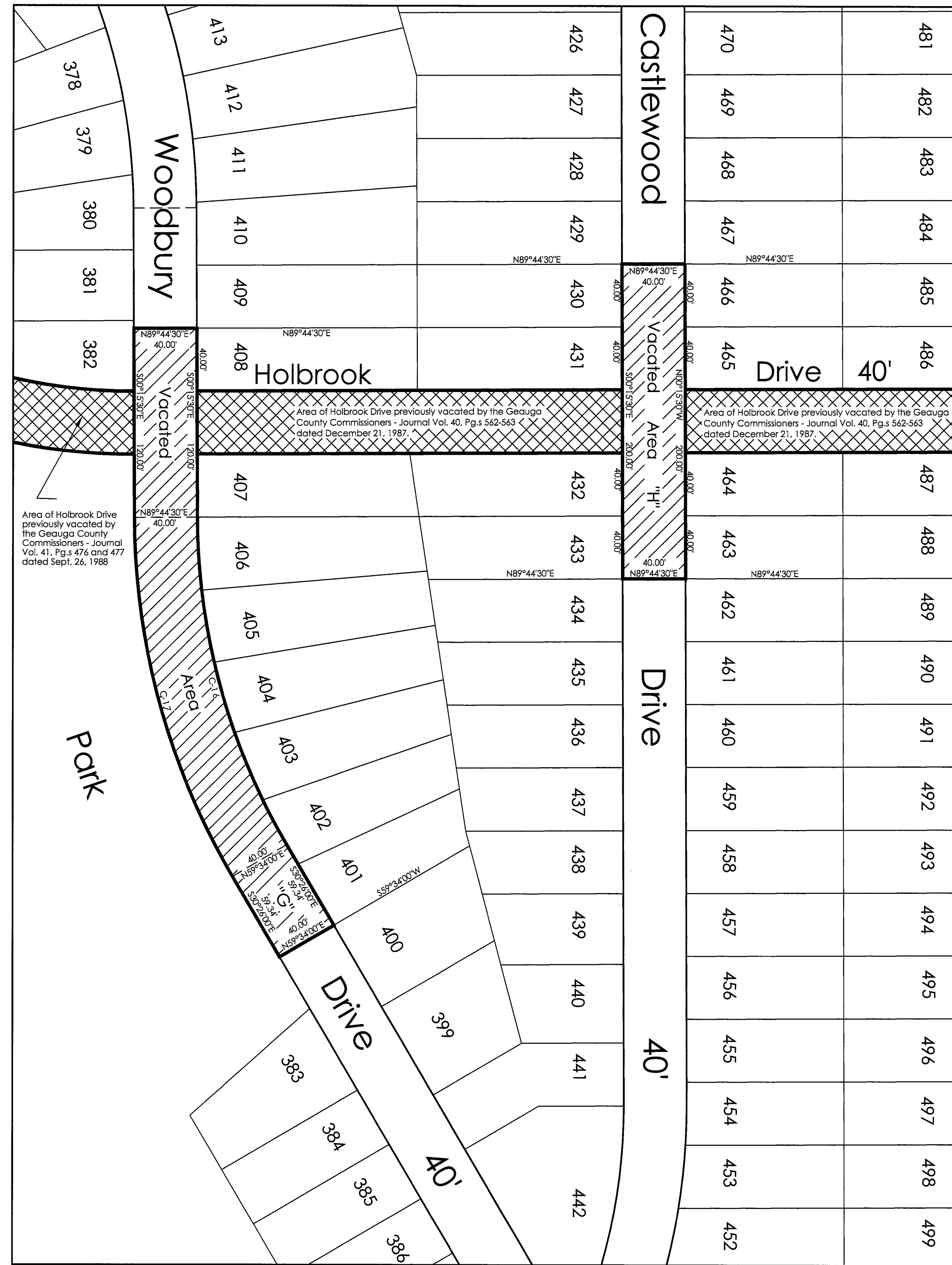


May 22, 2010
Date

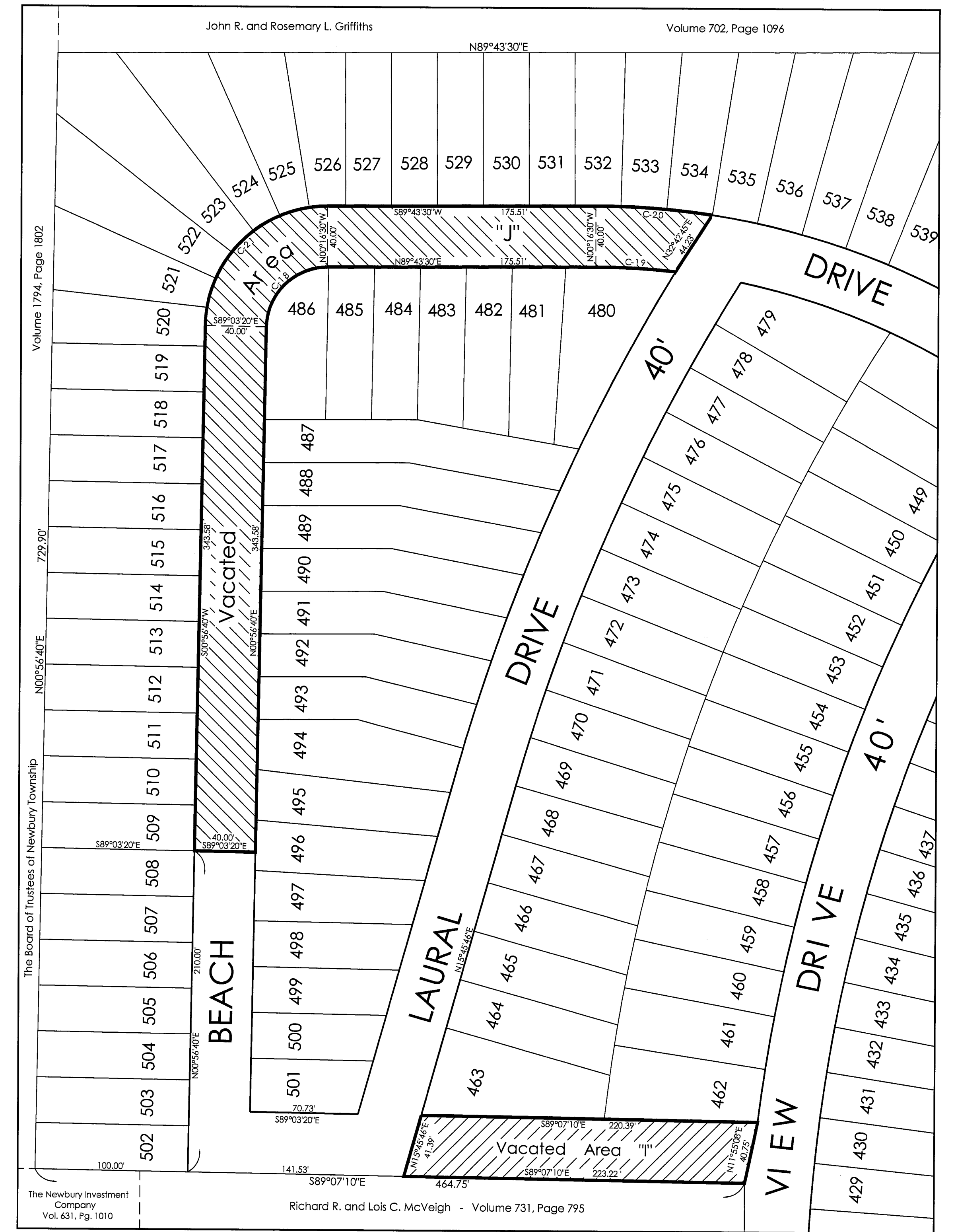
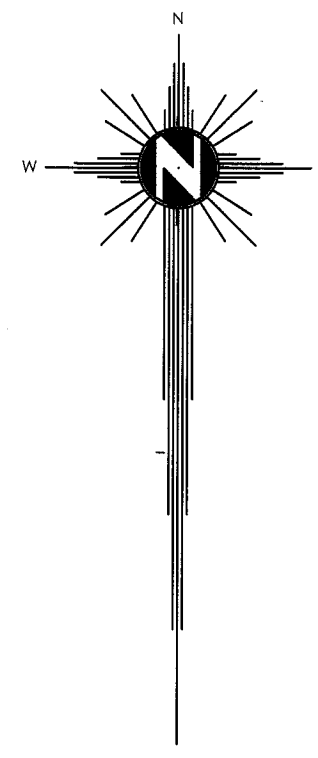
Situated in the Township of Newbury, County of Geauga and the State of Ohio, and being part of Lot No.s 3 and 4 in Tract No. 2 within said Township and being part of The Tuxedo Land Co.'s Kiwanis Lake Subdivision No. 2 as shown by plat recorded in Volume 1, Pages 48 of the Geauga County Plat Records. All information shown on the Plat was obtained or calculated from the original recorded Plat of the said Kiwanis Lake Subdivision No. 1 and is not based on a survey. For the recorded dimensions of individual Sublots and for additional recorded information refer to the said original recorded plat.



V.41 P.51



- Vacated Area "G" - 0.3748 Acres
- Vacated Area "H" - 0.1837 Acres
- Vacated Area "I" - 0.2037 Acres
- Vacated Area "J" - 0.6211 Acres



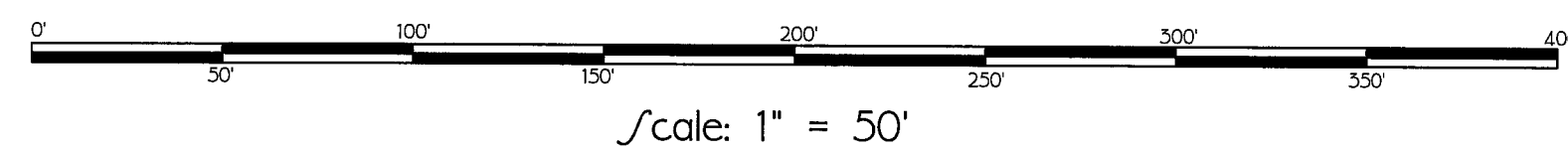
I certify that I have prepared this Plat and that the various road right-of-way areas "G" through "J" to be vacated were calculated by me from information shown on the original recorded Kiwanis Lake Subdivision No. 1 and Kiwanis Lake Subdivision No. 2 as recorded in respectively in Volume 1, Pages 44 and 45 and Volume 1, Page 48 of the Geauga County Plat Records, and are not based on a survey made by me.

Lawrence Gordon Wilson
Ohio Professional Surveyor No. 5807



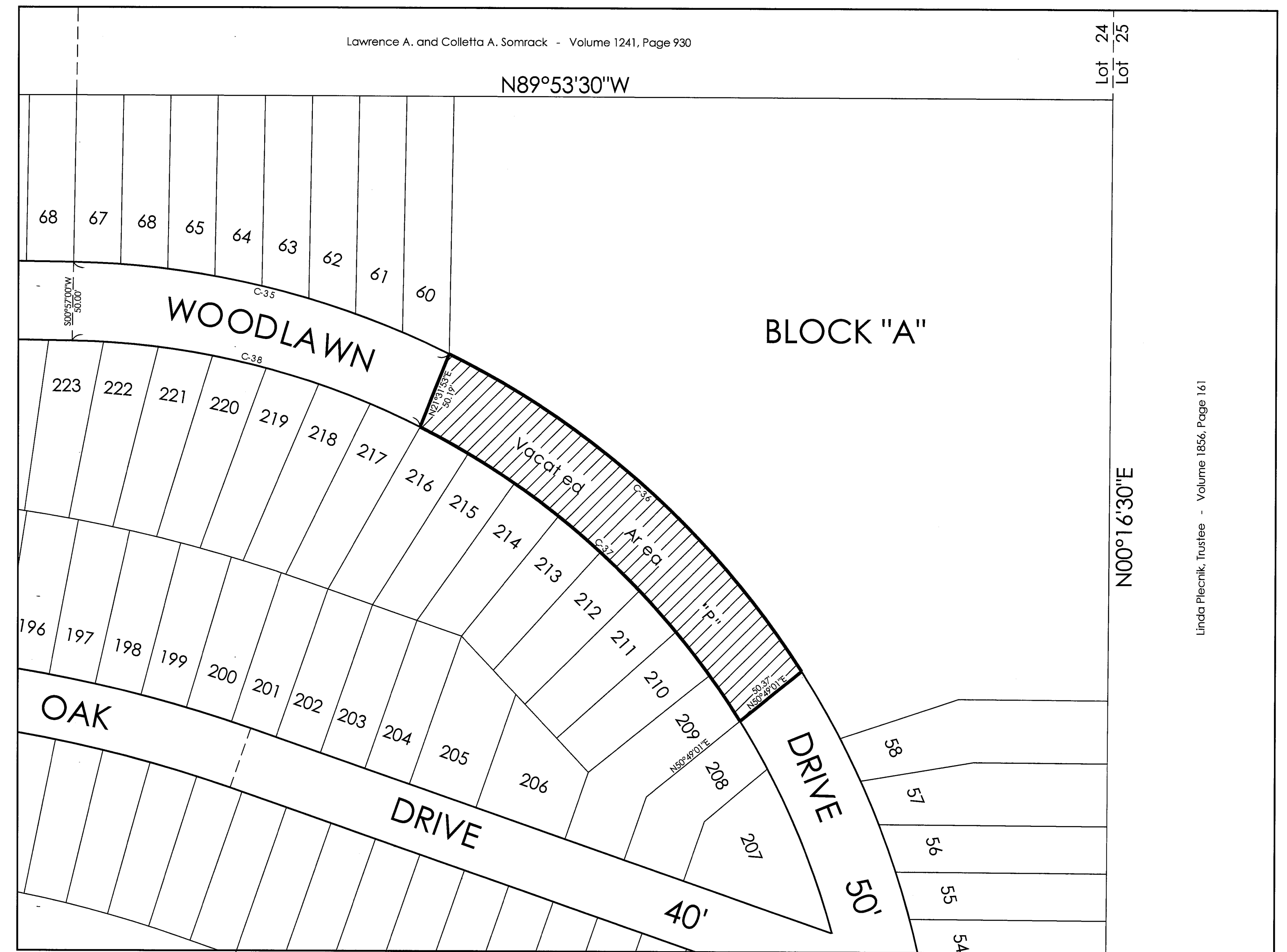
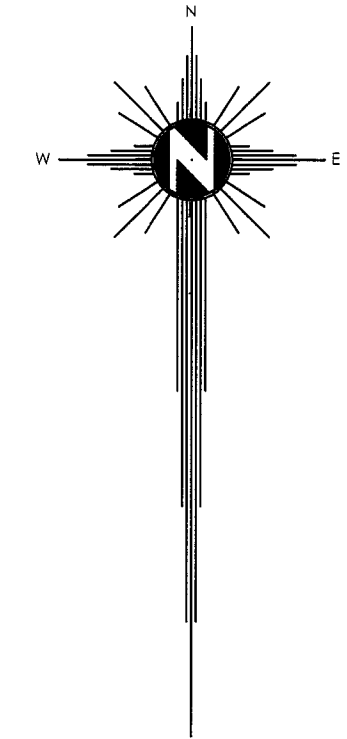
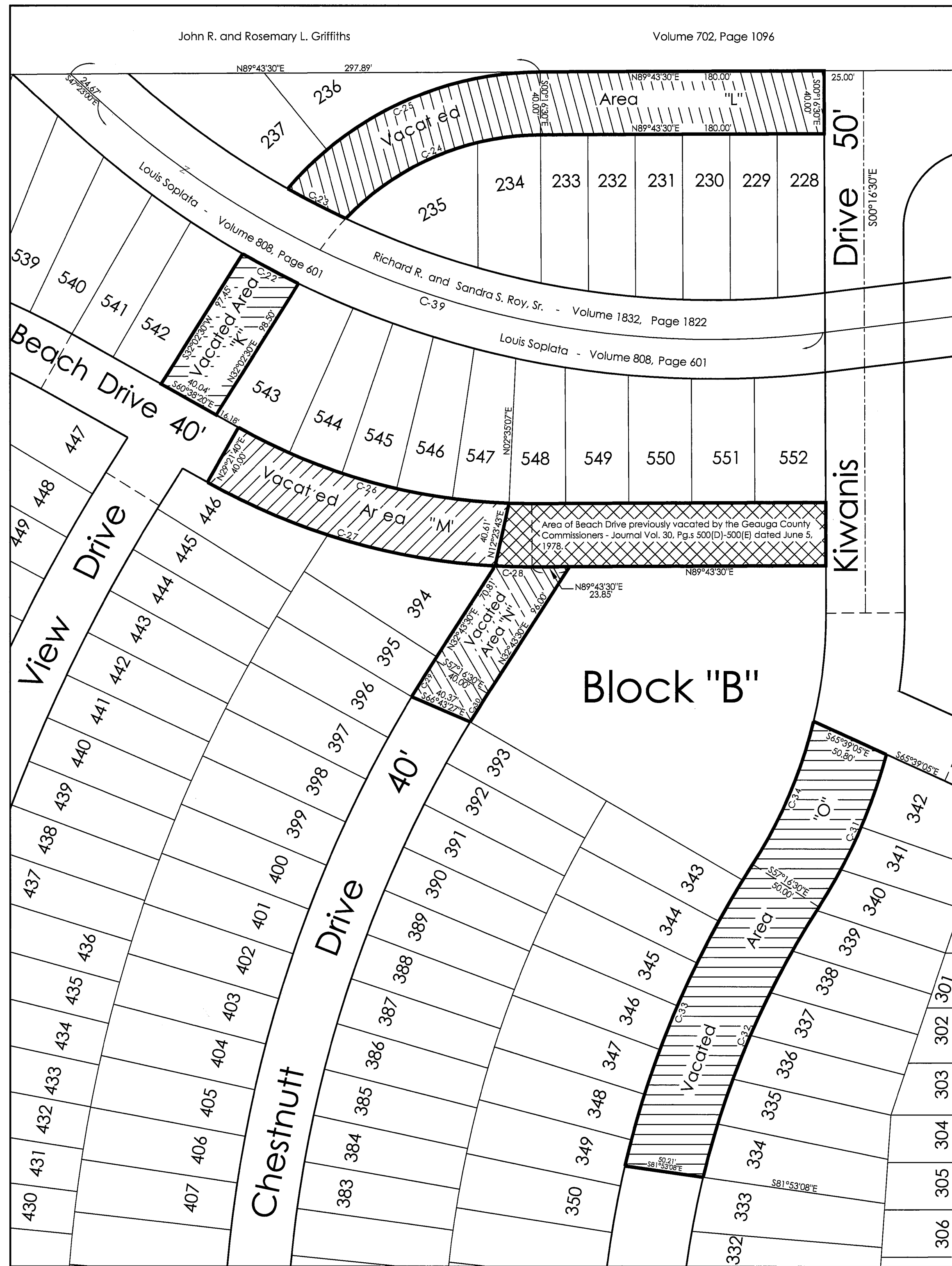
May 22, 2010
Date

Situated in the Township of Newbury, County of Geauga and the State of Ohio, and being part of Lot No. 24 in Tract No. 1 and Lot No.s 3 and 4 in Tract No. 2 within said Township and being part of The Tuxedo Land Co.'s Kiwanis Lake Subdivision No. 1 and Kiwanis Lake Subdivision No. 2 as shown by plat recorded in respectively in Volume 1, Pages 44 and 45 and Volume 1, Page 48 of the Geauga County Plat Records. All information shown on the Plat was obtained or calculated from the original recorded Plat of the said Kiwanis Lake Subdivision No. 1 and is not based on a survey. For the recorded dimensions of individual Sublots and for additional recorded information refer to the said original recorded plat.



CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tang.	Bearing	Chord
C-16	218.25	414.41	30°10'30"	111.72	S15°20'45"E	215.74
C-17	239.32	454.41	30°10'30"	122.50	S15°20'45"E	236.56
C-18	61.98	40.00	88°46'50"	39.16	S45°20'05"W	55.96
C-19	52.16	455.75	6°33'26"	26.11	N86°59'47"W	52.13
C-20	76.43	495.75	8°50'00"	38.29	N85°51'30"W	76.35
C-21	123.96	80.00	88°46'50"	78.32	S45°20'05"W	111.93

V.41 P.52



- Vacated Area "K" - 0.0898 Acres
- Vacated Area "L" - 0.3126 Acres
- Vacated Area "M" - 0.1707 Acres
- Vacated Area "N" - 0.0988 Acres
- Vacated Area "O" - 0.3454 Acres
- Vacated Area "P" - 0.3361 Acres

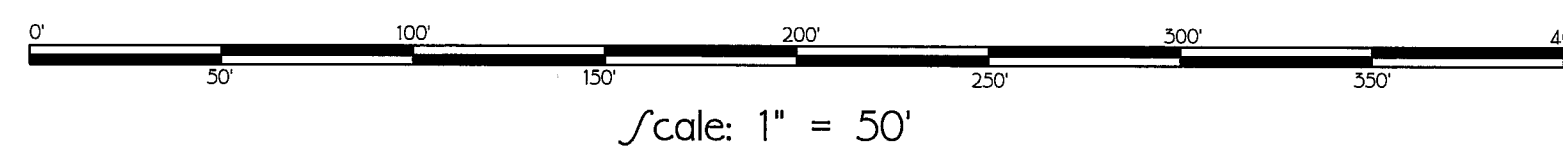
I certify that I have prepared this Plat and that the various road right-of-way areas "K" through "P" to be vacated were calculated by me from information shown on the original recorded Kiwanis Lake Subdivision No. 1 as recorded in Volume 1, Pages 44 and 45 of the Geauga County Plat Records, and are not based on a survey made by me.

Lawrence Gordon Wilson
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May 22, 2010
Date

Situated in the Township of Newbury, County of Geauga and the State of Ohio, and being part of Lot No. 24 in Tract No. 1 within said Township and being part of The Tuxedo Land Co.'s Kiwanis Lake Subdivision No. 1 as shown by plat recorded in Volume 1, Pages 44 and 45 of the Geauga County Plat Records. All information shown on the Plat was obtained or calculated from the original recorded Plat of the said Kiwanis Lake Subdivision No. 1 and is not based on a survey. For the recorded dimensions of individual Sublots and for additional recorded information refer to the said original recorded plat.



CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tang.	Bearing	Chord
C-22	40.11	598.69	3°50'20"	20.06	S62°07'55"E	40.11
C-23	41.39	548.69	4°19'20"	20.71	S62°49'16"E	41.38
C-24	138.17	172.00	46°01'29"	73.05	S66°42'45"W	134.48
C-25	182.07	212.00	49°12'25"	97.08	S65°07'18"W	176.53
C-26	180.05	376.15	27°25'32"	91.78	S74°21'06"E	178.34
C-27	191.82	416.15	26°24'38"	97.65	S73°50'39"E	190.13
C-28	23.43	416.15	3°13'32"	11.72	S88°39'44"E	23.43
C-29	27.75	850.00	1°52'14"	13.88	S31°47'23"W	27.75
C-30	21.12	810.00	1°29'38"	10.56	S31°58'41"W	21.12
C-31	106.24	342.52	17°46'17"	53.55	N23°50'22"E	105.81
C-32	187.54	560.00	19°11'17"	94.66	S23°07'52"W	186.67
C-33	209.03	610.00	19°38'01"	105.55	S22°54'30"W	208.01
C-34	99.02	292.52	19°23'45"	49.99	N23°01'38"E	98.55
C-35	247.95	561.16	25°18'59"	126.03	N76°23'31"W	245.94
C-36	305.54	561.16	31°11'46"	156.66	N48°08'08"W	301.78
C-37	280.00	511.16	31°23'06"	143.61	N47°34'37"W	276.51
C-38	230.00	511.16	25°46'50"	116.98	N76°09'35"W	228.06
C-39	497.80	573.69	49°43'00"	265.79	S72°14'30"E	482.33

V.41 P.53