

REFERENCES USED:

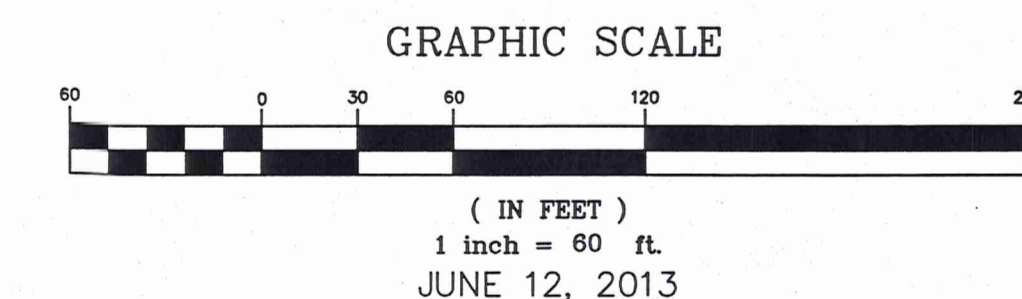
- 1 DEEDS OF RECORD.
- 2 GEauga COUNTY ENGINEERS FIELD NOTES DATED 1/13/35.

PLAT OF SURVEY AND LOT SPLIT
For
MARK PATEREK AND CAROL VALEBA
 SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
 ORIGINAL LOT NUMBER 11, TRACT 3 IN SAID TOWNSHIP.

PREPARED FOR:
 Mark Paterrek and Carol Valeba
 18777 Haskins Rd.
 Chagrin Falls, Oh 44022

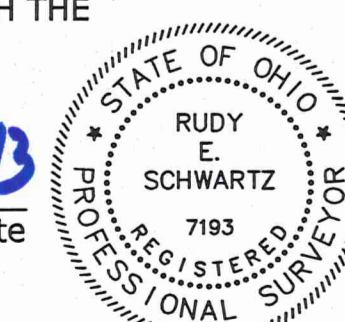
LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- ⊥ Iron Pipe
- Mon. Monument
- ⊕ Fe Fence post
- ⊗ Mag Mag Nail Set
- ⊘ Fnd. Found
- D. Deed
- R/Rec Record
- M/Med Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plot record information



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Rudy E. Schwartz 6.14.13
 RUDY E. SCHWARTZ, P.S. #7193 Date
 SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
RAK 6/17/13
 OFFICE OF THE GEAGA COUNTY ENGINEER



THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2013.

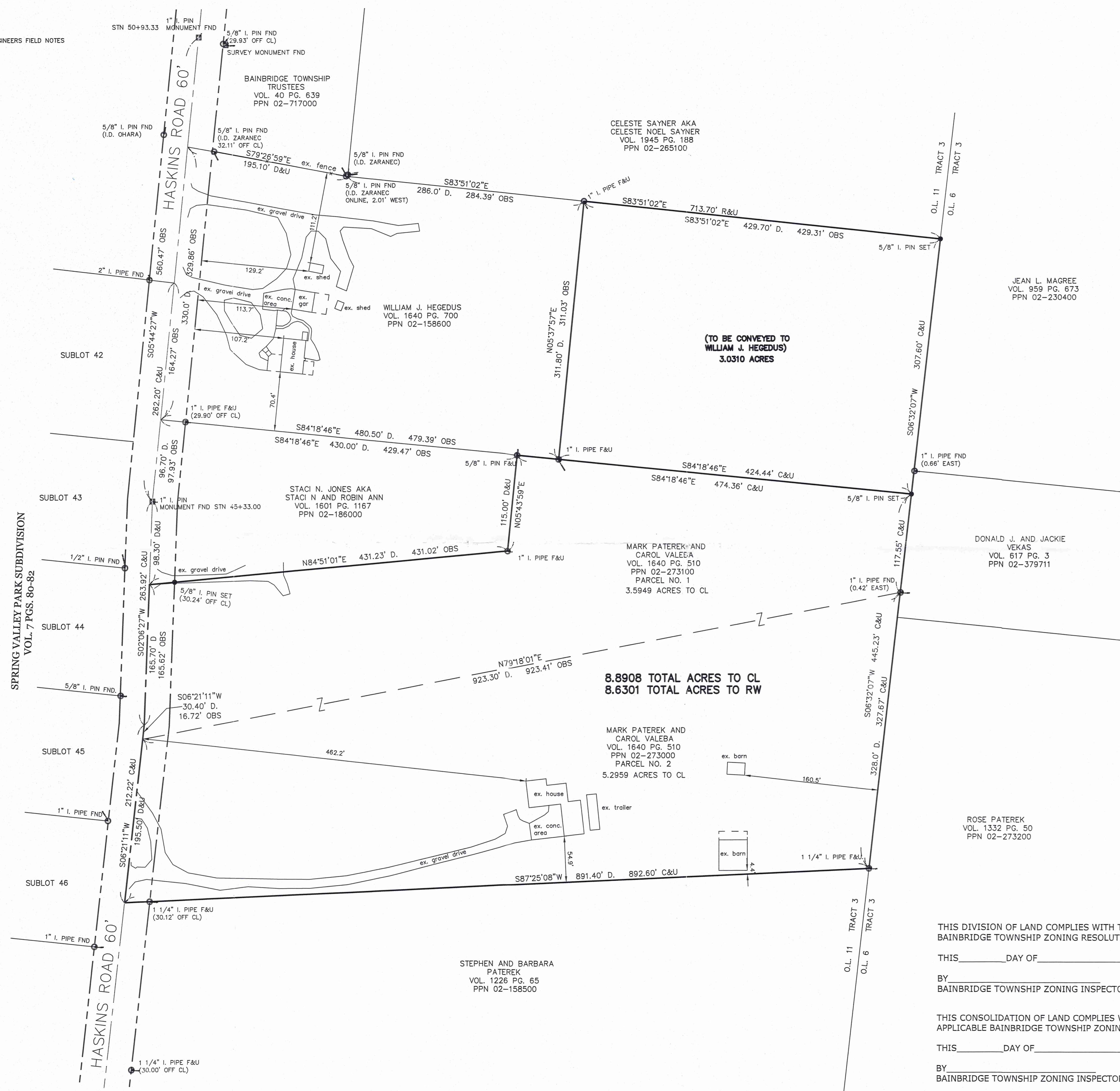
BY _____
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2013.

BY _____
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
 RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 440-564-8174 Fax: 440-564-8285



SPRING VALLEY PARK SUBDIVISION
 VOL. 7 PGS. 80-82

SUBLOT 42

SUBLOT 43

SUBLOT 44

SUBLOT 45

SUBLOT 46

HASKINS ROAD 60'

(TO BE CONVEYED TO
 WILLIAM J. HEGEDUS)
 3.0310 ACRES

8.8908 TOTAL ACRES TO CL
 8.6301 TOTAL ACRES TO RW

STEPHEN AND BARBARA
 PATEREK
 VOL. 1226 PG. 65
 PPN 02-158500

MARK PATEREK AND
 CAROL VALEBA
 VOL. 1640 PG. 510
 PPN 02-273000
 PARCEL NO. 2
 5.2959 ACRES TO CL

MARK PATEREK AND
 CAROL VALEBA
 VOL. 1640 PG. 510
 PPN 02-273100
 PARCEL NO. 1
 3.5949 ACRES TO CL

STACI N. JONES AKA
 STACI N AND ROBIN ANN
 VOL. 1601 PG. 1167
 PPN 02-186000

WILLIAM J. HEGEDUS
 VOL. 1640 PG. 700
 PPN 02-158600

CELESTE SAYNER AKA
 CELESTE NOEL SAYNER
 VOL. 1945 PG. 188
 PPN 02-265100

JEAN L. MACREE
 VOL. 959 PG. 673
 PPN 02-230400

DONALD J. AND JACKIE
 VEKAS
 VOL. 617 PG. 3
 PPN 02-379711

ROSE PATEREK
 VOL. 1332 PG. 50
 PPN 02-273200

O.L. 11 TRACT 3
 O.L. 6 TRACT 3

LEGAL DESCRIPTION
OF A
3.0310 ACRE PARCEL
FOR
MARK PATEREK AND CAROL VALEBA

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part Original Lot No. 11, Tract 3 in said Township, and further being known as being part of parcel No. 1 of lands conveyed to Mark Peterek and Carol Valeba (PPN 02-273100) by deed recorded in Volume 1640, Page 510 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Haskins Road, 60 feet wide, said monument being at station 45+33.00 of the Geauga County Engineers Field Book Records, said monument lying South 5° 44' 27" West, along said centerline of Haskins Road a distance of 560.47 feet from a monument box with a 1 inch iron pin found (station 50+93.33 per the Geauga County Engineers Field Book Records);

Thence North 5° 44' 27" East, along said centerline of Haskins Road, a distance of 97.93 feet to a point at the Southwesterly corner of land conveyed to William J. Hegedus (PPN 02-158600) by deed recorded in Volume 1640, Page 700 of Geauga County Deed Records

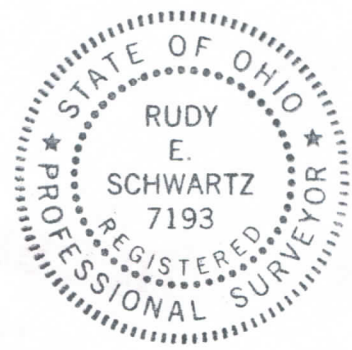
Thence South 84° 18' 46" East, along the Southerly line of land so conveyed to William J. Hegedus, passing through a 1 inch iron pipe found at 29.90 feet, a total distance of 479.39 feet to a 1 inch iron pipe found at the Southeasterly corner thereof and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 5° 37' 57" East, along the Easterly line of land so conveyed to William J. Hegedus, a distance of 311.03 feet to a 1 inch iron pipe found at the Southeasterly line of land conveyed to Celeste Sayner AKA Celeste Noel Sayner (PPN 02-265100) by deed recorded in Volume 1945, Page 188 of Geauga County Deed Records;

COURSE II Thence South 83° 51' 02" East, along said Southerly line of land so conveyed to Celeste Sayner AKA Celeste Noel Sayner, a distance of 429.31 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Jean L. Magree (PPN 02-230400) by deed recorded in Volume 959, Page 673 of Geauga County Deed Records, said pin also being on the Westerly line of Original Lot No. 6, Tract 3, also being the Easterly line of Original Lot 11, Tract 3;

COURSE III Thence South 6° 32' 07" West, along said Westerly line of land so conveyed to Jean L. Magree and along the Westerly line of land conveyed to Donald J. and Jackie Vekas (PPN 02-379711) by deed recorded in Volume 617, Page 3 of Geauga County Deed Records, also being said Westerly line of Original Lot No. 6, Tract 3, also being the Easterly line of Original Lot 11, Tract 3, a distance of 307.60 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 84° 18' 46" West a distance of 424.44 feet to the Principal Place of Beginning and containing 3.0310 acres of land as surveyed, calculated and described, on June 13, 2013 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193



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

PAK *6/17/13*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

6.14.13

DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 8.8907 ACRE PARCEL
 FOR
 MARK PATEREK AND CAROL VALEBA

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part Original Lot No. 11, Tract 3 in said Township, and further being known as being all of parcel No. 1 of lands conveyed to Mark Peterek and Carol Valeba (PPN 02-273100) by deed recorded in Volume 1640, Page 510 of Geauga County Deed Records, and also being all of parcel No. 2 of lands conveyed to Mark Peterek and Carol Valeba (PPN 02-273000) by deed recorded in Volume 1640, Page 510 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Haskins Road, 60 feet wide, said monument being at station 45+33.00 of the Geauga County Engineers Field Book Records, said monument lying South 5° 44' 27" West, along said centerline of Haskins Road a distance of 560.47 feet from a monument box with a 1 inch iron pin found (station 50+93.33 per the Geauga County Engineers Field Book Records);

Thence South 2° 06' 27" West, along said centerline of Haskins Road, a distance of 98.30 feet to a point at the Southwesterly corner of land conveyed to Staci N. Jones AKA Staci N. and Robin Ann (PPN 02-186000) by deed recorded in Volume 1601, Page 1167 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 84° 51' 01" East, along the Southerly line of land so conveyed to Staci N. Jones AKA Staci N. and Robin Ann, and passing through a 5/8 inch iron pin set at 30.24 feet, a total distance of 431.02 feet to a 1 inch iron pipe found at the Southeasterly corner thereof;

COURSE II Thence North 5° 43' 59" East, along the Easterly line of land so conveyed to Staci N. Jones AKA Staci N. and Robin Ann, a distance of 115.00 feet to a 5/8 inch iron pin found on the Southerly line of William J. Hegedus (PPN 02-158600) by deed recorded in Volume 1640, Page 700 of Geauga County Deed Records

COURSE III Thence South 84° 18' 46" East, along said Southerly line of land so conveyed to William J. Hegedus and the Easterly prolongation of said Southerly line, a distance of 474.36 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Donald J. and Jackie Vekas (PPN 02-379711) by deed recorded in Volume 617, Page 3 of Geauga County Deed Records, said pin also being on the Westerly line of Original Lot

No. 6, Tract 3, also being the Easterly line of Original Lot No. 11, Tract 3;

COURSE IV Thence South 6° 32' 07" West, along said Westerly line of land so conveyed to Donald J. and Jackie Vekas, also being on the Westerly line of Original Lot No. 6, Tract 3, also being the Easterly line of Original Lot No. 11, Tract 3, and along the Westerly line of land conveyed to Rose Paterek (PPN 02-273200) by deed recorded in Volume 1332, Page 50 of Geauga County Deed Records, a distance of 445.23 feet to a 1 1/4 inch iron pipe found at the Northeasterly corner of land conveyed to Stephen and Barbara Paterek (PPN 02-158500) by deed recorded in Volume 1226, Page 65 of Geauga County Deed Records;

COURSE V Thence South 87° 25' 08" West, along the Northerly line of land so conveyed to Stephen and Barbara Paterek, and passing through a 1 1/4 inch iron pipe found at 862.48 feet, a total distance of 892.60 feet to a point in said centerline of Haskins Road at the Northwesterly corner thereof;

COURSE VI Thence North 6° 21' 11" East, along said centerline of Haskins Road, a distance of 212.22 feet to an angle point therein;

COURSE VII Thence North 2° 06' 27" East, along said centerline of Haskins Road, a distance of 165.62 feet to the Principal Place of Beginning and containing 8.8907 acres of land (8.6300 acres excluding the area within the right-of-way of Haskins Road, 3.5949 acres out of PPN 02-273100, and 5.2958 acres out of PPN 02-273000) as surveyed, calculated and described, on June 13, 2013 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 6/17/13
OFFICE OF THE
GEAUGA COUNTY ENGINEER

6-14-13
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193