



0 1 2 INCHES
0 50 100 FEET
SCALE: 1" = 50'
DECEMBER 1998

SUBLOT TABULATION

S/L 18	5.137 ACRES
S/L 19	5.496 ACRES
S/L 18A	10.633 ACRES

LEGEND:
A., ACT. ACTUAL MEASUREMENT OR CALCULATION
U., USED. USED MEASUREMENT OR MONUMENT
D., R., REC. DEED OR RECORD
CALC. CALCULATED
C/L CENTERLINE
I PIN SET 5/8" DIA. BY 30" LONG IRON PIN SET WITH CAP
□ IRON PIN IN MONUMENT FOUND
○ IRON PIN OR PIPE FOUND
GCRD GEAGA COUNTY RECORD OF DEEDS

REFER TO RECORDED PLAT OF EDGEWATER RESERVE SUBDIVISION, VOL. 22, PAGES 53-56 FOR EASEMENTS AND OTHER RESTRICTIONS.

APPROVALS:

APPROVED THIS _____ DAY OF _____, 19____

BY: _____
GEAGA COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 19____

BY: _____
GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 19____, PLAT BOOK _____, PAGE _____

BY: _____
GEAGA COUNTY RECORDER

ACCEPTANCE:

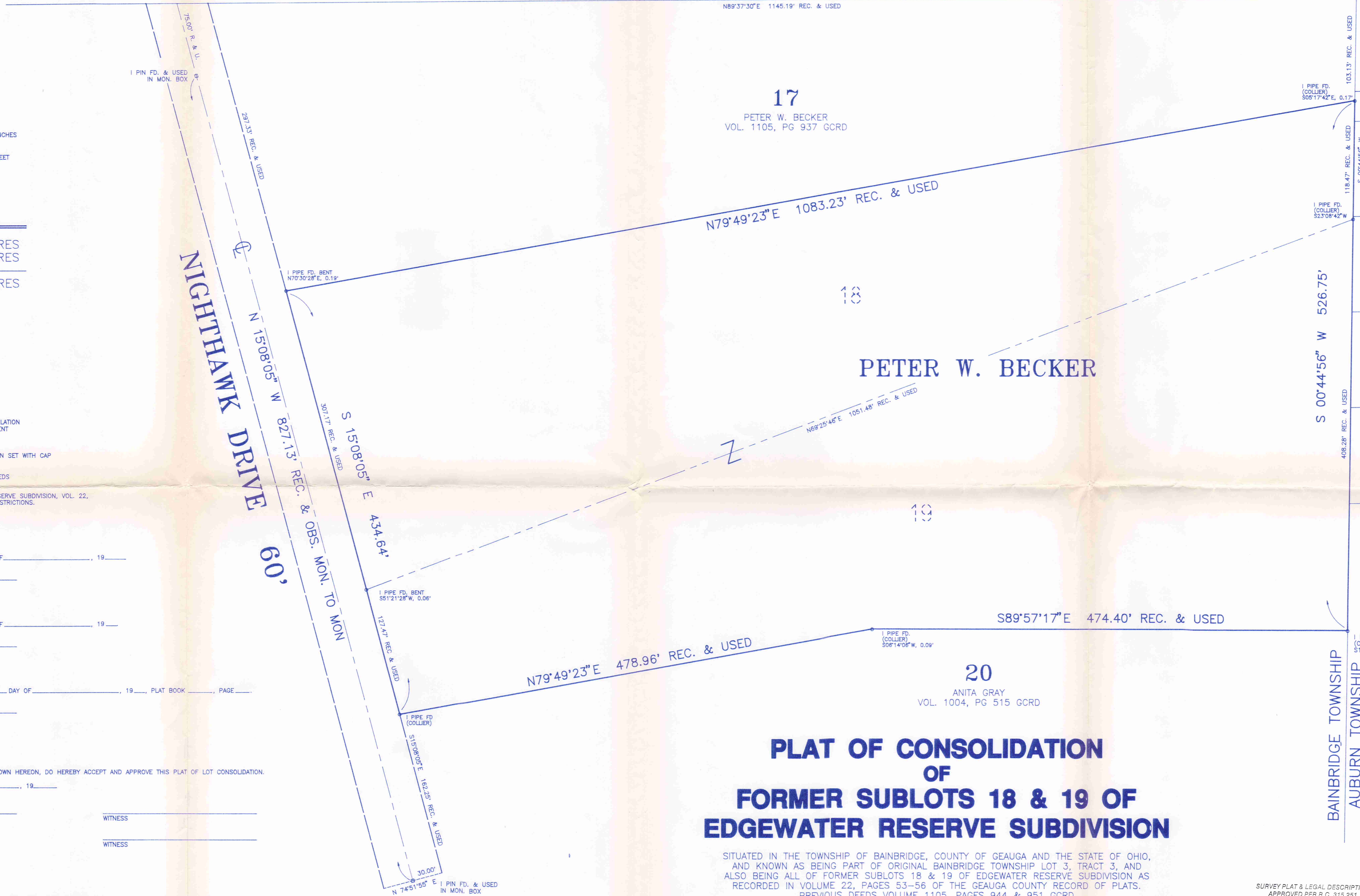
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT AND APPROVE THIS PLAT OF LOT CONSOLIDATION.
THIS _____ DAY OF _____, 19____

BY: PETER W. BECKER _____ WITNESS _____

BY: _____ WITNESS _____

STATE OF OHIO
COUNTY OF _____
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED PETER W. BECKER WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 19____.

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES: _____



**PLAT OF CONSOLIDATION
OF
FORMER SUBLOTS 18 & 19 OF
EDGEWATER RESERVE SUBDIVISION**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA AND THE STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT 3, TRACT 3, AND ALSO BEING ALL OF FORMER SUBLOTS 18 & 19 OF EDGEWATER RESERVE SUBDIVISION AS RECORDED IN VOLUME 22, PAGES 53-56 OF THE GEAGA COUNTY RECORD OF PLATS. PREVIOUS DEEDS VOLUME 1105, PAGES 944 & 951 GCRD

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY, THE REFERENCE BEARING BEING THE CENTERLINE OF NIGHTHAWK DRIVE AS SHOWN ON THE PLAT OF EDGEWATER RESERVE SUBDIVISION. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED.

Kenneth J. Hejduk 12-15-98
KENNETH J. HEJDUK
REGISTERED SURVEYOR No. 6439



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 12/15/98
OFFICE OF THE
GEAGA COUNTY ENGINEER

**CONSOLIDATION OF SUBLOTS 18 & 19
EDGEWATER RESERVE SUBDIVISION
BAINBRIDGE TOWNSHIP, OHIO
FOR PETER W. BECKER**

Situated in the Township of Bainbridge, County of Geauga and the State of Ohio, and known as being part of Original Bainbridge Township Lot 3, Tract 3, and further known as being all of former Sublots 18 and 19 of Edgewater Reserve Subdivision as recorded in Volume 22, Pages 53-56 of the Geauga County Record of Plats and being further bounded and described as follows:

Beginning for reference at the intersection of the centerline of Nighthawk Drive (60 feet wide) with the Northerly line of Edgewater Reserve Subdivision; thence S 15° 08' 05" E, along the centerline of Nighthawk Drive, a distance of 75.00 feet to an iron pin found and used in a monument box; thence continuing S 15° 08' 05" E, along the centerline of Nighthawk Drive, a distance of 827.13 feet to an iron pin found and used in a monument box; thence N 74° 51' 55" E a distance of 30.00 feet to a point on the Easterly right of way of Nighthawk Drive; thence N 15° 08' 05" W, along the Easterly right of way of Nighthawk Drive, a distance of 162.25 feet to an iron pipe (marked with Collier cap) found and used at the northwest corner of lands now or formerly owned by Anita Gray as recorded in Volume 1004, Page 515 of the Geauga County Record of Deeds (GCRD), said iron pipe being the Principal Place of Beginning of the parcel herein described;

Thence continuing N 15° 08' 05" W, along the Easterly right of way of Nighthawk Drive, a distance of 434.64 feet to a point, an iron pipe was found bent N 70° 30' 28" E, a distance of 0.19 feet from said point, said point being the southwest corner of lands now or formerly owned by Peter W. Becker as recorded in Volume 1105, Page 937 of the GCRD;

Thence N 79° 49' 23" E, along the southerly line of said Peter W. Becker lands, a distance of 1083.23 feet to a point, an iron pipe was found (marked with Collier cap) S 05° 17' 42" E, a distance of 0.17 feet from said point, said point also being at the southeast corner of said Peter W. Becker lands and also on the westerly line of Cleveland Drive and the westerly line of Tabor Subdivision as recorded in Volume 3, Page 7 of the Geauga County Record of Plats;

Thence S 00° 44' 56" W, along the westerly line of said Cleveland Drive and also the westerly line of said Tabor Subdivision and also the westerly line of lands now or formerly owned by Heather Cooper as recorded in Volume 892, Page 892 of the GCRD, Lewis D. & Jeanne A. Cutshaw as recorded in Volume 866, Page 1201 of the GCRD, Mark F. & Ruthe C. Toncar as recorded in Volume 902, Page 339 of the GCRD, Dolores J. Cardaman as recorded in Volume 1011, Page 1318 of the GCRD and the District Workingmen Gymnastic Union as recorded in Volume 180, Page 569 of the GCRD, a distance of 526.75 feet to a point, an iron pipe was found (marked with Collier cap) S 13° 35' 49" W, a distance of 0.31 feet from said point, said point also being at the northeast corner of lands now or formerly owned by aforementioned Anita Gray;

CONSOLIDATION OF SUBLOTS 18 & 19 (continued)

Thence N 89° 57' 17" W, along the northerly line of said Anita Gray lands, a distance of 474.40 feet to a point, an iron pipe was found (marked with Collier cap) S 06° 14' 06" W, a distance of 0.09 feet from said point

Thence S 79° 49' 23" W, along the northerly line of said Anita Gray lands, a distance of 478.96 feet to an iron pipe found on the Easterly right of way of Nighthawk Drive, said iron pipe being at the Principal Place of Beginning and containing 10.633 acres of land, be the same more or less but subject to all legal highways and easements of record as shown on the Plat of Consolidation of *former* Sublots 18 & 19 of Edgewater Reserve Subdivision as prepared and surveyed by Kenneth J. Hejduk, registered surveyor number 6439, of Hejduk-Cox and Associates, Inc., on October 27, 1998. Basis of bearing is the centerline of Nighthawk Drive as shown on the Plat of Edgewater Reserve Subdivision as recorded in Volume 22, Pages 53-56 of the Geauga County Record of Plats.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 12/18/98
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

