

CONSOLIDATION PLAT FOR LINO & ROZANNE ORIELLA

KNOWN AS FORMER SUBLT NO. 21 OF THE STRAWBERRY FIELDS SUBDIVISION OF PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 42, TRACT 1 AS RECORDED IN VOLUME 11, PAGE 130 OF GEauga COUNTY MAP RECORDS AND IN VOL. 1760 PG. 3074 AND VOL. 1445 PG. 728

BAINBRIDGE TOWNSHIP
GEAUGA COUNTY, OHIO



MAY, 2005

BOUNDARY DATA SHOWN HEREON WAS REPRODUCED FROM THE STRAWBERRY FIELDS SUBDIVISION AS RECORDED IN VOLUME 11, PAGE 130 OF GEAUGA COUNTY MAP RECORDS. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT. BEARINGS SHOWN ARE AS REFLECTED ON SAID SUBDIVISION PLAT.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 61105
OFFICE OF THE
GEAUGA COUNTY ENGINEER

THE C.W. COURTNEY COMPANY
Consulting Engineers and Surveyors

CW Courtney

CHRISTOPHER L. COURTNEY
OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 7702



ACCEPTANCE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT COMBINATION AND MAP OF THE SAME.

Lino Oriella
LINO ORIELLA

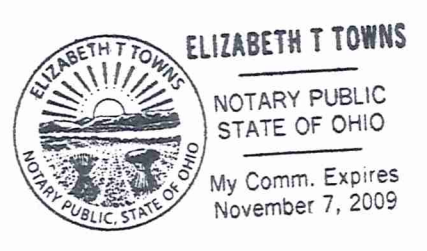
Rozanne Oriella
ROZANNE ORIELLA

STATE OF OHIO }
COUNTY OF OHIO } s.s.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED LINO ORIELLA AND ROZANNE ORIELLA WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Chesvin Falls, OHIO THIS 1 DAY OF June, 2005.

Elizabeth T. Towns
NOTARY PUBLIC



STRAWBERRY FIELDS SUBDIVISION
VOL. 11 PG. 130-131

S/L 8
Roger J. Pivonka
Vol. 1237, Pg. 85

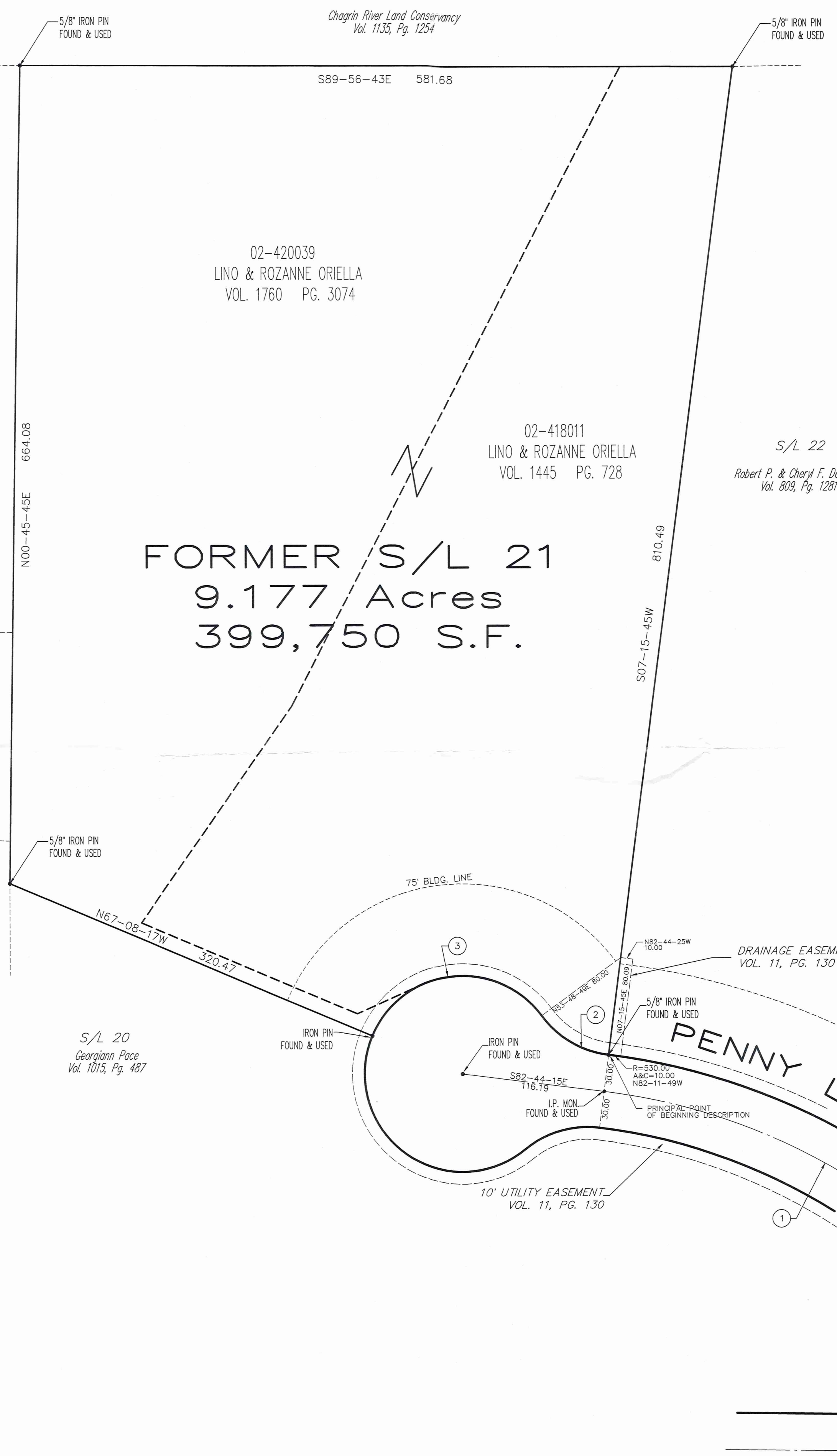
S/L 9
Scott H. King & Anna Backus
Vol. 1133, Pg. 43

S/L 10
Shandor G. & Peggy A. Singer
Vol. 1621, Pg. 152

S/L 20
Georgiann Pace
Vol. 1015, Pg. 487

S/L 22
Robert P. & Cheryl F. DeMarco
Vol. 809, Pg. 1281

FORMER S/L 21
9.177 Acres
399,750 S.F.



CURVE DATA

| | | |
|--|--|--|
| ① R = 500.00 Δ = 83-30-00 A = 728.67 T = 446.27 C = 665.88 N40-59-15W | ② R = 80.00 Δ = 46-34-04 A = 65.02 T = 34.43 C = 63.25 N59-27-13W | ③ R = 80.00 Δ = 120-58-04 A = 168.90 T = 141.29 C = 139.23 S83-20-48W |
|--|--|--|

BA10014
BA100114

Oriella
Pick up
Date
6-2-05
02-418011
VOL 1764 PG 85

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

**LEGAL DESCRIPTION FOR FORMER SUBLLOT 21
STRAWBERRY FIELDS SUBDIVISION
BAINBRIDGE TOWNSHIP, OHIO**

PAK 6/1/05
OFFICE OF THE Rev
GEAUGA COUNTY ENGINEER

Situated in Township of Bainbridge, County of Geauga and State of Ohio and known as being Former Sublot No. 21 in the Strawberry Fields Subdivision and part of Original Bainbridge Township Lot. No.42, Tract No. 1 as shown by the plat recorded in Volume 11, Page 130 of Geauga County Map Records, and further bounded and described as follows:

Beginning at an iron pin found in the center of the cul-de-sac of Penny Lane (60 feet wide) as shown in the said Strawberry Fields Subdivision;

Thence along the centerline of said Penny Lane S 82° 44' 15" E, a distance of 116.19 feet to an iron pin found in a monument box;

Thence N 07° 15' 45" W, a distance of 30.00 feet to a 5/8" iron pin found in the Northerly sideline of said Penny Lane, said point being the southwesterly corner of Sublot No. 22 and the southeasterly corner of said former Sublot No. 21 and the principal point of beginning of the premises herein intended to be described;

Course No. 1 – Thence along the arc of the curved Northerly sideline of said Penny Lane, deflecting to the right, 65.02 feet, said curve having a radius of 80.00 feet and a chord which bears N 59° 27' 13" W, a distance of 63.25 to a point of reverse curvature;

Course No. 2 – Thence along the arc of the curved northerly line of said Penny Lane, deflecting to the left, 168.90 feet, said curve having a radius of 80.00 feet and a chord which bears S 83° 20' 46" W, a distance of 139.23 feet to a 5/8" iron pin found;

Course No. 3 – Thence N 67° 08' 17" W, a distance of 320.47 feet along the northerly line of Sublot 20 to a 5/8" iron pin found;

Course No. 4 – Thence N 0° 45' 45" E, a distance of 664.08 feet along the easterly lines of Sublots 10, 9 and 8 to a 5/8" iron pin found;

Course No. 5 – Thence S 89° 56' 43" E, a distance of 581.68 feet along the southerly line of Chagrin River Land Conservancy Vol. 1135, Pg. 1254 to a 5/8" iron pin found;

Course No. 6 – Thence S 07° 15' 45" W, a distance of 810.49 feet along the west line of Sublot 22 to the principal point of beginning and containing 9.177 acres of land as calculated and described by Christopher L. Courtney, Registered Surveyor No.7702 of The C.W. Courtney Company in May 2005 be the same more or less but subject to all legal highways and easements of record.

Basis of bearings cited within the above description are referenced to those in said Strawberry Fields Subdivision.

Prior Deeds of Record:

Vol. 1445 Pg. 728
Vol. 1760 Pg. 3074



[Signature]
Christopher L. Courtney
Ohio Registered Professional Surveyor No. 7702