

20A-26-13, 5/27/03 OFFICE FILE

LOT SPLIT & CONSOLIDATION PLAT

P.P.N. 20-A-026-00-003 & 013

CITY OF KIRTLAND
COUNTY OF LAKE - STATE OF OHIO

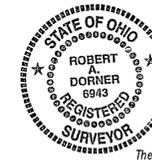
by
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
26451 Curtiss Wright Parkway
Richmond Heights, Ohio 44143
(216) 797-9800

Situated in the City of Kirtland, County of Lake, State of Ohio, and being known as part of Original Kirtland Township Lots 103 and 104.

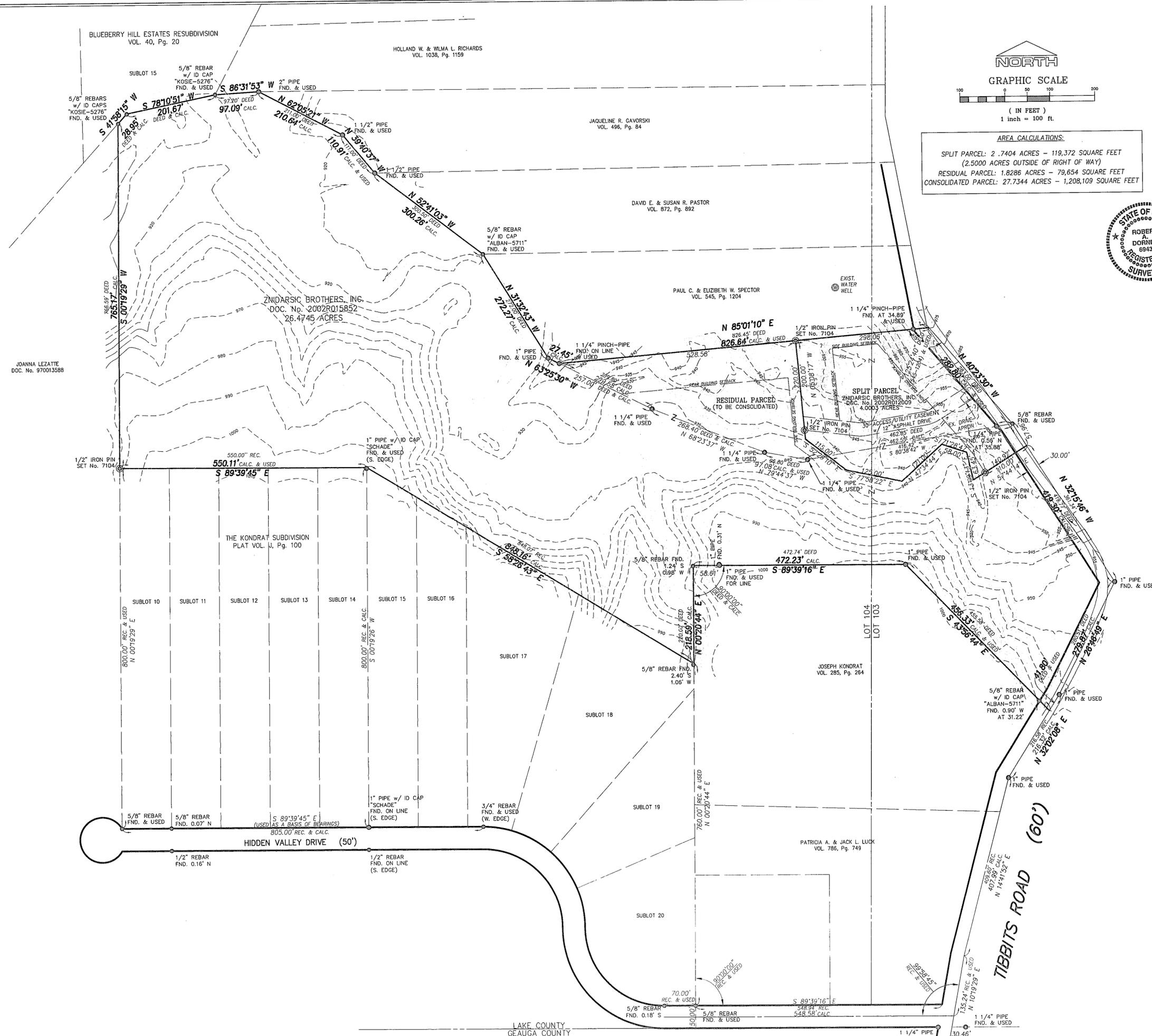
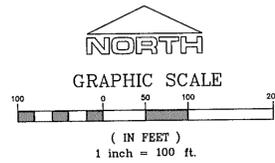
Bearings shown hereon are to an assumed meridian and are used to denote angles only. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 1/2" rebar with an identification cap stamped "McSteen & Assoc."

rev. 5-2-03
rev. 3-27-03
rev. 7-24-02
rev. 6-19-02
rev. 5-31-02
5-23-02

Robert A. Dorner 5/22/03
ROBERT A. DORNER REG. PROF. SURVEYOR # 6943
JOB No. 02-061



AREA CALCULATIONS:
SPLIT PARCEL: 2.7404 ACRES - 119,372 SQUARE FEET
(2,5000 ACRES OUTSIDE OF RIGHT OF WAY)
RESIDUAL PARCEL: 1.8286 ACRES - 79,654 SQUARE FEET
CONSOLIDATED PARCEL: 27.7344 ACRES - 1,208,109 SQUARE FEET



- In accepting this conveyance and as part of the consideration therefore, the Grantee, for himself and his heirs and assigns covenants to the Grantor that the said Grantee, his heirs and assigns for the faithful performance of the following conditions and/or restrictions, which are intended for the benefit of and are binding on, all lots in the minor subdivision, to wit:
1. That the approval of the minor subdivision by the Kirtland Planning and Zoning Commission on (date) ⁸⁻¹²⁻⁰² the plat of which is on record with the Kirtland Planning and Zoning Department, shall not be construed to imply approval of a future subdivision of the property described herein, or shown on the plat referred to above, as shown conceptually or otherwise, will be approved, based upon or as a consequence of the approval of the minor subdivision on (date) ⁸⁻¹²⁻⁰².
 2. That the approval of the ingress and egress easement (driveway) submitted does not represent or constitute approval of an "Approved Private Drive" as referred to in the Kirtland Code of Ordinances, and shall not be construed to constitute an approval by the City of Kirtland of any extension of the ingress and egress easement (driveway) for the purposes of servicing lots resulting from future subdivision of the property described herein and or represented on the plat referred to above and on record with the City of Kirtland Planning and Zoning Department.
 3. That the Grantee, his heirs, successors and assigns, shall not in any future application for development or subdivision of this property, submit as evidence of unnecessary hardship or practical difficulty, (a) the construction of the two home sites and installation of the ingress and egress easement as proposed by the minor subdivision plat referred to above and/or (b) the fact that the Planning and Zoning Commission of the City of Kirtland has approved this minor subdivision and (c) the failure to record the plat with the Lake County Recorder shall not render any of the restrictions contained herein or on the plat on record with the City of Kirtland Planning and Zoning Department unenforceable.

ACCEPTANCE

I, _____, the undersigned owner of the land shown hereon, do hereby accept this plat and subdivision of the same.

NAME _____ DATE _____

NOTARY PUBLIC

COUNTY OF LAKE
STATE OF OHIO
Before me, a Notary Public in and for said County and State, personally appeared the above named _____ who acknowledged the signing of the foregoing instrument, and that it was of their free act and deed personally. In witness whereof, I have hereunto set my hand and official seal at _____ Ohio, this _____ day of _____, 2003.

Notary Public _____ My Commission Expires: _____

APPROVALS

This plat is hereby approved by the Planning Commission of the City of Kirtland, this 12 day of August, 2003.

James H. Stender
Secretary

This plat is hereby approved by the Engineer of the City of Kirtland, this 22 day of MAY, 2003.

Philip W. Kiefer
Engineer

This plat is hereby approved by the _____ of the City of Kirtland, this 22 day of MAY, 2003.

Daniel P. Ruhoff
LAW DIRECTOR

LAKE COUNTY
GEAUGA COUNTY