

BOUNDARY SURVEY & CONSOLIDATION PLAT

FOR:
FRANK & DORIS LANZA

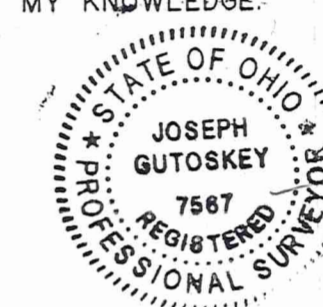
SEPTEMBER, 2000
8.5908 ACRES TOTAL

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT No. 25, TRACT ONE.

SURVEYORS CERTIFICATION

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. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey P.S.
JOSEPH GUTOSKEY P.S. No. 7567



8.5908 ACRES TOTAL
8.1639 (ACRES EXCLUSIVE OF R/W)

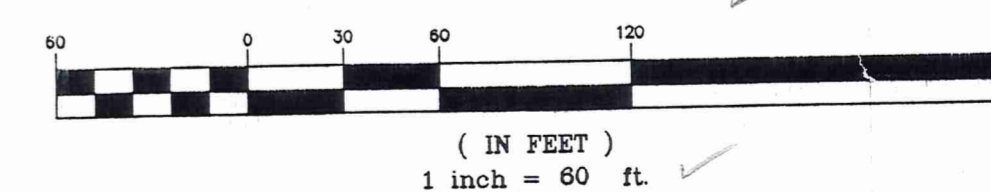
P.P. # 02-213450
FRANK & DORIS LANZA
VOL. 1105, PG. 1292

CAPCO ENTERPRISES CO.
V. 875 P. 1127

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

R.S. *9/29/2000*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

GRAPHIC SCALE



GUTOSKEY & ASSOCIATES INC.

Civil Engineers and Surveyors

10205 Queens Way, Unit 6 TEL. (440) 543-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176

CONTRACT NO.
00-1302

- = 5/8" IRON PIN SET (GUTOSKEY, P.S. 7567)
- = DRILL HOLE SET

CONSOLIDATION2.dwg 9-14-00 1:41:35 pm EST



FRANK & DORIS LANZA
VOL. 1105, PG. 1287

619.70'
N01°27'22"E

5/8" IRON PIN FND.
(ID BRAUN & PRENOSIL)

17 KEITH & SUE PAVILONIS
VOL. 1072, PG. 713

18 RAVENWOOD SUBDIVISION
PLAT VOL. 18 PG. 86

19 JOHN & DIANE DOBIES
VOL. 1002, PG. 1118

20 CHARLES & LEAH FLETCHER
VOL. 1182, PG. 704

STEVE FISHMAN
VOL. 1096, PG. 421

O.L. 26
O.L. 25

S88°11'56"E 611.48'

1" IRON
PIPE FND.
AND USED
FOR LINE
@ 30.45'

30.01'

619.82'
S02°51'50"W

CHILlicothe ROAD 60' (A.K.A. S.R. 306)

5/8" IRON
PIN SET

30.01'

N88°11'48"W 596.25'

N02°51'50"E
806.90'

MON. BOX
W/ 5/8"
IRON PIN
FND. & USED

60'

WASHINGTON STREET



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description 8.5908 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. 25, Tract One and is further described as follows;

Beginning at a point in the centerline of Chillicothe Road (60 feet wide) (AKA State Route 306) distant North 02° 51' 50" East, 806.90 feet from a 5/8" iron pin found in a monument box at the centerline intersection of said Chillicothe Road with the centerline of Washington Street (60 feet wide) said point also being the northeast corner of a parcel of land conveyed to Capco Enterprises Co. by deed recorded in Volume 875, Page 1127 of Geauga County Records;

Course I Thence **North 88° 11' 48" West**, along said Capco's north line (and passing over a 5/8" iron pin set at 30.01 feet), **596.25 feet** to a 5/8" iron pin found (I.D. Braun & Prenosil) at the southeast corner of a parcel of land conveyed to Frank & Doris Lanza by deed recorded in Volume 1105, Page 1287 of Geauga County Records;

Course II Thence **North 01° 27' 22" East**, along said Lanza's east line, **619.70 feet** to a 5/8" iron pin found (I.D. Braun & Prenosil) at said Lanza's northeast corner and in the south line of Sublot 17 in Ravenwood Subdivision as recorded in Plat Volume 8, Page 86 of Geauga County Map Records;

Course III Thence **South 88° 11' 56" East**, along said Subdivision's south line (and passing over a 1" iron pipe found at 581.03 feet), **611.48 feet** to a point in the centerline of said Chillicothe Road;

Course IV Thence **South 02° 51' 50" West**, along said centerline, **619.82 feet** to the Place of Beginning and containing 8.5908 Acres of land (8.1639 Acres exclusive of right-of-way) as surveyed and described in September, 2000 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 are intended to indicate angles only.

Prior Deed Reference
Volume 1105, Page 1290
Volume 1105, Page 1292

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 9/29/2000
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Combination of p.p. # 02-420385 & 02-213450

00-1302 \September 15, 2000