

REFERENCES USED:

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

CONSOLIDATION PLAT
For
WILLIAM J. HEGEDUS

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:
WILLIAM J. HEGEDUS
18715 Haskins Rd.
Chagrin Falls, Oh 44022

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- I.Pin
- Iron Pipe
- I.Pipe
- Mon.
- Fe
- Mag
- Fnd.
- D.
- R/Rec
- M/MSd
- O/Obs
- C/Calc
- U.
- D.R.
- O.R.
- C.L. C/L
- e/p
- P



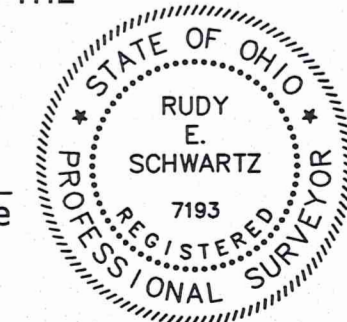
GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.
 DECEMBER 20, 2013

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 1-3-14
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Rudy E. Schwartz
 OFFICE OF THE
 GEAGA COUNTY ENGINEER

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

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

THIS _____ DAY OF _____ 2013.

BY _____
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR



BAI 00225

Hegedus (13-054)
Picked Up Date 1-9-14

V. 1974 pg. 1443

PPN # 02-158600

CONSOLIDATION
LEGAL DESCRIPTION
OF A
6.5065 ACRE PARCEL
FOR
WILLIAM J. HEGEDUS

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 a parcel of land conveyed to William J. Hegedus (PPN 02-158600) by deed recorded in Volume 1640, Page 700 of Geauga County Deed Records, and also being all of a parcel of land conveyed to William J. Hegedus (PPN 02-421251) by deed recorded in Volume 1963, Page 850 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 $5^{\circ} 44' 27''$ 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 $5^{\circ} 44' 27''$ East, along said centerline of Haskins Road, a distance of 96.70 feet to a point at the Northwesterly 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 $5^{\circ} 44' 27''$ East, along said centerline of Haskins Road, a distance of 329.86 feet to a point at the Southwesterly corner of land conveyed to Bainbridge Township Trustees (PPN 02-717000) by deed recorded in Volume 40, Page 639 of Geauga County Deed Records;

COURSE II Thence South $79^{\circ} 26' 59''$ East, along the Southerly line of land so conveyed to Bainbridge Township Trustees, and passing through a 5/8 inch iron pin found (I.D. Zaranec) at 32.11 feet, a total distance of 195.10 feet to a point at the Southeasterly corner thereof (witness a 5/8 inch iron pin found, I.D. Zaranec, 2.01 feet West), said point also being at the Southwesterly corner 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 III Thence South $83^{\circ} 51' 02''$ East, along said Southerly line of land so conveyed to Celeste Sayner aka Celeste Noel Sayner, a distance of 713.70 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 IV

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, a distance of 307.60 feet to a 5/8 inch iron pin set at the Northeasterly corner of land conveyed to Carol Valeba (PPN 02-273100) by deed recorded in Volume 1963, Page 854 of Geauga County Deed Records;

COURSE V

Thence North 84° 18' 46" West, along the Northerly line of land so conveyed to Carol Valeba, and along the Northerly line of land so conveyed to Staci N. Jones AKA Staci N. and Robin Ann, and passing through a 1 inch iron pipe found at 873.93 feet, a total distance of 903.83 feet to the Principal Place of Beginning and containing 6.5065 acres of land (6.2802 acres excluding the area within the right-of-way of Haskins Road, 3.4754 acres out of PPN 02-158600, and 3.0310 acres out of PPN 02-421251) 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

FK/MBB 01/07/14
OFFICE OF THE
GEAUGA COUNTY ENGINEER *Rev.*

1-3-14

DATE

RUDY E. SCHWARTZ, P.S. 7193