

PLAT OF SURVEY AND LOT SPLIT
For
CYNTHIA J. VASU

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 48, TRACT 1, IN SAID TOWNSHIP.

SYMBOL LEGEND

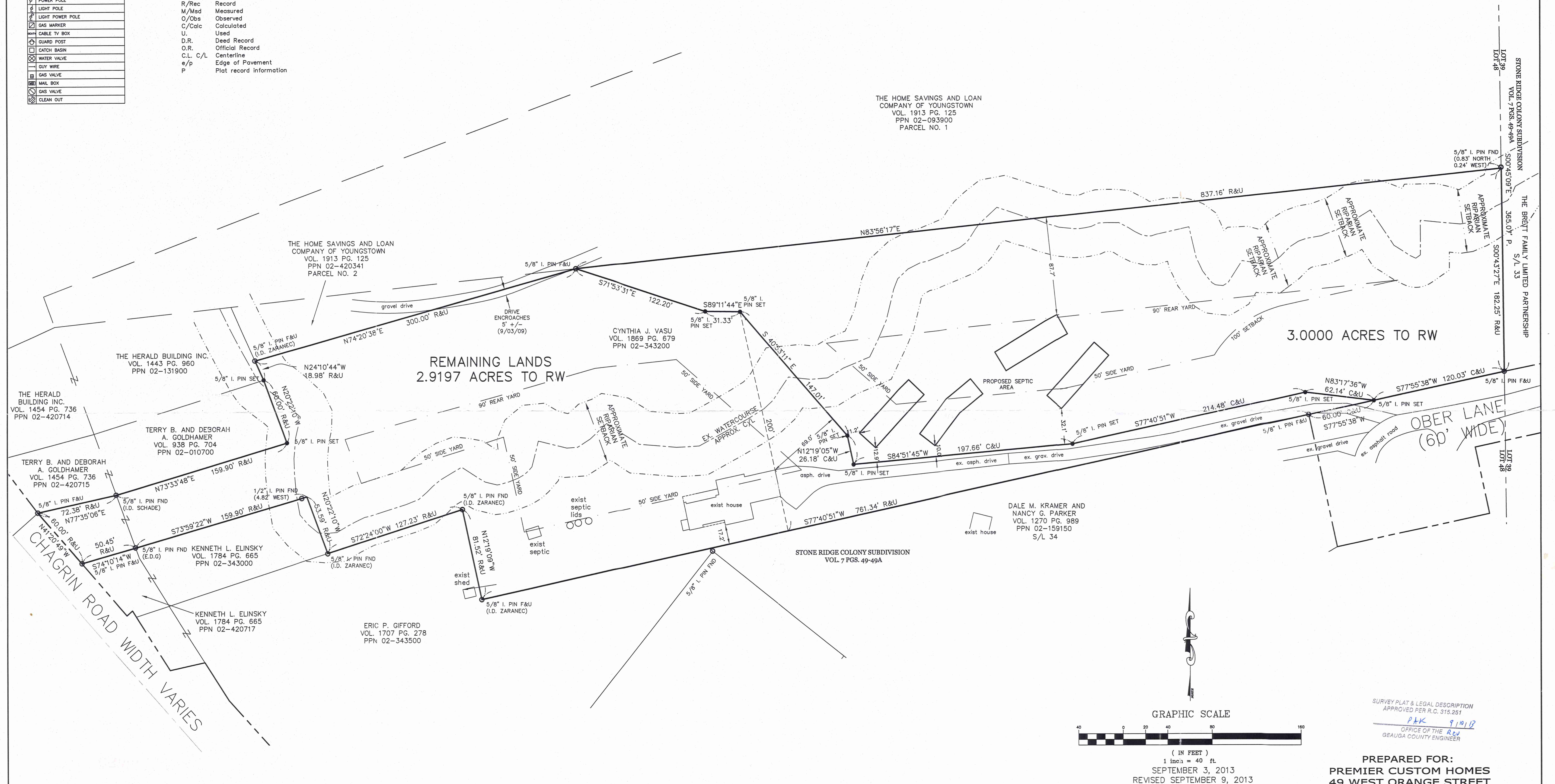
☐	TELEPHONE PEDISTAL
☐	TRANSFORMER
☐	CURB INLET
○	MANHOLE
☐	WATER VALVE
☐	FIRE HYDRANT
☐	YARD DRAIN
☐	POWER POLE
☐	LIGHT POLE
☐	LIGHT POWER POLE
☐	GAS MARKER
☐	CABLE TV BOX
☐	GUARD POST
☐	CATCH BASIN
☐	WATER VALVE
☐	CLY WIRE
☐	GAS VALVE
☐	MAIL BOX
☐	GAS VALVE
☐	CLEAN OUT

LEGEND

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	I.Pin	Iron Pin
○	I.Pipe	Iron Pipe
○	Mon.	Monument
○	Fc	Fence post
○	Mag	Mag Nail Set
○	Fnd.	Found
○	D.	Deed
○	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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C34	73.71	430.00	9°49'17"	N56°37'22"E	73.62	36.94
C35	201.85	430.00	26°53'44"	N74°58'52"E	200.00	102.82
C36	193.76	430.00	25°49'05"	S78°39'44"E	192.13	98.55



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 MERIDIAN 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 9.9.13
Date



- REFERENCES USED:**
- DEEDS OF RECORD.
 - LOT SPLIT AND CONSOLIDATION FOR ERIC P. GILFORD BY ZARANEC SURVEYING CO. 8/18/03

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION AND VARIANCE CASE NO. _____ GRANTED BY THE BAINBRIDGE TOWNSHIP BOARD OF ZONING APPEALS.

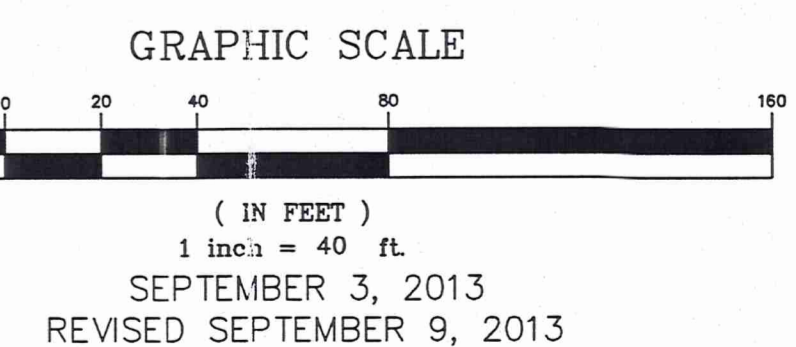
THIS _____ DAY OF _____ 20____.

BY _____
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

PREPARED FOR:
PREMIER CUSTOM HOMES
49 WEST ORANGE STREET
CHAGRIN FALLS, OHIO 44022

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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 9/10/13
OFFICE OF THE R&D
GAUGA COUNTY ENGINEER



BA100226
BA100226

VASU
13-076
Picked UP 9/10/13
V. 1959 pg. 167b
02-343200

LEGAL DESCRIPTION
OF A
2.9197 ACRE PARCEL
FOR
CYNTHIA J. VASU

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part Original Lot No. 48, Tract 1, and further being known as being part of land conveyed to Cynthia J. Vasu (PPN 02-343200) by deed recorded in Volume 1869, Page 679 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found on the Northerly right-of-way of Ober Lane, 60 feet wide, at the Southwesterly corner of subplot No. 33 of the Stone Ridge Colony Subdivision as shown by plat recorded in Volume 7, Pages 49-49A of Geauga County Plat Records;

Thence South 77° 55' 38" West, along said Northerly right-of-way of Ober Lane, a distance of 120.03 feet to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 77° 55' 38" West, along said Northerly right-of-way of Ober Lane, a distance of 60.00 to a 5/8 inch iron pin found at the Northeasterly corner of subplot No. 34 in said Stone Ridge Colony Subdivision;

- COURSE II Thence South 77° 40' 51" West, along the Northerly line of said subplot No. 34, and long a Northerly line of land conveyed to Eric P. Gifford (PPN 02-343500) by deed recorded in Volume 1707, Page 278 of Geauga County Deed Records, a distance of 761.34 feet to a 5/8 inch iron pin found (I.D. Zaranec);

- COURSE III Thence North 12° 19' 09" West, along an Easterly line of land so conveyed to Eric P. Gifford, a distance of 81.52 feet to a 5/8 inch iron pin found (I.D. Zaranec);

- COURSE IV Thence South 72° 24' 00" West, along a Northerly line of land so conveyed to Eric P. Gifford, a distance of 127.23 feet to a 5/8 inch iron pin found (I.D. Zaranec) at the Southeasterly corner of land conveyed to Kenneth L. Elinsky (PPN02-343000) by deed recorded in Volume 1784, Page 665 of Geauga County Deed Records,

- COURSE V Thence North 20° 22' 10" West, along the Easterly line of land so conveyed to Kenneth L. Elinsky, a distance of 53.59 feet to a point at the

Northeasterly corner thereof (witness a 1/2 inch iron pin found 4.82 feet West);

COURSE VI Thence South 73° 59' 22" West, along the Northerly line of land so conveyed to Kenneth L. Elinsky, a distance of 159.90 feet to a 5/8 inch iron pin found (I.D. EDG) at the Northeasterly corner of land conveyed to Kenneth L. Elinsky (PPN 02-420717) by deed recorded in Volume 1784, Page 665 of Geauga County Deed Records;

COURSE VII Thence South 74° 10' 14" West, along the Northerly line of land so conveyed to Kenneth L. Elinsky, a distance of 50.45 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof, said pin also being on the Easterly right-of-way of Chagrin Road, width varies;

COURSE VIII Thence North 41° 20' 49" West, along said Easterly right-of-way of Chagrin Road, a distance of 60.00 feet to a 5/8 inch iron pin found at the Southwesterly corner of land conveyed to Terry B. and Deborah A. Goldhamer (PPN 02-420715) by deed recorded in Volume 1454, Page 736 of Geauga County Deed Records;

COURSE IX Thence North 77° 35' 06" East, along the Southerly line of land so conveyed to Terry B. and Deborah A. Goldhamer, a distance of 72.38 feet to a 5/8 inch iron pin found (I.D. Schade) at the Southeasterly corner thereof, said pin also being at the Southwesterly corner of land conveyed to Terry B. and Deborah A. Goldhamer (PPN 02-010700) by deed recorded in Volume 938, Page 704 of Geauga County Deed Records;

COURSE X Thence North 73° 33' 48" East, along the Southerly line of land so conveyed to Terry B. and Deborah A. Goldhamer, a distance of 159.90 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof;

COURSE XI Thence North 20° 22' 10" West, along the Easterly line of land so conveyed to Terry B. and Deborah A. Goldhamer, a distance of 60.00 feet to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to The Herald Building Inc. (PPN 02-131900) by deed recorded in Volume 1443, Page 960 of Geauga County Deed Records;

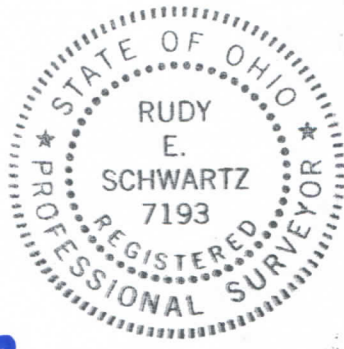
COURSE XII Thence North 24° 10' 44" West, along a Northerly line of land so conveyed to The Herald Building Inc., a distance of 18.98 feet to a 5/8 inch iron pin found (I.D. Zaranec) at the Southwesterly corner of parcel No. 2 of lands conveyed to The Home Savings and Loan Company of Youngstown (PPN 02-420341) by deed recorded in Volume 1913, Page 125 of Geauga County Deed Records;

COURSE XIII Thence North 74° 20' 38" East, along the Southerly line of land so conveyed to The Home Savings and Loan Company of Youngstown, a distance of 300.00 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof, said pin also being on the Southerly line of parcel No. 1

of lands conveyed to The Home Savings and Loan Company of Youngstown (PPN 02-093900) by deed recorded in Volume 1913, Page 125 of Geauga County Deed Records;

- COURSE XIV Thence South 71° 53' 31" East a distance of 122.20 feet to a 5/8 inch iron pin set;
- COURSE XV Thence South 89° 11' 44" East a distance of 31.33 feet to a 5/8 inch iron pin set;
- COURSE XVI Thence South 40° 53' 11" East a distance of 147.01 feet to a 5/8 inch iron pin set;
- COURSE XVII Thence South 12° 19' 05" East a distance of 26.18 feet to a 5/8 inch iron pin set;
- COURSE XVIII Thence North 84° 51' 45" East a distance of 197.66 feet to a 5/8 inch iron pin set;
- COURSE XIX Thence North 77° 40' 51" East a distance of 214.48 feet to a 5/8 inch iron pin set;
- COURSE XX Thence South 83° 17' 36" East a distance of 62.14 feet to the Place of Beginning and containing 2.9197 acres of land as surveyed on August 3, 2009, and calculated and described, on September 3, 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.

RECEIVED



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

PAK 9/10/13

OFFICE OF THE *REV*
GEAUGA COUNTY ENGINEER

9.3.13

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
3.0000 ACRE PARCEL
FOR
CYNTHIA J. VASU

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part Original Lot No. 48, Tract 1, and further being known as being part of land conveyed to Cynthia J. Vasu (PPN 02-343200) by deed recorded in Volume 1869, Page 679 of Geauga County Deed Records, further bounded and described as follows;

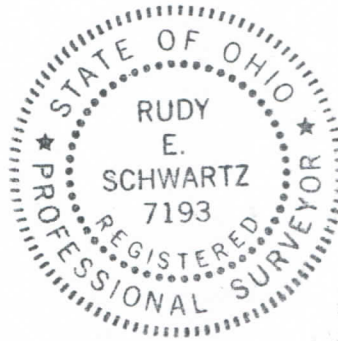
Beginning at a 5/8 inch iron pin found on the Northerly right-of-way of Ober Lane, 60 feet wide, at the Southwesterly corner of subplot No. 33 of the Stone Ridge Colony Subdivision as shown by plat recorded in Volume 7, Pages 49-49A of Geauga County Plat Records;

- COURSE I Thence South 77° 55' 38" West, along said Northerly right-of-way of Ober Lane, a distance of 120.03 feet to a 5/8 inch iron pin set;
- COURSE II Thence North 83° 17' 36" West a distance of 62.14 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 77° 40' 51" West a distance of 214.48 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 84° 51' 45" West a distance of 197.66 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 12° 19' 05" West a distance of 26.18 feet to a 5/8 inch iron pin set;
- COURSE VI Thence North 40° 53' 11" West a distance of 147.01 feet to a 5/8 inch iron pin set;
- COURSE VII Thence North 89° 11' 44" West a distance of 31.33 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence North 71° 53' 31" West a distance of 122.20 feet to a 5/8 inch iron pin found on the Southerly line of parcel No. 1 of lands conveyed to The Home Savings and Loan Company of Youngstown (PPN 02-093900) by deed recorded in Volume 1913, Page 125 of Geauga County Deed Records;
- COURSE IX Thence North 83° 56' 17" East, along said Southerly line of land so conveyed to The Home Savings and Loan Company of Youngstown, a

distance of 837.16 feet to a point at the Southeasterly corner thereof, said point also being on the Westerly line of said subplot No. 33 also the east line of O.L. 48 (witness a 5/8 inch iron pin found 0.83' North and 0.24' West);

COURSE X

Thence South 0° 43' 27" East, along said Westerly line of subplot No. 33, and the lot line between O.L. 39 & 48, a distance of 182.25 feet to the Place of Beginning and containing 3.0000 acres of land as surveyed on August 3, 2009, and calculated and described, on September 3, 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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PAK 9/10/13

OFFICE OF THE REV
GEAUGA COUNTY ENGINEER

9.3.13

DATE

RUDY E. SCHWARTZ, P.S. 7193