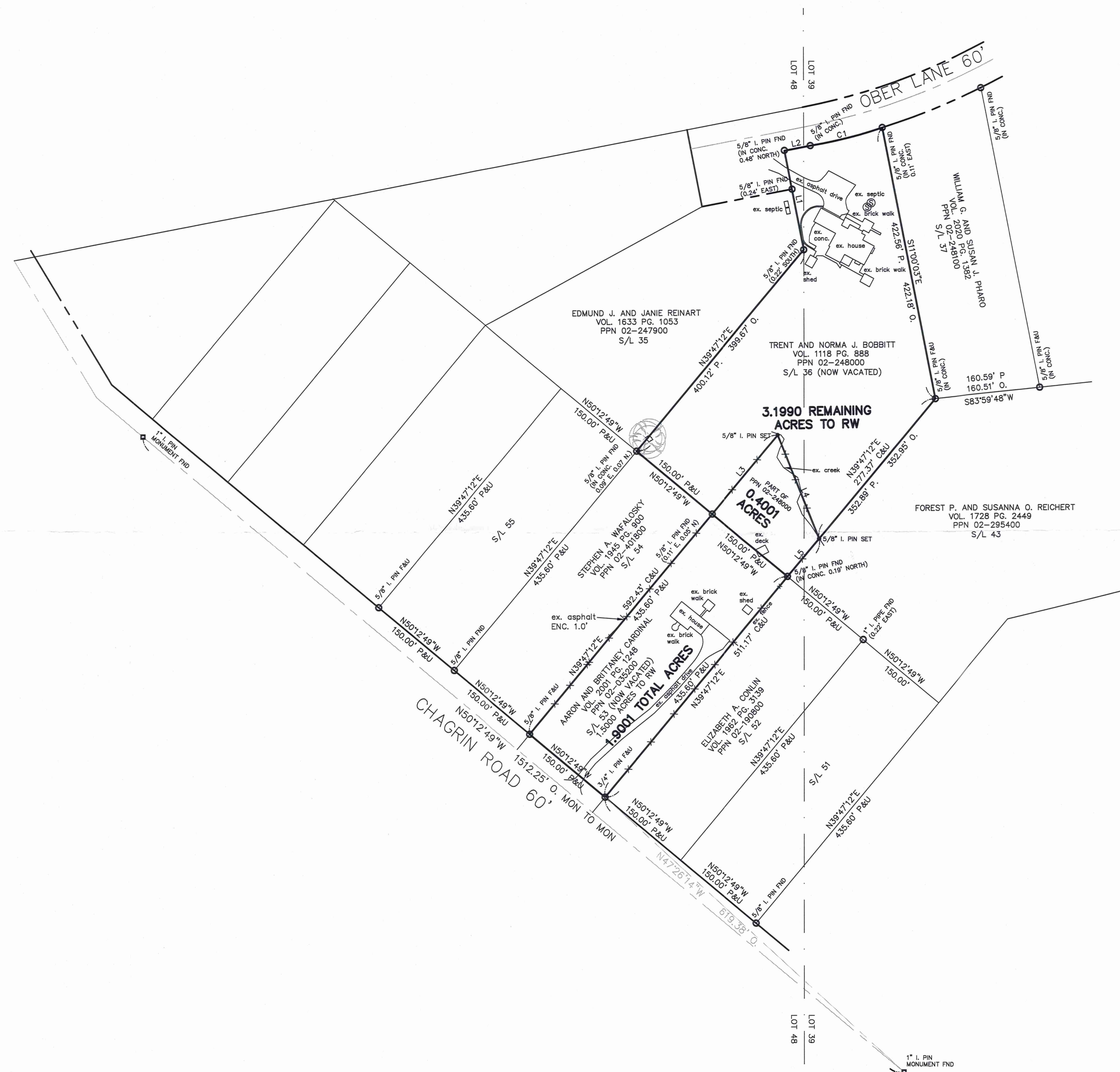


REFERENCES USED:

- DEEDS OF RECORD
- STONE RIDGE COLONY SUBDIVISION VOL. 7 PG. 49-49A

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	113.62	655.33	9°56'03"	N75°53'03"E	113.48

LINE TABLE		
LINE	LENGTH	BEARING
L1	154.04	N10°58'42"W
L2	39.99	N79°00'34"E
L3	156.83	N39°47'12"E
L4	170.60	S21°46'05"E
L5	75.57	S39°47'12"W



PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION

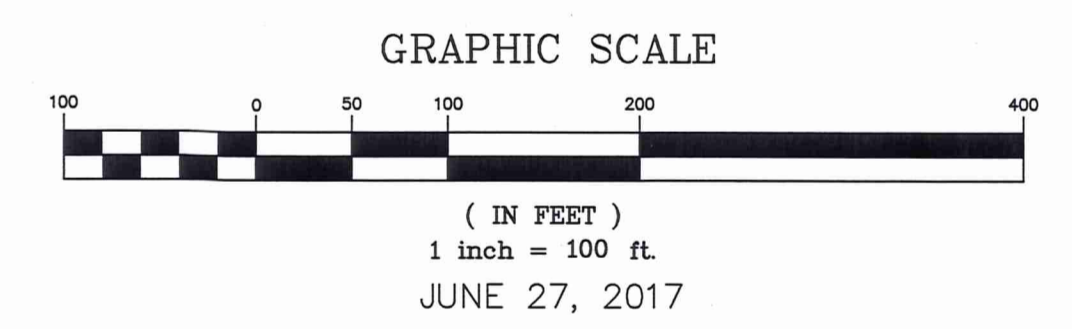
For
AARON AND BRITTANEY CARDINAL

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND THE STATE OF OHIO, AND KNOWN AS PART LOT NO. 39 AND LOT 48 IN TRACT 1 OF SAID TOWNSHIP. ALSO BEING ALL OF SUBLT 53 (NOW VACATED) AND PART OF SUBLT 36 (NOW VACATED) IN THE STONE RIDGE COLONY SUBDIVISION AS SHOWN BY PLAT RECORDED IN VOLUME 7, PAGES 49, 49A OF GEAUGA COUNTY PLAT RECORDS.

PREPARED FOR:
AARON AND BRITTANEY CARDINAL
7268 CHAGRIN RD
CHAGRIN FALLS, OH 44022

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- ⊖ Iron Pipe
- Monument
- Fence post
- ⊕ Stake Set
- ✕ Mag Nail Set
- 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



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 7.11.17
RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Rudy E. Schwartz
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

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 DIVISION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2017.
BY _____
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2017.
BY _____
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

LEGAL DESCRIPTION
OF A
0.4001 ACRE PARCEL
FOR
AARON AND BRITTANEY CARDINAL

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as part of Lot 39 and Lot 48 in Tract 1 in said township, and further known as being part of subplot No. 36 (now vacated) in the Stone Ridge Colony Subdivision as shown by plat recorded in Volume 7, Pages 49-49A of Geauga County Plat Records, also being known as part of a parcel of land conveyed to Trent and Norma J. Bobbitt (PPN 02-248000) by deed recorded in Volume 1118 Page 888 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 3/4 inch iron pin found on the Northeasterly right-of-way of Chagrin Road, 60 feet wide, at the Southwesterly corner of subplot No. 52 in said Stone Ridge Colony Subdivision, said pin lying North 47° 26' 14" West a distance of 619.38 feet from a monument box with a 1 inch iron pin found in the centerline of said Chagrin Road;

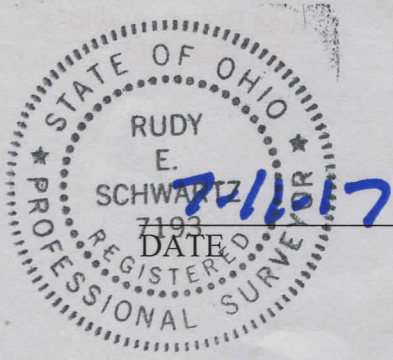
Thence North 39° 47' 12" East, along the Northwesterly line of said subplot No. 52, a distance of 435.60 feet to a point at the Northwesterly corner of said subplot No. 52, (witness a 5/8 inch iron pin found in concrete 0.19 feet North), said point also being at the Southwesterly corner of subplot No. 43, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 50° 12' 49" West, along a Northeasterly line of subplot No. 53 (now vacated) also being a parcel of land conveyed to Aaron Brittaney Cardinal (PPN 02-035200) by deed recorded in Volume 2001, Page 1248 of Geauga County Deed Records, a distance of 150.00 feet to a point at the Southeasterly corner of subplot No. 54 (witness a 5/8 inch iron pin found 0.11' East and 0.05 feet North);

COURSE II Thence North 39° 47' 12" East (creating a new line) a distance of 156.83 feet to a 5/8 inch iron pin set;

COURSE III Thence South 21° 46' 05" East (creating a new line) a distance of 170.60 feet to a 5/8 inch iron pin set on the Northwesterly line of said subplot No. 43;

COURSE IV Thence South 39° 47' 12" West, along said Northwesterly line of said subplot No. 43, a distance of 75.57 feet to the Principal Place of Beginning and containing 0.4001 acres of land as surveyed, calculated and described, on June 7, 2017 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.



[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 07/13/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

BA100249

Bobbitt-Cardinal (17-082)

Picked up 7/17/17

VOL. 2040 pg 1399

pn# 02-035200

CONSOLIDATION
LEGAL DESCRIPTION
OF A
1.9001 ACRE PARCEL
FOR
AARON AND BRITTANEY CARDINAL

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as part of Lot 39 and Lot 48 in Tract 1 in said township, also being a part of subplot Nos. 36 (now vacated) and 53 (now vacated) in the Stone Ridge Colony Subdivision as shown by plat recorded in Volume 7, Page 49-49A of Geauga County Deed Records, and further known as being all of a parcel land conveyed to Aaron and Brittany Cardinal (PPN 02-035200) by deed recorded in Volume 2001, Page 1248 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Trent and Norma J. Bobbitt (PPN 02-248000) by deed recorded in Volume 1118, Page 888 of Geauga County Deed Records and the intent of the following legal description is to consolidate all of a 1.5000 acre parcel (PPN 02-035200) and part of parcel (PPN 02-248000) 0.4001 acres, further bounded and described as follows;

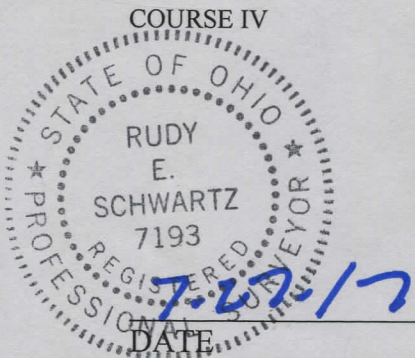
Beginning at a 3/4 inch iron pin found on the Northeasterly right-of-way of Chagrin Road, 60 feet wide, at the Southwesterly corner of subplot No.52 in said Stone Ridge Colony Subdivision, said pin lying North 47° 26' 14" West a distance of 619.38 feet from a monument box with a 1 inch iron pin found in the centerline of said Chagrin Road;

COURSE I Thence North 50° 12' 49" West, along said Northeasterly right-of-way of Chagrin Road, a distance of 150.00 feet to a 5/8 inch iron pin found at the most Southerly corner of subplot No. 54;

COURSE II Thence North 39° 47' 12" East, along the Southeasterly line of subplot 54, and the Northeasterly prolongation thereof, a distance of 592.43 feet to a 5/8 inch iron pin set;

COURSE III Thence South 21° 46' 05" East (creating a new line) a distance of 170.60 feet to a 5/8 inch iron pin set on the Northwesterly line of said subplot No. 43 of said Stone Ridge Colony Subdivision;

COURSE IV Thence South 39° 47' 12" West, along said Northwesterly line of said subplot No. 43, and along the Northwesterly line of said subplot No. 52, a distance of 511.17 feet to the Principal Place of Beginning and containing 1.9001 acres of land as surveyed, calculated and described, on June 7, 2017 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.



RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten signature] 07/28/17

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

BA1 00249

Bobbitt- Cardinal (17-082)

Picked up 7/17/17
VOL. 2040 pg 1401
pn# 02-248000

REMAINING LANDS
LEGAL DESCRIPTION
OF A
3.1990 ACRE PARCEL
FOR
TRENT AND NORMA BOBBITT

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as part of Lot 39 and Lot 48 in Tract 1 in said township, and further known as being part of sublot No. 36 (now vacated) in the Stone Ridge Colony Subdivision as shown by plat recorded in Volume 7, Pages 49-49A of Geauga County Plat Records, also being known as part of a parcel of land conveyed to Trent and Norma Bobbitt (PPN 02-248000) by deed recorded in Volume 1118 Page 888 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 3/4 inch iron pin found on the Northeasterly right-of-way of Chagrin Road, 60 feet wide, at the Southwesterly corner of sublot No. 52 in said Stone Ridge Colony Subdivision, said pin lying North 47° 26' 14" West a distance of 619.38 from a monument box with a 1 inch iron pin found in the centerline of said Chagrin Road;

Thence North 39° 47' 12" East, along the Northwesterly line of said sublot No. 52, a distance of 435.60 feet to a point at the Northwesterly corner of said sublot No. 52, (witness a 5/8 inch iron pin found 0.19 feet North);

Thence North 39° 47' 12" East, along said Northwesterly line of sublot No. 43 in said Stone Ridge Colony Subdivision, a distance of 75.57 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 21° 46' 05" West (creating a new line) a distance of 170.60 feet to a 5/8 inch iron pin set;

COURSE II Thence South 39° 47' 12" West (creating a new line) a distance of 156.83 feet to a point at the Northeasterly corner of sublot No. 54 (witness a 5/8 inch iron pin found (0.11 feet East and 0.05 feet North);

COURSE III Thence North 50° 12' 49" West, along a Northeasterly line of sublot No. 54, a distance of 150.00 feet to a point at the most Southerly corner of sublot No. 35 (witness a 5/8 inch iron pin in concrete 0.09' East and 0.07' North);

COURSE IV Thence North 39° 47' 12" East, along the Southeasterly line of sublot No. 35, a distance of 399.67 feet to an interior corner thereof (witness a 5/8 inch iron pin found in concrete 0.22' South);

COURSE V Thence North 10° 56' 42" West, along an Easterly line of sublot No. 35 and along an Easterly right-of-way of Ober Lane, 60 feet wide, a distance of 154.04 feet to a point at the intersection of said Easterly right-of-way of Ober Lane and the Southerly right-of-way of Ober Lane (witness a 5/8 inch iron pin found in concrete 0.48 feet North);

- COURSE VI Thence North 79° 00' 34" East, along said Southerly right-of-way of Ober Lane, 39.99 feet to a 5/8 inch iron pin (in concrete) found at a point of curvature;
- COURSE VII Thence along the arc of a curve deflecting to the left, also being said Southerly right-of-way of Ober lane, a distance of 113.62 feet, said curve having a radius of 655.33 feet, a delta of 9° 56' 03", and a chord which bears North 75° 53' 03" East a distance of 113.48 feet to a point at the Northwesterly corner of subplot No. 37 (witness a 5/8 iron pin found in concrete 0.11 feet East);
- COURSE VIII Thence South 11° 00' 03" East, along the Westerly line of subplot No. 37, a distance of 422.18 feet to a 5/8 inch iron pin found in concrete at an interior corner of said subplot No. 43;
- COURSE IX Thence South 39° 47' 12" West, along said Northwesterly line of said subplot No. 43, a distance of 277.37 feet to the Principal Place of Beginning and containing 3.1990 acres of land as surveyed, calculated and described, on June 7, 2017 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.



7.11.17

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 07.13.17
GAUGA COUNTY AUDITOR
TAX MAP DEPT.

[Handwritten Initials]