

# LOT SPLIT & CONSOLIDATION PLAT

## FOR BRUCE JOHANN'S AUGUST, 2001

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT No. 6, TRACT No. 2.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, AND ARE BASED ON A SURVEY PREPARED BY WILLARD F. SCHADE, JR. (P.S. No. 6008) DATED APRIL 1996 AND PREVIOUS DEED VOLUME 740 PAGE 1156, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Joseph Gutoskey* P.S. No. 7567 2/11/02  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



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

*Ceg* 2/11/02  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

W.R. & N.A. GARRISON  
PPN 02-419547  
VOL. 1137, PG. 906

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

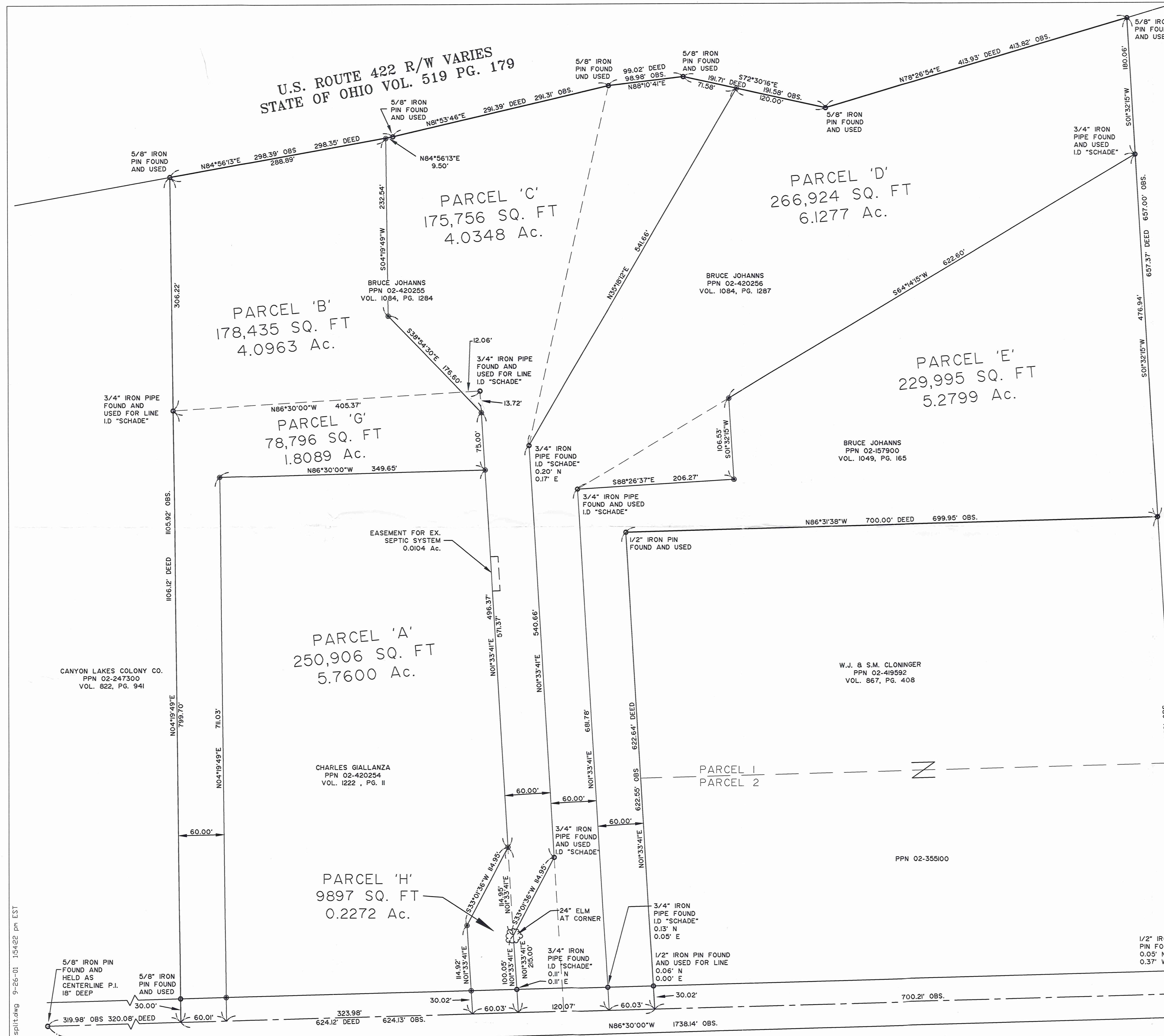
⊙ = 5/8" IRON PIN SET (GUTOSKEY, P.S. No. 7567)  
○ = IRON PIPE OR PIN FOUND



### GUTOSKEY & ASSOCIATES INC.

Civil Engineers and Surveyors

10205 QUEENS WAY #6 Tel (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176



U.S. ROUTE 422 R/W VARIES  
STATE OF OHIO VOL. 519 PG. 179

PARCEL 'C'  
175,756 SQ. FT  
4.0348 Ac.

PARCEL 'D'  
266,924 SQ. FT  
6.1277 Ac.

PARCEL 'B'  
178,435 SQ. FT  
4.0963 Ac.

PARCEL 'E'  
229,995 SQ. FT  
5.2799 Ac.

PARCEL 'G'  
78,796 SQ. FT  
1.8089 Ac.

PARCEL 'A'  
250,906 SQ. FT  
5.7600 Ac.

PARCEL 'H'  
9897 SQ. FT  
0.2272 Ac.

BAINBRIDGE - SOLON ROAD 60' R/W

lotsplit.dwg 9-26-01 1:54:22 pm EST

CONTRACT No.  
01-1384

BA100070

Johanns

Jim D. Johanns Pickup 2-11-02



# Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

Joseph Gutoskey, P.E., P.S.

02-420710

Legal Description  
Parcel H  
0.2272 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 6, Tract Two and is further bounded and described as follows;

Beginning on the centerline of Bainbridge-Solon Road (60 feet wide) at the southwest corner of said Lot No. 6;

Thence **South 86° 30' 00" East**, along said centerline, **383.99 feet** to a point and the Principal Place of Beginning;

Course I Thence **North 01° 33' 41" East**, (passing through a 5/8" iron pin set at 30.02 feet), **114.92 feet** to a 5/8" iron pin set;

Course II Thence **North 33° 01' 36" East**, **114.95 feet** to a 5/8" iron pin set on the west line of a parcel of land conveyed to C. & T. Giallanza by deed recorded in Volume 1222, Page 11 and the east line of a parcel of land conveyed to Bruce Johanns by deed recorded in Volume 1084, Page 1284 of Geauga County Deed Records;

Course III Thence **South 01° 33' 41" West**, along said east line of the Giallanza parcel, (passing through a point at 184.98 feet, witness a 3/4" iron pipe found 0.11 north and 0.11 east, I.D. Schade), **215.00 feet** to the said centerline of Bainbridge-Solon Road;

Course IV Thence **North 86° 30' 00" West**, along the said centerline of Bainbridge-Solon Road, **60.03 feet** to the Place of Beginning and containing 0.2272 Acres of land as described in December, 2001, based on a boundary survey completed in September, 2001, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

Previous Deed  
Volume 1222, Page 11

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

CRB

2/11/02

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

01-1384 \December 6, 2001

10205 Queens Way, #6, Chagrin Falls, OH 44023

Telephone: 440-543-6900 - Fax: 440-543-7176 - Toll Free: 888-543-6900

BA1 00070

Johanns

Jim O.



# Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

Joseph Gutoskey, P.E., P.S.

Legal Description  
Parcel G  
1.8089 Acres

02-420709

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 6, Tract Two and is further bounded and described as follows;

Beginning on the centerline of Bainbridge-Solon Road (60 feet wide) at the southwest corner of said Lot No. 6 and the Place of Beginning;

- Course I Thence **North 04° 19' 49" East**, along the west line of said Lot No. 6, (passing through a 5/8" iron pin found at 30.00 feet), said line also being the east line of a parcel of land conveyed to Canyon Lakes Colony Co. as recorded in Volume 822, Page 941, also along the west line of a parcel of land conveyed to C. & T. Giallanza by deed recorded in Volume 1222, Page 11, **799.70 feet** to a 3/4" iron pipe found (I.D. Schade) at the southwesterly corner of a parcel of land conveyed to Bruce Johanns by deed recorded in Volume 1084, Page 1284 of Geauga County Deed Records;
- Course II Thence **South 86° 30' 00" East**, along north line of said Giallanza parcel and the south line of said Johanns' parcel, **405.37 feet** to a 3/4" iron pipe found (I.D. Schade) at the northeast corner of said Giallanza parcel;
- Course III Thence **South 01° 33' 41" West**, along the east line of said Giallanza parcel, **88.72 feet** to a 5/8" iron pin set;
- Course IV Thence **North 86° 30' 00" West**, **349.65 feet** to a 5/8" iron pin set;
- Course V Thence **South 04° 19' 49" West**, (and passing through a 5/8" iron pin set at 681.03 feet) **711.03 feet** to the said centerline of Bainbridge-Solon Road;
- Course VI Thence **North 86° 30' 00" West**, along the said centerline of Bainbridge-Solon Road, **60.01 feet** to the Place of Beginning and containing 1.8089 Acres of land as described in December, 2001, based on a boundary survey completed in September, 2001, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and intended to indicate angles only.

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Volume 1222, Page 11

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