

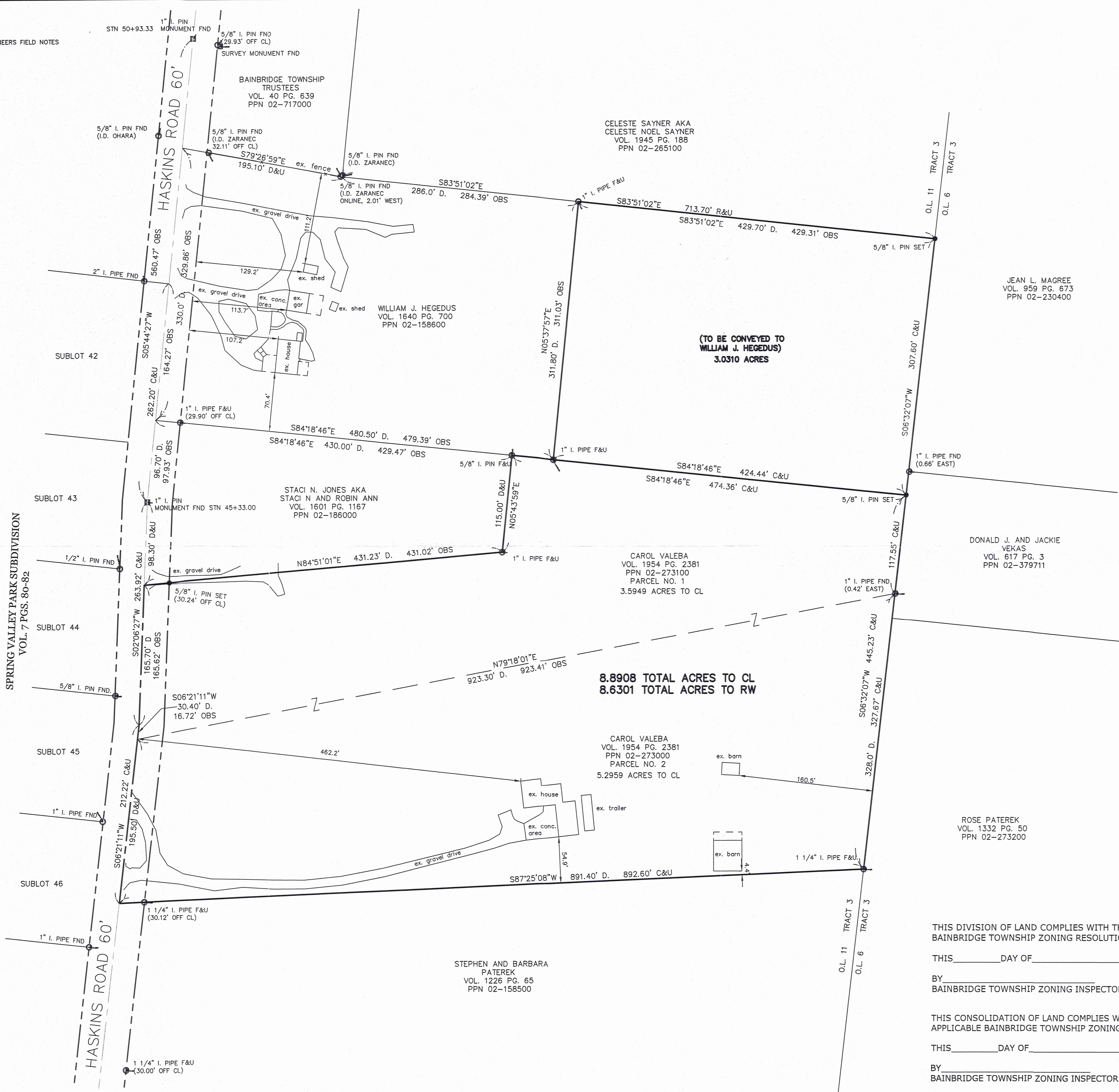
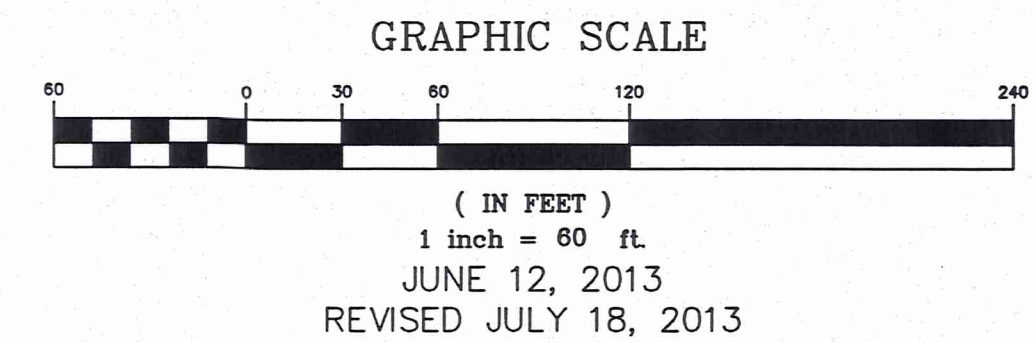
- REFERENCES USED:
- DEEDS OF RECORD.
  - GEAUGA COUNTY ENGINEERS FIELD NOTES DATED 1/13/35.

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

PREPARED FOR:  
**Carol Valeba**  
 18777 Haskins Rd.  
 Chagrin Falls, Oh 44022

**LEGEND**

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- Mag Nail Set
- Found
- Dead
- R/Rec Record
- M/Msd 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 Plat record information



**8.8908 TOTAL ACRES TO CL**  
**8.6301 TOTAL ACRES TO RW**

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.

*[Signature]* **7.19.13**  
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*PAK* **7/23/13**  
 OFFICE OF THE  
 GEAUGA 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

BA100223

BA100223

Valeba 13-064

Picked up date

07-25-13

# 02-421251

Vol. 1963 Pg. 850

LEGAL DESCRIPTION  
OF A  
3.0310 ACRE PARCEL  
FOR  
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 Carol Valeba (PPN 02-273100) by deed recorded in Volume 1954, Page 2381 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;

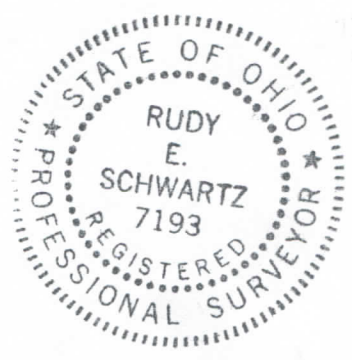
COURSE II Thence South 83° 51' 02" East, along said Southerly line of land so conveyed to Celeste Sayner AKA Celeste Noel Sayner, a distance of 429.31 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Jean L. Magree (PPN 02-230400) by deed recorded in Volume 959, Page 673 of Geauga 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 7/23/13  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

7-19-13

DATE

RUDY E. SCHWARTZ, P.S. 7193

Valeba (B-064)  
Picked Up 07-25-13

# 02-273100  
Vol. 1963, Pg. 854

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
8.8908 ACRE PARCEL  
FOR  
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 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 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 8.8908 acres of land (8.6301 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  
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GEAUGA COUNTY ENGINEER

7-19-13  
DATE

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