

PLAT OF LOT SPLIT AND CONSOLIDATION FOR BRETT WEBER

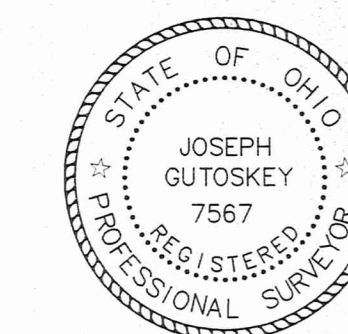
SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NOS. 8 & 9, TRACT NO. 2 AND PART OF FORMER SUBLot 9 IN ROY N. SHIPPY'S WESTVIEW SUBDIVISION AS RECORDED IN VOLUME 6, PAGE 25A OF THE GEauga COUNTY PLAT RECORDS.

DECEMBER, 2015
REVISED MAY, 2016

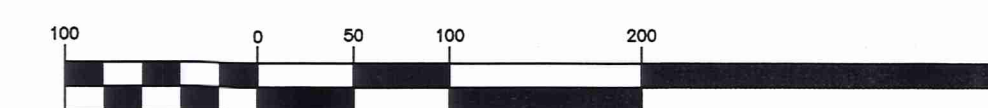
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS USED HEREIN ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey, P.S. 5/24/16
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.S. 315.251
Joseph Gutoskey 07/15/17
GEauga COUNTY AUDITOR
TAX MAP DEPT.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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

This split and consolidation of land complies with the applicable Bainbridge Township Zoning Resolution this _____ day of _____, 2016.

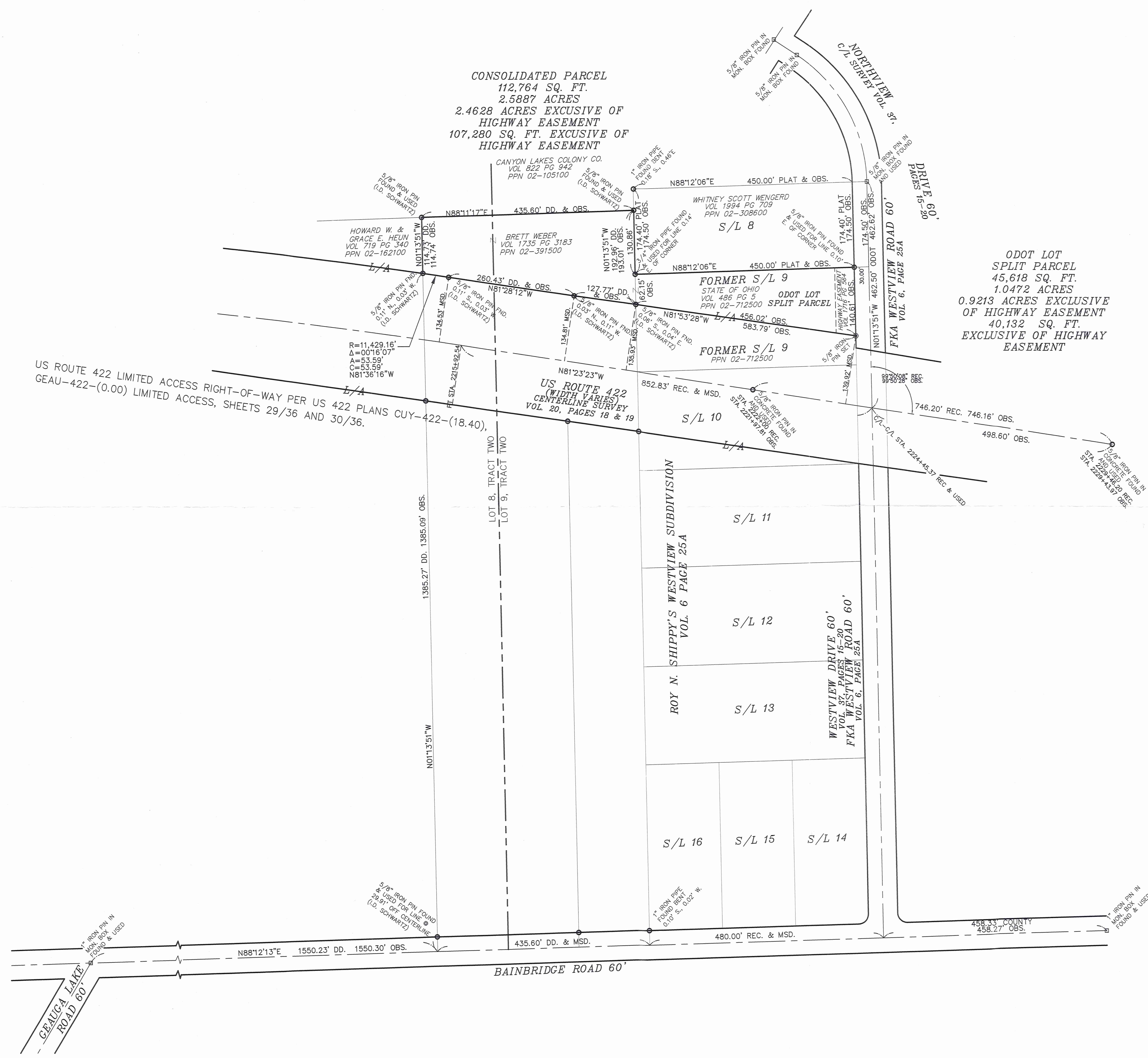
By: *Karen Endres*, Bainbridge Township Zoning Inspector

CONSOLIDATED PARCEL
112,764 SQ. FT.
2.5887 ACRES
2.4628 ACRES EXCLUSIVE OF
HIGHWAY EASEMENT
107,280 SQ. FT. EXCLUSIVE OF
HIGHWAY EASEMENT

ODOT LOT
SPLIT PARCEL
45,618 SQ. FT.
1.0472 ACRES
0.9213 ACRES EXCLUSIVE
OF HIGHWAY EASEMENT
40,132 SQ. FT.
EXCLUSIVE OF HIGHWAY
EASEMENT

US ROUTE 422
(WIDTH VARIES)
CENTERLINE SURVEY
VOL. 20, PAGES 18 & 19

US ROUTE 422 LIMITED ACCESS RIGHT-OF-WAY PER US 422 PLANS CUY-422-(18.40),
GEAU-422-(0.00) LIMITED ACCESS, SHEETS 29/36 AND 30/36.





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

V. 2062 pg 617

pn# 02-421438

Legal Description

ODOT Lot Split Parcel

1.0472 Acres

(0.9213 Acres excluding Highway Easement area)

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 9, Tract No. 2 and further known as being part of former subplot 9 in Roy N. Shippy's Westview Subdivision as recorded in Volume 6, Page 25A of Geauga County Plat Records and is further bounded and described as follows;

Beginning at a 5/8" iron pin found in a monument box in the centerline of Northview Drive (60 feet wide) as recorded in Volume 37, Pages 15-20 of Geauga County Plat Records, formally known as Westview Road (60 feet wide) at its northerly terminus as shown on said Roy N. Shippy's Westview Subdivision plat;

Thence **South 01° 13' 51" East**, along said Northview Drive centerline, **174.50 feet** to a point;

Thence **South 88° 12' 06" West**, along the easterly prolongation of the south line of subplot 8 in said Westview Subdivision (passing over a 5/8" iron pin found at 29.90 feet), **30.00 feet** to a point in the westerly Right-of-Way line of said Northview Drive, further being the southeast corner of said subplot 8 and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 01° 13' 51" East**, along the westerly Right-of-Way line of said Northview Drive, **140.61 feet** to a 5/8" iron pin set in the northerly Limited Access Line of US Route 422 (width varies), said Route centerline plat recorded in Volume 20, Pages 18 and 19 of Geauga County Plat records;

Course II Thence **North 81° 53' 28" West**, along said northerly Limited Access Line, **456.02 feet** to a point at the southeast corner of a parcel of land conveyed to Brett Weber by deed recorded in Volume 1735, Page 3183 of Geauga County Records (PPN 02-391500) (witness a 5/8" iron pin found 0.06 feet South and 0.04 feet East, ID Schwartz, PS 7193);

Course III Thence **North 01° 13' 51" West**, along said Weber's east line, **62.15 feet** to a point at the southwest corner of said subplot 8 (witness a 3/4" iron pipe found 0.14 feet East);

Course IV Thence **North 88° 12' 06" East**, along the south line of said subplot 8, (passing over a 3/4" iron pipe found at 0.14 feet) **450.00 feet** to a point at the Principal Place of Beginning, and containing 1.0472 Acres (45,618 square feet) ((0.9213 Acres (40,132 square feet) exclusive of Highway Easement) 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 an assumed meridian and are intended to indicate angles only.

The intent is to describe a 1.0472 Acre Lot split Parcel from former Sublot 9, (PPN 02-712500). The above described parcel is subject to the Highway Easement as recorded in Volume 1716, Page 564 of Geauga County Deed Records.

Prior deed of record

Volume 486, Page 5

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

*John Gutoskey PS
5/24/16*

**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
[Signature] 09/15/17
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**



RECEIVED
MAY 24 2016
Gaugua County Auditor
Tax Map Dept.



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

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

V. 2062 pg 623
pn# 02-391500

Legal Description Consolidated Parcel 2.5887 Acres

(2.4628 Acres excluding Highway Easement area)

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 9, Tract No. 2 and further known as being part of former subplot 9 in Roy N. Shippy's Westview Subdivision as recorded in Volume 6, Page 25A of Geauga County Plat Records and is further bounded and described as follows;

Beginning at a 5/8" iron pin found in a monument box in the centerline of Northview Drive (60 feet wide) as recorded in Volume 37, Pages 15-20 of Geauga County Plat Records, formally known as Westview Road (60 feet wide) at its northerly terminus as shown on said Roy N. Shippy's Westview Subdivision plat;

Thence **South 01° 13' 51" East**, along said Northview Drive centerline, **174.50 feet** to a point;

Thence **South 88° 12' 06" West**, along the easterly prolongation of the south line of subplot 8 in said Westview Subdivision (passing over a 5/8" iron pin found at 29.90 feet), **30.00 feet** to a point in the westerly Right-of-Way line of said Northview Drive, further being the southeast corner of said subplot 8 and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 01° 13' 51" East**, along the westerly Right-of-Way line of said Northview Drive, **140.61 feet** to a 5/8" iron pin set in the northerly Limited Access Line of US Route 422 (width varies), said Route centerline plat recorded in Volume 20, Pages 18 and 19 of Geauga County Plat records;

Course II Thence **North 81° 53' 28" West**, along said northerly Limited Access Line, **583.79 feet** to an angle point in said northerly Limited Access Line (witness a 5/8" iron pin found 0.03 feet North and 0.11 feet West, ID Schwartz, PS 7193);

Course III Thence **North 81° 28' 12" West**, continuing along said northerly Limited Access Line, **260.43 feet** to a point of curvature in said northerly Limited Access Line (witness a 5/8" iron pin found 0.11 feet South and 0.03 feet West, ID Schwartz, PS 7193);

- Course IV Thence continuing along said northerly Limited Access Line, along an arc of a curve deflecting to the left an arc distance of **53.59 feet** to a point at the southeast corner of a parcel of land conveyed to Howard W. & Grace E. Heun by deed recorded in Volume 719, Page 340 of Geauga County Records (PPN 02-162100), said curve having a radius of 11,429.16 feet, a delta of 0° 16' 07" and a chord which bears **North 81° 36' 16" West, 53.59 feet** (witness a 5/8" iron pin found 0.11 feet North and 0.03 feet West, ID Schwartz, PS 7193);
- Course V Thence **North 01° 13' 51" West, 114.74 feet** along said Heun's east line, **114.74 feet** to a 5/8" iron pin found (ID Schwartz, PS 7193) at said Heun's northeast corner and in the south line of a parcel of land conveyed to Canyon Lakes Colony Company by deed recorded in Volume 822, Page 942 of Geauga County Records (PPN 02-105100);
- Course VI Thence **North 88° 11' 17" East, 435.60 feet** along said Canyon Lake Colony's south line, **435.60 feet** to a 5/8" iron pin found (ID Schwartz, PS 7193) in the west line of said subplot 8;
- Course VII Thence **South 01° 13' 51" East, 130.86 feet** along the west line of said subplot 8, **130.86 feet** to a point at the southwest corner of said subplot 8 (witness a 3/4" iron pipe found 0.14 feet East);
- Course VIII Thence **North 88° 12' 06" East, 450.00 feet** along the south line of said subplot 8, (passing over a 3/4" iron pipe found at 0.14 feet) **450.00 feet** to a point at the Principal Place of Beginning, and containing 2.5887 Acres (112,764 square feet) (2.4628 Acres (107,280 square feet) exclusive of Highway Easement) 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 an assumed meridian and are intended to indicate angles only.

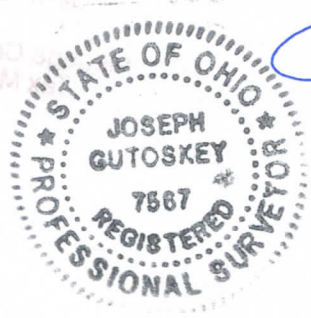
The intent is to consolidate 1.0472 Acres split from PPN 02-712500 with 1.5415 Acres all of PPN 02-391500. The consolidated parcel is subject to the Highway Easement as recorded in Volume 1716, Page 564 of Geauga County Deed Records.

Prior deeds of record

- Volume 486, Page 5, PPN 02-712500, 1.0472 Ac.
- Volume 1735, Page 3183, PPN 02-391500, 1.5415 ac.

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

SURVEY PLAT & LEGAL DESCRIPTION
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[Signature] 09/15/17
GEAUGA COUNTY AUDITOR
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John Gutoskey PS 7567
5/20/16