

# LOT CONSOLIDATION PLAT

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING ALL OF FORMER SUBLOT NOS. 15 AND 16 IN THE STONERIDGE OF GEAGA SUBDIVISION PHASE 7, OF PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 18, TRACT NO. 3, AS SHOWN BY THE RECORDED PLAT IN VOLUME 41, PAGES 75 - 79 OF GEAGA COUNTY MAP RECORDS.

FOR: BONNIE K. VAUGHAN, TRUSTEE OF THE BKV TRUST,  
D/T/A MARCH 2, 2006, AS AMENDED

LEGEND:	
⊙	3/4" IRON PIN FOUND SET BY DIVERSIFIED ENGINEERING, INC.
■	3/4" IRON PIN FOUND SET BY DIVERSIFIED ENGINEERING, INC.

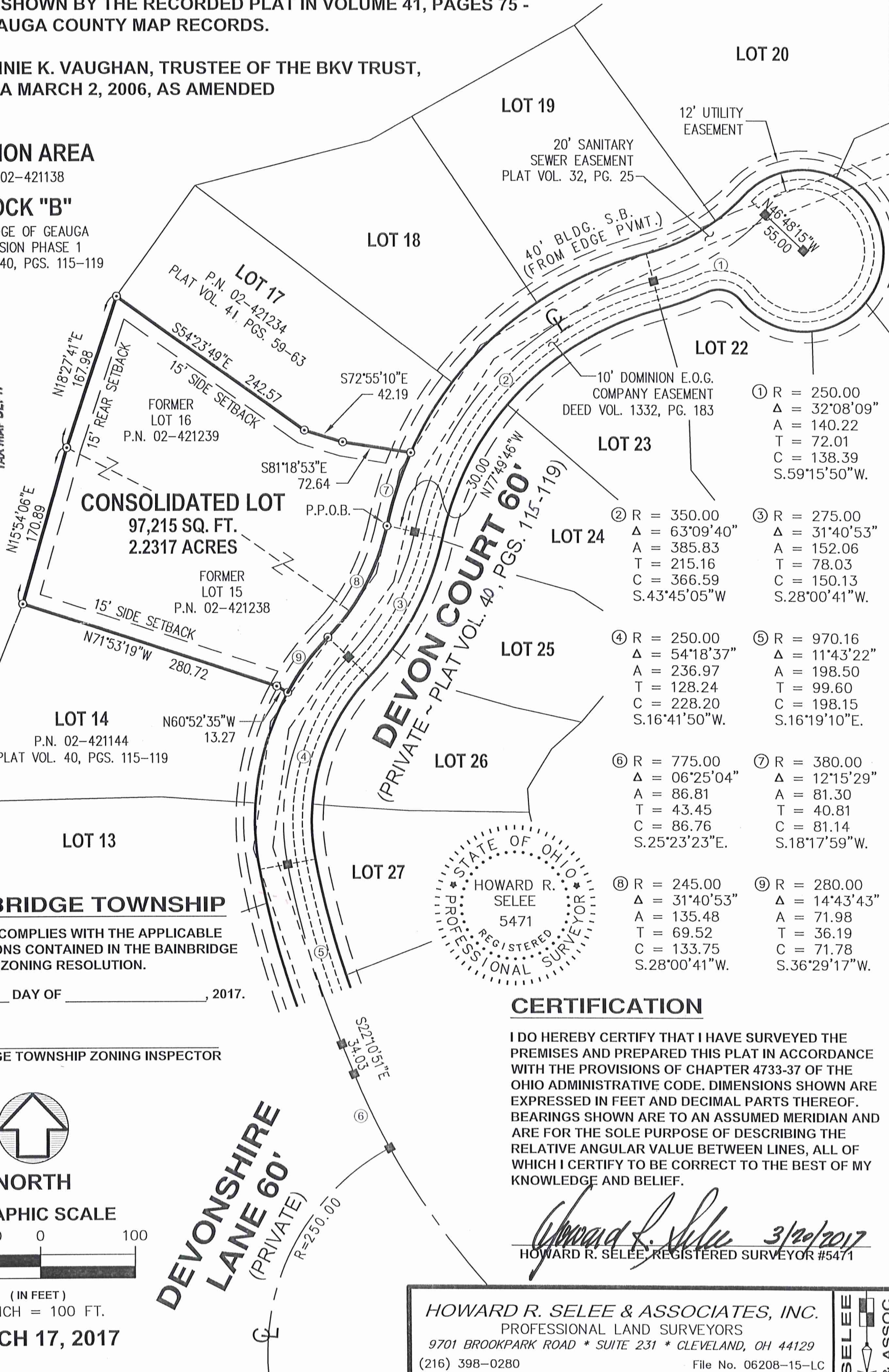
## COMMON AREA

P.N. 02-421138

## BLOCK "B"

STONERIDGE OF GEAGA  
SUBDIVISION PHASE 1  
PLAT VOL. 40, PGS. 115-119

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*Handwritten signature*  
GEAGA COUNTY AUDITOR  
TAX MAP DEPT.



① R = 250.00  
Δ = 32°08'09"  
A = 140.22  
T = 72.01  
C = 138.39  
S.59°15'50"W.

② R = 350.00  
Δ = 63°09'40"  
A = 385.83  
T = 215.16  
C = 366.59  
S.43°45'05"W

③ R = 275.00  
Δ = 31°40'53"  
A = 152.06  
T = 78.03  
C = 150.13  
S.28°00'41"W.

④ R = 250.00  
Δ = 54°18'37"  
A = 236.97  
T = 128.24  
C = 228.20  
S.16°41'50"W.

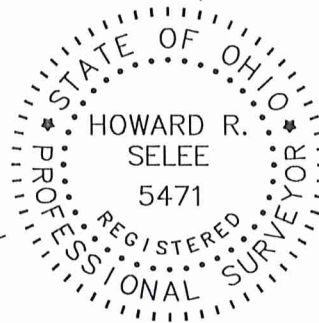
⑤ R = 970.16  
Δ = 11°43'22"  
A = 198.50  
T = 99.60  
C = 198.15  
S.16°19'10"E.

⑥ R = 775.00  
Δ = 06°25'04"  
A = 86.81  
T = 43.45  
C = 86.76  
S.25°23'23"E.

⑦ R = 380.00  
Δ = 12°15'29"  
A = 81.30  
T = 40.81  
C = 81.14  
S.18°17'59"W.

⑧ R = 245.00  
Δ = 31°40'53"  
A = 135.48  
T = 69.52  
C = 133.75  
S.28°00'41"W.

⑨ R = 280.00  
Δ = 14°43'43"  
A = 71.98  
T = 36.19  
C = 71.78  
S.36°29'17"W.



## CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Howard R. Selee* 3/20/2017  
HOWARD R. SELEE, REGISTERED SURVEYOR #5471

## BAINBRIDGE TOWNSHIP

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS CONTAINED IN THE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.

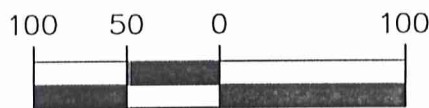
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BAINBRIDGE TOWNSHIP ZONING INSPECTOR



NORTH

GRAPHIC SCALE



(IN FEET)

1 INCH = 100 FT.

MARCH 17, 2017

HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129  
(216) 398-0280

File No. 06208-15-LC



BAI 00247

BA100247

Vaughan, Bonnie K. (17-032)  
Picked up 03/21/17

# HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129  
TELEPHONE (216) 398-0280  
FAX (216) 351-0920

March 17, 2017  
File No. 06208-Legal, Revised

VOL. 2031 pg 2879  
pn# 02-421239

## EXHIBIT A LEGAL DESCRIPTION – CONSOLIDATED DEVON COURT (PRIVATE)

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being all of former Lots 15 and 16 of the Stoneridge of Geauga Subdivision Phase 7 of part of Original Bainbridge Township Lot No. 18, Tract 3, as shown in Volume 41, Pages 75-79 of Geauga County Map Records, bounded and described as follows:

Starting at a 3/4 inch iron pin monument found at the radius point of the northwesterly cul-de-sac of Devon Court (Private), 60.00 feet wide, of the Stoneridge of Geauga Subdivision Phase 1, as shown in Volume 40, Pages 115-119 of Geauga County Map Records;

Thence North 46° 48' 15" West, along the centerline of said Devon Court (Private), a distance of 55.00 feet to a 3/4 inch iron pin monument found at a point of curvature therein;

Thence southwesterly along the said centerline of Devon Court (Private) by a curve to the right an arc distance of 140.22 feet to a 3/4 inch iron pin monument found at a point of reverse curvature therein, said curve having a radius of 250.00 feet, a central angle of 32° 08' 09" and a chord which bears South 59° 15' 50" West, a chord distance of 138.39 feet;

Thence continuing southwesterly along the said centerline of Devon Court (Private) by a curve to the left an arc distance of 385.83 feet to a 3/4 inch iron pin monument found at a point of reverse curvature therein, said curve having a radius of 350.00 feet, a central angle of 63° 09' 40" and a chord which bears South 43° 45' 05" West, a chord distance of 366.59 feet;

Thence North 77° 49' 46" West, a distance of 30.00 feet to a 3/4 inch iron pin found at a point of reverse curvature in the westerly curve right-of-way line of said Devon Court (Private) and the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described;

Thence southwesterly along the westerly curved right-of-way line of Devon Court (Private), by a curve to the right, an arc distance of 135.48 feet to a 3/4 inch iron pin found at a point of reverse curvature therein, said curve having a radius of 245.00 feet, a central angle of 31° 40' 53" and a chord which bears South 28° 00' 41" West, a chord distance of 133.75 feet;

Thence continuing southwesterly along said westerly curved right-of-way line of Devon Court (Private), by a curve to the left, an arc distance of 71.98 feet to a 3/4 inch iron pin found at the northeasterly corner of Lot 14, (PN 02-421144) as shown in said Stoneridge of Geauga Subdivision Phase 1, said curve having a radius of 280.00 feet, a central angle of 14° 43' 43" and a chord which bears South 36° 29' 17" West, a chord distance of 71.78 feet;

Page 2 of 2 Legal Description- CONSOLIDATED

Thence North 60° 52' 35" West, along the northerly line of said Lot 14, (PN 02-421144), a distance of 13.27 feet to a 3/4 iron pin found at an angle point therein;

Thence North 71° 53' 19" West, continuing along the northerly line of said Lot 14, (PN 02-421144) a distance of 280.72 feet to a 3/4 inch iron pin found at the northwesterly corner thereof, said point being also an angle point in the easterly line of Block "B" (PN 02-421138) in said Stoneridge of Geauga Subdivision Phase 1;

Thence North 15° 54' 06" East, along the easterly line of said Block "B" (PN 02-421138) a distance of 170.89 feet to a 3/4 inch iron pin found at an angle point therein;

Thence North 18° 27' 41" East, continuing along the said easterly line of Block "B" (PN 02-421138) a distance of 167.98 feet to a 3/4 inch iron pin found at the southwesterly corner of Lot 17, (PN 02-421254) as shown on Stoneridge of Geauga Subdivision Phase 5 as recorded in Volume 41, Pages 59-63 of Geauga County Map Records;

Thence South 54° 23' 49" East, along the southerly line of said Lot 17, (PN 02-421234) a distance 242.57 feet to a 3/4 inch iron pin found at an angle point therein;

Thence South 72° 55' 10" East, continuing along the said southerly line of said Lot 17, (PN 02-421234) a distance of 42.19 feet to a 3/4 inch iron pin found at an angle point therein;

Thence South 81° 18' 53" East, continuing along the said southerly line of said Lot 17, (PN 02-421234) a distance of 72.64 feet to a 3/4 inch iron pin found at the southeasterly corner thereof and in the westerly curved right-of-way line of Devon Court (Private);

Thence southerly along the westerly curved right-of-way line of Devon Court (Private), by a curve to the left, an arc distance of 81.30 feet to the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described, said curve having a radius of 380.00 feet, a central angle of 12° 15' 29" and a chord which bears South 18° 17' 59" West, a chord distance of 81.14 feet and containing 2.2317 acres of land as described by Howard R. Selee, Registered Surveyor No. 5471 of HOWARD R. SELEE and ASSOCIATES, INC., Professional Land Surveyors, dated January 28, 2017.

*Howard R. Selee*  
Howard R. Selee, Reg. Surveyor No. 5471

3/30/2017  
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*MWS* 03/21/17  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.



BASIS OF BEARINGS: The value of North 46° 48' 15" West, assigned to the centerline of the northwesterly cul-de-sac of Devon Court (Private), of the Stoneridge of Geauga Subdivision Phase 1, as shown in Volume 40, Pages 115-119 of Geauga County Map Records.

The intent of this description is to consolidate all of Parcel Nos. 02-421238 (Former Lot 15) and 02-421239 (Former Lot 16).

DEED REFERENCES:  
Owners: Bonnie K. Vaughan, Trustee of the BKV Trust, U/T/A/ March 2, 2006 as amended.  
PN 02-421238 and PN 02-421239, Volume 2011, Page 2248 – G.C.D.R.