

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

# CONSOLIDATION PLAT

FOR  
**BRUCE JOHANN'S**  
JUNE, 2004

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 156, ALL OF WHICH I DECLARE TO BE CORRECT TO  
THE BEST OF MY KNOWLEDGE.

*Joseph Gutoskey*  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE 6/23/04



CONSOLIDATED  
PARCEL  
1,102,007 S.F.  
25.2986 AC.

BRUCE E. & CHRISTINE B.  
JOHANN'S  
PPN 02-420255  
VOL. 1459, PG. 0812

BRUCE E. & CHRISTINE B.  
JOHANN'S  
PPN 02-420256  
VOL. 1459, PG. 0809

BRUCE E. & CHRISTINE B.  
JOHANN'S  
PPN 02-420709  
VOL. 1459, PG. 0809

BRUCE E. & CHRISTINE B.  
JOHANN'S  
PPN 02-157900  
VOL. 1459, PG. 0809

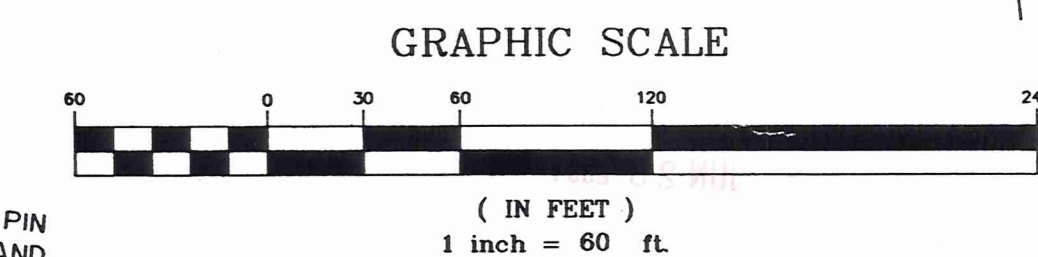
W.J. & S.M. CLONINGER  
PPN 02-419592  
VOL. 867, PG. 408

BRUCE E. & CHRISTINE B.  
JOHANN'S  
PPN 02-420254  
VOL. 1452, PG. 0205

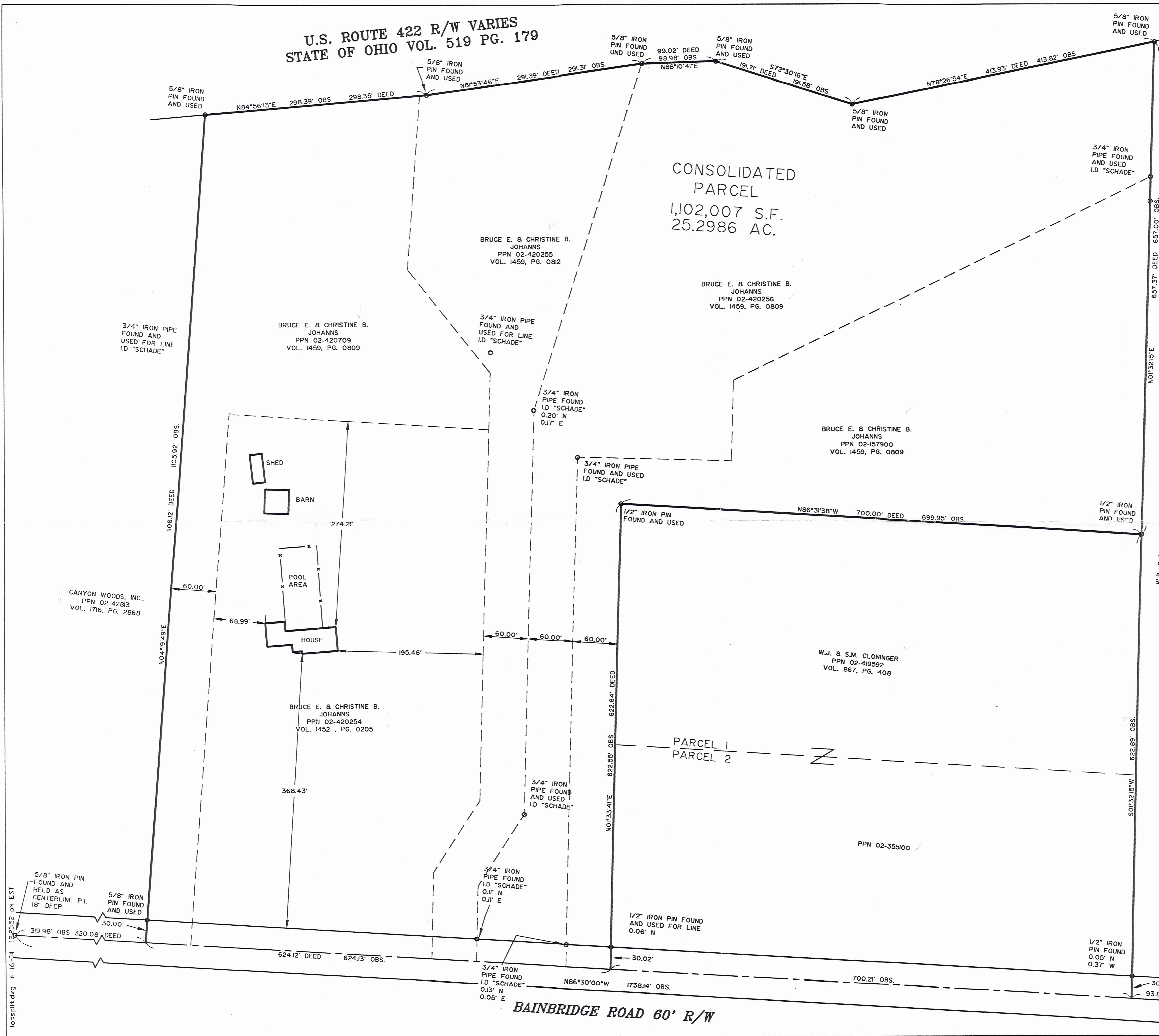
PPN 02-355100

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.O. 315.251  
*R.S. 645104*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers and Surveyors  
17078 MUNN ROAD #3 Tel (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176



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





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.  
02-420254  
Vol. 1745- Pg. 1422

'Consolidation'  
Legal Description  
25.2986 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Lot No. 6, Tract No. 2 and bounded and described as follows;

Beginning at a point on the centerline of Bainbridge Road (60 feet wide) at the southwest corner of said Lot 6;

Course I Thence **North 04° 19' 49" East**, along the west line of said Lot 6 and the east line of a parcel of land conveyed to Canyon Woods, Inc. by deed recorded in Volume 1716, Page 2868 of the Geauga County Records and passing over a 5/8" iron pin found at 30.00 feet, **1105.92 feet** to a 5/8" iron pin found on the southerly Limited Access Line of U.S. Route 422 (width varies) as recorded in Volume 519, Page 179 of the Geauga County Records;

Thence along said southerly Limited Access Line of U.S. Route 422 by the following 5 courses:

Course II **North 84° 56' 13" East, 298.39 feet** to a 5/8" iron pin found;

Course VI **North 81° 53' 46" East, 291.31 feet** to a 5/8" iron pin found;

Course VII **North 88° 10' 41" East, 98.98 feet** to a 5/8" iron pin found;

Course VIII **South 72° 30' 16" East, 191.58 feet** to a 5/8" iron pin found;

Course IX **North 78° 26' 54" East, 413.82 feet** to a 5/8" iron pin found at the northwest corner of a parcel of land conveyed to W.R. & N.A. Garrison by deed recorded in Volume 1137, Page 906 of Geauga County Records;

Course X Thence **South 01° 32' 15" West**, along said Garrison's west line, **657.00 feet** to a 1/2" iron pin found at the northeast corner of a parcel of land conveyed to W.J. & S.M. Cloninger by deed recorded in Volume 867, Page 408 of Geauga County Records;

Course VI Thence **North 86° 31' 38" West**, along said Cloninger's north line, **699.95 feet** to a 1/2" iron pin found at said Cloninger's northwest corner;

BA100071

Course VII Thence **South 01° 33' 41" West**, along Cloninger's west line, passing through a point at 592.53 feet (witness a 1/2" iron pin found 0.06 feet North), **622.55 feet** to a point on the centerline of said Bainbridge Road;

Course VIII Thence **North 86° 30' 00" West**, along the said centerline, **624.13 feet** to a point and the Principal Place of Beginning and containing 25.2986 Acres of land as surveyed and described in June, 2004, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways and easements of records. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior Deed Reference:

- Parcel #02-420254, Volume 1452, Page 205,
  - Parcel #02-420709, Volume 1459, Page 809,
  - Parcel #02-420255, Volume 1459, Page 812
- Parcel #02-420256; Parcel #02-157900, Volume 1459, Page 809

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

*R.S.* \_\_\_\_\_ *6/25/04*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

*Joseph Gutoskey P.S.*  
*6/25/04*

