

PLAT OF CONSOLIDATION FOR KENSTON LOCAL SCHOOL DISTRICT

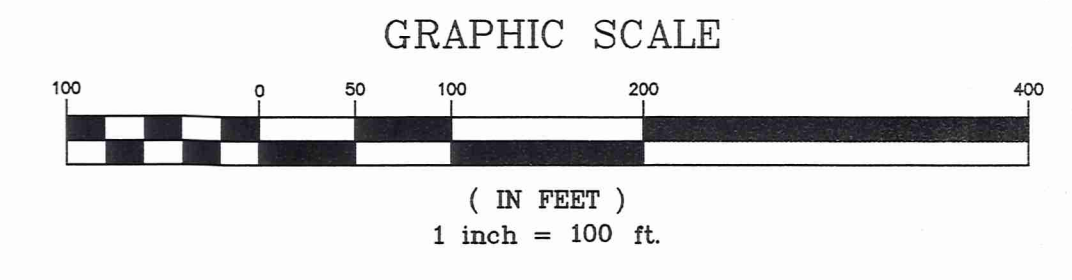
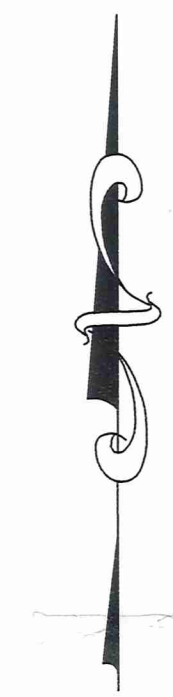
SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NOS. 15, 17 AND 18, TRACT NO. 2.

DECEMBER, 2015

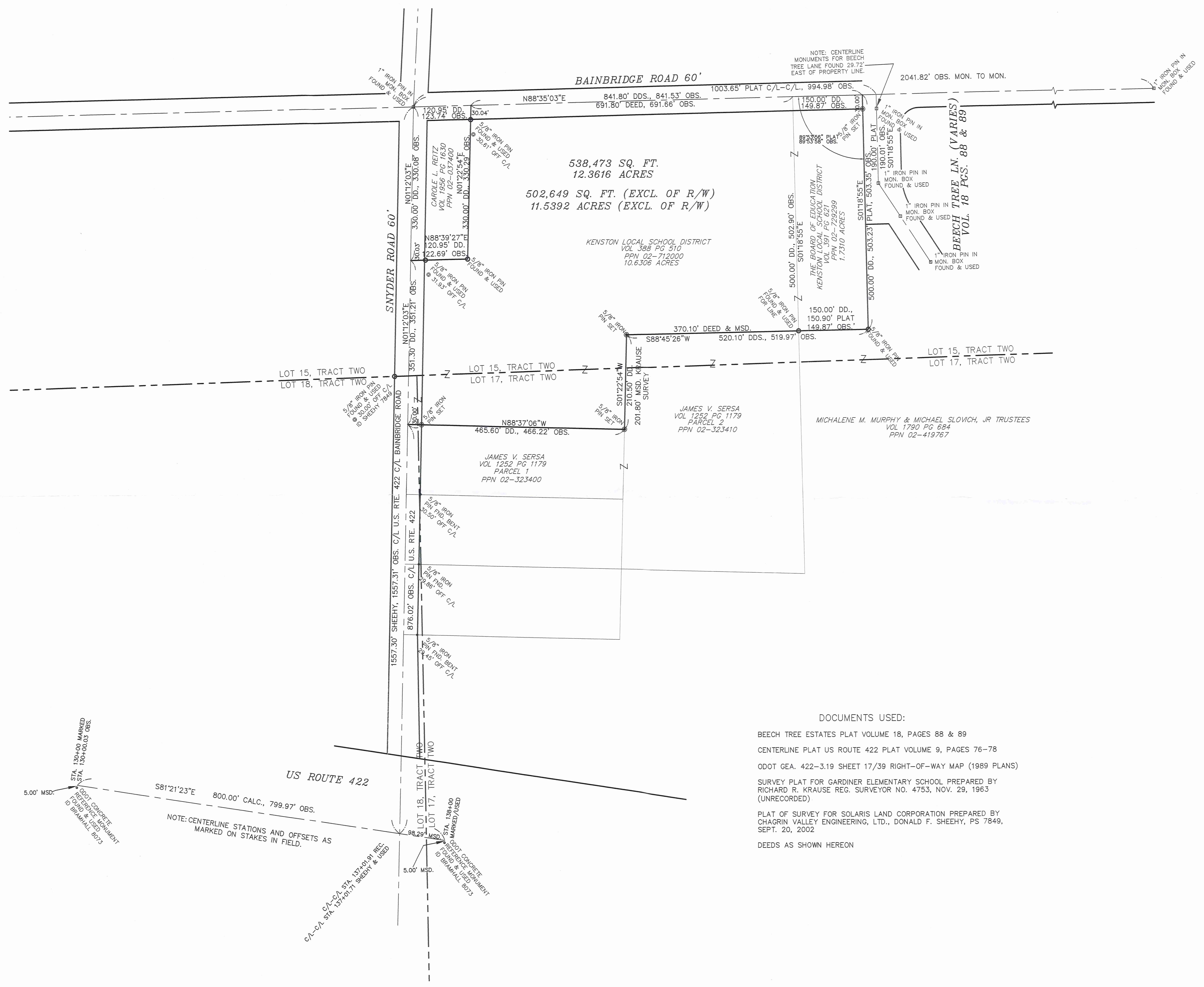
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS USED HEREIN ARE BASED ON STATE PLANE COORDINATES, OHIO NORTH ZONE 3401 NAD 83 (CORS 2011), ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey PS 2/2/16
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Joseph Gutoskey 02/03/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



● 30" LONG BY 5/8" DIA. CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567



- DOCUMENTS USED:
- BEECH TREE ESTATES PLAT VOLUME 18, PAGES 88 & 89
 - CENTERLINE PLAT US ROUTE 422 PLAT VOLUME 9, PAGES 76-78
 - ODOT GEa. 422-3.19 SHEET 17/39 RIGHT-OF-WAY MAP (1989 PLANS)
 - SURVEY PLAT FOR GARDINER ELEMENTARY SCHOOL PREPARED BY RICHARD R. KRAUSE REG. SURVEYOR NO. 4753, NOV. 29, 1963 (UNRECORDED)
 - PLAT OF SURVEY FOR SOLARIS LAND CORPORATION PREPARED BY CHAGRIN VALLEY ENGINEERING, LTD., DONALD F. SHEEHY, PS 7849, SEPT. 20, 2002
 - DEEDS AS SHOWN HEREON

This consolidation of land complies with the applicable Bainbridge Township Zoning Resolution this _____ day of _____, 2016.
By: _____
Karen Endres, Bainbridge Township Zoning Inspector



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

VOL. 2006 pg 1691

PN# 02-712000

Legal Description Consolidated Parcel 12.3616 Acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 15, 17 & 18, Tract No. 2 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Bainbridge Road (60 feet wide) and Snyder Road (60 feet wide), said iron pin being at the northwest corner of a parcel of land conveyed to Carole L. Reitz by deed recorded in Volume 1956, Page 1630 of Geauga County Records (PPN 02-037400);

Thence **North 88° 35' 03" East**, along said Bainbridge Road centerline and the north line of said Reitz, **123.74 feet** to a point at the northeast corner of said Reitz and the Principal Place of Beginning of the parcel of land herein intended to be described;

- Course I Thence continuing **North 88° 35' 03" East**, along the centerline of said Bainbridge Road, **841.53 feet** to a point at the northwest corner of Beech Tree Estates as recorded in Volume 18, Pages 88-89 of Geauga County Plat Records;
- Course II Thence **South 01° 18' 55" East**, along said Beech Tree Estates' west line and the west line of a parcel of land conveyed to Michalene M. Murphy and Michael Slovich, Jr. Trustees by deed recorded in Volume 1790, Page 684 of Geauga County Records (PPN 02-419767) (and passing over a 5/8" iron pin set at 30.00 feet), **503.35 feet** to a 5/8" iron pin found at an angle point in the broken west line of said Murphy and Slovich, Trustees;
- Course III Thence **South 88° 45' 26" West**, along the broken west line of said Murphy and Slovich, Trustees and along the north line of a parcel of land conveyed to James V. Sersa by deed recorded in Volume 1252, Page 1179 (Parcel 2) of Geauga County Records (PPN 02-323410) (and passing over a 5/8" iron pin found at 149.87 feet), **519.97 feet** to a 5/8" iron pin set at the northwest corner of said Sersa (Parcel 2);
- Course IV Thence **South 01° 22' 54" West**, along the west line of said Sersa (Parcel 2), **201.80 feet** to a 5/8" iron pin set at the northeast corner of a parcel of land conveyed to James V. Sersa by deed recorded in Volume 1252, Page 1179 (Parcel 1) of Geauga County Records (PPN 02-323400);
- Course IV Thence **North 88° 37' 06" West**, along the north line of said Sersa (Parcel 1), (and passing over a 5/8" iron pin set at 436.22 feet), **466.22 feet** to a point in the centerline of said Snyder Road at the northwest corner of said Sersa (Parcel 1);
- Course VI Thence **North 01° 12' 03" East**, along the centerline of said Snyder Road, **351.21 feet** to a point at the southwest corner of said Reitz;

Course VII Thence **North 88° 39' 27" East**, along the south line of said Reitz, (and passing over a 5/8" iron pin found at 31.93 feet), **122.69 feet** to a 5/8" iron pin found at the southeast corner of said Reitz;

Course VIII Thence **North 01° 22' 54" East**, along the east line of said Reitz (and passing over a 5/8" iron pin found at 299.68 feet), **330.29 feet** to a point in the centerline of said Bainbridge Road and the Principal Place of Beginning, and containing 12.3616 Acres (538,473 square feet) (11.5392 Acres, (502,649 square feet) exclusive of right-of-way) of land as surveyed and described in December, 2015 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401 NAD 83 (CORS 2011).

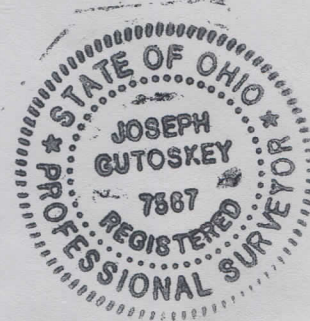
The intent is to Consolidate these two parcels:

Volume 388, Page 510
10.6306 Acres all of P.P.N. 02-712000
and
Volume 391, Page 621
1.7310 Acres all of P.P.N. 02-729299

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

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

[Signature] 02/03/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.*



Joseph Gutoskey PS
2/2/16