ERIE ROAD VACATION PLAT

Being Parcels of Land Located in Erie Road in the
A.D. Wise and Others Subdivision of Part of Original Lot 1 and
the Re-Subdivision of the Carpenter Grove Allotment No. 2,
Plat Volume 8, Page 9,
Village of Kelleys Island, Erie County, State of Ohio

ERIE ROAD VACATION "A" LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 67°08'39" E	20.00'
L2	S 22°51'21" W	63.10'
L3	S 08°37'44" W	56.11'
L4	N 76°17'45" W	20.08'
L5	N 08°37'44" E	56.83'(C) 47.00'(P)
L6	N 22°51'21" E	65.60'(C) 68.00'(P)

ERIE ROAD VACATION "B" LINE TABLE		
LINE	BEARING	DISTANCE
L7	N 22°51'21" E	40.00'
L8	S 67°08'39" E	20.00'
L9	N 22°51'21" E	128.17'(C) 130.00'(P)
L10	S 57°50'58" E	20.27'
L11	S 22°51'21" W	225.50'(C) 225.00'(P)
L12	S 08°37'44" W	55.39'(C) 50.00'(P)
L13	N 76°17'45" W	20.08'
L14	N 08°37'44" E	56.11'
L15	N 22°51'21" E	63.10'
L16	N 67°08'39" W	20.00'

ERIE ROAD VACATION "C" LINE TABLE		
LINE	BEARING	DISTANCE
L17	N 22°51'21" E	131.44'(C) 130.00'(P)
L18	S 57°50'58" E	20.27'
L19	S 22°51'21" W	128.17'
L20	N 67°08'39" W	20.00"

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor: Erie County Engineer's

Date: 6-2-2022

ERIE ROAD VACATION "A" LEGAL DESCRIPTION

Being a parcel of land located in Erie Road in the A.D. Wise and Others Subdivision of part of Original Lot 1 and the re-subdivision of the Carpenter Grove Allotment No. 2, Plat Volume 8, Page 9, Village of Kelleys Island, Erie County, State of Ohio, and further particularly described as follows:

Beginning at a 5/8" iron rod set at a northeast corner of land now or formerly owned by Michael Gutia & Jill Gutia (Sublot 106) as recorded in RN 200801077 of the Erie County Recorder's Office and the intersection of the westerly right-of-way line of Erie Road and a southerly right-of-way line of Wildred Avenue (40' R/W), being the principal place of beginning;

1. Thence South 67° 08' 39" East, a distance of 20.00 feet to a 5/8" iron rod set at the centerline of Erie Road;
2. Thence South 22° 51' 21" West, along the centerline of Erie Road, a distance of 63.10 feet to a 5/8" iron rod set at a deflection point in the centerline of Erie Road;
3. Thence South 08° 37' 44" West, along the centerline of Erie Road, a distance of 56.11 feet to a 5/8" iron rod set;
4. Thence North 76° 17' 45" West, a distance of 20.08 feet to a 1" iron pipe found at the westerly right-of-way line of Erie Street (40' R/W) a northeast corner of land now or formerly owned by Robert A. Luckay (Sublot 107) as recorded in O.R. 207 Page 435 of the Erie County Recorder's Office and a southeast corner of said Gutia's (Sublot 106) land;
5. Thence North 08° 37' 44" East, along a westerly right-of-way line of Erie Road and said Gutia's (Sublot 106) land, a distance of 56.83 feet to a 5/8" iron rod set at a deflection point in the westerly right-of-way line of Erie Road;
6. Thence North 22° 51' 21" East, along a westerly right-of-way line of Erie Road and said Gutia's (Sublot 106) land, a distance of 65.60 feet to the principal place of beginning, and containing 0.0595 acres (2,416.4128 sq. ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 (2011) Datum, Geoid 12A, by ODOT VRS.

ERIE ROAD VACATION "B" LEGAL DESCRIPTION

Being a parcel of land located in Erie Road in the A.D. Wise and Others Subdivision of part of Original Lot 1 and the re-subdivision of the Carpenter Grove Allotment No. 2, Plat Volume 8, Page 9, Village of Kelleys Island, Erie County, State of Ohio, and further particularly described as follows:

Beginning at a 5/8" iron rod set at a northeast corner of land now or formerly owned by Michael Gutia & Jill Gutia (Sublot 106) as recorded in RN 200801077 of the Erie County Recorder's Office and the intersection of the westerly right-of-way line of Erie Road and a southerly right-of-way line of Wildred Avenue (40' R/W), being the principal place of beginning;

1. Thence North 22° 51' 21" East, a distance of 40.00 feet to a point at the intersection of the westerly right-of-way line of Erie Road and a northerly right-of-way line of Wildred Avenue and land now or formerly owned by Harry M. Askin, Jr. & Carol L. Askin (Sublot 87) as recorded in O.R. 366, Page 469, referenced by a 5/8" iron rod with a cap in concrete found South 67° 08' 39" East, a distance of 0.12 feet;
2. Thence South 67° 08' 39" East, a distance of 20.00 feet to a 5/8" iron rod set at the centerline of Erie Road;
3. Thence North 22° 51' 21" East, along the centerline of Erie Road, a distance of 128.17 feet to a 5/8" iron rod set at a southerly line of land now or formerly owned by Scott W. McDonald as recorded in RN 201608405 of the Erie County Recorder's Office;
4. Thence South 57° 50' 58" East, along a southerly line of said McDonald's land, a distance of 20.27 feet to a 5/8" iron rod set at the easterly right-of-way line of Erie Road and a northwesterly corner of land now or formerly owned by Joseph M. Steinert (Sublot 86) as recorded in Deed Volume 411, Page 244 of the Erie County Recorder's Office;
5. Thence South 22° 51' 21" West, along the westerly line of said Steinert's (Sublots 86, 85, 84, 83 & 82) land, a distance of 225.50 feet to a 5/8" iron rod set at deflection point in the easterly right-of-way line of Erie Street, a southwest corner of said Steinert's (Sublot 82) land and a northwest corner of land now or formerly owned by Joseph M. Steinert (Sublot 81) as recorded in Deed Volume 481, Page 122 of the Erie County Recorder's Office;
6. Thence South 08° 37' 44" West, along the easterly right-of-way line of Erie Road and the westerly line of said Steinert's (Sublot 81), a distance of 55.39 feet to a 1" iron pipe found at a northwesterly corner of lands now or formerly owned by Michael Juchnowski & Amy Juchnowski (Sublot 80) recorded in Deed Volume 555, Page 669 of the Erie County Recorder's Office;
7. Thence North 76° 17' 45" West, a distance of 20.08 feet to a 5/8" iron rod set at the centerline of Erie Road;
8. Thence North 08° 37' 44" East, along the centerline of Erie Road, a distance of 56.11 feet to 5/8" iron rod set at a deflection point in the centerline of Erie Road;
9. Thence North 22° 51' 21" East, along the centerline of Erie Road, a distance of 63.10 feet to a 5/8" iron rod set;
10. Thence North 67° 08' 39" West, a distance of 20.00 feet the principal place of beginning, and containing 0.1488 acres (6,483.4875± sq. ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate Systems, NAD83 (2011) Datum, Geoid 12A, by ODOT VRS.

ERIE ROAD VACATION "C" LEGAL DESCRIPTION

Being a parcel of land located in Erie Road in the A.D. Wise and Others Subdivision of part of Original Lot 1 and the re-subdivision of the Carpenter Grove Allotment No. 2, Plat Volume 8, Page 9, Village of Kelleys Island, Erie County, State of Ohio, and further particularly described as follows:

Beginning at a 5/8" iron rod set at a northeast corner of land now or formerly owned by Michael Gutia & Jill Gutia (Sublot 106) as recorded in RN 200801077 of the Erie County Recorder's Office and the intersection of the westerly right-of-way line of Erie Road (40' R/W) and a southerly right-of-way line of Wildred Avenue (40' R/W); Thence North 22° 51' 21" East, a distance of 40.00 feet to a point at the intersection of the westerly right-of-way line of Erie Road and a northerly right-of-way line of Wildred Avenue and land now or formerly owned by Harry M. Askin, Jr. & Carol L. Askin (Sublot 87) as recorded in O.R. 366, Page 469, referenced by a 5/8" iron rod with a cap in concrete found South 67° 08' 39" East, a distance of 0.12 feet and being the principal place of beginning;

1. Thence continuing, North 22° 51' 21" East, along said Askin's (Sublot 87) land, a distance of 131.44 feet to a point at the northeasterly corner of said Askin's (Sublot 87) land and a southerly line of land now or formerly owned by Scott W. McDonald as recorded in RN 201608405 of the Erie County Recorder's Office, referenced by a 5/8" iron rod with a "Feick" cap found in concrete 1.48 feet south and 0.26 feet west;
2. Thence South 57° 50' 58" East, along a southerly line of said McDonald's land, a distance of 20.27 feet to a 5/8" iron rod set at the centerline of Erie Road;
3. Thence South 22° 51' 21" West, along the centerline of Erie Road, a distance of 128.17 feet to a 5/8" iron rod set;
4. Thence North 67° 08' 39" West, a distance of 20.00 feet the principal place of beginning, and containing 0.0546 acres (2,379.6406 sq. ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.

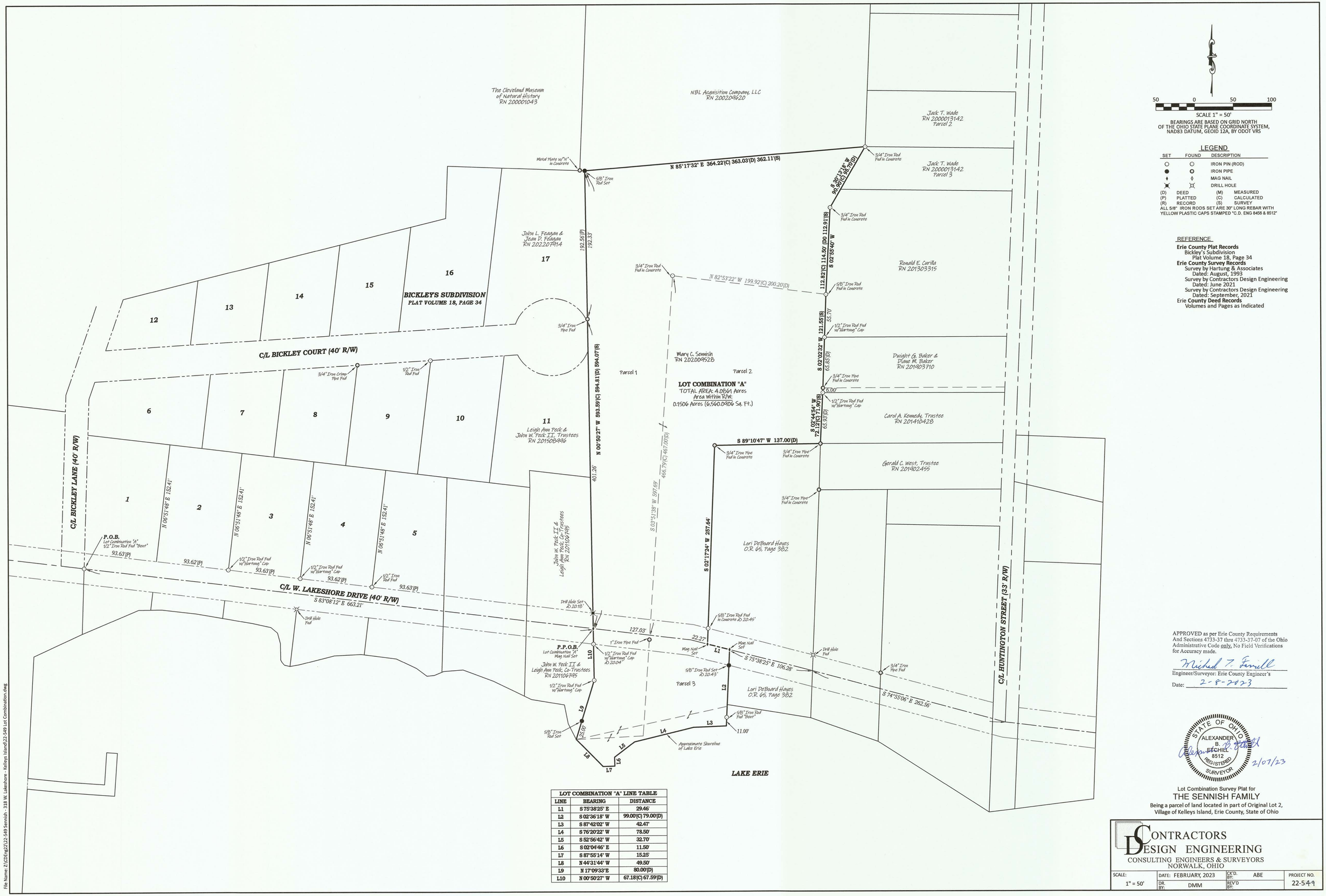
Bearings are based on Grid North of the Ohio State Plane Coordinate Systems, NAD83 (2011) Datum, Geoid 12A, by ODOT VRS.

STATE OF OHIO ALEXANDER B. ETZKHILL 8512 REGISTERED SURVEYOR 6/01/22

CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE:	DATE:	CK'D BY:	PROJECT NO.
1" = 30'	MAY, 2022	ABE	21-492
	DR BY: DMM	REV'D BY:	

File Name: Z:\Dflrg\21-492 Steinert Vacation - Kelleys Island\21-492 vacation.dwg



LEGEND

SET	FOUND	DESCRIPTION
○	○	IRON PIN (ROD)
●	●	IRON PIPE
♦	◊	MAG NAIL
⊗	⊠	DRILL HOLE

(D) DEED (M) MEASURED
(P) PLATTED (C) CALCULATED
(R) RECORD (S) SURVEY

ALL 5/8" IRON RODS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"

REFERENCE

Erie County Plat Records
Bickley's Subdivision
Plat Volume 18, Page 34
Erie County Survey Records
Survey by Hartung & Associates
Dated: August, 1993
Survey by Contractors Design Engineering
Dated: June 2021
Survey by Contractors Design Engineering
Dated: September, 2021
Erie **County Deed Records**
Volumes and Pages as Indicated

LOT COMBINATION "A" LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 75°38'25" E	29.46'
L2	S 02°36'18" W	99.00'(C) 79.00'(D)
L3	S 87°42'02" W	42.47'
L4	S 76°20'22" W	78.50'
L5	S 52°56'42" W	32.70'
L6	S 02°04'46" E	11.50'
L7	S 87°55'14" W	15.25'
L8	N 44°31'44" W	49.50'
L9	N 17°09'33"E	80.00'(D)
L10	N 00°50'27" W	67.18'(C) 67.59'(D)

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's

Date: 2-8-2023

STATE OF OHIO
ALEXANDER B. FITCHILL
8512
REGISTERED SURVEYOR

Alexander B. Fitchill 2/07/23

Lot Combination Survey Plat for
THE SENNISH FAMILY
Being a parcel of land located in part of Original Lot 2, Village of Kelleys Island, Erie County, State of Ohio

CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE:	DATE: FEBRUARY, 2023	CK'D. BY: ABE	PROJECT NO.
1" = 50'	DR. BY: DMM	REV'D BY:	22-549

File Name: Z:\CDEng22\22-549 Sennish - 318 W. Lakeshore - Kelleys Island\22-549 Lot Combination.dwg

60 0 60 120

SCALE 1" = 60'

BEARINGS ARE BASED ON S 13°16'00" W FOR THE CENTERLINE OF LOWER CLIFF DRIVE PER PLAT OF BLOCK E, KELLEYS ISALND PARK DEVELOPMENT COMPANY'S SUBDIVISION, PLAT VOLUME 16, PAGE 54

LEGEND

SET	FOUND	DESCRIPTION
●	⊙	IRON PIN (ROD)
♦	◊	MAG NAIL

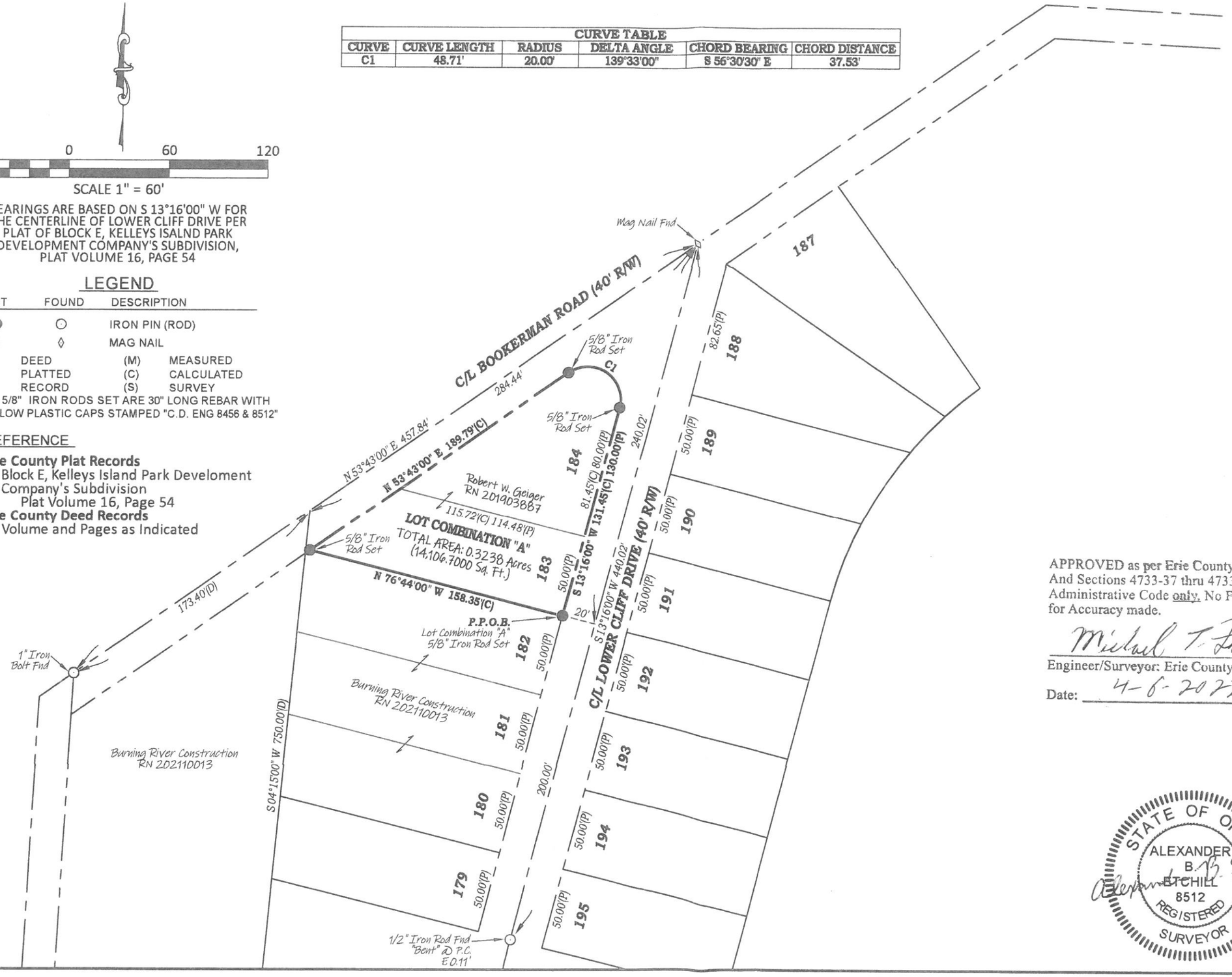
(D)	DEED	(M)	MEASURED
(P)	PLATTED	(C)	CALCULATED
(R)	RECORD	(S)	SURVEY

ALL 5/8" IRON RODS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"

REFERENCE

Erie County Plat Records
Block E, Kelleys Island Park Develoment Company's Subdivision
Plat Volume 16, Page 54
Erie County Deed Records
Volume and Pages as Indicated

CURVE TABLE					
CURVE	CURVE LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	48.71'	20.00'	139°33'00"	S 56°30'30" E	37.53'



APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell

Engineer/Surveyor: Erie County Engineer's

Date: 4-6-2022

STATE OF OHIO
ALEXANDER B. ETCHILL
8512
REGISTERED
SURVEYOR
4/05/22

DATE: APRIL, 2021
DR. BY: DMM
CH'D. BY: ABE
PROJECT NO.: 22-258

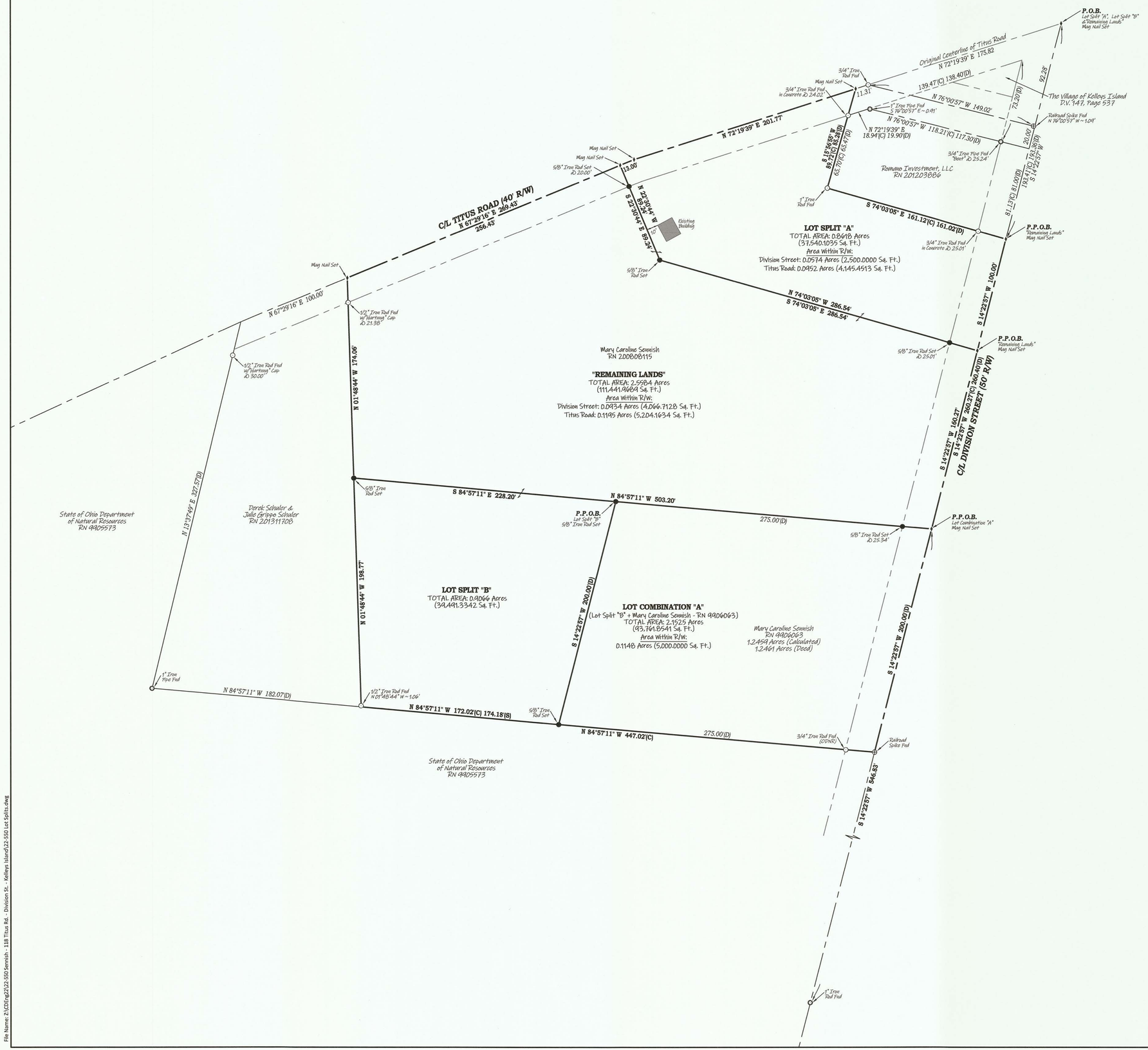
CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

LOT COMBINATINO SURVEY FOR
THE GEIGER FAMILY

BEING A PARCEL OF LAND LOCATED IN ALL OF SUBLOTS 183 & 184 IN BLOCK E OF THE KELLEYS ISLAND PARK DEVELOPMENT COMPANY'S SUBDIVISION OF PART OF ORIGINAL LOT 2, PLAT VOLUME 16, PAGE 54 VILLAGE OF KELLEYS ISLAND, ERIE COUNTY, STATE OF OHIO

1 / 1

File Name: Z:\CDEng22\22-258 Geiger Lot Combination - Lower Cliff Dr. & Bookerman - Kelleys Island\22-258.dwg



APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell

Engineer/Surveyor: Erie County Engineer's

Date: 2-8-2023

STATE OF OHIO
ALEXANDER B. ITCHILL
8512
REGISTERED SURVEYOR

2/07/23

Lot Split, Lot Combination & Remaining Lands Survey Plat for

THE SENNISH FAMILY

Being a parcel of land located in part of Original Lot 4, Village of Kelleys Island, Erie County, State of Ohio

CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE:	DATE: FEBRUARY, 2023	CK'D. BY: ABE	PROJECT NO.
1" = 40'	DR. BY: DMM	REV'D BY:	22-550

File Name: Z:\CDEng22\22-550 Sennish - 118 Titus Rd. - Division St. - Kelleys Island\22-550 Lot Splits.dwg