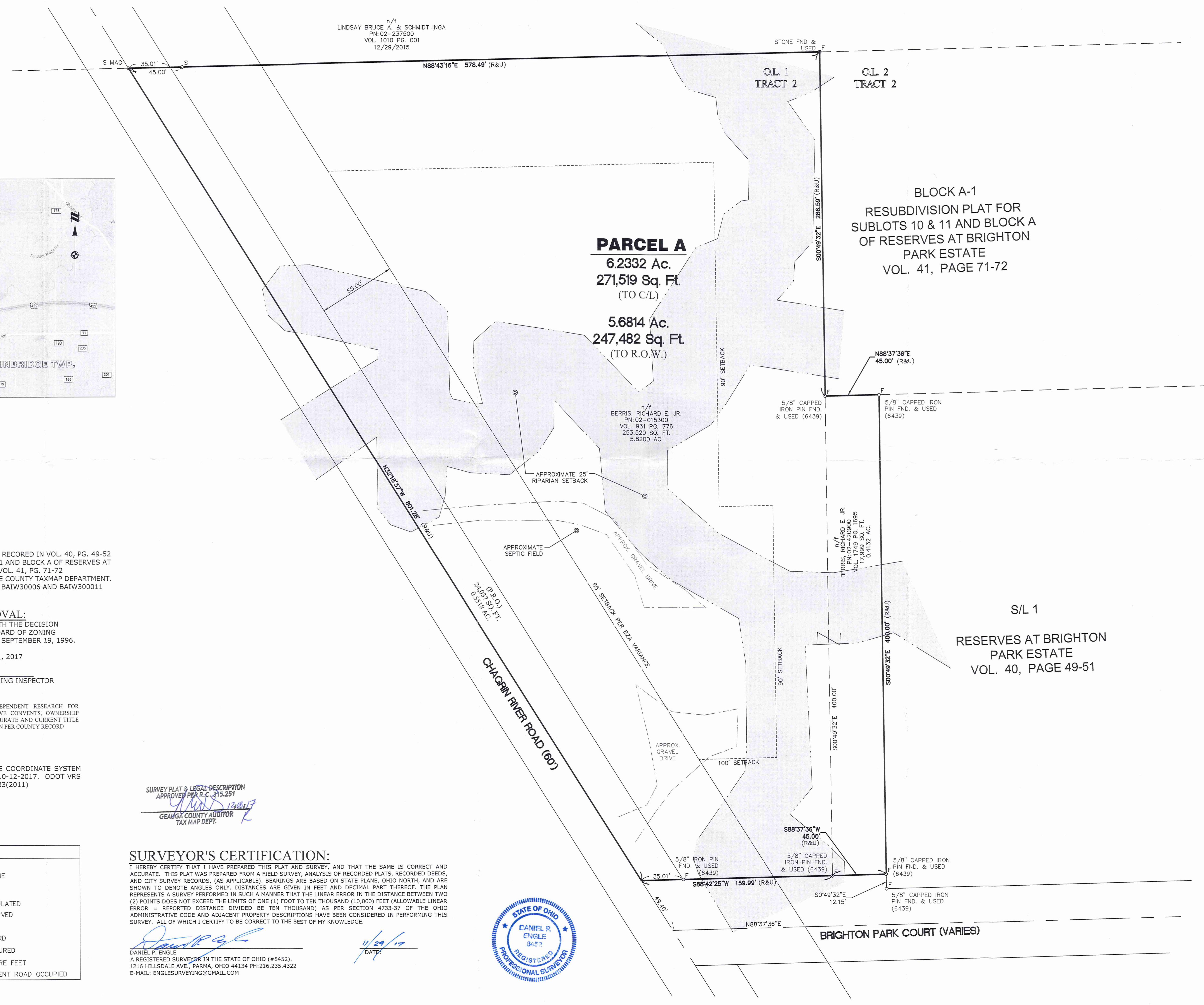


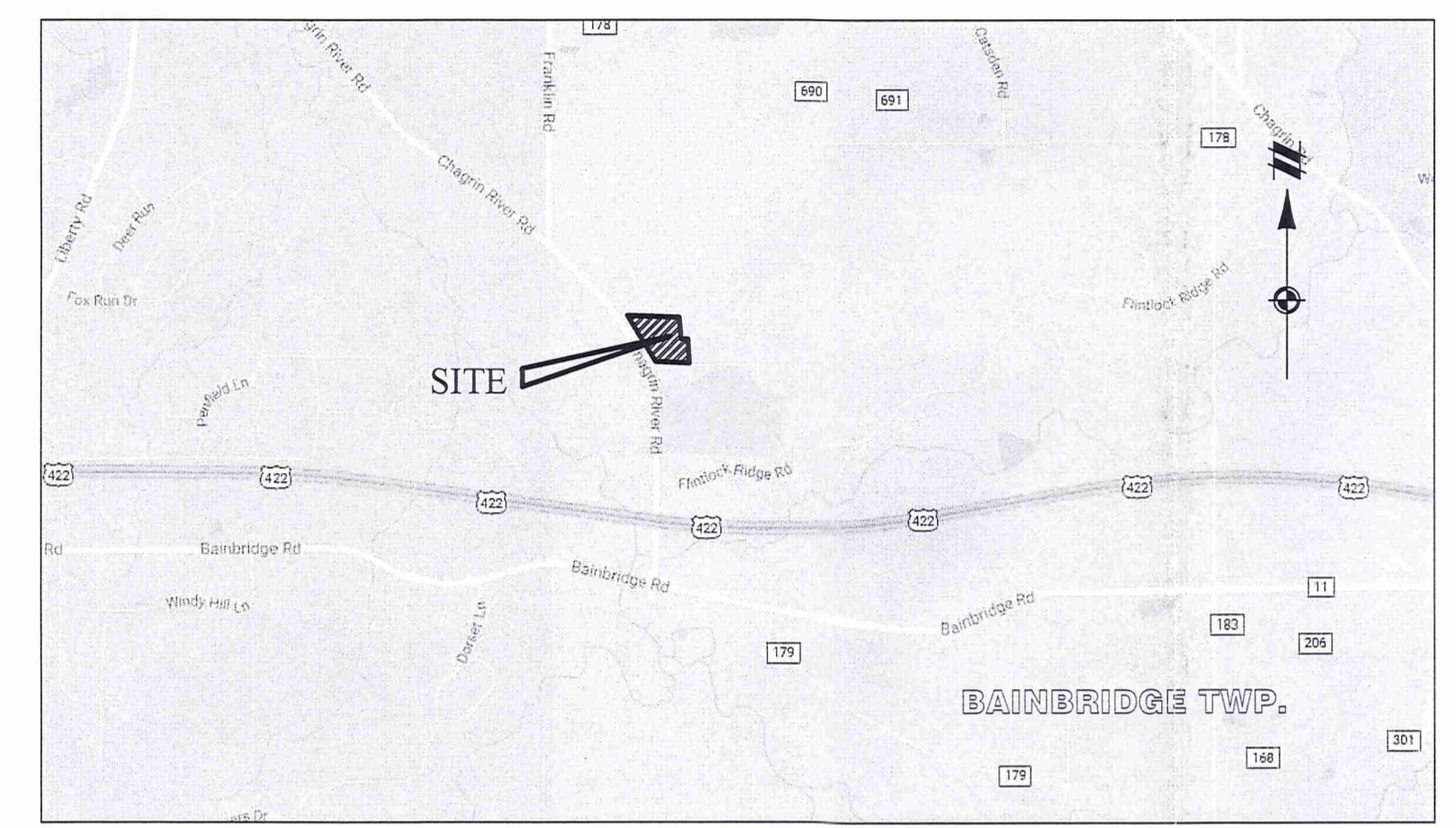
LOT CONSOLIDATION PLAT

OF PARCEL NUMBERS 02-015300 AND 02-420900

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO;
AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 1, TRACT 2 AND LOT NO. 2, TRACT 2



n/f
LINDSAY BRUCE A. & SCHMIDT INGA
PN: 02-237500
VOL. 1010 PG. 001
12/29/2015



- SURVEY REFERENCES:**
1. RECORDED DEEDS AS NOTED
 2. RESERVES AT BRIGHTON PARK ESTATES AS RECORDED IN VOL. 40, PG. 49-52
 3. RESUBDIVISION PLAT FOR SUBLOTS 10 & 11 AND BLOCK A OF RESERVES AT BRIGHTON PARK ESTATES AS RECORDED IN VOL. 41, PG. 71-72
 4. SURVEY BAI 00019 AS RECORDED WITH THE COUNTY TAXMAP DEPARTMENT.
 5. COUNTY ENGINEER DEPARTMENT RECORDS BAIW30006 AND BAIW300011

BAINBRIDGE TOWNSHIP APPROVAL:
THIS CONSOLIDATION OF LAND COMPLIES WITH THE DECISION RENDERED BY THE BAINBRIDGE TOWNSHIP BOARD OF ZONING APPEALS IN HEARING #96-29 CONDUCTED ON SEPTEMBER 19, 1996.

THIS _____ DAY OF _____, 2017

KAREN ENDRES - BAINBRIDGE TOWNSHIP ZONING INSPECTOR

SURVEY NOTES:
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. RIPARIAN SETBACKS ARE SHOWN PER COUNTY RECORD

BASIS OF BEARINGS:
BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM ESTABLISHED FROM GPS OBSERVATIONS ON 10-12-2017. ODOT VRS ALONG WITH CORS AND GNSS NETWORK NAD83(2011)

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
12/29/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE), BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

DANIEL P. ENGLE
A REGISTERED SURVEYOR IN THE STATE OF OHIO (#8452),
1216 HILLSDALE AVE., PARMA, OHIO 44134 PH: 216.235.4322
E-MAIL: ENGLSURVEYING@GMAIL.COM

1/29/17
DATE



Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSONS.

LEGEND:			
OS	SET 5/8" BY 30" STEEL PIN WITH CAP "ENGLE"	VOL	VOLUME
XS	SET MAG NAIL	PG	PAGE
OF	FOUND MONUMENTATION AS SHOWN	(C)	CALCULATED
Q	CENTERLINE	(O)	OBSERVED
R/W	RIGHT OF WAY	(U)	USED
P.N.	PARCEL NUMBER	(R)	RECORD
n/f	NOW OR FORMALLY OWNER BY	(M)	MEASURED
		SQ. FT.	SQUARE FEET
		P.R.O.	PRESENT ROAD OCCUPIED

DATE 10/10/2017

REVISIONS

JOB NO. 2017094PL-01

SCALE 0 20 40
1" = 40 FEET

DR. DPE | CH. SFG

LEGAL DESCRIPTION

2017094DE-01

6.2332 Acres

Parcel A

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of original Bainbridge Township Lot 1, Tract 2 and part of Original Bainbridge Township Lot 2, Tract 2, and also being lands conveyed to Richard E. Berris, Jr., as recoded in Volume 931, Page 776 and Volume 1749, Page 1695 of the Geauga County Recorder's Office, further described as follows;

Commencing at a Stone Monument found at the Northeast corner of said Original Bainbridge Township Lot 1, Tract 2, and the Northeasterly corner of said Berris land and also being the Northwest corner of Block A-1 of the Resubdivision Plat for Sublots 10 & 11 and Block A of Reserves at Brighton Park Estates, as recorded in Plat Volume 41, Page 71-72 of the Geauga County Recorder's Office, said corner also being known as the **Principal Place of Beginning** of the parcel herein described;

Course No. 1: Thence **South 00°49'32" East**, along the Easterly line of said Original Lot 1, Tract 2 and the Westerly line of said Block A-1, a distance of **286.59 feet** to a found 5/8 inch capped iron pin (6439);

Course No. 2: Thence **North 88°37'36" East**, along a Southerly line of said Block A-1, a distance of **45.00 feet** to a found 5/8 inch capped iron pin (6439) at a Northwesterly corner of Sublot 1 of the Reserves at Brighton Park Estate as recorded in Plat Volume 40, Page 49-51 of the Geauga County Recorder's Office;

Course No. 3: Thence **South 00°49'32" East**, along a Westerly line of said Sublot 1, a distance of **400.00 feet** to a found 5/8 inch capped iron pin (6439) on a Northerly line of Brighton Park Court (60 feet wide);

Course No. 4: Thence **South 88°37'36" West**, along said Northerly line of Brighton Park Court, a distance of **45.00 feet** to a found 5/8 inch capped iron pin (6439) on a Northerly line of Brighton Park Court (60 feet wide) and an Easterly line of said Original Lot 1 Tract 2;

Course No. 5: Thence **South 88°42'25" West**, continuing along said Northerly line of Brighton Park Court, a distance of **159.99 feet** to a point, and passing through a found 5/8 inch capped iron pin (6439) on an Easterly line of Chagrin River Road (60 feet wide) at 124.98 feet, said point also being on the centerline of Chagrin River Road (60 feet wide);

Course No. 6: Thence **North 32°18'37" West**, continuing along said centerline of Chagrin River Road, a distance of **801.28 feet** to a MAG nail set on the Northerly line of said Original Lot 1,

Tract 2, said point also a Southwesterly corner of lands conveyed to Bruce A. Lindsay and Inga Schmidt (PN 02-237500) by deed Vol. 1010, Pg. 001;

Course No. 7: Thence **North 88°43'16" East**, continuing along said Northerly line of Original Lot 1, Tract 2 and Southerly line of said Lindsay and Schmidt land, passing through an iron pin set at 45.00 feet, a distance of **578.49 feet** to the **Principal Place of Beginning**. Containing within said bounds 6.2332 acres (271,519 square feet) of land; 0.5518 acres (24,037 square feet) being with-in the road right-of-way, according to a survey by Daniel P. Engle Ohio P.S. 8452 for Engle & Associates, LLC in October 2017, being the same more or less and subject to all legal highways and easements.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in October 08, 2017. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "Engle 8452"

The intent of this description is to consolidate the lands known as PN 02 -015300 (Deed Volume 931, Page 776) and PN 02-420900 (Deed Volume 1749, Page 1695)

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

[Signature] 12/08/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*



[Signature]
11/20/17